

DEVELOPMENT NO.:	21018753
APPLICANT:	Kate Bishop Bella Casa, Ashton
ADDRESS:	159 RIDGE RD ASHTON SA 5137 CT 5756/921 F130666 AL2
NATURE OF DEVELOPMENT:	Tourist Accommodation & associated free standing advertisement
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Hills Face <p>Overlays:</p> <ul style="list-style-type: none"> • Water Resources • Environment and Food Production Area • Hazards (Bushfire - High Risk) • Heritage Adjacency • Hazards (Flooding - Evidence Required) • Mount Lofty Ranges Water Supply Catchment (Area 1) • Native Vegetation • Prescribed Wells Area • Regulated and Significant Tree • State Significant Native Vegetation
LODGEMENT DATE:	9 Aug 2021
RELEVANT AUTHORITY:	Council 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:	Environment Protection Authority South Australian Country Fire Service
REFERRALS NON-STATUTORY:	Environmental Health Department

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DETAILED DESCRIPTION OF PROPOSAL:

The proposal purports the establishment of a new small scale, single tourist accommodation 'module' comprising a 'bedsit' suite and free-standing advertising display signage at 159 Ridge Road Ashton.

The proposed tourist accommodation, in this form, commonly referred to in contemporary terms as a 'pod', is basic in its composition and compact, with 7.77 metres overall length, 4.68 metres width and a maximum height above ground of 3.77 metres to the top of its flat-skillion roofline, and comprising a 'bedsit' bedroom / living area along with a compact shower and toilet amenities and kitchenette.

The proposed tourist accommodation is to be situated upon the subject land, setback 50.0 metres from the Ridge Road frontage of the site, 160 metres from the south-western side property boundary and 65 metres from the eastern side property boundary. The proposed accommodation is situated approximately 40 metres from an existing implement shed which has been approved to be utilised as a cellar door facility and in excess of 90 metres from the existing dwelling. The rear property boundary lies in excess of 430 metres to the north-east.

The proposed building is to be finished in a composite of materials including colour-finished trimdeck profile metal roof sheeting and trims in 'monument' (dark grey colour), with composite wood panelling in a timber-look finish, feature timber battens and decking, and predominant glazing to the northern aspect to take advantage of the available views.

The proposed free-standing advertising display is to be comprised of a galvanised metal 'square' frame dimensioned 0.8 metres wide x 0.7 metres high, constructed to be fixed 0.3 metres above ground level. The proposed signage is to be situated at the Ridge Road property frontage immediately south-west of the proposed access to the tourist accommodation pod and approximately 40 metres south-west of the existing main driveway to the property's dwelling and cellar door.

The proposed signage is to contain advertising for the '*Bella Casa Vineyard Accommodation*' and contains email and website details and graphics. The signage does not purport to be illuminated in any way, or move or flash.

BACKGROUND:

The site has formerly been developed with a detached dwelling, garage and implement shed and approximately 4.3 Ha of vineyards established in 2003.

The implement shed was granted Development Plan Consent in 2017 to be converted to a cellar door facility in Development Application 473/262/17, for the *Change of use from horticulture building to cellar door sales outlet (shop), including ancillary functions (maximum of 3 per calendar year), associated building alterations, attached deck, car parking area & freestanding advertising sign (maximum height of 1m) (non-complying)*.

The cellar door approval permits a general capacity of 20 persons and a maximum event capacity of 50 persons for the nominated maximum 3 events per calendar year. Development Approval was granted on 13 October 2020.

The land also maintains approximately 10.6 Ha of native bushland in its northern extent which adjoins the Giles Conservation Park.

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
08 July 2020	20/321/473	WITHDRAWN- Variation to development Authorisation 17/262/473 to vary condition 5 & 8 pertaining to capacity, number of functions and hours of operation, to include toilet block addition onto the cellar door, increase to area of deck & car park alterations

13 October 2020	17/262/473	Change of use from horticulture building to cellar door sales outlet (shop), including ancillary functions (maximum of 3 per calendar year), associated building alterations, attached deck, car parking area & freestanding advertising sign (maximum height of 1m) (non-complying)
	05/223/473	Detached dwelling
	03/535/473	Change of land use- apple orchard to vineyard
13 January 1989	88/296/030	Water Tank

SUBJECT LAND & LOCALITY:

Subject Land:

The land is situated within the Hills Face Zone and is elevated and undulating. The land falls from approximately 580 metres above sea level near the Ridge Road frontage, some 130 metres to its lowest point at approximately 450 metres above sea-level at its most north-westerly point, coinciding with the first order watercourse.

A substantial proportion of the subject land lies within this steeply sloping native landscape, which occupies approximately two-thirds of the subject land.

The vineyards are on the arable portion of the land adjacent to the buildings on the site. The existing dwelling and garage are well concealed from view from the public road.

Locality:

The locality is also undulating on both sides of Ridge Road, although generally not to the same degree as the west and south-west aspects.

Land in the locality demonstrates some similar characteristics shared by the subject land, including areas of compact, well-maintained vineyards and orchards and/or maintaining substantial areas of native bushland or garden landscapes about the existing dwellings on smaller scale rural allotments.

Roadside vegetation, including landscaping of property boundaries and dwelling frontages adds to the pleasant rural and natural environmental characteristics of the locality. The former Council Ashton Landfill and the Ashton Cooperative Coldstore sites are located to the east of the subject land.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Tourist accommodation: Code Assessed - Performance Assessed
Advertisement: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
The State Planning and Design Code does not prescribe any defined assessment pathways.

PUBLIC NOTIFICATION

Required

- **REASON**

The proposal is not is not considered to be minor by staff and is not identified as an exempt form of development under Table 5 in the Hills Face Zone, requiring notification.

Public notification occurred between 11 October and 29 October 2021 including direct notification to prescribed adjoining and adjacent land owners and occupiers and a notice placed on the subject land.

- **LIST OF REPRESENTATIONS**

During the prescribed notification period, two representations were received, one from an adjoining owner and one from a nearby land owner, and both were in opposition to the proposed development. One representor wishes to address the Assessment Panel in respect of their representation.

Representation	Name / Address	Property Affected	Objects / Supports	Desires to be Heard
1	Nick Ford	Lot 14 (No. 99D) Ridge Road, Ashton SA 5137	Objects	No
2	Kym and Sophie Nitschke	Lot 39 (No. 141) Ridge Road Ashton SA 5137	Objects	Yes – TBA

- **SUMMARY**

Summary of Representations	
Representation	Applicant's Response
Nick Ford	
Opposes the development of tourist accommodation, citing increased traffic impacts and potential impact to the peaceful ambience of the locality.	<p>The Hills Face Zone seeks 'Low intensity, low scale activities that complement the natural, rural and scenic qualities of the hills face landscape' (PO 1.1) and Tourist facilities which 'are of a low intensity and low scale and are sited unobtrusively.' (PO 7.1).</p> <p>We also note the provisions seek that the natural character of the zone will be preserved, enhanced, and re-established.</p> <p>The proposal will result in an acceptable impact on the road network in terms of traffic movements. Additionally, the proposal will not impact on the existing fire road which runs through the site.</p> <p>Contrary to the assertions from the representors, the proposal will provide an additional small scale tourist facility in the form of tourist accommodation on the subject land which satisfies the intent of the relevant provisions of the Planning and Design Code as the proposal relates to the Hills Face Zone.</p>

<i>(See also 'Amentiy Impacts' response Below)</i>	
Kym and Sophie Nitschke c/- Sydney McDonald, Botton Levinson Lawyers	
Opposes the development of tourist accommodation as an inappropriate land use in the Hills Face Zone.	<p>Not a relevant planning consideration in the determination of the current application for the Tourist Accommodation & associated free standing advertisement.</p> <p>The application is assessed against the current Planning and Design Code provisions.</p> <p>Should the land owner be aggrieved with the policy of the Planning and Design Code, then they can contact State Government and Council in relation to any future suggested code amendments.</p>
The development will have adverse amenity impacts.	<p>The adjoining land owner(s) to the south are of the opinion that the proposal will result in an inappropriate visual impact from their land and from their dwelling. They also believe the proposal will result in inappropriate impacts in terms of noise from the proposal. The proposal seeks a modest building with an area of 36 square metres including the attached deck area. The proposal will have an overall height of 3.7 metres and will be constructed of lightweight materials. The natural, non-reflective neutral colours of the proposed building will not result in unacceptable visual impacts complementing the existing rural environment and sits comfortably on the existing site set amongst the vines with appropriate siting and landscaping in keeping with the intent of the Zone.</p> <p>The representors' house and distance to the proposed tourist accommodation facility (shown in the APDS Response document) indicates the neighbouring dwelling is 315 metres from the location of the small building and is separated by existing vegetation surrounding the neighbouring dwelling, mature trees along the common driveway, further vineyards in addition to the rolling topography of the land. In addition to the existing vegetation on the subject land and surrounding the neighbouring dwelling (the representors' dwelling), when the poplars trees along the boundary are in leaf the occupants won't be able to see the pod at all, and when they are not in leaf the pod will be barely visible.</p> <p>Given the small size and scale of the proposed tourist accommodation building and the distance from adjoining property (even when viewed from</p>

	the boundary), the proposal will not result in an unreasonable visual impact on the adjoining property
The siting of the proposed development raises fire safety and potential health concerns.	<p>The proposal seeks the use of the proposed building for tourist accommodation which has been reviewed and endorsed by the CFS subject to standard conditions.</p> <p>The proposed building will be located in a cleared area away from larger areas of vegetation which would pose an unacceptable fire risk. The building will be designed to meet the Building Code and will provide adequate water tanks for firefighting</p> <p>The proposal has been designed to allow for access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. Further, the site provides safe access and egress from the site to the adjoining road network in the case of an emergency.</p> <p>The CFS have reviewed the proposal and provided comment in support of the application.</p> <p>The facility will have a bushfire management plan in place and will ensure that the site will operate in a manner to minimise any impacts relating to fire.</p> <p>The applicant has advised that occupants / guests will not be allowed to stay at the facility on catastrophic days.</p>

The matters raised within the representations relate to the material impacts of the development considered by the representor(s).

Statements of impact to amenity coincide with planning assessment matters, and in this respect, it can only be ascertained that a degree of additional activity proximate to the representors' land is considered generally unpalatable.

The visual prominence of the proposed accommodation will be less than has been stated in the representation. Specifically, the proposed building is situated between 1.5 and 2.0 metres below and to the north of the crown of the land (which represents approximately half of the building's height above ground). Additionally, vineyard rows exist just 30 metres west of the proposed development site, with vine trellises at a height of approximately 1.5 metres. Beyond the vines, some 160 metres west of the proposed development site a row of poplar trees with a height of approximately 10 metres exists upon the boundary to neighbouring lot 141. Although deciduous, the vines and the poplar trees provide a screen which reasonably mitigates clear and direct view to the neighbouring land and vice-versa.

The neighbouring land also is situated on a similar level in the landscape and itself exhibits substantial peripheral landscaping about the dwelling, and is orientated to capture views to the north. Overlooking and privacy concerns over the proposed separation distance and with the mitigating vegetation / screening, is not considered to be a substantial.

In respect of traffic concerns, the proposed development is foreseeably likely to create an average of two additional traffic movements per day, being guests departing the accommodation post stay, in the mornings, and guests arriving at the accommodation in the afternoon or evening for the night's stay. The level of traffic impact associated with the proposed development is not considered to exceed that associated with the existing uses of the land.

The subject land relative to the representations received (where applicable) is provided in **Attachment 2**. A copy of the representations is provided in **Attachment 4** and the applicant's response is provided in **Attachment 5**.

AGENCY REFERRALS

Procedural referrals were undertaken to the SA Environment Protection Authority (EPA) and SA Country Fire Service (SA CFS) in accordance with Schedule 9 of the (General) Regulations and the Procedural Matters (PM) of the relevant overlays.

EPA Referral & Response:

The EPA referral is prescribed in respect of environmental impacts to the surface and underground water resources and is triggered for development comprising *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 accommodation on the same allotment)* within the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay.

It should be noted that the overlay boundaries do not necessarily correspond with land parcel cadastre and in this instance the relevant overlay affects only a small portion of the subject land, being a small margin of the land no more than 19 metres in length near its Ridge Road frontage.

Accordingly, the EPA referral response of 8 October 2021 concluded that *each component of the proposed development – the tourist accommodation building, the stormwater management system and the on-site wastewater system – would be located outside of the parts of the allotment that are within the Overlay, the EPA is satisfied that the proposal would have a neutral or beneficial effect on water quality within the Overlay*, and have not directed any conditions to be applied if consented to, however have requested that two standard advisory notes be applied as follows.

- *The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.*
- *More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au.*

Informal advice was sought from the EPA in relation to the development being within 500 meters of a landfill site. EPA have recommended that an advisory note be placed on the approval advising that the investigations are on-going but that the Council is not aware of any landfill gas migration outside the landfill site and that any further questions should be directed towards the EPA (refer recommended advisory note 6).

SA CFS Referral response:

The SA CFS referral undertaken in respect of development of habitable buildings within a High Bushfire Risk Overlay area, provided its BAL assessment and referral response on 8 October 2021.

SA CFS have determined the building site Bushfire Attack Level as BAL 12.5, which is at the lower end of the Medium Bushfire Risk spectrum. The SA CFS further provided a 'no objection' response to the proposal, subject to a series of directed conditions regarding *Access to Habitable Buildings, Water Supply & Access to the Dedicated Water Supply, Vegetation Management and Bushfire Management Plan / Manifest Box* associated with the proposed tourist accommodation.

Copies of the Agency referral responses are provided within the **Attachment 6**.

INTERNAL REFERRALS

- EHU: Council's Health department have approved the waste water application 20/W101/473 associated with the proposed development.

Copy of the approval documents are provided within **Attachment 7**.

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**.

Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, it is recommended the Panel determine that the proposed development is not seriously at variance with the State Planning and Design Code. The following is provided in support of this determination:

- (a) The nature and proposed scale and intensity of the proposed development presents an appropriate form of development within the Hills Face Zone, and
- (b) Having regard to the small-scale, highly contained nature of the proposed development, and taking into account advice of the SA CFS and EPA, it is confirmed that the proposed activities do not present any obtuse environmental or bushfire safety risks, and
- (c) That the proposal will not substantially or adversely impact the local amenity or character of the locality.

Code Assessment:

A detailed assessment of the application has taken place against the most pertinent provisions of the State Planning and Design Code and is described below under headings.

The subject land is not influenced by any Sub-zones, however a series of policy overlays are relevant to the land, which are considered unlikely to adversely influence assessment of the proposal.

The proposal is not captured within any defined *assessment pathways* for this form of development and therefore is assessed against all relevant planning policies applicable to the land.

The Assessment Provisions (AP) provides Performance Outcomes (PO) and Designated Performance Features (DPF) which are accommodating of the proposed development, particularly citing that the proposal is of a small scale and substantially contained nature which will not adversely affect the amenity or character of the locality or unreasonably impact nearby sensitive receivers.

The proposed nature of the proposed land use is considered to be consistent with the Planning and Design Code as provided in the following assessment (*emphasis has been added by underlining*).

Desired Outcomes	
Hills Face Zone <ul style="list-style-type: none"> DO 1 	<ul style="list-style-type: none"> To maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide by limiting development to low-intensity agricultural activities and public and private open space. The natural character of the zone will be preserved, enhanced and re-established to: <ol style="list-style-type: none"> provide a natural backdrop to the Adelaide Plain and a contrast to the urban area preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide provide for passive recreation in an area of natural character close to the metropolitan area provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges. <p>‘Natural character’ refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.</p>
Environment and Food Production Areas Overlay <ul style="list-style-type: none"> DO 1 	<ul style="list-style-type: none"> Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.
State Significant Native Vegetation Areas Overlay <ul style="list-style-type: none"> DO 1 	<ul style="list-style-type: none"> Protect, retain and restore significant areas of native vegetation.
Hazards (Bushfire - High Risk) Overlay <ul style="list-style-type: none"> DO 1 DO 2 	<ul style="list-style-type: none"> Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: <ol style="list-style-type: none"> potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change high levels and exposure to ember attack impact from burning debris radiant heat likelihood and direct exposure to flames from a fire front.

	<ul style="list-style-type: none"> Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
General Planning Policies (Advertisement) <ul style="list-style-type: none"> DO 1 	<ul style="list-style-type: none"> 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.
General Planning Policies (Design) <ul style="list-style-type: none"> DO 1 	<ul style="list-style-type: none"> Development is: <ol style="list-style-type: none"> contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area durable - fit for purpose, adaptable and long lasting 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 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.
General Planning Policies (Tourism Development) <ul style="list-style-type: none"> DO 1 	<ul style="list-style-type: none"> Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

Relevant Performance Outcomes/Designated Performance Features	
Hills Face Zone	Land Use and Intensity: PO 1.1 Tourist Development: PO 7.1 Built Form and Character: PO 2.1, PO and DTS/DPF 2.2, PO 2.3, PO 2.7 Advertisements: PO and DTS/DPF 13.1
Hazards (Bushfire - High Risk) Overlay	Built Form: PO 3.1 Habitable Buildings: PO 4.1, PO and DTS/DPF 4.2 Vehicle Access –Roads, Driveways and Fire Tracks: PO and DTS/DPF 6.1
General Planning Policies (Advertisement)	Appearance: Po and DTS/DPF 1.2, PO 1.5 Proliferation of Advertisements: Po and DTS/DPF 2.1 Safety: PO and DTS/DPF 5.2
General Planning Policies (Design)	External Appearance: PO 1.3 On-site Waste Treatment Systems: PO and DTS/DPF 6.1 Earthworks and sloping land: PO and DTS/DPF 8.1 Infrastructure and Renewable Energy Facilities Wastewater Services: PO and DTS/DPF 12.1
General Planning Policies (Tourism Development)	Vehicle Access: PO and DTS/DPF 3.1 Vehicle Parking Rates: PO and DTS/DPF: 5.1

Hills Face Zone

Desired Outcome

DO 1

To maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide by limiting development to low-intensity agricultural activities and public and private open space. The natural character of the zone will be preserved, enhanced and re-established to:

- (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area
- (b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide
- (c) provide for passive recreation in an area of natural character close to the metropolitan area
- (d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges.

'Natural character' refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.

Land Use and Intensity

PO 1.1

Low-intensity, low-scale activities that complement the natural, rural and scenic qualities of the hills face landscape.

DTS/DPF 1.1

None are applicable.

Tourist Development

PO 7.1

Tourist facilities are of a low intensity and low-scale and are sited unobtrusively.

DTS/DPF 7.1

None are applicable.

The proposed form of development comprising a small-scale tourist accommodation building with associated car parking, water tank and the associated signage is considered to present a reasonable 'low intensity, low scale' land use. The proposed development does not impact upon any native environment in the locality or zone and does not open up additional land from its existing horticulture uses, which could be described as impacting the visual qualities of the land in the context of its performance as a 'backdrop to the Adelaide Plains and a contrast to the urban area' described in the Desired Outcomes.

The proposed building is sited in a location which is considered to be reasonably unobtrusive and this is supported by its small scale. The proposed building will not be *invisible* to public view, with a large proportion of its built form situated below the ridge of the land or disguised by the existing vines and boundary landscape screening of the site.

The building will not 'skyline', due in part to the topography and existing boundary/roadside vegetation between Ridge Road and the proposed building. The building is considered unlikely to be prominent to view from any areas of public outlook within the Giles or Horsnell Gully Conservation Park areas approximately half-a-kilometre to the north of the site. Therefore it is considered the proposal accords with the Desired Outcomes for the zone and satisfies the Performance Outcome sought in PO 7.1 by avoiding clear and direct view of the development from Ridge Road, nearby land and dwellings, and points of public outlook.

Built Form and Character

PO 2.1

Buildings are unobtrusive and sited and designed in such a way as to:

- (a) preserve and enhance or assist in the re-establishment of the natural character of the zone
- (b) limit the visual intrusion of development in the Zone particularly when viewed from roads within the zone or from the Adelaide Plains.

DTS/DPF 2.1
None are applicable.

PO 2.2

Buildings are limited in height and scale to minimise the amount of building mass visible from the Adelaide Plains.

DTS/DPF 2.2 Buildings meet the following:

- (a) are of single building level
- (b) building height does not exceed 5m
- (c) wall height does not exceed 3m (not including gable ends).

PO 2.3

Where possible and without compromising the desired outcomes of the Zone, buildings are grouped together (but not attached) to limit the spread of built development that can be viewed from the Adelaide Plains.

DTS/DPF 2.3 None are applicable.

PO 2.7

Buildings are designed and sited to keep roof lines below the lowest point of the abutting road when the allotment is on the low side of the road.

DTS/DPF 2.7
None are applicable.

The proposed development is considered to generally accord with the *Built Form and Character* provisions of the Hills Face Zone. The proposed building's design is of a low-profile single-storey format and is to be constructed 'close to the natural ground level', rather than artificially or excessively elevated, and exhibits building heights which closely accord with the provisions in PO/DPF 2.2. Whilst the proposal marginally exceeds the wall height of 3m as prescribed by DPF 2.2, the overall height of the structure is well below the maximum height of 5m and as such it is considered that the proposal still achieves the intent of PO 2.2 and ensures that the height is limited so as to minimise the building mass visible from Adelaide Plains.

With respect to the proposal's avoidance of impacts to the *natural* or existing *rural* environment in the zone (as referenced above in respect of DO 1) it is recognised as having no *actual* adverse impact upon the existing and established natural character of the zone and is considered to sufficiently accord with the Performance Outcome of PO 2.1 (a). The building itself is of a small scale that it is considered unlikely to contribute to the degradation of the view of the Hills Face as a backdrop to the urban areas of the Adelaide Plains, sufficiently according with PO/DPF's 2.1 (b) and 2.3.

The position and relative height of the building in relation to Ridge Road does not conceal the entirety of the upper wall and roofline from view in respect of PO 2.7, however views will be substantially concealed for the lower half of the building and moderately obscured from view by the boundary/roadside vegetation.

Advertisements

PO 13.1

Advertisements identify the associated business activity, and do not detract from the residential character of the locality.

DTS/DPF 13.1

Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m² and are mounted flush with a wall or fence.

The proposal seeks to establish a small sign which is 0.3m² for the purpose of the proposed accommodation, which is consistent with the prescribed maximum size as identified by DPF 13.1. The signage is considered to be somewhat prominent at the roadside boundary, however given that it is proposed in darker tone colours and is in association with approval and therefore lawful activity of the operation of the tourist accommodation, would be permissible at the boundary line fence.

It is considered reasonable to present a sign for the proper identification of the accommodation and the position of the sign, flush with the boundary line / fence, and it is considered unlikely to be an unreasonable distraction for road users and should not create risks in terms of reflectivity for approaching vehicles. The sign has been designed to be in non-reflective materials and finishes and this has also been further enforced by way of a condition (refer recommended condition 6).

Overlay Planning Policies:

The proposal is not considered to have any impact or relevance to a number of the overlay policies in respect of Flooding Risk, Native Vegetation, Prescribed Wells or Regulated and Significant Trees, with these elements either not existing or not interfacing with the proposed development.

A local heritage place exists some 500 metres to the south-east, which triggers the Heritage Adjacency Overlay to be applied, however the proposed development is not considered to affect the heritage value of that site, or its context in the locality.

It is also noted that the proposal avoids interface with the *Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay* and does not purport any impacts or interface with water resources identified in the Water Resources Overlay, and in respect of these Overlay Policies, the proposal is considered to have no impact on the Desired Outcomes (DO) provisions.

The following are considered to be the relevant Overlay matters, in assessment of the proposal as explained below:

Environment and Food Production Areas Overlay

Desired Outcome

DO 1

Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.

State Significant Native Vegetation Areas Overlay

Desired Outcome,

DO 1

Protect, retain and restore significant areas of native vegetation.

The proposed development is not considered to prejudice the Desired Outcomes (DO) of the *Environment and Food Production Areas* (EFPA) Overlay, insofar that it does not detract from, or compromise the existing established horticultural activities upon the land and that it can ostensibly support some minor increase in the horticulture activity, without undermining the development sought in this application.

Similarly, the proposal lies distant to the State Significant Native Vegetation areas which are approximately 400 metres north within the Giles and Horsnell Gully Conservation Parks and adjacent to the Heysen Trail. In this respect the proposal is considered not to have any adverse effect within these areas.

Hazards (Bushfire - High Risk) Overlay

Desired Outcome,

DO 1

Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:

(a) *potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change*

ITEM 9.2

- (b) high levels and exposure to ember attack
- (c) impact from burning debris
- (d) radiant heat
- (e) likelihood and direct exposure to flames from a fire front.

DO 2

Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.

Built Form

PO 3.1

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 3.1

None are applicable.

Habitable Buildings

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 4.1

None are applicable.

PO 4.2

Residential and 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 4.2

Residential and 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.

Vehicle Access –Roads, Driveways and Fire Tracks

PO 6.1

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 6.1

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 are provided within an alternative evacuation route and 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.

The proposed development is generally considered to accord with the Hazards (Bushfire – High Risk) Overlay provisions insofar that it is situated in relatively close proximity to Ridge Road and obtains clear and uninhibited access to the local road network and is sufficiently distant from hazardous and unmanaged environments which present an increased risk to occupants of the tourist accommodation. The relatively low fire risk at the development site has been corroborated by the SA CFS BAL (Bushfire Attack Level) assessment.

Notwithstanding the relatively low BAL assessment, the CFS directed vegetation management / asset protection zone is entirely contained upon the site and is not impacted upon by vegetation. Accordingly the level of management is considered appropriate and the site considered suitable for its intended use

The proposed building exhibits simple designs including a single pitched skillion roof and narrow decking area which minimises the potential for capture and accumulation of organic debris and reduces the likelihood of holding burning material or embers in the event of approaching bushfire. Additionally, buildings utilised for tourist accommodation generally achieve a high level of attention to maintenance and site management for the benefit of guest experience and in this respect, it is less likely that the building or site will go un-managed.

The driveway and parking area provides readily acceptable access for fire appliances, with adequate un-obstructed turn-around area and access to water supplies on the site. There are no elements of gradient, vegetation encroachment or obstruction which would not accord with PO/DPF 6.1 requirements for safe access, egress and fire appliance operation. The driveway system also provides appropriate access and egress for the proposed development.

General Planning Policies:

Advertisements

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.

Appearance

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 1.5

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.

Safety

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.

As foreshadowed in the Hills Face Zone provisions' assessment, it is considered reasonable that the sign be reduced in its total size / area to accord with the prescribed maximum of 0.3m² and to be comprised of non-reflective materials.

In other respects, the signage is considered to generally accord with the Advertising General Provisions of the Code. The proposed signage does not feature any illumination and does not contribute to the proliferation of signage in the locality. It is considered the sign in its amended form is appropriately sized and will be suitably constructed of non-reflective materials to not have an unreasonable impact on the locality nor present any undue distraction or risk to road users.

Design

Desired Outcome

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.

All development

External Appearance

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.

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.

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.

Infrastructure and Renewable Energy Facilities

Wastewater Services,

PO 12.1

Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:

- (a) it is wholly located and contained within the allotment of the development it will service
- (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources
- (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.

DTS/DPF 12.1

Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:

- (a) the system is wholly located and contained within the allotment of development it will service; and
- (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

The proposed development is considered to generally accord with the design and Infrastructure requirements of the Code, acknowledging that generally the built form, scale and design of the proposed accommodation building is acceptably compact and concealed. The proposed building is orientated to the northern view with sufficient distance to boundaries combined with the screening afforded by the vines, topography and boundary line vegetation to not create any unreasonable overlooking or privacy concerns for neighbouring properties.

The blank rear (southern) aspect of the proposed accommodation building and the siting of the 10,000-litre water tank at the eastern end of the building are considered to be less sensitive to the aesthetic qualities sought by the Design provisions of the Code even though the building will only be partially visible. Augmentation of the roadside / boundary vegetation and the north-western side of the main property driveway with attractive native landscaping species would achieve appropriate results and improve the aesthetics of the site frontage generally and as such this has been recommended by way of a condition (refer recommended condition 7).

The development requires a minimal amount of earthworks to prepare the building site. Low levels of excavation are indicated in the submitted plans and details to prepare the site for footings. There is no filling proposed and the level of preparation is likely to be within the range of 300mm in depth.

Onsite wastewater system details for the waste treatment and disposal system have been lodged and approved by Council's Health Department. The system is designed to comply with the SA Public Health Act requirements and to be contained appropriately on the site without any encroachments or interaction with public or private open spaces.

Tourism Development

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.

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.

Transport, Access and Parking

Vehicle Access,

PO 3.1

Safe and convenient access minimises impact or interruption on the operation of public roads.

DTS/DPF

3.1The 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.

Vehicle Parking Rates

PO 5.1

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

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

DTS/DPF 5.1

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

- (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements
- (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas
- (c) if located in an area where a lawfully established car parking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

<i>Class of Development</i>	<i>Car Parking Rate (unless varied by Table 2 onwards)</i>
	<i>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.</i>
<i>Tourist</i>	
<i><u>Tourist Accommodation</u></i>	<i><u>1 car parking space per accommodation unit / quest room.</u></i>

The land and locality offer a broad range of tourist and visitor experiences accessible from the site and within the Adelaide Hills region, including wine and food ‘farmgate and cellar door’ tourism and natural environmental experiences which include trails connected to the nearby Giles and Horsnell Gully Conservation Parks and the Heysen Trail amongst others.

The proposal has also contemplated the cellar door and functions activities approved in 473/262/17 and the context of diversification and value adding to the vineyard activity both in terms of produce and capitalising upon the sites pleasant landscape amenity and context. The proposal in respect of the locality and the site is considered to pursue the *General - Tourism Development* Desired Outcomes in DO 1 and Performance Outcomes PO 1.1 (a), (b) and (c).

The layout of the site and its interaction with the existing horticulture and prospective development of the cellar door and functions is set out with appropriate access, internal driveways and parking for each component, noting the extent of car parking shown on the application site plan in support of the cellar door and functions’ prospective development. The segregation of the accommodation’s access and the main access to the property is considered to be contextually appropriate for the separate activities.

Car parking rates appurtenant to the proposed tourist accommodation satisfies the requirements of DPF 5.1 and Table 1, providing one car park for the unit and which can satisfactorily accommodate a parking layout and manoeuvring area to comply with Australian Standard AS 2890.1 for on-site vehicle parking and is considered to satisfy the Code requirements and intended Performance Outcome.

CONCLUSION

The assessment has contemplated the statutory requirements of the Code and the legislation in processing the application.

The proposed scale and nature of the tourist accommodation presents a reasonably appropriate form of development within the Hills Face Zone. Whilst there were concerns raised by the representors about the appropriateness of the use in the zone, safety and amenity impacts, the proposal is considered to be of low scale compact building design and site layout, including car parking suitable to cater for the intended land use without any obtuse impacts upon the visual character or pleasant amenity of the locality.

The signage associated with the proposed tourist accommodation is considered to be of appropriate size and scale consistent with the requirements of the Hills Face Zone. Whilst the sign is proposed along the front property boundary it is considered to be appropriate and low impact given that the external finishes, size and the fact that the sign would be advertising lawful use of land.

Accordingly, it is recommended that Planning Consent be granted, subject to conditions of consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel/SCAP 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 21018753 by Kate Bishop and Bella Casa Ashton for Tourist Accommodation & associated free standing advertisement at 159 Ridge Road Ashton is GRANTED Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

- 1) Development in Accordance with Approved Plans
The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- 2) Flood Lighting
Flood lighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties.
- 3) External Finishes
The external finishes to the building herein approved shall be as follows:

WALLS: Vertical wood panelling in a timber-look finish or similar
ROOF: Colorbond Monument or similar
- 4) Use of Building
The person(s) having the benefit of this consent shall refrain from permitting the use of the building (or any part thereof) for provision long term accommodation or as a separate dwelling. The tourist accommodation unit shall be used and operated on a short term rental arrangement with a maximum of a one week stay per occupancy.

A logbook shall be kept of all occupancies for each calendar year and made available for inspection by the Council upon request.
- 5) Stormwater Overflow
All roof run-off generated by the development hereby approved shall be managed on-site to the satisfaction of Council using design techniques such as:
 - Rainwater tanks
 - Grassed swales
 - Stone filled trenches
 - Small infiltration basins

Stormwater overflow management shall be designed so as to not permit trespass into the effluent disposal area. Stormwater shall be managed on site with no stormwater to trespass onto adjoining properties.

6) External Colours of Signage

The external colours of the sign herein approved shall be comprised of non-reflective materials and finishes.

Any lighting associated with the sign shall be switched off at midnight on each day and shall not be switched back on before sunrise the following day.

7) Landscaping

The southern and south-eastern aspects of the tourist accommodation herein approved, including the associated rainwater tank and car parking shall be landscaped either:

- with an appropriate landscaped margin peripheral to the development site,
- or
- Augmented landscape screening along the southern (Ridge Road) boundary and north-west aspect of the main (existing) driveway

Utilising appropriate locally suitable and indigenous landscaping species, to attenuate clear and direct view of the building from public outlook directly from the south and from the south-east approach on Ridge Road.

Conditions imposed by South Australian Country Fire Service under Section 122 of the Act:

1) Siting

'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 2.1, 4.2, 4.3) details the mandatory requirements for buildings and structures to be located away from areas that pose an unacceptable bushfire risk in order to provide sufficient defendable space for occupants and fire fighters; ensure radiant heat levels at the buildings are minimised in line with the assessed bushfire attack level & construction level; whilst maintaining reduced fuel loads and ensuring it can be maintained in perpetuity by the occupants:

- Outbuildings and other ancillary structures shall be sited no closer than 6m from the habitable building, unless built to building code requirements for associated structures in Bushfire Prone Areas.

2) Access to Habitable Building

'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 6.2) details the mandatory requirements for 'Private' roads and driveways to facilitate safe and effective firefighting, evacuation where required. These requirements apply when the path of travel to the furthest point of the building is more than 60m from the nearest public road:

- A clear and unobstructed vehicle or pedestrian pathway shall be provided; no greater than 60 metres in length between the most distant part of the habitable building and the nearest part of the formed public access way.
- The driveway shall be 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).
- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles, to within 60m of the furthest point of the building. or
- (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5))
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either:
 1. A loop road around the building, OR
 2. A turning area with a minimum radius of 12.5 metres, OR
 3. A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres OR
 4. A 'U' shaped 'drive-through' option.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Private access shall provide overhead clearance of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.

- Private access shall provide overhead clearances of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.
- The all-weather road shall incorporate passing bays. The combined width of the passing bay & access track shall be 6m, and a minimum formed length of 17 metres. The passing bays should be constructed at 200 metre intervals along the road or driveway. Where it is necessary to provide adequate visibility, such as the nearest point to the public road or other passing bay, passing bays may be required at intervals of less than 200 metres.
- The gradient of the access road shall not exceed 16 degrees (1-in-3.5) at any point along the driveway. In steep terrain exceeding 10 degrees the surface should be sealed.
- The cross fall of the driveway shall be not more than 6 degrees (1-in-9.5) at any point along the driveway. In steep terrain roads shall be widened and appropriate guard rails and visibility markers should be installed on sides where a steep downslope is present.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

3) Water Supply & Access (to dedicated water supply)

Ministerial Building Standard MBS008 “Designated bushfire prone areas – additional requirements” July 2020, as published under the *Planning, Development and Infrastructure Act 2016*, provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone.

‘The Planning and Design Code’ Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.3) details the mandatory requirements for the site to provide a dedicated hardstand area in a location that allows fire fighting vehicles to safely access the dedicated water supply.

Where a water storage facility is required to have a fire authority fitting, the following will apply:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way and at a distance of no greater than 60 metres from the proposed dwelling.
- The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering “FIRE WATER”).
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent the water supply for a nominally level hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet .
- SA CFS appliance’s inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.
- Ideally a remote water supply outlet should be gravity fed, where this is not possible the following dimensions shall be considered as the maximum capability in any hydraulic design for draughting purposes:
 1. The dedicated water supply outlet for draughting purposes shall not exceed 5 metres maximum vertical lift (calculated on the height of the hardstand surface to the lowest point of the storage) and no greater than 6 metres horizontal distance.
 2. The suction outlet pipework from the tank shall be fitted with an inline non return valve of nominal internal diameter not less than that of the suction pipe and be located from the lowest point of extract from the tank. All fittings shall be installed to allow for easy maintenance.

Pools are permissible as the dedicated firefighting water supply, if the following can be achieved:

- Provision shall be made adjacent to the water supply for a nominally level hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes), that is a distance equal to or less than 3m to edge of water source; or
- a gravity fed outlet can be incorporated into the design of the plumbing; and
- is unobstructed by associated landscaping and barriers.

Access via a removable inspection opening is permissible if the following can be achieved:

- Provision shall be made adjacent to the water supply for a nominally level hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes), that is a distance equal to or less than 3m to edge of the tank and
- the opening is a minimum of 200mm wide and is not more than 1.5m above ground level and no lower than 5m to the lowest point of the water source.
- is unobstructed by associated landscaping and barriers.

4) Vegetation Management

'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.2) details the mandatory requirements to establish and maintain an asset protection zone. As such, landscaping shall include bushfire protection features that will prevent or inhibit the spread of bushfires and minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for safe movement of occupants and fire fighters.

A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows:

- The number of trees and understorey plants existing and to be established within the VMZ shall be reduced and maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
- Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
- Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
- Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
- Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height from the trees' lowest branches.
- Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
- No understorey vegetation shall be established within 1 metre of the habitable building (understorey is defined as plants and bushes up to 2 metres in height).
- Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves
- The VMZ shall be maintained to be free of accumulated dead vegetation

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 fully determined (other than any question as to costs).

Planning Consent

- 1) 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.

- 2) Management of the property during construction shall be undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

- 3) The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- 4) More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .

Advisory Notes imposed by South Australian Country Fire Service under Section 122 of the Act

- 5) Building Considerations
Ministerial Building Standard MBS008 “Designated bushfire prone areas - additional requirements” 2020, as published under the Planning, Development and Infrastructure Act 2016 applies to this site.

Please refer to the National Construction Code (NCC), relevant standards and state provisions for construction requirements and performance provisions.

A site Bushfire Attack Level (BAL) assessment is a requirement in accordance with the NCC and Australian Standard™3959 (AS3959) “Construction of Buildings in Bushfire Prone Areas”.

- 6) The subject land is known to be within 500m of a former landfill site where there is a site contamination audit being undertaken on behalf of the Adelaide Hills Council (Council). Landfill gas has been detected on the former landfill site. However, the source (anthropogenic or natural) and extent of this gas is subject to ongoing monitoring and further analysis. At this stage, it is unknown whether or not landfill gas is migrating offsite, noting that testing for landfill gas has so far only occurred within the site of the former landfill. While the Environment Protection Authority (EPA) has not issued any formal advice or direction to the Council in relation to the proposed development, its general advice suggests that in the absence of site-specific risk information, an effective control measure is a 500m buffer between new development and a landfill, measured from the outer boundary of the area containing waste: see EPA Information Sheet 'Landfill gas and development near landfills – advice for planning authorities and developers' issued February 2021.

The applicant is reminded that if they elect to proceed with the development in the absence of site-specific risk information:

1. They do so entirely at their own risk.
2. Under the Environment Protection Act 1993, a developer may be considered to have caused site contamination if the development creates a risk to future residents or occupiers from landfill gas.
3. The Council accepts no responsibility for any harm to persons, or any harm or damage to, or loss of property, or any other detriment resulting from the applicant's actions.

It is the applicant's responsibility to ensure that all appropriate steps are undertaken to minimise the potential harm or damage to property or persons arising from this situation.

Any queries in regards to landfill gas migration or site contamination should be directed to the EPA Hotline on 1800-729-175.

OFFICER MAKING RECOMMENDATION

Name: Doug Samardzija

Title: Statutory Planner

Proposed Tourist accommodation
Kate Bishop, Bella Casa
159 Ridge Rd Ashton SA 5137
CT 5756/921

Back up water tank
Can be topped up
by Bore
130,000 L

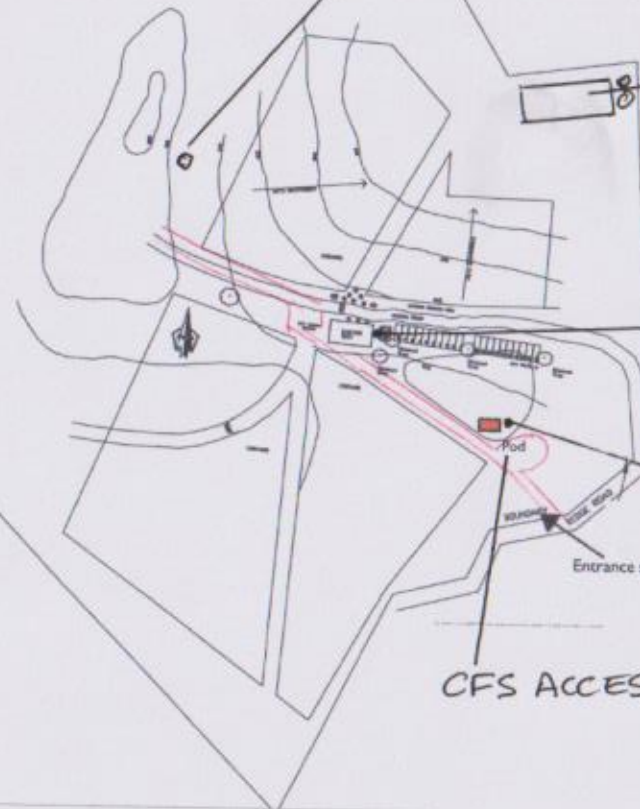
Existing
Residence

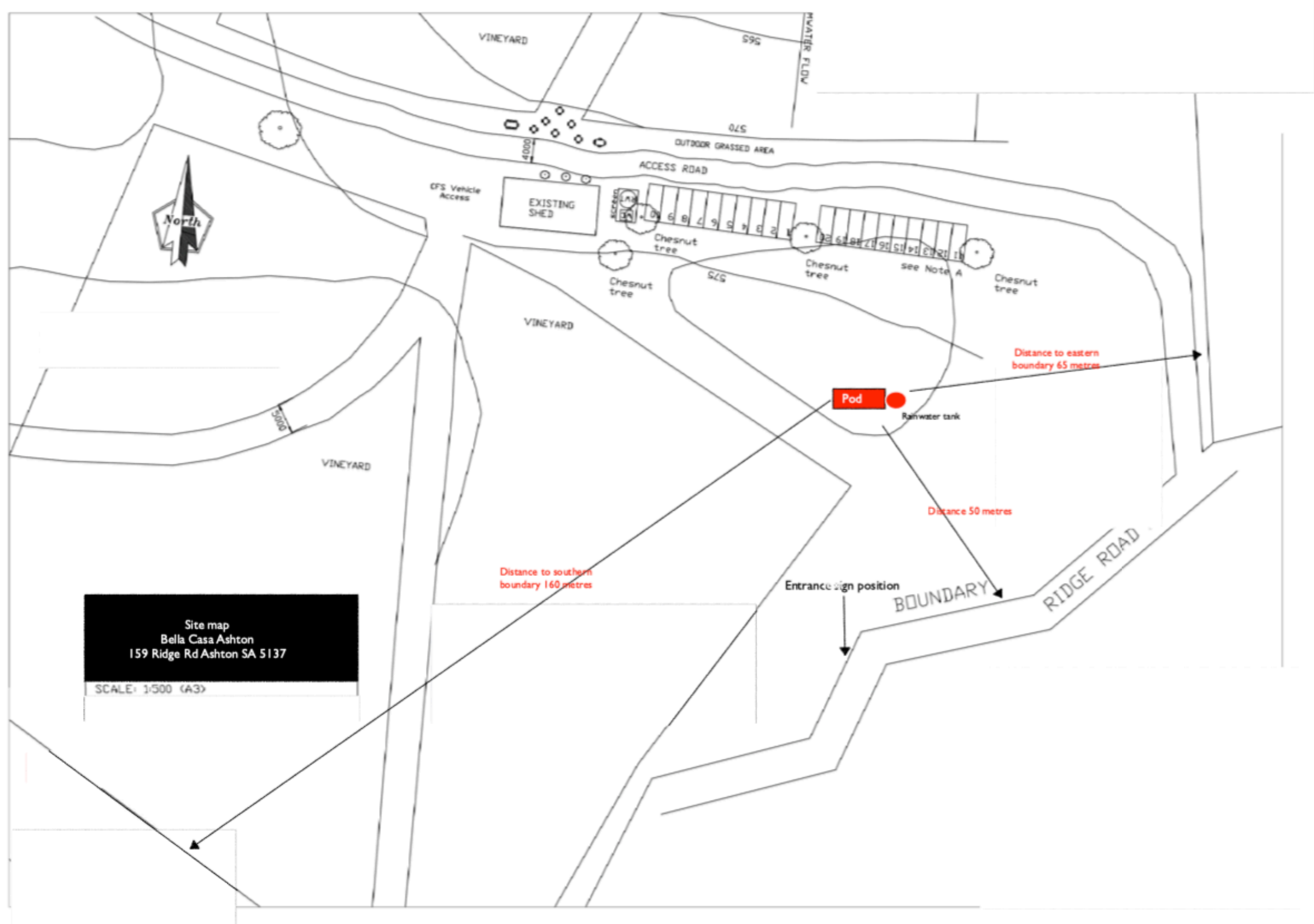
Back up
watertank
22,500 L

Water tank
10,000 L

Entrance sign position

CFS ACCESS





Site map
Bella Casa Ashton
159 Ridge Rd Ashton SA 5137
SCALE: 1:500 (A3)

Kate Bishop

From: Kate Bishop
Sent: Wednesday, 15 September 2021 6:05 PM
To: [REDACTED]
Subject: Request for further information APP ID 21018753

Dear Doug,

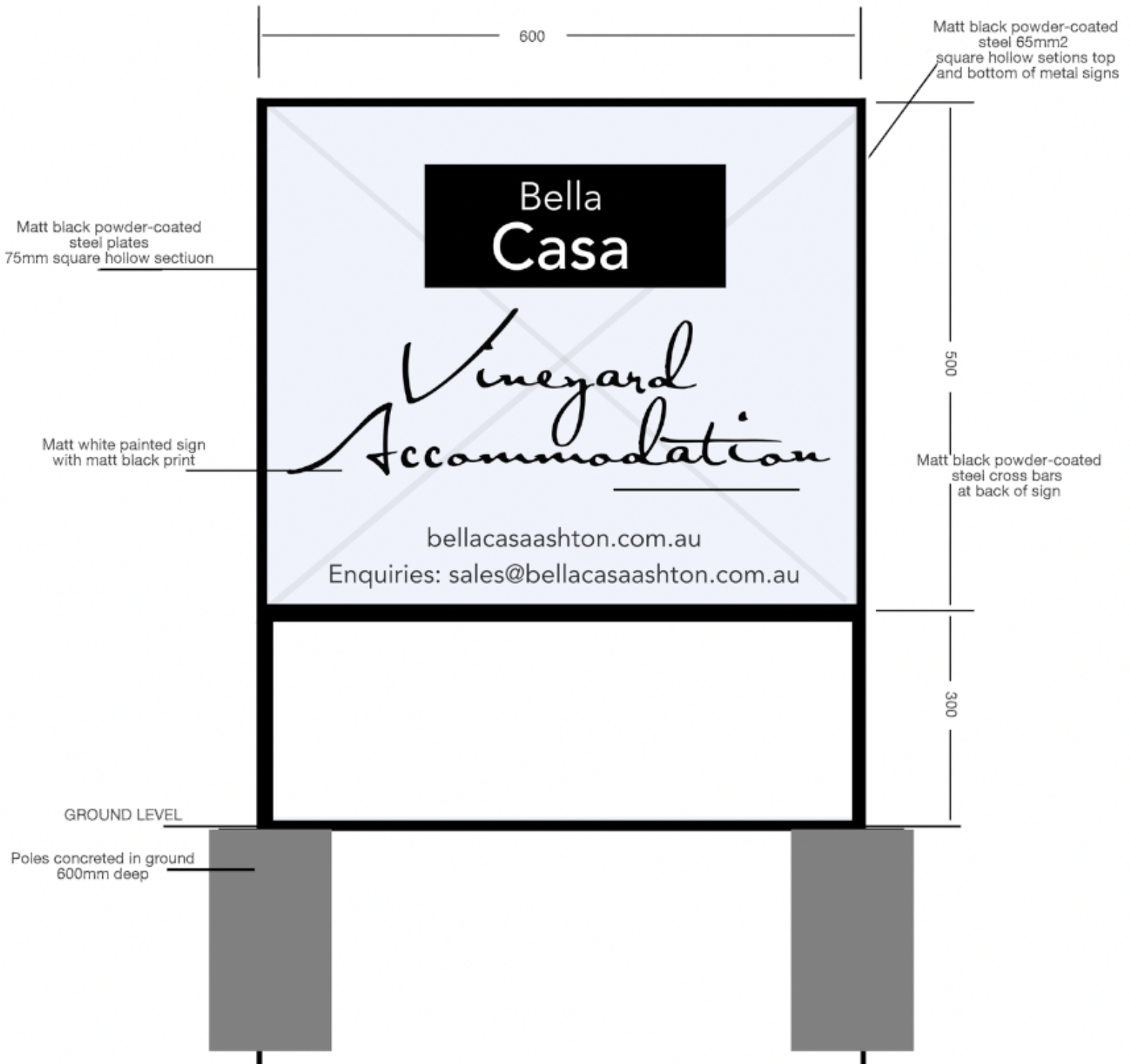
I have submitted the information requested and am emailing you in relation to the maximum number of nights that people would be able to occupy the tourist accommodation.

As it will be luxury accommodation, it is expected that stays will not exceed a week on most occasions. I will not have stays exceed a month.

Please let me know if there is anything further you need from me,

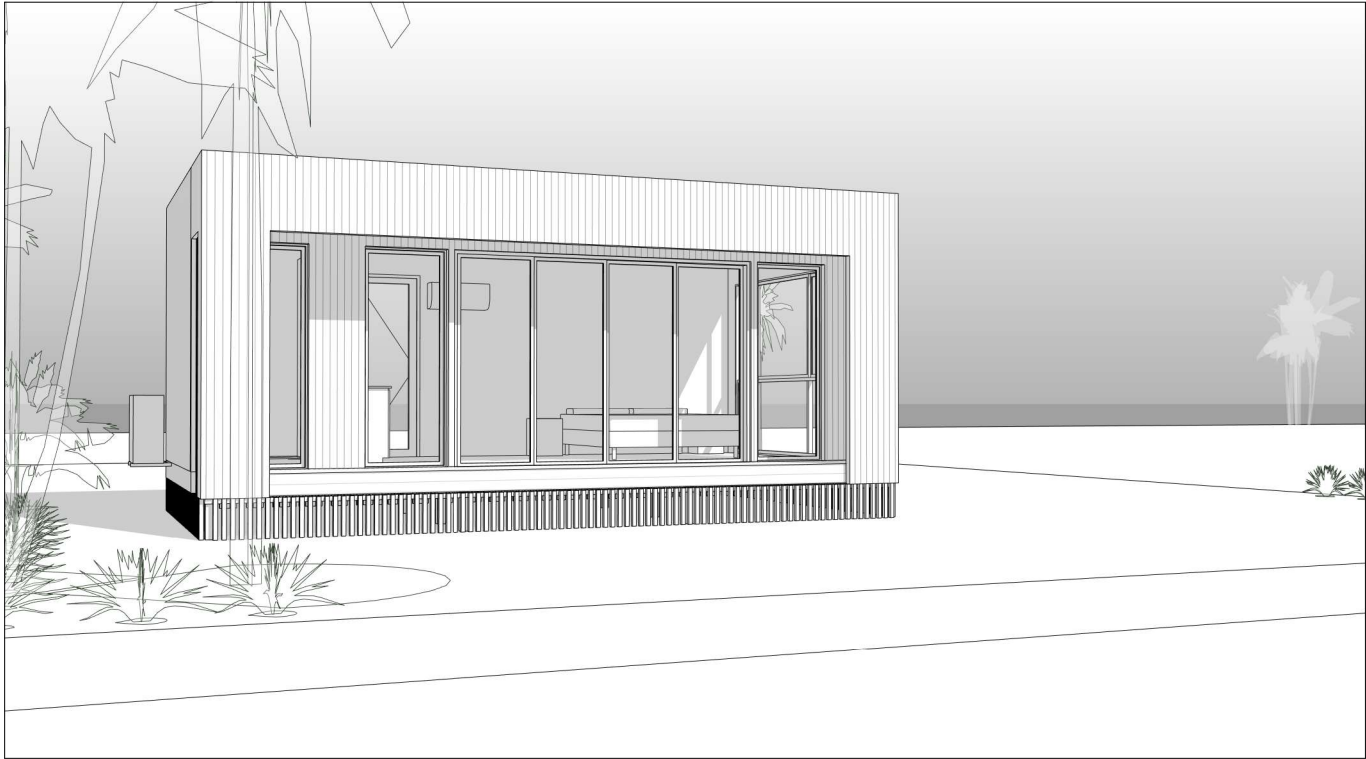
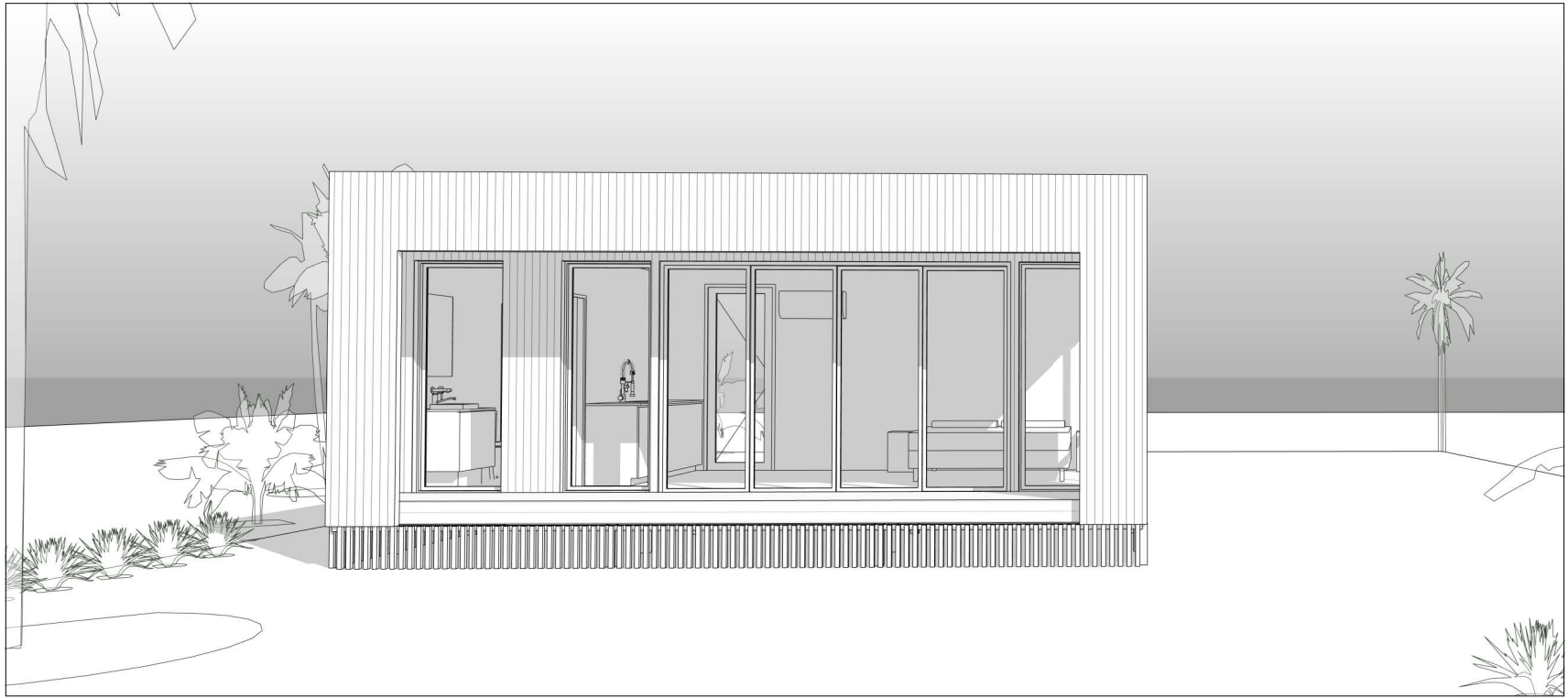
Kind regards

Kate



Proposed signage:

Bella Casa Ashton
159 Ridge Road
Ashton



NOT FOR CONSTRUCTION - REFERENCE ONLY



CLIENT'S SIGNATURE: _____ DATE: _____
NOTES: _____

CLIENT DETAILS:

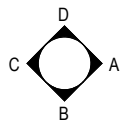
159 RIDGE ROAD,
ASHTON SOUTH AUSTRALIA

PROJECT DETAILS:

BISHOP

"PRELIMINARY ISSUE"			
3D VIEWS			
DRAWN BY: JW	DATE: 23.07.2021	REV. A	
SCALE:	CHECKED BY: .		
PROJECT NO.	CONCEPT		SHEET NO. A02

SCALED AS INDICATED ON A3 PAPER.



- DH - DOUBLE HUNG WINDOW
AW - AWNING WINDOW
CS - CASEMENT WINDOW
FG - FIXED GLASS
BF - BIFOLD WINDOW
LV - LOUVRE WINDOW
SW - SLIDING WINDOW
SSW - STACK SLIDING WINDOW

- FR - FRENCH DOOR
SD - SLIDING DOOR
CSD - CAVITY SLIDING DOOR
SSD - STACK SLIDING DOOR
FSD - FACE SLIDING DOOR
BF - BIFOLD DOOR
SR - SLIDING WARDROBE DOOR

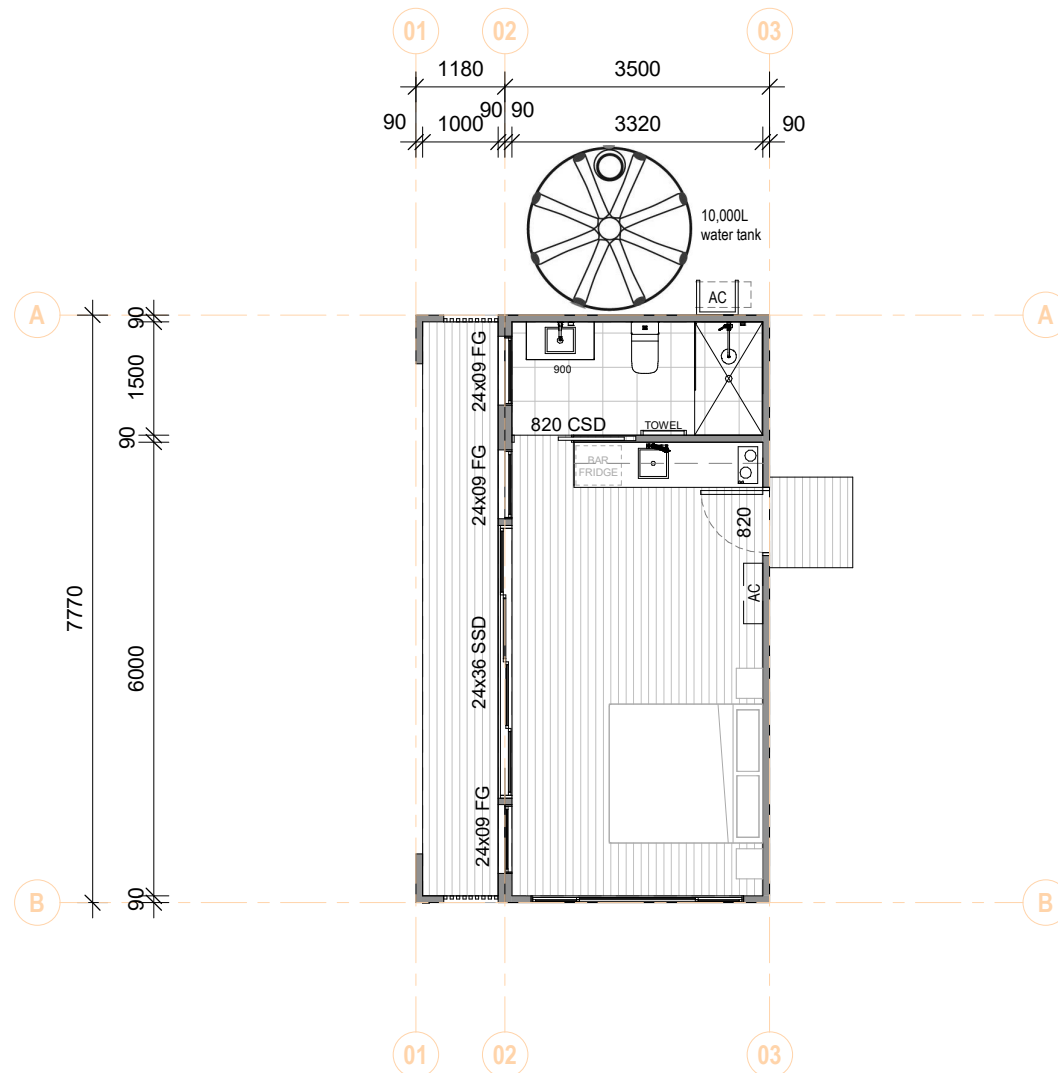
- U.B.O - UNDER BENCH OVEN
W.O - WALL OVEN
M.W - MICROWAVE
D.W - DISHWASHER
P. - PANTRY
WM - WASHING MACHINE
DR - DRYER
FR - FRIDGE

- V. - VANITY
G. - GLASS
FSB - FREE STANDING BATH
RWH - CEILING MOUNTED
RAINWATER HEAD

- DP - DOWNPIPE
MH - MANHOLE
MB - METERBOX
SP - SPREADER PIPE

AREAS

LOCATION	SQM	SQ
DECK MODULE	9.17	0.99
LIVING MODULE	27.20	2.93
	36.36	3.91



NOT FOR CONSTRUCTION - REFERENCE ONLY



CLIENT'S SIGNATURE:
NOTES:

DATE:

CLIENT DETAILS:

159 RIDGE ROAD,
ASHTON SOUTH AUSTRALIA

PROJECT DETAILS:

BISHOP

"PRELIMINARY ISSUE"

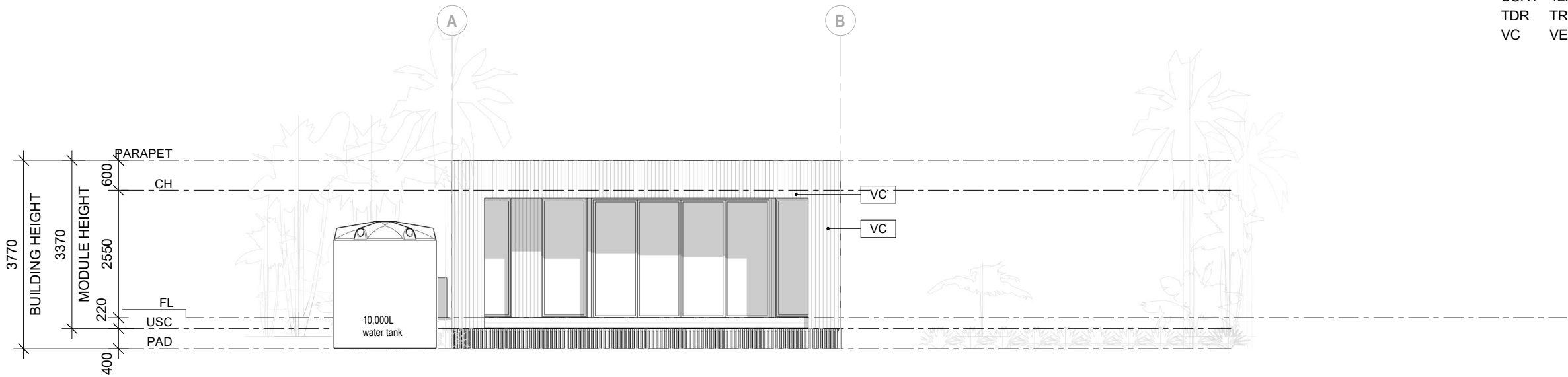
FLOOR PLAN

DRAWN BY: JW	DATE: 23.07.2021	REV. A
SCALE: 1 : 100	CHECKED BY: -	
PROJECT NO.	CONCEPT	SHEET NO. A03

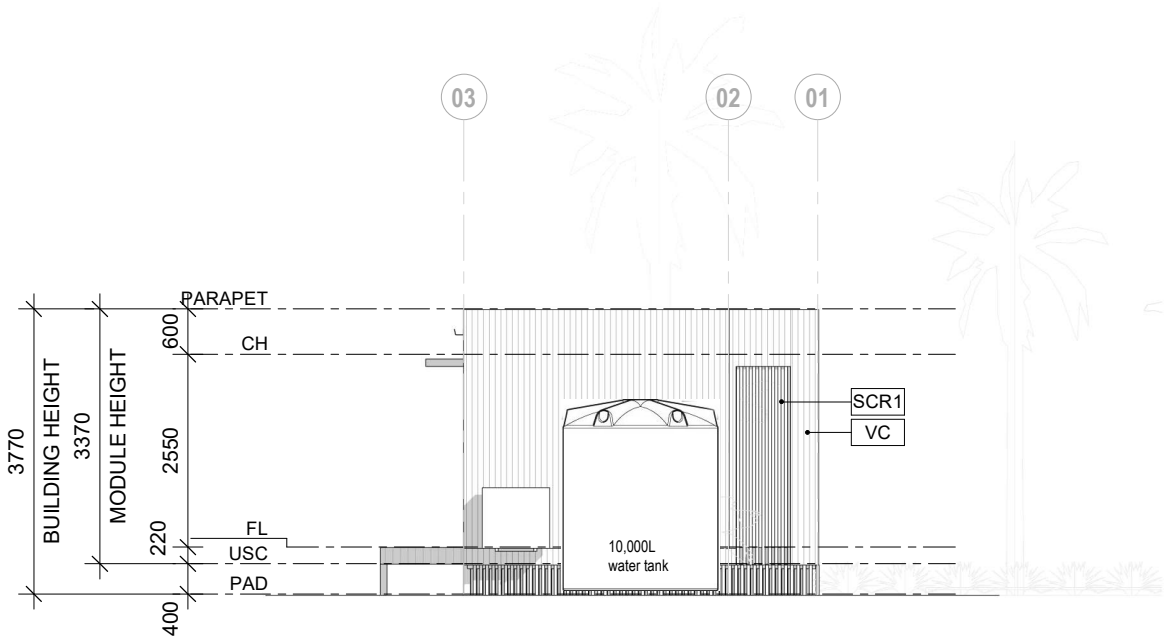
SCALED AS INDICATED ON A3 PAPER.

EXTERNAL FINISHES LEGEND

- SCR1
- 42x42mm HIT AND MISS TIMBER BATTENS
- TDR
- TRIMDEK ROOF SHEETING
- VC
- VERTICAL TIMBER LOOK FC CLADDING



A
A03
ELEVATION - A
1 : 100



B
A03
ELEVATION - B
1 : 100

NOT FOR CONSTRUCTION - REFERENCE ONLY



CLIENT'S SIGNATURE: _____ DATE: _____
NOTES: _____

CLIENT DETAILS:

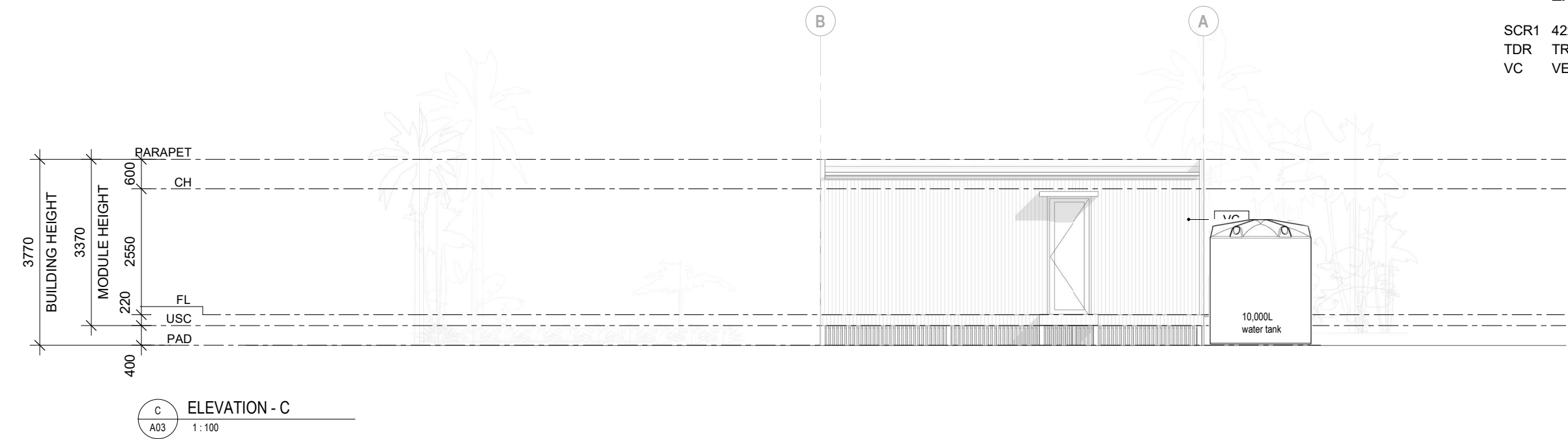
159 RIDGE ROAD,
ASHTON SOUTH AUSTRALIA

PROJECT DETAILS:

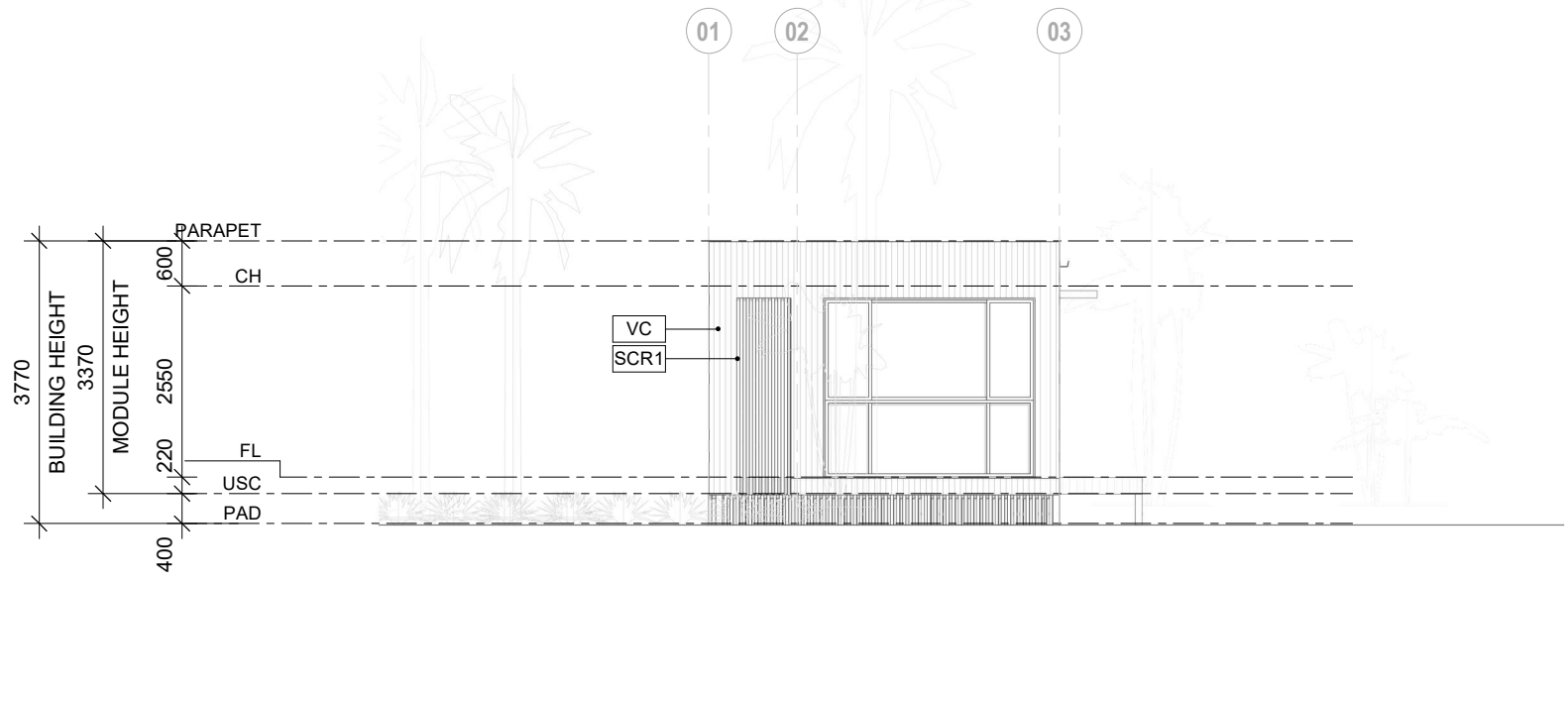
BISHOP

"PRELIMINARY ISSUE"			
ELEVATIONS			
DRAWN BY. JW	DATE 23.07.2021	REV. A	SHEET NO. A04
SCALE 1 : 100	CHECKED BY. -		
PROJECT NO. CONCEPT			

SCALED AS INDICATED ON A3 PAPER.



- EXTERNAL FINISHES LEGEND
- SCR1 42x42mm HIT AND MISS TIMBER BATTENS
 - TDR TRIMDEK ROOF SHEETING
 - VC VERTICAL TIMBER LOOK FC CLADDING



NOT FOR CONSTRUCTION - REFERENCE ONLY



CLIENT'S SIGNATURE: _____ DATE: _____

NOTES: _____

CLIENT DETAILS:

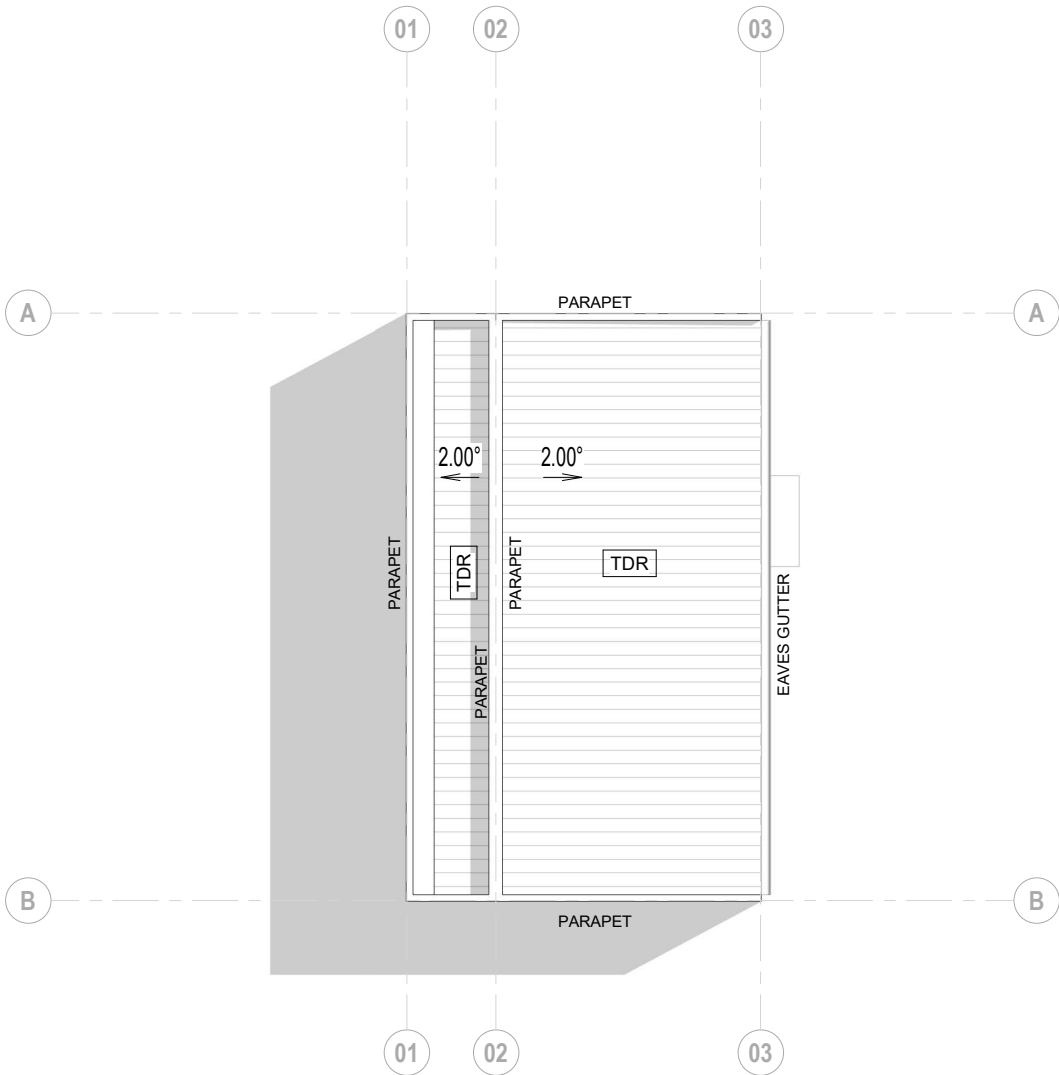
159 RIDGE ROAD,
ASHTON SOUTH AUSTRALIA

PROJECT DETAILS:

BISHOP

"PRELIMINARY ISSUE"			
ELEVATIONS			
DRAWN BY: JW	DATE: 23.07.2021	REV. A	SHEET NO. A05
SCALE: 1 : 100	CHECKED BY: -		
PROJECT NO. CONCEPT			

SCALED AS INDICATED ON A3 PAPER.



NOT FOR CONSTRUCTION - REFERENCE ONLY



CLIENT'S SIGNATURE: _____ DATE: _____

NOTES: _____

CLIENT DETAILS:

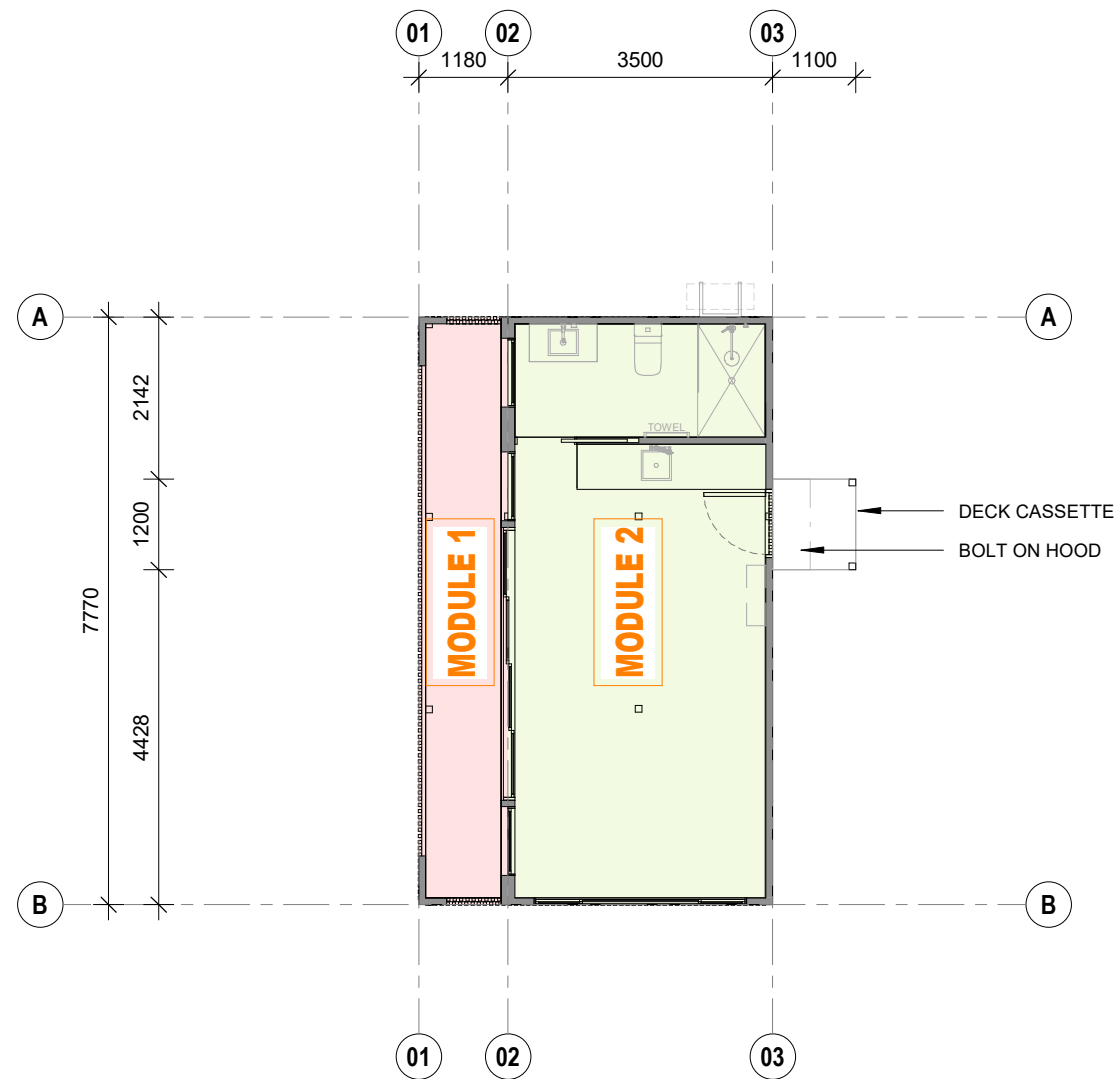
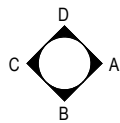
159 RIDGE ROAD,
ASHTON SOUTH AUSTRALIA

PROJECT DETAILS:

BISHOP

"PRELIMINARY ISSUE"			
ROOF LAYOUT			
DRAWN BY: JW	DATE: 23.07.2021	REV. A	
SCALE: 1 : 100	CHECKED BY: -		
PROJECT NO.	CONCEPT		SHEET NO. A06

SCALED AS INDICATED ON A3 PAPER.



NOT FOR CONSTRUCTION - REFERENCE ONLY



CLIENT'S SIGNATURE: _____ DATE: _____

NOTES: _____

CLIENT DETAILS:

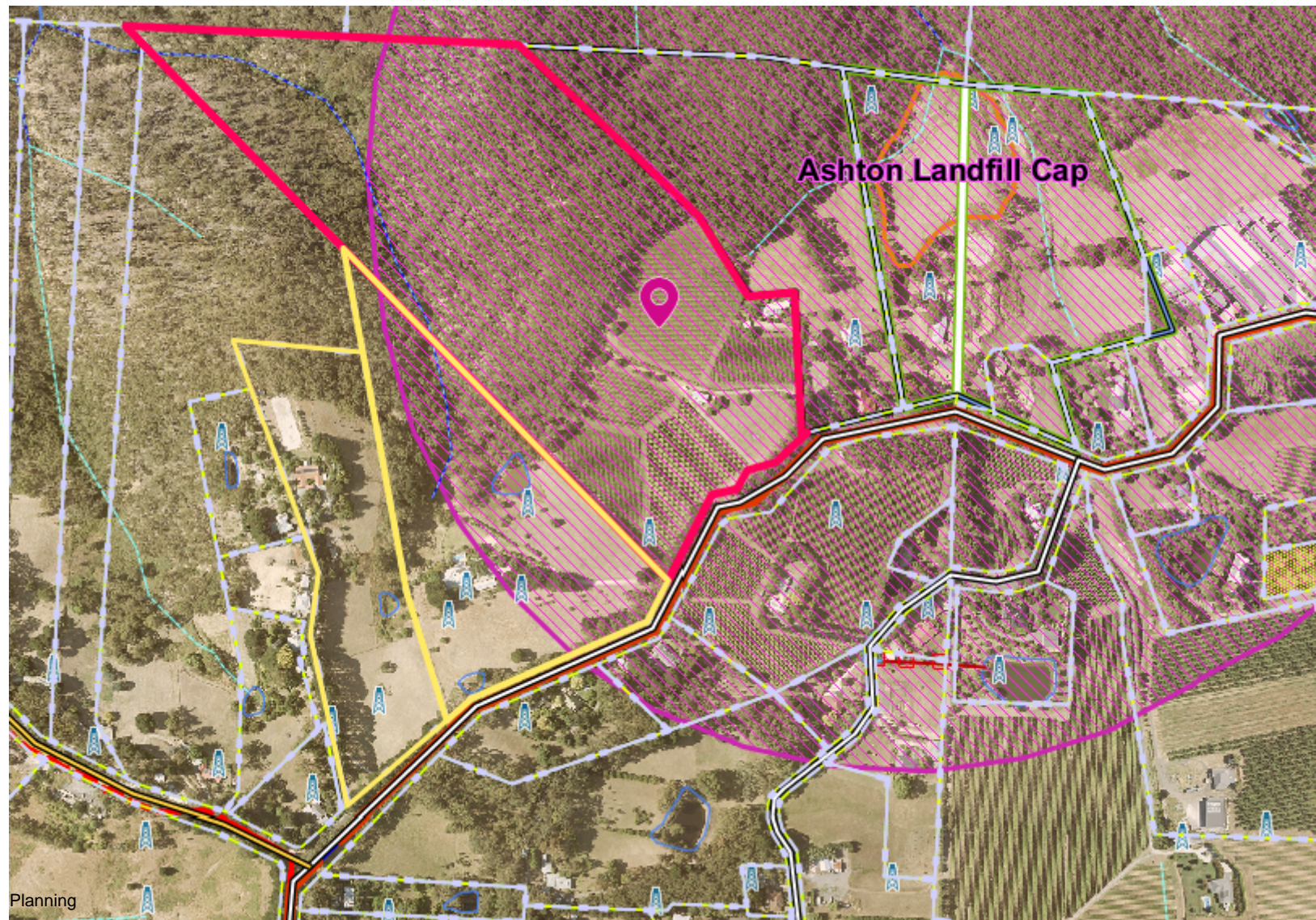
159 RIDGE ROAD,
ASHTON SOUTH AUSTRALIA

PROJECT DETAILS:

BISHOP

"PRELIMINARY ISSUE"		
MODULE MARKUP PLAN		
DRAWN BY. JW	DATE 23.07.2021	REV. A
SCALE 1 : 100	CHECKED BY. -	
PROJECT NO. CONCEPT	SHEET NO. A07	

SCALED AS INDICATED ON A3 PAPER.



Annotations

- Representor 2
- Representor 1
- Subject Land

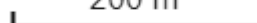
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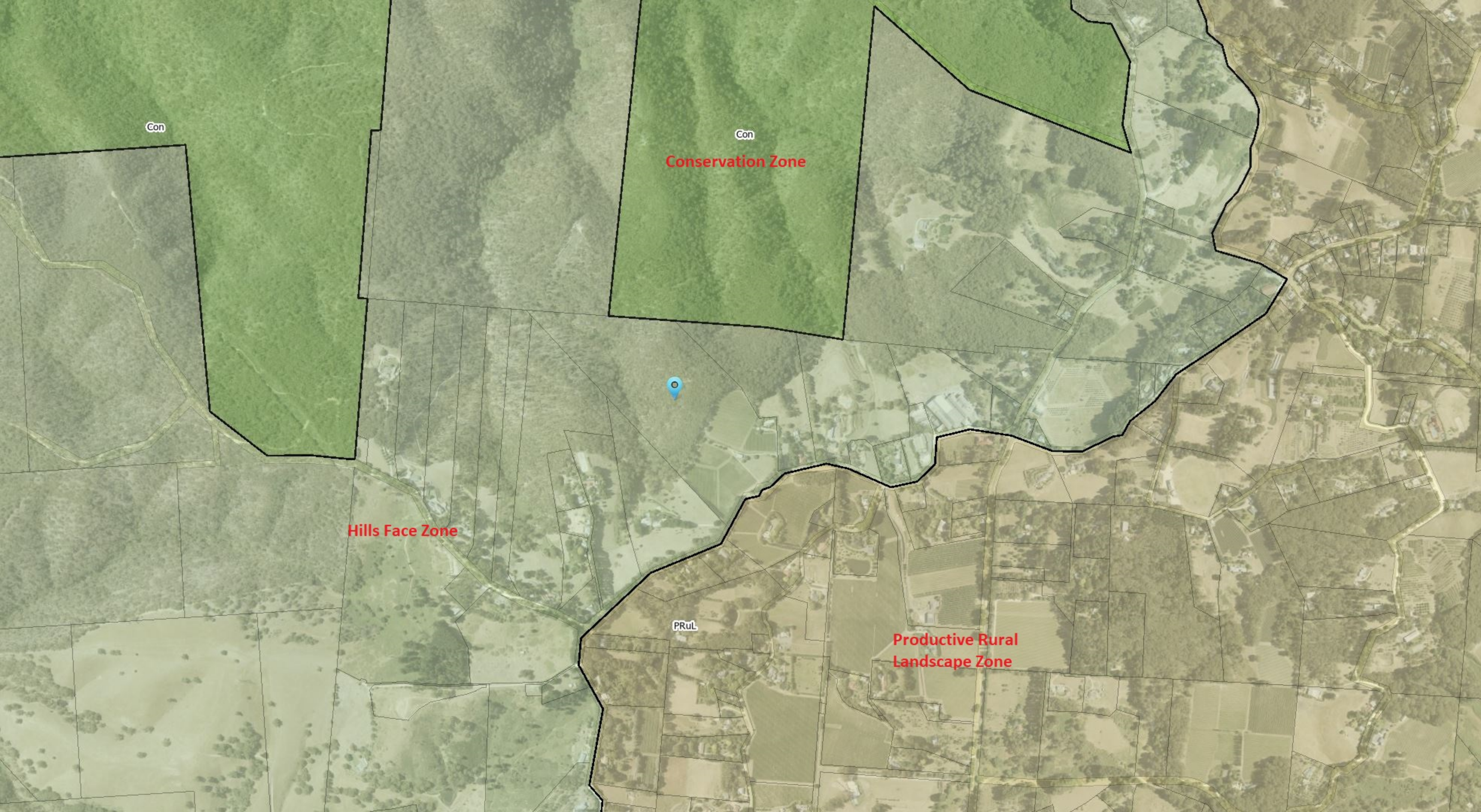
representations regarding the use, or results of use of the information contained herein as to its correctness, accuracy, currency or otherwise. In particular, it should be noted that the accuracy of property boundaries when displayed over aerial photography cannot be considered to be accurate, and that the only certain method of determining boundary locations is to use the services of a licensed Surveyor. The Adelaide Hills Council, its

employees and servants expressly disclaim all liability or responsibility to any person using the information or advice contained herein. ©

Scale = 1:6032.880

200 m





Con

Con

Conservation Zone

Hills Face Zone

PRuL

Productive Rural
Landscape Zone

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Kate Bishop – Bella Casa, Ashton
Development Number:	21018753
Nature of Development:	Tourist Accommodation & associated free standing advertisement
Zone/Sub-zone/Overlay:	Hills Face Zone Environment and Food Production Area Hazards (Bushfire - High Risk) Heritage Adjacency Hazards (Flooding - Evidence Required) Mount Lofty Ranges Water Supply Catchment (Area 1) Native Vegetation Prescribed Wells Area Regulated and Significant Tree State Significant Native Vegetation Water Resources
Subject Land:	159 Ridge Road, Ashton, SA 5137 CT 5756/921 Plan Parcel F130666AL2
Contact Officer:	Click here to enter text.
Phone Number:	08 8408 0400
Close Date:	29 October 2021

My name*: Mr Kym and Ms Sophie Nitschke	My phone number: c/- Botten Levinson Lawyers – 08 8212 9777
My postal address*: c/- Botten Levinson Lawyers – GPO Box 1042, Adelaide SA 5001	My email: c/- Botten Levinson Lawyers – sm@bllawyers.com.au

* Indicates mandatory information

My position is:	<input type="checkbox"/> I support the development
	<input type="checkbox"/> I support the development with some concerns (detail below)
	<input checked="" type="checkbox"/> I oppose the development



The specific reasons I believe that planning consent should be refused are:

Please find **enclosed** letter from Botten Levinson Lawyers dated 29 October 2021.

[attach additional pages as needed]


Note: In order for this submission to be valid, it must:

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why planning consent should be granted or refused; and
- comment only on the performance-based elements of the proposal, which does not include the:
 - Click here to enter text. *[list any accepted or deemed-to-satisfy elements of the development]*.

I: ☒ wish to be heard in support of my submission*
☐ do not wish to be heard in support of my submission

By: ☐ appearing personally
☒ being represented by the following person: Sydney McDonald of Botten Levinson Lawyers

**You may be contacted if you indicate that you wish to be heard by the relevant authority in support of your submission*

Signature:  SYDNEY McDONALD
FOR AND ON BEHALF OF
KYM AND SOPHIE NITSCHKE

Date: 29 October 2021

Return Address: PO Box 44 Woodside SA 5152 *[relevant authority postal address]* or

Email: developmentadmin@ahc.sa.gov.au *[relevant authority email address]* or

Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

Our ref: SM/221312

29 October 2021

Assessment Panel
Adelaide Hills Council
PO Box 44
WOODSIDE SA 5152

By email: developmentadmin@ahc.sa.gov.au

Dear Sir/Madam

Representation – Application ID 21018753 – tourist accommodation and associated free-standing advertisement at 159 Ridge Road, Ashton

This firm acts for Kym Nitschke and Sophie Nitschke who own and occupy the land at 141 Ridge Road, Ashton (**our clients' land**).

This representation regarding the above application for “*tourist accommodation and associated free-standing advertisement*” (**the proposed development**) on 159 Ridge Road, Ashton (**subject land**) is made on our clients' behalf.

Our clients are **opposed** to the proposed development and submit that the Council Assessment Panel should refuse the grant of planning consent.

Our clients' land and the locality

The easternmost boundary of our clients' land adjoins a large portion of the westernmost boundary of the subject land.

Our clients' land comprises a dwelling and swimming pool and is typified by open paddocks and, as with the subject land, is heavily vegetated in its north-western corner where it abuts the Horsnell Gully Conservation Park.

The locality is semi-rural in nature and is characterised by large, irregularly shaped allotments with detached dwellings and associated vineyards or low intensity agricultural activities. The amenity of our clients' land and the broader locality is exceptionally high and deeply valued by our clients and, presumably, the community.

Our clients' opposition to the proposal

Our clients' principal concerns are that:

1. the proposed tourist accommodation use is an inappropriate land use in the Hills Face Zone;
2. the proposed development will have adverse amenity impacts; and
3. the siting of the proposed development raises fire safety and potential health concerns.

We explain these concerns in more detail below.

Inappropriate land use in the Zone

Both our clients' land and the subject land are located in the Hills Face Zone under the Planning and Design Code (**the Code**).

It is well settled that the role of the planning authority is to identify the relevant planning policies (now found in the Code) so as to then distil the spirit and intent of the policies applying to the land and the development. The planning authority then needs to determine whether, on balance, the Code speaks for or against any particular proposal so as to warrant planning consent.

The first observation we would make is that the relevant provisions for the Code seek as a starting point to *"maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide"*.¹ The Desired Outcome for the Zone then sets out that this is achieved *"by limiting development to low-intensity agricultural activities and public and private open space."* The Zone's Desired Outcome then relevantly provides that:

*"The natural character of the zone will be **preserved, enhanced and re-established** to:*

- (a) *provide a natural backdrop to the Adelaide Plain and a contrast to the urban area*
- (b) *preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide*
- (c) *provide for passive recreation in an area of natural character close to the metropolitan area*
- (d) *provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges.*

'Natural character' refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates."

(our emphasis)

¹ Hills Face Zone DO 1

The desire to limit development in the Zone to low intensity farming activities², detached dwellings³, and other “low intensity, low scale activities that complement the natural, rural and scenic qualities of the hills face landscape”⁴ is, of course, unsurprising given the desired outcomes for the Zone.

To a very limited extent, tourist development is envisioned. Hills Face Zone PO 7.1 provides for low intensity and low scale “*tourist facilities*” which are sited unobtrusively. Similarly, the desired outcome for the Zone provides for the provision of public open space and “*passive recreation in an area of natural character*”⁵. However, the deliberate use of the term “tourist **facilities**” as opposed to “tourist **accommodation**”, a defined land use, is significant. These provisions, read together and in the context of the relevant planning policy, are appropriately interpreted as providing for non-descript tourist amenities which complement passive outdoor activities such as wildlife observation, walking and picnicking. To that end, PO 7.1. provides for things like boardwalks, picnic areas and public barbecue areas.

Having regard to the above, it is clear that the proposed development is an inappropriate land use in the Zone; tourist accommodation is not envisioned, nor is it a “low intensity, low scale” activity, particularly when it involves the construction of a new building on an allotment which already contains an established dwelling.

Further, the proposed development fails to **preserve and enhance, or re-establish** the “natural character” of the Zone.

In *Mol Pty Ltd & Anor v City of Mitcham & Ccsa*⁶ the ERD Court considered comparable provisions of the Hills Face Zone in the now repealed Mitcham City Development Plan and made the following relevant remarks:

The “natural character” is to be preserved and enhanced or re-established. At first instance, we would take “natural character” to mean the natural topography of the land, without man-made roads, tracks and structures, and including the existing native vegetation. The Zone provisions seek to have the natural character enhanced or re-established. This would seem to mean, in the context of the Zone provisions, and having regard to the explanatory paragraphs under Zone Objective 2, that the addition of new roads, tracks and structures, is discouraged, and their obliteration or the reversion of the land to vegetation, whether “bush”, grasslands, or uses such as open grazing on grasslands, is encouraged, as is the replanting of the land with appropriate native vegetation.

Plainly, the proposed development does not re-establish the natural character of the Zone, particularly where no associated landscaping is proposed. The desire to preserve and enhance the natural character of the Zone would also generally discourage the construction of new buildings and structures.

Further, our clients are understandably concerned that the owner/s of the subject land are essentially trying to turn the site into a large-scale commercial tourist facility. They say this in light of the fact that applications have been lodged in recent years to change the use of the existing horticulture building to a cellar door sales outlet (shop), including ancillary functions. For the avoidance of any doubt, whether or not the owner/s of the

² Hills Face Zone PO 1.2

³ Hills Face Zone PO 1.4; DPF 1.4

⁴ Hills Face Zone PO 1.1

⁵ Hills Face Zone DO 1

⁶ [2002] SAERDC 55 at [52].

subject land intend to pursue any other kind of tourist related development on the site, our clients are still opposed to the proposed development.

Adverse amenity impacts

The Hills Face Zone expresses a clear intent to maintain the amenity of the Zone. PO 10.4 provides that development should “...**not** be undertaken if it is likely to result in loss of amenity to adjoining land or surrounding localities from: the visual impact of buildings, structures or earthworks.” This policy is supported by Interface between Land Uses DO 1, which similarly provides that development should be “...located and designed to mitigate adverse effects on or from neighbouring and proximate land uses”.

The proposed tourist accommodation will be directly visible from our clients’ land, including from inside their dwelling, and will have a significant adverse effect on the amenity they currently enjoy. The proposed tourist accommodation will, in our view, result in inappropriate development of the ridgeline and detract from the scenic open space it presently displays.

Moreover, given the proposed tourist accommodation will be located on a cleared area of land with no screen planting proposed, our clients will be able to observe (and be observed in return) the activities of guests, raising serious privacy concerns for both our clients and users of the proposed accommodation.

The contours of the land, representing a natural amphitheatre, also results in any noise generated from the ridgeline becoming amplified and entering our clients’ dwelling.

The Zone stresses the need to shield buildings from sight when viewed from roads within the Zone. PO 2.1 provides that buildings should be “... *unobtrusive and sited and designed in such a way to ... limit the visual intrusion of development in the Zone particularly when viewed from roads within the Zone or from the Adelaide Plain.*” PO 2.4 similarly provides that buildings should be “... located **within valleys** or behind spurs or **positioned well below the ridge line** so that they are not visible against the skyline when viewed from roads within the Zone or from the Adelaide Plains.” The proposed tourist accommodation will be located on the higher slope of the subject land and clearly visible from Ridge Road. There has been no attempt to position the pod in such a way as to limit its visual impact from the main road (or our clients’ dwelling for that matter). The proposed development is unresponsive to the surrounding land, and has not been carefully sited in an unobtrusive location. Plainly, there has been no attempt to minimise its impact on the amenity of surrounding land; for example, by clustering it with other existing buildings, or through the adaptive reuse of an existing building. We **enclose** some indicative images which our clients have prepared which assist in demonstrating the above.

Health and fire safety concerns

Fire

The subject land is in the Hazards (Bushfire - High Risk) Overlay and represents an area of significant fire danger. It is heavily vegetated, and like much of the locality, is difficult to access due to the undulating landscape. Accordingly, PO 2.1 of the Overlay seeks to limit new development in this area, providing that “[b]uildings and structures [should be]

located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain."

The Overlay also seeks to restrict tourist development in particular, with PO 4.2 providing that "... *tourist accommodation ... [should be] sited away from vegetated areas that pose an unacceptable bushfire risk.*" The obvious justification for such a planning policy is that tourists are uniquely vulnerable in bushfire events, as they are unfamiliar with the locality and associated evacuation routes. The proposed development plainly does not take this into account.

Moreover, we understand that the proposed development will be located on the only cleared area of the subject land, an area which appears to also form part of the CFS access track. The applicant has provided no details of whether this will impact the manoeuvrability and accessibility of fire trucks in the event of fire, which is particularly concerning given the ability to defend the whole valley is dependent on unrestricted access to the park, including via this track.

Chemical spray drift

PO 10.3 of the Zone relevantly provides that:

*"Development is not undertaken if it is likely to result in adverse impacts from **chemical spray drift**, chemical run-off or chemical residue in soils."*

Whilst PO 9.1 of the Zone provides that:

*"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."*

It appears from the "site plan" included in the public notification documents that the proposed tourist accommodation will be located several metres from an existing vineyard. Such close proximity is concerning, given viticultural activities commonly involve the use of chemical pesticides which may drift into the area where the proposed accommodation is proposed.

Deficiency in proposal documentation

Further to the above, we make the observation that the documentation the subject of the proposed development which has been made available to us does not contain sufficient information to enable the planning authority to make a proper planning assessment of this application. For example, there are no details as to:

1. stormwater management;
2. effluent management;
3. the external colours and finishes of the proposed tourist accommodation building;
or
4. any details of proposed landscaping.

Given the above, we respectfully suggest that the assessment of the application should be put on hold until such time as the relevant authority receives appropriate details of

the above. Depending on the changes to the proposal it may be necessary to afford representors with a further opportunity to comment.

Conclusion

The Courts have made it clear that, while not mandatory, the provisions of Development Plans are directory and persuasive and one would normally expect a planning authority to apply them unless, as a matter of planning judgment, there is good reason to depart from them. If that is not so, the Development Plan becomes a relatively meaningless and ineffectual document.⁷ These comments, of course, apply equally to the new Planning and Design Code. Respectfully, there is simply no good reason or justification for the planning authority to depart from the clearly applicable provisions in the Code.

The consequence of the failures to meet relevant provisions of the Code is that it results in unreasonable amenity impacts. In assessing a proposed development "*it is necessary to balance the interests of those who seek to develop a site with the interests of those who already reside in the relevant neighbourhood or locality.*"⁸ The proposed development simply does **not** achieve this necessary balance.

Having regard to the above, the proposed development does **not** warrant planning consent. Our clients urge the Council Assessment Panel to refuse the grant of planning consent.

Our clients wish to be heard in person, or by legal representative, at the relevant meeting of the Council Assessment Panel. We would be grateful if you would please advise us of the date and time of the relevant meeting.

Please contact me if you have any queries or wish to discuss.

Yours faithfully



Sydney McDonald
BOTTEN LEVINSON
Mob: 0411 554 253
Email: sm@bllawyers.com.au

⁷ *District Council of Angaston v Hamilton* (1995) 64 SASR 110 at 117 to 118 approved in *Town of Gawler v Impact Investment Corporation Pty Ltd* [2007] SASC 356; (2007) 99 SASR 115 at [22] per Doyle CJ and at [79] per Bleby J and *City of Port Adelaide Enfield v Moseley* [2008] SASC 88, at para 22

⁸ *Hutchens & Anor v City of Holdfast Bay & Anor* [2007] SASC 238 at [21]







Nick Ford

Stakeholder Category	INDIVIDUAL	Stakeholder Position	I do not support the development
Submission Source	Online	Late Submission	No
Email	nick.ford@ctgtrauma.com.au	Phone	0417892113
Reason to grant or refuse the planning consent	<p>Application ID 21018753 159 RIDGE RD ASHTON SA 5137 thank you for the opportunity to comment. Thank you for the opportunity to comment. We live at 99D Ridge Rd Ashton. The area is a peaceful agricultural area with many of the inhabitants being here for 10 years plus, in our case 30 years. We are uncomfortable with purpose-built tourist accommodation. There have been attempts by the new owners and 159 Ridge Road for significant tourist development in order to monetise their holding over and above their significant agricultural pursuits. This has been problematic and has engendered some discontent. There are some practical considerations;</p> <ul style="list-style-type: none">• Many of the properties use bore. s the aquifer is limited.• Ridge Road is regularly used for ultramarathon songs. It is part of the Heysen Trail. As a wildlife corridor and also used by cyclist and horse riders. The potential for tragedy with increased traffic flow is considerable.• It is acknowledged that some existing houses have been deployed for tourist accommodation, but they were not purpose-built.• Planning SA may wish to consider the potential for the transformation of a tourist area that monetises a peaceful ambience for something closer to the Gold Coast. It will be harder to resist this if the proposal gets up. There would then be issues with zoning and subdivision being sought et cetera.• The proposal for luxury accommodation is in effect offering an ambience and views for money. Unfortunately some of the views have been constructed by, and belong to, other people <p>159 Ridge Road was previously owned by Mr Clarrie Moulds and was a fruit tree orchard. We were warned by Mr Moulds that we should all be careful transiting the area as there were mine shafts. I had some clinical experience with an individual who had experienced difficulty with said mine shafts Hence the reason for seeing me. We oppose the development, and any future proposals for construction of tourist accommodation in this area. In regards.</p> <p>Nick and Kerry Ford</p>		



Town Planning Specialists
Planning Private Certifiers

04/11/2021

Doug Samardzija
Assessment Officer – Planning
Adelaide Hills Council

By email: dsamardzija@ahc.sa.gov.au

Dear Doug,

Response to representations for development application 21018753 for Tourist Accommodation & associated free standing advertisement at 159 RIDGE RD, ASHTON SA 5137

1.0 Introduction

Adelaide Planning and Development Solutions (APDS) have been engaged by the applicant, Ms Kate Bishop, to provide a response to the representations received following the public notification.

In preparing this response, I confirm that I have visited the subject land and locality, had regard to the representations and considered the relevant provisions of the Planning and Design Code as it relates to the subject land within the Hills Face Zone.

This response should be considered in addition to the previous application plans and documentation which have been provided as part of the application documentation.

The following response will address the reasons raised in the representation below.

For the reasons I will detail below, I am of the view that the proposal in its current form results in a development which warrants Development Plan Consent in its current form.

2.0 Representation

Two representations were received during the public notification period, both who oppose the development. One representor wishes to be heard in support of their representation.

3.0 Consideration of representation

Having reviewed the representation, the concerns raised in the representation specifically relate to:

- Would like Planning and Design Code policy in Hills Face Zone to change not to allow for tourist accommodation
- Land Use inappropriate in Hills Face Zone / Don't want tourist accommodation onsite
- Amenity impacts
- Use of water onsite and impact on water in aquifer.
- Siting of the development raises fire safety and health concerns.



Town Planning Specialists
Planning Private Certifiers

We respond accordingly.

3.1 Would like Planning and Design Code policy in Hills Face Zone to change not to allow for tourist accommodation

This is not a relevant planning consideration in the determination of the current application for the Tourist Accommodation & associated free standing advertisement. The application is assessed against the current Planning and Design Code provisions.

Should the land owner be aggrieved with the policy of the Planning and Design Code, then they can contact State Government and Council in relation to any future suggested code amendments.

3.2 Land Use inappropriate in Hills Face Zone / Don't want tourist accommodation onsite

The Hills Face Zone seeks 'Low intensity, low scale activities that complement the natural, rural and scenic qualities of the hills face landscape' (PO 1.1) and Tourist facilities which 'are of a low intensity and low scale and are sited unobtrusively.' (PO 7.1). We also note the provisions also seek that the natural character of the zone will be preserved, enhanced, and re-established.

The subject land is a large allotment with an area of approximately 15.9 hectares which contains a small cottage, a small cellar door within the existing outbuilding (under construction), a significant portion of the land used for viticultural purposes and the remainder of the allotment contains natural vegetation.

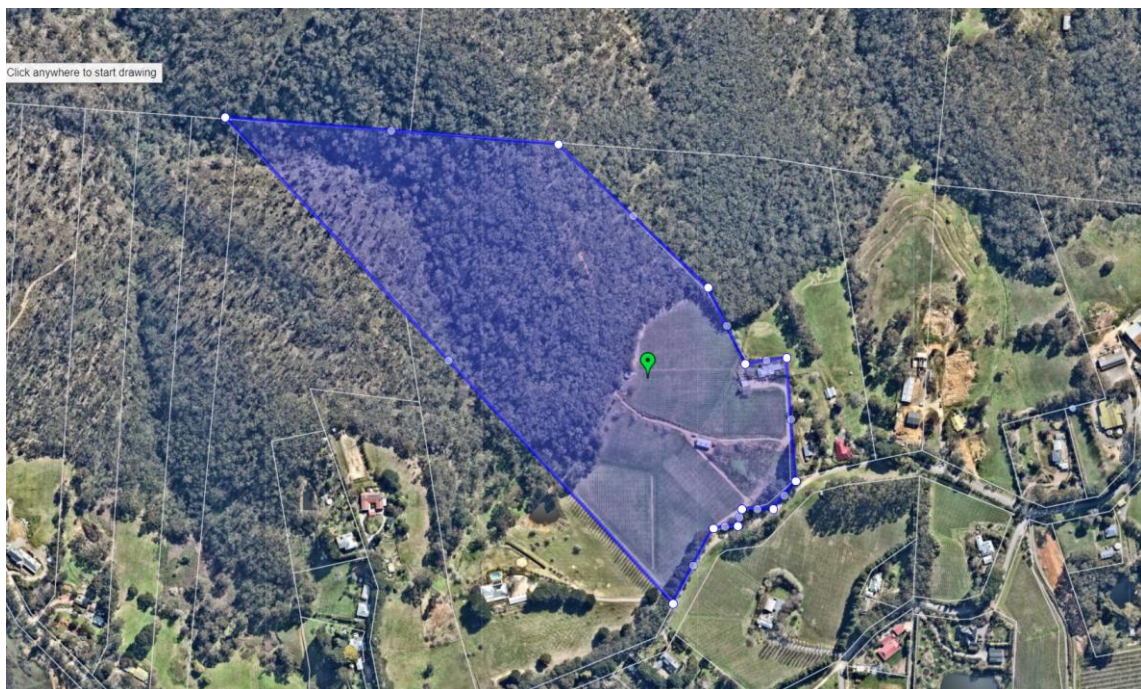


Figure 1 – Subject land.



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The term 'tourist facilities' in PO 7.1 allows for a range of land uses with a tourist focus within the Hills Face Zone (not just tourist accommodation) subject to satisfying the other relevant provisions of the code ensuring any proposals are of a low intensity, low scale activities that complement the natural, rural and scenic qualities of the hills face landscape amongst other planning considerations.

The proposal will provide a unique small and low scale tourist accommodation option with an area of 36 square metres which provides guests access to a well-rounded Adelaide Hills cultural experience to access to tourist facilities including the cellar door on the subject land and other food and wine in the region. The accommodation offer for two persons only will be of a small scale and intensity which is sited unobtrusively and will sit comfortably on the site.



Figure 2 – perspective of the tourist accommodation pod

The proposed modest building provides colours and materials which complement the appearance of the existing buildings onsite and the Hills Face Zone and will provide a suitable low scale built form. The building will have an area of 36 square metres including the attached deck area. The proposal will be a contemporary flat roofed structure with have an overall height of 3.7 meters and will be constructed of lightweight materials. The natural, non-reflective neutral colours of the proposed building will not result in unacceptable visual impacts complementing the existing Hills Face Zone environment.

Given the proposed location of the building in the middle of the site in addition to the existing mature vegetation to the majority of the site including the periphery, the proposal will not be highly visible to adjoining properties. The building will be located in close proximity to the existing outbuilding on the site associated with the approved use as a cellar door. The location of the proposed building will not be visible from Ridge Road and given distance to the neighbouring properties, in addition to the small size of the built form, will not result in an unacceptable visual impact from adjoining properties or to the Adelaide Plains.



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Figures 3 and 4 – Size and location of the tourist accommodation pod on the site.

Contextually, the proposal results in a built form and size with the appearance of an outbuilding which is smaller than the numerous examples of larger rural outbuildings in the immediate locality on the rural living allotments within the Hills Face Zone. Further, The location of the building in an existing non vegetated area will not require the removal of vegetation and will also result in minimal excavation. The building will be located in close proximity to the existing outbuilding on the site associated with the approved use as a cellar door in keeping with the relevant provisions relating to grouping buildings onsite where possible.

The proposal will use the existing driveway to access the accommodation offer and will result in an acceptable impact on the road network in terms of traffic movements. Additionally, the proposal will not impact on the existing fire road which runs through the site.

Contrary to the assertions from the representors, the proposal will provide an additional small scale tourist facility in the form of tourist accommodation on the subject land which satisfies the intent of the relevant provisions of the Planning and Design Code as the proposal relates to the Hills Face Zone.

3.3 Amenity impacts

The adjoining land owner to the south is of the opinion that the proposal will result in an inappropriate visual impact from their land and from their dwelling. They also believe the proposal will result in inappropriate impacts in terms of noise from the proposal.

The proposal seeks a modest building with an area of 36 square metres including the attached deck area. The proposal will have an overall height of 3.7 meters and will be constructed of lightweight materials. The natural, non-reflective neutral colours of the proposed building will not result in unacceptable visual impacts complementing the existing rural environment and sits comfortably on the existing site set amongst the vines with appropriate siting and landscaping in keeping with the intent of the Zone.



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The representor's house and distance to the proposed tourist accommodation facility is shown in the images below. The neighbouring dwelling is 315 metres from the location of the small building and is separated by existing vegetation surrounding the neighbouring dwelling, mature trees along the common driveway, further vineyards in addition to the rolling topography of the land.

In addition to the existing vegetation on the subject land and surrounding the neighbouring dwelling (the representor's dwelling), when the poplars trees along the boundary are in leaf the occupants wont be able to see the pod at all, and when they are bare the pod will be barely visible.

Given the small size and scale of the proposed tourist accommodation building and the distance from adjoining property (even when viewed from the boundary), the proposal will not result in an unreasonable visual impact on the adjoining property.



Figure 5 – Distance of the tourist accommodation building to the dwelling to the south west.

Contextually, the proposal results in a built form with the appearance of an outbuilding which is smaller than the numerous examples of larger rural outbuildings in the immediate locality on the rural living allotments within the Hills Face Zone. Further, The location of the building in an existing non vegetated area will not require the removal of vegetation and will also result in minimal excavation. The building will be located in close proximity to the existing outbuilding on the site associated with the approved use as a cellar door in keeping with the relevant provisions relating to groping buildings onsite where possible.

The images below shows the location of the proposed tourist accommodation building and the existing mature vegetation along the periphery of the site and vegetation on the adjoining property which will screen the visual impact of the proposal to the adjoining property to the south west.



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Figure 6 – Aerial image/ existing vegetation on the subject land and adjoining property between the proposal and the neighbouring dwelling.



Figure 7 – existing vegetation and vines between the existing cellar door and the adjoining neighbour (over 300 metres away)

With regard to noise, the openings of the tourist accommodation building will be directed away from the land to the south west facing to the north to maximise the views of the rolling topography of the land. The accommodation offer is designed for just a couple for a romantic break, not for groups, so there will be very little noise. The accommodation offer will be managed by the owners of the land and visitors will be advised that they will have to abide by house rules. Any noise from the proposed accommodation offer would be comparable with the noise impacts of the existing dwelling on the site.



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In relation to traffic impacts, given the accommodation offer will only allow for two persons (aimed at couples) it is envisaged that only one car will attend the site. Access to the site is from the existing driveway which is set away from adjoining properties and it is considered that the number of traffic movements to and from the site will be minimal (up to 5 movements per day at most – entering and exiting site to Adelaide hills venues x 2) and will be easily accommodated by the existing road network.

3.4 Use of water onsite and impact on water in aquifer

The proposal will be ecofriendly and self-sufficient with connection to solar and water tanks onsite. The building will be connected to a 10,000 litre rainwater tank in addition to the existing water tanks onsite.

A suitability designed waste water system has been approved by Council which will ensure there will be no impact on the water in the aquifer in this instance. The EPA has reviewed and endorsed the proposal as well.

3.5 Siting of the development raises fire safety and health concerns.

The proposal seeks the use of the proposed building for tourist accommodation which has been reviewed and endorsed by the CFS subject to standard conditions.

The proposed building will be located in a cleared area away from larger areas of vegetation which would pose an unacceptable fire risk. The building will be designed to meet the Building Code and will provide adequate water tanks for fire fighting

The proposal has been designed to allow for access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. Further, the site provides safe access and egress from the site to the adjoining road network in the case of an emergency.

The CFS have reviewed the proposal and provided comment in support of the application.

The facility will have a bushfire management plan in place and will ensure that the site will operate in a manner to minimise any impacts relating to fire. The applicant has advised that occupants / guests will not be allowed to stay at the facility on catastrophic days.

In relation to spray drift, all works on the vineyards which would have any impact on the accommodation offer will be undertaken at times when the building is unoccupied to ensure there will be no / acceptable impacts on occupants. The approved cellar door also is located within close proximity to the vines and the maintenance of the vines will also be undertaken at times when the cellar door is no in operation to ensure there will be no / acceptable impacts on visitors to the site.

On this basis, it is considered that the proposal will not pose an unacceptable risk from a fire hazard / risk perspective.



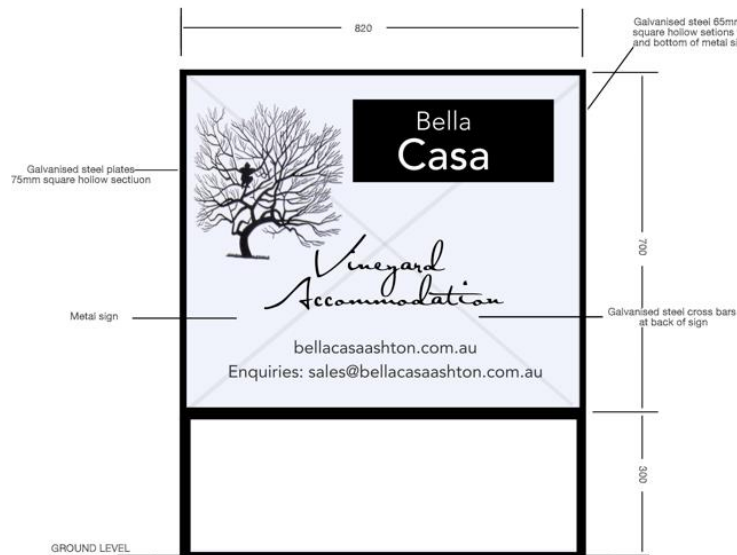
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3.6 Images in representation

The images shown in the representation is grossly misleading and not to scale.

The proposed building will not be visible from the road and the natural topography of the site will block views of the building. The proposal will not be positioned on top of the hill as implied by the representor's images but set behind the vines behind on the second .

Further, the signage proposed is small in scale as per the image below with a height of 1 metre and a width of 0.82 metres.



All vegetation along the periphery of the site along Ridge Road will be maintained by the application which will maintain screening of the proposal from the street.

4.0 Conclusion

The application seeks a modest small scale tourist accommodation building for up to two guests with an area of 36 square metres. The proposal will have an overall height of 3.7 meters and will be constructed of lightweight materials. The natural, non-reflective neutral colours of the proposed building will not result in unacceptable visual impacts complementing the existing rural environment and sits comfortably on the existing site set amongst the vines with appropriate siting and landscaping in keeping with the intent of the Zone.

The proposal is a suitable development providing a tourist facility in the form of 'Tourist Accommodation' which is in keeping with the intent of the Hills Face Zoning of the Land. The proposal will component the use of the land for viticultural purposes and proposes a well-designed modest proposal in addition to the existing buildings onsite.



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The proposal will have an acceptable impact on the amenity of the adjoining properties for the reasons aforementioned and given the small scale nature of the proposal, contextually, the proposal results in a built form with the appearance of an outbuilding which is smaller than the numerous examples of larger rural outbuildings in the immediate locality on the rural living allotments within the Hills Face Zone. Further, it is considered that the proposal will not pose an unacceptable risk from a fire hazard / risk perspective.

After careful consideration of the proposed development and having regard to the relevant provisions of the Planning and Design Code, it is my opinion, that the application represents an appropriate form of development in the context of the Hills Face Zone and the unique circumstances of the subject land and locality.

For all the reasons outlined in this response, we consider the proposed development to satisfy the pertinent Planning and Design Code provisions to warrant development plan consent. Therefore, I contend that the proposal represents an appropriate form of development and warrants support.

Please confirm when this proposal will be considered by the Council Assessment Panel and the date and time of the meeting. A representative shall attend at this meeting in support of the proposal.

We look forward to your support of this proposal. If you have any further questions regarding this application or require additional information, please contact me on 0499 933 311.

Yours Sincerely,

A handwritten signature in dark ink, appearing to read 'Mark Kwiatkowski', is positioned above the printed name.

Mark Kwiatkowski MPiA CPP

Director + Principal Urban Planner

Adelaide Planning & Development Solutions - Town Planning Specialists | Planning Private Certifiers

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 21018753
Our Ref: Adelaide Hills DA
Please refer to: 20211008-01ap

08 October 2021

Adelaide Hills Council
PO Box 44
WOODSIDE SA 5244

ATTN: DOUG SAMARDZIJA

Dear Doug,

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) – BISHOP
159 RIDGE ROAD, ASHTON**

An officer of the SA Country Fire Service [SA CFS] Development Assessment Service has assessed the proposed development site, allotment and adjoining areas.

The Bushfire Protection Zone for the area has been designated as **HIGH**

The Hazards (Bushfire – High Risk) Overlay, as published in 'The Planning and Design Code' under the *Planning, Development and Infrastructure Act 2016*, applies to this site.

DECISION

The SA Country Fire Service has no objection to the proposed development.

'The Planning and Design Code' details various requirements as part of the assessment of each development application, and where applicable, these are reinforced through conditions of consent, which are hereby directed to apply to any consent issued in respect of this development application, as detailed below:

ACCESS TO HABITABLE BUILDING

'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 6.2) details the mandatory requirements for 'Private' roads and driveways to facilitate safe and effective use, operation and evacuation for firefighting and emergency personnel and evacuation of residents, occupants and visitors where required. These requirements apply when the furthest point of the building is more than 60m from the nearest public road.

SA CFS has no objection to utilising the existing access driveway as detailed on drawing named SITE MAP uploaded 25/08/2021 and upgraded where necessary to comply with the following conditions:

- The driveway shall be 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)
- Access to the building site shall be of all-weather construction, with a minimum formed road surface width of 3 metres and must allow forward entry and exit for large fire-fighting vehicles, to within 60m of the furthest point of the building.
- The all-weather road shall allow fire-fighting vehicles to safely enter and exit the allotment in a forward direction by incorporating either –
 - I) A loop road around the building, OR
 - II) A turning area with a minimum radius of 12.5 metres, OR
 - III) A 'T' or 'Y' shaped turning area with a minimum formed length of 11 metres and minimum internal radii of 9.5 metres, OR
 - IV) A 'U' shaped drive through design.
- Private access shall have minimum internal radii of 9.5 metres on all bends.
- Private access shall provide overhead clearance of not less than 4.0m horizontally and vertically between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures.

WATER SUPPLY & ACCESS (to dedicated water supply)

Ministerial Building Standard MBS008 “Additional requirements in designated bushfire prone areas” 2020, as published under the Planning, Development and Infrastructure Act 2016 provides the technical details of the dedicated water supply for bushfire fighting for the bushfire zone. The dedicated bushfire fighting water supply shall also incorporate the installation of a pumping system, pipe-work and fire-fighting hose(s) in accordance with MBS008.

‘The Planning and Design Code’ Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.3) details the mandatory requirements for the site to provide a dedicated hardstand area in a location that allows fire fighting vehicles to safely access the dedicated water supply.

SA CFS has no objection to the proposed location for the dedicated water supply as detailed on drawing named SITE MAP uploaded 25/08/2021, providing the outlet is positioned to comply with the following conditions:

- The water supply outlet shall be easily accessible and clearly identifiable from the access way and is no greater than 60m path of travel to the furthestmost point of the building, to enable fire services to reach all parts of the house with no more than two lengths of hose from the hardstand area.
- The dedicated water supply and its location should be identified with suitable signage (i.e. blue sign with white lettering “FIRE WATER”).
- Access to the dedicated water supply shall be of all-weather construction, with a minimum formed road surface width of 3 metres.
- Provision shall be made adjacent the water supply for a nominally level hardstand area (capable of supporting fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes) that is a distance equal to or less than 6 metres from the water supply outlet.
- SA CFS appliance inlet is rear mounted; therefore the outlet/water storage shall be positioned so that the SA CFS appliance can easily connect to it rear facing.
- A gravity fed water supply outlet may be remotely located from the tank to provide adequate access.
- All non-metal water supply pipes for bushfire fighting purposes (other than flexible connections and hoses for fire-fighting) shall be buried below ground to a minimum depth of 300mm with no non-metal parts above ground level.
- All water supply pipes for draughting purposes shall be capable of withstanding the required pressure for draughting.
- Where the water supply is an above-ground water tank, the tank (including any support structure) must be constructed of non-combustible material, such as concrete or metal.

VEGETATION MANAGEMENT

'The Planning and Design Code' Hazards (Bushfire – High Risk) Overlay (Performance Objective 4.2) details the mandatory requirements to establish and maintain an asset protection zone. As such landscaping shall include Bushfire Protection features that will prevent or inhibit the spread of bushfire and minimise the risk to life and/or damage to buildings and property and maintain a fuel reduced zone for safe movement of occupants and fire fighters.

- A vegetation management zone (VMZ) shall be established and maintained within 20 metres of the habitable building (or to the property boundaries – whichever comes first) as follows:
 - I) The number of trees and understorey plants existing and to be established within the VMZ shall be maintained such that when considered overall a maximum coverage of 30% is attained, and so that the leaf area of shrubs is not continuous. Careful selection of the vegetation will permit the 'clumping' of shrubs where desirable, for diversity, and privacy and yet achieve the 'overall maximum coverage of 30%'.
 - II) Reduction of vegetation shall be in accordance with SA Native Vegetation Act 1991 and SA Native Vegetation Regulations 2017.
 - III) Trees and shrubs shall not be planted closer to the building(s) than the distance equivalent to their mature height.
 - IV) Trees and shrubs must not overhang the roofline of the building, touch walls, windows or other elements of the building.
 - V) Shrubs must not be planted under trees and must be separated by at least 1.5 times their mature height.
 - VI) Grasses within the zone shall be reduced to a maximum height of 10cm during the Fire Danger Season.
 - VII) No understorey vegetation shall be established within 1 metre of the habitable building (understorey is defined as plants and bushes up to 2 metres in height).
 - VIII) Flammable objects such as plants, mulches and fences must not be located adjacent to vulnerable parts of the building such as windows, decks and eaves.
 - IX) The VMZ shall be maintained to be free of accumulated dead vegetation.

TOURIST ACCOMMODATION - BUSHFIRE SURVIVAL PLAN

CFS further recommends:

- The applicants to prepare and display a BUSHFIRE SURVIVAL PLAN (BSP) designed specifically for the purpose of any guests that may be in residence during a bushfire event, especially during the Fire Danger Season.
- This BSP should give clear directions to persons that may be unfamiliar with the area/locality and unfamiliar with what protective actions they may need to take to protect their lives during a bushfire event, including when to take such protective actions.
- The BSP should address the possibility that the owners may not be present at the time of the bushfire event.
- The BSP should not expect guests to be involved in fire-fighting operations.
- The SA CFS 'Bushfire Safety and Survival for Business and Organisations' document (refer to CFS website) should be utilised as a basis for information and the drafting of the (GUEST) BSP.
- The applicant should consider reducing operating hours and restrictions on days of extreme weather or bushfire events.

MANIFEST BOX (or similar)

Given the complexities that the subject site presents, SA CFS further recommends the installation of a Manifest Box at the entrance of the property. This box (which looks a bit like a small meter box), should be red with white writing 'Fire Protection system' or similar, and clearly visible to fire crews as they access the property. Containing a list of emergency contact phone numbers; a site plan highlighting vehicle access, turning ability, building location, water i.e. fill locations, and fire protection equipment and any on-site hazards or storage of dangerous materials i.e. LPG, fuels or chemicals.

Compliance with the fire protection requirements is not a guarantee the habitable building will not burn, but its intent is to provide a '*measure of protection*' from the approach, impact and passing of a bushfire.

Should there be any need for further information, please contact the undersigned at the Development Assessment Service on (08) 8115 3372.

Yours sincerely,



ANNIE POMEROY

BUSHFIRE SAFETY OFFICER
DEVELOPMENT ASSESSMENT SERVICE

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: 21018753
Our Ref: Adelaide Hills DA
Please refer to: 20211008-01ap

08 October 2021

Adelaide Hills Council
PO Box 44
WOODSIDE SA 5244

ATTN: DOUG SAMARDZIJA

Dear Doug,

**RE: BUILDING ADVISORY & BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT – BISHOP
159 RIDGE ROAD, ASHTON**

Ministerial Building Standard MBS 008, *Designated bushfire prone areas – additional requirements, July 2020*, as published under the Planning, Development and Infrastructure Act 2016, applies to this site.

A site bushfire attack assessment was conducted in accordance with the National Construction Code of Australia [NCC] and Australian Standard™ 3959 (AS3959) “Construction of Buildings in Bushfire Prone Areas”.

This report is provided as advisory and should be used in conjunction with SA CFS planning assessment with the same reference.

ASSESSMENT DETAILS:

An officer of the SA Country Fire Service (SA CFS) Development Assessment Service, has assessed the proposed development site, allotment and adjoining areas.

Category of Bushfire Attack	BAL 12.5
------------------------------------	-----------------

This report is considered relevant at the date of assessment with respect to the elevations and proposed site map uploaded 25/08/2021 and shall not be considered as SA CFS endorsement of any subsequent development.

BUILDING CONSIDERATIONS

Please refer to the NCC, relevant standards and state provisions for construction requirements and performance provisions.

Compliance with the fire protection requirements is not a guarantee the dwelling will not burn, but its intent is to provide a ‘*measure of protection*’ from the approach, impact and passing of a bushfire.

Should there be any need for further information please contact the undersigned at the SA CFS Development Assessment Service on (08) 8115 3372.

Yours sincerely,



ANNIE POMEROY

BUSHFIRE SAFETY OFFICER

DEVELOPMENT ASSESSMENT SERVICE



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

EPA Reference: PDI 103

8 October 2021

Doug Samardzija
Adelaide Hills Council
PO BOX 44
WOODSIDE SA 5244

Dsamardzija@ahc.sa.gov.au

Dear Doug

EPA Development Application Referral Response

Development Application Number	21018753
Applicant	Ms Kate Bishop
Location	159 RIDGE RD ASHTON SA 5137
Proposal	Construction of a tourist accommodation building in association with the continued use of the existing dwelling on the same allotment

This application was referred to the Environment Protection Authority (EPA) by the Adelaide Hills Council in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the Planning, Development and Infrastructure Act.

The EPA assessment criteria are outlined in section 57 of the *Environment Protection Act 1993* and include the objects of the Environment Protection Act, the general environmental duty, relevant environment protection policies and the waste strategy for the State.

Advice in this letter includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality.

PROPOSAL

The proposal seeks establishment of a tourist accommodation building on an allotment within which there is an existing residential building.

More specifically the proposal involves:

- a single open plan building consistent of a bedroom area, kitchen, living area and bathroom
- a 10,000 litre rainwater tank to capture roof runoff
- an on-site wastewater system consistent of a 3,300L septic tank and a 52m² soakage bed.

SITE

The subject site is located at 159 Ridge Road, Ashton on Certificate of Title Volume 5756 Folio 921.

More specifically, the site is:

- within the Hills Face Zone of the Planning and Design Code
- within an allotment that is partially affected by the Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay (the 'Overlay')
- approximately 150m from the nearest watercourse, which flows away from the Overlay.

The site has not been inspected during the EPA's consideration of this development application but has been viewed using mapping information available to the EPA, including recent aerial imagery, and considered according to existing knowledge of the site and the locality.

ENVIRONMENTAL ASSESSMENT

When assessing a development application referred to the EPA in accordance with the requirements of the Planning, Development and Infrastructure Act, section 57 of the EP Act states that the EPA must have regard to, and seek to further, the objects of the EP Act and have regard to the general environmental duty, any relevant environment protection policies and the waste strategy for the State adopted under the *Zero Waste SA Act 2004*.

The trigger for referral of this development application to the EPA was for the proposal being 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 accommodation on the same allotment) within the Overlay.

The referral requires the EPA to provide assessment and direction on whether the proposed development would have a neutral or beneficial effect on water quality within the Overlay.

As the site is partially located within the Overlay, on 1 September 2021 the EPA sent a request for further information to the applicant seeking details on and locations of the stormwater management and on-site wastewater systems. The information provided by the applicant showed that the proposed tourist accommodation building, stormwater management system and on-site wastewater management system would each be located outside of the parts of the allotment that are within the Overlay. Thus,

any water discharging from the development site would not enter any watercourses within the Overlay.

Hence, the EPA considers that the proposed development would have a neutral or beneficial effect on water quality within the Overlay.

CONCLUSION

Given that each component of the proposed development - the tourist accommodation building, the stormwater management system and the on-site wastewater system - would be located outside of the parts of the allotment that are within the Overlay, the EPA is satisfied that the proposal would have a neutral or beneficial effect on water quality within the Overlay.

DIRECTION

No conditions are directed; however, the following notes provide important information for the benefit of the applicant and are requested to be included in any approval.

The following notes provide important information in relation to the development and are requested to be included in any approval:

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .

If you have any questions about this response, please contact Geoff Bradford on 8204 9821 or geoffrey.bradford@sa.gov.au .

Yours faithfully

Hayley Riggs
Delegate

ENVIRONMENT PROTECTION AUTHORITY



Adelaide Hills
COUNCIL

WASTEWATER WORKS APPROVAL TO INSTALL A WASTEWATER SYSTEM WITH SUB-SURFACE EFFLUENT DISPOSAL

DATE: 16/11/2021	ASSESS No.: 2176	APPROVAL No.: 20/W101/473
APPLICANT DETAILS	David Freschi PO BOX 1412, ASHTON SA 5137	
OWNER(S) DETAILS	David Freschi PO BOX 1412, ASHTON SA 5137	
LOCATION	159 Ridge Road, Ashton SA 5137	

PUMP & PUMPSUMP: Pump Sump – minimum effective capacity of 2950 litres. * Pump – Permanently fixed and electronically wired to operate automatically, including an audible or visual alarm to indicate pump failure.			
SEPTIC TANK <i>Minimum Effective Capacity</i>		4100L	LITRES- note engineer suggestion cond. 1.2
EFFLUENT DISPOSAL SYSTEM			
<i>Type of System</i>	<i>Length (metres)</i>	<i>Width (metres)</i>	<i>Maximum cover (millimetres)</i>
Soakage Trench x9	6 x 16m	1.2	550
	3 x 9m	1.2	550
1. PLEASE NOTE: Effluent Disposal Area must be at least 50 metres from any creek, dam, bore, well or watercourse.			
2. ROOF WATER DIVERSION: All roof/storm water is to be directed away from the disposal area.			
DISTRIBUTION SUMP REQUIRED		Yes- auto indexing valve	
DIVERSION TRENCH REQUIRED Surface and migrating sub-surface water is to be diverted away from the disposal area		yes	

Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one (1) business day's notice when calling for an inspection –Requests for an inspection must be made before 3pm on the preceding business day. Penalties apply for non compliance.

MANDATORY NOTIFICATION & INSPECTIONS STAGES

1. Underfloor plumbing (under water test)
2. Drain, Septic tank and Effluent Disposal System.
3. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures and irrigation system in place.

BOOK AN INSPECTION ONLINE:

https://adelaidehillscouncil.formstack.com/forms/notification_of_inspection

Please be advised that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) approval is hereby granted for the installation of the above wastewater system (or part) and associated plumbing and drainage works subject to strict compliance with all of the following conditions.

Please note that penalties can apply for non- compliance with approval conditions.

Approval of the SEPTIC TANK with SUB-SURFACE disposal is subject to the following conditions:

APPROVAL CONDITIONS

1. The approved wastewater system incorporates:
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500.
 - 1.2. A 7800L Taylex maxi concrete septic tank.
 - 1.3. **9 x 16m & 3 x9m** pressure dosed soakage trenches as specified by the **Maxwell Consulting Engineers** design engineers' report dated **May 2020 and in conjunction with Maxwell Consulting Engineers report ME1273 dated 21/7/21.**
 - 1.4. Pump to be maintained and checked.
 - 1.5. The Villa- a 3300L septic tank with pump chamber to pressure dosed soakage bed as per report ME1273 by Maxwell Consulting Engineers dated 21/7/21.
2. The system is to be installed, commissioned, operated and maintained in accordance with:
 - 2.1 The plans and specifications submitted including any amendments made/required with this approval.
 - 2.2 Manufacturers, installers and equipment suppliers' instructions and recommendations.
 - 2.3 The two **Maxwell Consulting Engineers** design engineers' reports dated **May 2020 and 21/7/21.**
 - 2.4 In the case of any wastewater products to be installed, the relevant product approval conditions.
 - 2.5 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500.2).
 - 2.6 The Onsite Wastewater Systems Code.
 - 2.7 All other relevant standards and codes.
 - 2.8 Conditions of this approval.
 - 2.9 Any variation to the works as approved must not be undertaken until that variation has received Council approval.
3. In accordance with the Regulations, wastewater works (or part) must be carried out (including the effluent disposal area) by a suitably qualified person as defined by the Wastewater Regulation 2013. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days of completion of each stage.
4. In regards to inspection and commissioning, the relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation. *See Mandatory Notification and Inspection Stages*

BOOK AN INSPECTION ONLINE:

https://adelaidehillscouncil.formstack.com/forms/notification_of_inspection

5. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing:
 - 5.1 Type of system installed
 - 5.2 Date of system installed
 - 5.3 Servicing / desludging frequency – min 4 yearly desludge.
 - 5.4 Prohibited discharges
 - 5.5 Relevant Authority / Manufacturer details

6. The operator of the wastewater system must ensure that the lids and access openings are raised to surface level and sealed to prevent the entry of storm water or the escape of effluent or sewer gases and are fitted so as to be childproof.
7. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:
 - 7.1 The conditions of this approval
 - 7.2 The prescribed codes to the extent which they are applicable.
8. The operator of a wastewater system must ensure that wastewater from the system is reused or disposed of in accordance with:
 - 8.1 These approval conditions
 - 8.2 All relevant standards and Codes to the extent which they are applicable.
9. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
10. This approval will expire if the works are not commenced within 12 months, or are commenced but not substantially completed within 24 months after the date of approval.
11. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose further conditions, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 11.1 The operator consents or-
 - 11.2 The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

Approval of the waste control system does not infer development approval and work should not proceed until all approvals are received

If you have any queries please do not hesitate to contact the Adelaide Hills Council on the details below.

Contact Officer: Stewart West

Contact Telephone No: 8408 0400
Fax No. :8389 7440

Signed:

Stewart West
Authorized Officer
South Australian Public Health Act, 2011

16/11/2021

Note 1: The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.

Note 2: Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.

Note 3: Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.

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MAXWELL CONSULTING ENGINEERS
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Onsite Wastewater Management Report

Project: Casa Freschi Cellar Door
Address: 159 Ridge Road, Ashton
Project No: ME1273

Proposed system: Min. 4100L Capacity Septic Tank with either integrated or separate min. 2950L Pump Chamber and effluent outlet filter
Required: SA Health Approved Septic Product
Suggested make/model: Taylex Maxi (concrete) or Access Variable 7800L (fibreglass)
Effluent disposal: Subsurface disposal
Disposal via: Pressure-dosed soakage beds

Additional consideration: Min. 1500L Grease Arrestor
Suggested make/model: Ri Industries 1750L

The design provided is in accordance with the requirements of SA Health's Onsite Wastewater Systems Code (2013), and AS/NZS 1547:2012.



Document Control

Version	Date	Author	Reason	Sections	Checked
A	25/05/2020	Sherie Yang	Initial Release	All	AD



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Summary

The design provided accounts for the expected wastewater generated by a proposed cellar door, licensed for 20 at any one time, and expecting on average, up to 25 per day, with a peak of 40 (such as on a warmer Saturday).

The cellar door is expected to focus on tastings, with provisions included in the design to account for cheese platters and possibly woodfired pizzas, both of which involve minimal cooking and clean-up as food preparation facilities are minimal. There are no plans for a commercial kitchen at this stage, or the provision of café or restaurant style food/meals.

Discounting events such as Winter Reds/Hills Crush, the cellar door will also be advertised as an events/wedding venue. It is not expected for there to be more than 1 event/week, and up to 12 events per year, with most of the events/weddings likely to be held over Summer/Spring as per typical holiday and wedding seasons. For these events, the venue will be advertised for up to 75 guests. Food will be provided by hired catering services, with some clean-up possibly expected onsite, though limited where possible to minimise grease/fats entering the system.

If considerable clean-up is expected, particularly of plates used during an event and cookware, an additional grease arrestor of at least 1500L capacity should be installed from the kitchen fixtures to reduce lipids entering the main septic system and working through to the disposal fields.

All wastewater from the proposed cellar door is to be directed to a septic tank with ideally an integrated pump chamber, for easier installation. As the tank may be in the path of CFS access, heavy duty trafficable lids will be required. An alternative tank location may also be considered.

Effluent disposal from the septic tank is to be pumped back behind the cellar door and disposed of within pressure-dosed soakage beds located in an area that will be planted out with wastewater tolerant grasses, sedges and/or other non-aggressively rooting small plants and shrubs to further facilitate effluent uptake.

The proposed design is one that utilises a balancing/detention type pump sump which will only need to come into effect when the venue holds a function. For daily operation, all wastewater typically generated can be disposed of without requiring the regulated dosing component of the system. Should the owner wish have a simpler system that disposes of all wastewater without regulated dosing, the disposal footprint must be up to 3 times larger than that provided within the report. This therefore would require the vacant paddock to be reserved entirely for disposal.

A diversion trench is a necessary component of the design to direct overland and subsoil run-off away from the soakage areas, which should only operate on the applied effluent and natural rainfall.

Soakage areas are non-trafficable and must be treated as dedicated disposal zones. This means that harvesting machinery/vehicles must not be driven over or near to the soakage locations.

Please contact the undersigned for queries relating to this report.

Design and assessment by:

Sherie Yang MIEAust NER
Maxwell Consulting Engineers

PO Box 4068
Norwood SA 5067
engineering@maxwellprojectservices.com.au



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Site Assessment

	Requirement	Assessment
Land slope	Should not be greater than 20%	Approx. 1 in 5
Flooding	Should not be subject to inundation or flooding more frequently than 1 in 10 years	Expected not to be subject to 1 in 10 year flooding/within a flood plain based on information available from DEWNR (no flood study available) Council to confirm
Water table	Depth to seasonal, tidal or permanent water table should be greater than 1.2m from GL and at least 500mm above the highest level of the water table	Permanent water table not encountered in soil samples
Bedrock	Depth to bedrock or cap rock should be suitable for the system (1.2m and at least 500mm clearance required for subsurface disposal)	Bedrock not encountered within 500mm of disposal depth
Land area	Disposal area within the allotment must be suitable for the intended use	Adequate area to meet wastewater disposal requirements
Climate		Mild temperate
Allotment area		Approx. 16ha
Availability of water to the site		Mains equiv.

	Minimum setback	Assessment
Distance to well, bore, dam used or likely to be used for human or domestic purposes	50m	Disposal is over 50m
Distance to watercourse used or likely to be used for human or domestic purposes	50m	Disposal is not within 50m
Distance to water source used for agricultural, aquacultural or stock purposes	50m	Disposal is not within 50m
Distance to pool level of the River Murray and its lakes	100m and above the 1956 flood level	Disposal area is above the 1956 flood level and not within 100m
Distance to mean high water spring along coastal foreshore	100m	Not within 100m



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Soil Sampling Methodology

A minimum of two sampling locations selected with soils obtained from the locations via hydraulic push tube down to at least 600mm below the intended disposal horizon, or until refusal.

Soil Characteristics

Soil classification method: AS/NZS 1547:2012
Soil category: Cat 4
Associated permeability: DLR = 6mm/day

Wastewater Characteristics

Water Use:	Commercial
Cellar door operating days:	5 days per week
Regular staff manning cellar door:	2 staff per day
Liquor license for cellar door:	20
Average number of visitors expected per day:	25
Max (peak) number of visitors expected per day:	40
Duration of visitation:	Likely to be short, 1-2hrs
Wastewater generated by visitors to cellar door:	From wine tasting, cheese platters, potentially woodfired pizzas, the use of a glasswasher, a domestic dishwasher, sink, sanitary facilities
Events/wedding venue hire:	Max. once per week, and likely no more than 12 per year (ie once per month)
Catering staff:	5
Liquor license (special license):	75
Duration of visitation:	Longer, may be 5hrs
Wastewater generated by guests attending event:	From the use of a glasswasher, sink, sanitary facilities (washing of plates and cookware is discouraged if a grease arrestor is not included due to higher volumes of grease and fats that will drain through to the septic system)



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ACN: 600 518 741

Site
Casa Freschi Cellar Door
159 Ridge Road, Ashton

Information provided
Open 5 days per week, with daily visitation averaging 25 and a peak of 40 over the course of 1 day
2 regular staff present, manning cellar door
Primarily tastings focussed, but with cheese platters and possibly woodfire pizzas provided as well (minimal cleanup)
Expected/predicted events & weddings for up to 75 guests approx. once per month, up to 12 per year
5 staff present for events
The cellar door may run prior to a wedding for a short duration in the morning (10 visitors accounted for)

Durations in weeks/year	30	22	52	12	12
	CD Visitors	CD Visitors	Regular Staff	Functions	Catering Staff
	(Busier period)	(Quieter Period)			
Monday	40	20	2	0	0
Tuesday	0	0	0	0	0
Wednesday	0	0	0	0	0
Thursday	40	20	2	0	0
Friday	40	20	2	0	0
Saturday	40	20	2	75	5
Sunday	40	20	2	0	0
No. of people over week	200	100	10	75	5
No. of people for duration	8200		520	900	60
Average visitors over week	29	14			

Attributed loads	S	DF	Attributed loads	Description
Tasting venue	10	10	Hybrid tasting venue with platters/potential woodfire pizza	Minimal cleanup
Staff	25	30	Staff ablutions	Typical
Events/weddings	35	30	Hybrid function, catering & cleanup	Hired catering, onsite clean-up, no commercial kitchen
Catering staff	25	30	Staff ablutions	Typical

Septic Capacity	S			DF		
	P1 daily average	S L/p/y	P1 x S L/y	P2 highest	DF L/p/d	DF x P2 L/d
Tasting venue	25	10	250	40	10	400
Staff	1	25	36	2	30	60
Events/weddings	2	35	87	75	30	2250
Catering staff	0.2	25	4	5	30	150

Septic Capacity	Total S L/y	Max DF L/y	Desludging frequency	Min. Effect. Cap. L
Total	376	2560	4	4065

Balancing DF	CD Visitors	Regular Staff	Event Guest	Catering Staff	CD Visitors	Regular Staff	Event Guest	Catering Staff	DF
Scenario: Peak week	Max per day	Max per day	Max per day	Max per day	Daily DF	Daily DF	Daily DF	Daily DF	Total
Monday	40	2	0	0	400	60	0	0	460
Tuesday	0	0	0	0	0	0	0	0	0
Wednesday	0	0	0	0	0	0	0	0	0
Thursday	40	2	0	0	400	60	0	0	460
Friday	40	2	0	0	400	60	0	0	460
Saturday	10	2	75	5	100	60	2250	150	2560
Sunday	40	2	0	0	400	60	0	0	460

Balancing Capacity	
Weekly max. F	4400 L/wk
Emptying duration	7 days
Required daily disposal	629 L/d
Selected daily disposal	900 L/d
Time-dosing frequency	3 hrs
Volume dosed	113 L max per dose

Balance Tank Requirements	Max. DF	Pump Failure	Min. Size
Capacity	2560	1280	2940

Balance	Type of use	CD Visitors Max per day	Regular Staff Max per day	Event Guest Max per day	Catering Staff Max per day	Volume in tank at start	flow into tank	volume removed	Net volume	Volume remaining in tank	Chamber size
Monday	CD	0	2	0	0	0	60	900	-840	0	1280
Tuesday	CD	0	0	0	0	0	0	900	-900	0	1280
Wednesday	CD	40	0	0	0	0	400	900	-500	0	1280
Thursday	CD	40	2	0	0	0	460	900	-440	0	1280
Friday	CD	40	2	0	0	0	460	900	-440	0	1280
Saturday	Partial CD & Event/wedding	10	2	75	5	0	2560	900	1660	1660	1280
Sunday	CD	40	2	0	0	1660	460	900	1220	1220	2940
Monday	CD	0	2	0	0	1220	60	900	380	380	2500
Tuesday	CD	0	0	0	0	380	0	900	-520	0	1660
Wednesday	CD	40	0	0	0	0	400	900	-500	0	1280
Thursday	CD	40	2	0	0	0	460	900	-440	0	1280
Friday	CD	40	2	0	0	0	460	900	-440	0	1280
Saturday	Partial CD & Event/wedding	10	2	75	5	0	2560	900	1660	1660	1280
Sunday	CD	40	2	0	0	1660	460	900	1220	1220	2940

		Separate tanks	Integrated	Integrated
Suitable Systems	Tank requirements (min.)		Taylex Maxi	Access Variable 7800
Septic	4065	4300L (Ri)	4750 max	4100 min
Pump Chamber	2940	3000L	2990 max	2950 min



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Required tank capacity & disposal area calculations

Refer to calcs page 1 for minimum septic tank capacities.

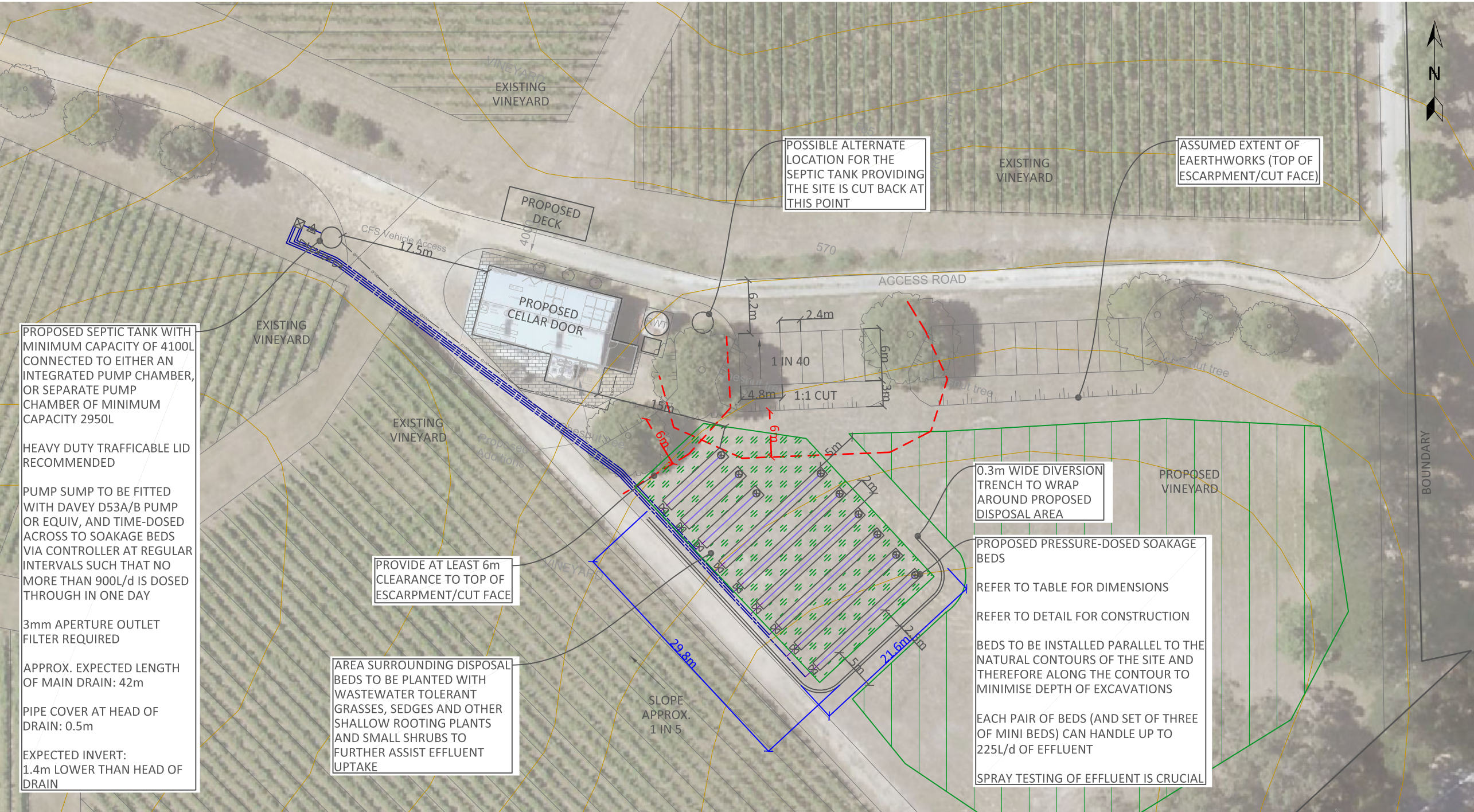
Parameters		
Peak daily flow (cellar door and events)	2560	L/d
	Insufficient room onsite to allow for disposal of peak wastewater generated within one day, requiring the pump chamber to operate as a balance tank/detention tank	
Disposal sized for	900	L/d
	Remainder of wastewater to be detained for disposal over several days	
DLR	6	mm/day

Primary treatment tank capacity		
Desludging frequency	4	years
Required capacity	4100	L minimum

Pump chamber/balance tank		
Required capacity	2950	L minimum
	As the capacity provided for the sump exceeds the peak daily flow, a backup pump is not necessarily required. There will be sufficient storage within the pump sump to account for the wastewater generated on the peak day (Saturday with an event)	

Soakage capacity		
Required contact area	150	m ²
Width of soakage zone	1.2 (Type A), 1.5 (Type B)	m
Type of soakage zone (for council)	Bed	
Lineal length of soakage required	1.2 (Type A), 1.5 (Type B)	m min
Number of disposal zones	6 of Type A, 3 of Type B	(3 pairs and 1 set of three)

Summary		
Number of disposal beds	6 of Type A, 3 of Type B	zones (4 pairs)
Splitting of effluent	Netafim 2000 indexing valve with 4 ports	50L/min min
Width of each zone	1.2 (Type A), 1.5 (Type B)	m
Length of each zone	1.2 (Type A), 1.5 (Type B)	m
Tank requirements	<p>Minimum 4100L septic, with minimum 2950L pump chamber/balancing tank and 3mm aperture outlet filter</p> <p>Pump to be electronically controlled (or similar) to dose no more than 113L to a pair of soakage zones per day</p> <p>Available septic models that meet these requirements include Taylex Maxi, which has a septic tank capacity of 4750L and integrated pump sump capacity of 2990L, and Access Variable 7800, which can have a 4850L septic and a sump of 2950L depending on chamber wall placement.</p> <p>Alternatively, a separate septic tank, such as a Ri 4300L can be connected to a min. 3000L pump chamber to form a two-tank system</p>	



SITE NOTES

- 1. This plan shall be read in conjunction with any site drainage/stormwater management plans, architectural drawings and detail sheet specifications. Engineer to be contacted if discrepancies are found.
- 2. Boundaries shown are indicative only, and to be confirmed with the owner, via the property title or by a surveyor (where unclear) prior to installation.
- 3. Watercourses, bores, dams, and contours obtained from DEW
- 4. Satellite image (where shown) for reference, obtained from DEW or DPTI

WASTEWATER NOTES

- 1. All stormwater discharge and run-off from the roof, roofwater collection (rainwater tanks), and site drainage systems to be diverted away from the wastewater disposal area.
- 2. Visual and audible to be installed in a suitable location, installer to discuss with owner.
- 3. The contractor must locate all services within the works area prior to installation/excavations. Services, if shown on the plan provided, are indicative and serve as a reminder.

PROPOSED SEPTIC TANK WITH MINIMUM CAPACITY OF 4100L CONNECTED TO EITHER AN INTEGRATED PUMP CHAMBER, OR SEPARATE PUMP CHAMBER OF MINIMUM CAPACITY 2950L

HEAVY DUTY TRAFFICABLE LID RECOMMENDED

PUMP SUMP TO BE FITTED WITH DAVEY D53A/B PUMP OR EQUIV, AND TIME-DOSED ACROSS TO SOAKAGE BEDS VIA CONTROLLER AT REGULAR INTERVALS SUCH THAT NO MORE THAN 900L/d IS DOSED THROUGH IN ONE DAY

3mm APERTURE OUTLET FILTER REQUIRED

APPROX. EXPECTED LENGTH OF MAIN DRAIN: 42m

PIPE COVER AT HEAD OF DRAIN: 0.5m

EXPECTED INVERT: 1.4m LOWER THAN HEAD OF DRAIN

AREA SURROUNDING DISPOSAL BEDS TO BE PLANTED WITH WASTEWATER TOLERANT GRASSES, SEDGES AND OTHER SHALLOW ROOTING PLANTS AND SMALL SHRUBS TO FURTHER ASSIST EFFLUENT UPTAKE

PROVIDE AT LEAST 6m CLEARANCE TO TOP OF ESCARPMENT/CUT FACE

0.3m WIDE DIVERSION TRENCH TO WRAP AROUND PROPOSED DISPOSAL AREA

PROPOSED PRESSURE-DOSED SOAKAGE BEDS

REFER TO TABLE FOR DIMENSIONS

REFER TO DETAIL FOR CONSTRUCTION

BEDS TO BE INSTALLED PARALLEL TO THE NATURAL CONTOURS OF THE SITE AND THEREFORE ALONG THE CONTOUR TO MINIMISE DEPTH OF EXCAVATIONS

EACH PAIR OF BEDS (AND SET OF THREE OF MINI BEDS) CAN HANDLE UP TO 225L/d OF EFFLUENT

SPRAY TESTING OF EFFLUENT IS CRUCIAL

TREATMENT SYSTEM	MINIMUM DISTANCE FOR THE LOCATION OF SYSTEM OR DISPOSAL (u.n.o)		
	DOWNSLOPE OF FOUNDATIONS	UPSLOPE OF FOUNDATIONS	FLAT SITE
PRIMARY TREATMENT SYSTEM (SEPTIC OR EQUIV.)	2.5m	2.5m	2.5m
AEROBIC SYSTEM	3m	3m	3m
SURFACE IRRIGATION	1.5m	3m	1.5m
SHALLOW SUBSURFACE IRRIGATION	1.5m	3m	1.5m
SUBSURFACE DISPOSAL (SOAKAGE)	3m	6m	3m
NOTES CONTRACTOR MUST ENSURE THAT MINIMUM SETBACK DISTANCES ARE MAINTAINED ALL DIMENSIONS TO BE CHECKED PRIOR TO INSTALLATION			

TREATMENT SYSTEM	MINIMUM SETBACK DISTANCE FOR THE LOCATION OF SYSTEM OR DISPOSAL		
	DAMS, BORES, WATERCOURSES (1:50000)	MURRAY RIVER & ITS LAKES POOL LEVEL	COASTAL FORESHORE HIGH WATER LEVEL
TREATMENT SYSTEM	10m	-	-
DISPOSAL FIELD	50m	100m	100m
NOTES MINIMUM CLEARANCE MUST BE MAINTAINED UNLESS ENCRoACHMENT PERMITTED BY GOVERNING BODY INSTALLER TO VERIFY SETBACK DISTANCES PRIOR TO COMMENCEMENT OF WORK			

LEGEND

- ⊙ INSPECTION OPENING TO BE LOCATED MAX. EVERY 30m
- ⊠ AUTOMATIC INDEXING VALVE NETAFIM 2000 WITH 4 PORTS (50L/min MIN.)
- ⚙ AIR RELEASE VALVE
- ⊗ FLUSH VALVE IN LILAC VALVE BOX
- ⊢ NON-RETURN VALVE
- INDICATIVE DN100 SEWER DRAIN MIN. 1 IN 60 (1.65%) GRADE TO BE INSTALLED IN ACCORDANCE WITH AS3500
- SUPPLY LINE 40mm LILAC CODED uPVC MIN. 600mm COVER TO BE PROVIDED OVER PIPE IN TRAFFICABLE AREAS
- DISTRIBUTION LINE

SUBSURFACE DISPOSAL METHOD	DISPOSAL SPECIFICATIONS						
	TYPE	No. OF BEDS	BED LENGTH L	BED WIDTH W	DISTRIBUTION LINES PER BED	SQUIRT HOLE SPACING	SQUIRT HOLE Ø
PRESSURE DOSED BED (LONGER BED)	A	6	16m	1.2m	1	1m c/c	5mm
PRESSURE DOSED BED (SHORTER BED)	B	3	9m	1.5m	1	0.8m c/c	5mm

WASTEWATER PLAN



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CLIENT:
CASA FRESCHI CELLAR DOOR

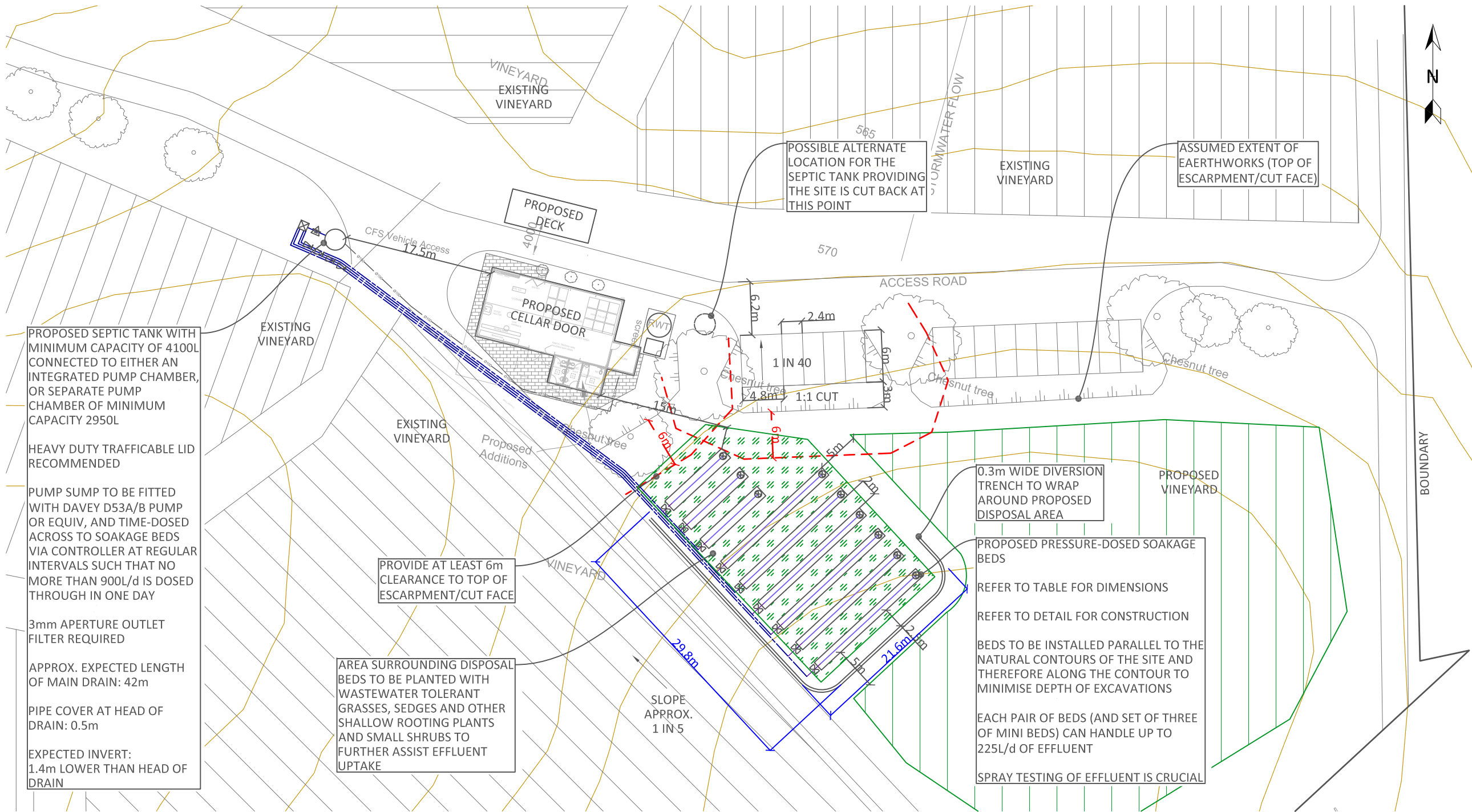
PROJECT TITLE:
ME1273

SITE ADDRESS:
159 RIDGE ROAD ASHTON

DRAWING TITLE:
WASTEWATER PLAN

SHEET No: P1	COUNCIL: ADELAIDE HILLS
SCALE: 1:500 @ A3	DESIGNED: SY
DATE: 25/05/20	DRAWN: SY

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AREA SURROUNDING DISPOSAL BEDS TO BE PLANTED WITH WASTEWATER TOLERANT GRASSES, SEDGES AND OTHER SHALLOW ROOTING PLANTS AND SMALL SHRUBS TO FURTHER ASSIST EFFLUENT UPTAKE

POSSIBLE ALTERNATE LOCATION FOR THE SEPTIC TANK PROVIDING THE SITE IS CUT BACK AT THIS POINT

ASSUMED EXTENT OF EAERTHWORKS (TOP OF ESCARPMENT/CUT FACE)

0.3m WIDE DIVERSION TRENCH TO WRAP AROUND PROPOSED DISPOSAL AREA

PROPOSED PRESSURE-DOSED SOAKAGE BEDS

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SUPPLY LINE 40mm LILAC CODED uPVC MIN. 600mm COVER TO BE PROVIDED OVER PIPE IN TRAFFICABLE AREAS

DISTRIBUTION LINE



WASTEWATER PLAN



WASTEWATER APPROVAL
CONDITIONS & NOTES APPLY
WWA: 473/20/w101
DATE: 17/06/20

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- All stormwater discharge and run-off from the roof, roofwater collection (rainwater tanks), and site drainage systems to be diverted away from the wastewater disposal area.
- Visual and audible to be installed in a suitable location, installer to discuss with owner.
- The contractor must locate all services within the works area prior to installation/excavations. Services, if shown on the plan provided, are indicative and serve as a reminder.

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CLIENT: CASA FRESCHI CELLAR DOOR

PROJECT TITLE: ME1273

SITE ADDRESS: 159 RIDGE ROAD ASHTON

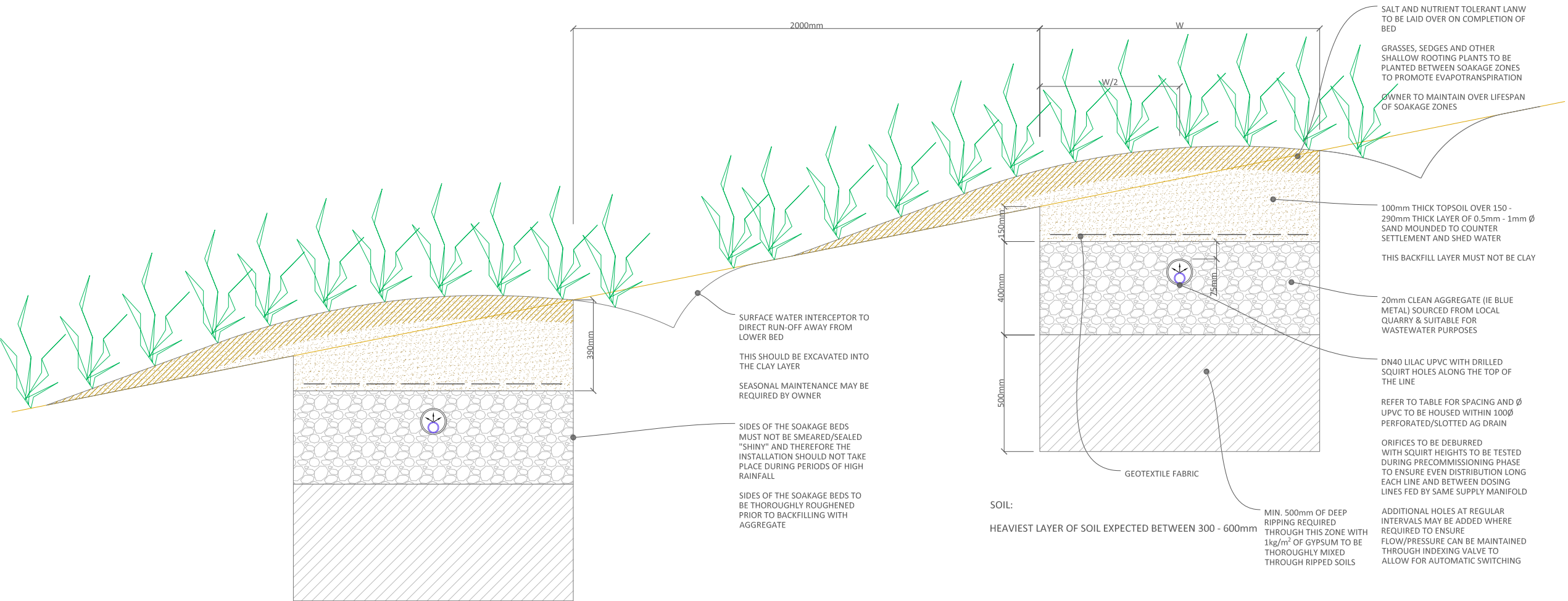
DRAWING TITLE: WASTEWATER PLAN

SHEET No: P2 COUNCIL: ADELAIDE HILLS

SCALE: 1:500 @ A3 DESIGNED: SY

DATE: 25/05/20 DRAWN: SY

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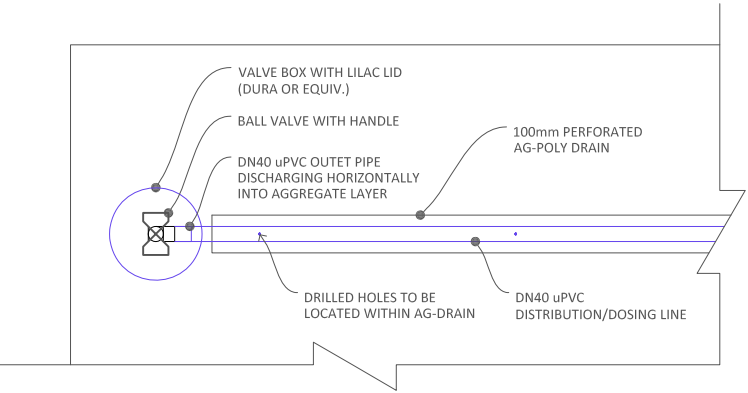
NOTE:
ENGINEER TO BE CONTACTED IMMEDIATELY FOR THE FOLLOWING:

- EXPECTED EXCAVATION DEPTH CANNOT BE MAINTAINED
- UNEXPECTED HARD ROCK LAYER FOUND
- WHERE INSTALLER IS UNSURE OF SPECIFICATIONS OR HAS DIFFICULTY INSTALLING TO SPECIFICATIONS
- PRESENCE OF GROUNDWATER
- WHERE THE SITE HAS CHANGED SUCH THAT THE SPECIFICATIONS PROVIDED CANNOT BE MAINTAINED

SUBSURFACE DISPOSAL METHOD	DISPOSAL SPECIFICATIONS						
	TYPE	No. OF BEDS	BED LENGTH L	BED WIDTH W	DISTRIBUTION LINES PER BED	SQUIRT HOLE SPACING	SQUIRT HOLE Ø
PRESSURE DOSED BED (LONGER BED)	A	6	16m	1.2m	1	1m c/c	5mm
PRESSURE DOSED BED (SHORTER BED)	B	3	9m	1.5m	1	0.8m c/c	5mm

PROPOSED PRESSURE-DOSED SOAKAGE BEDS

SCALE 1:20



TYPICAL FLUSH POINT SPECIFICATIONS

NTS

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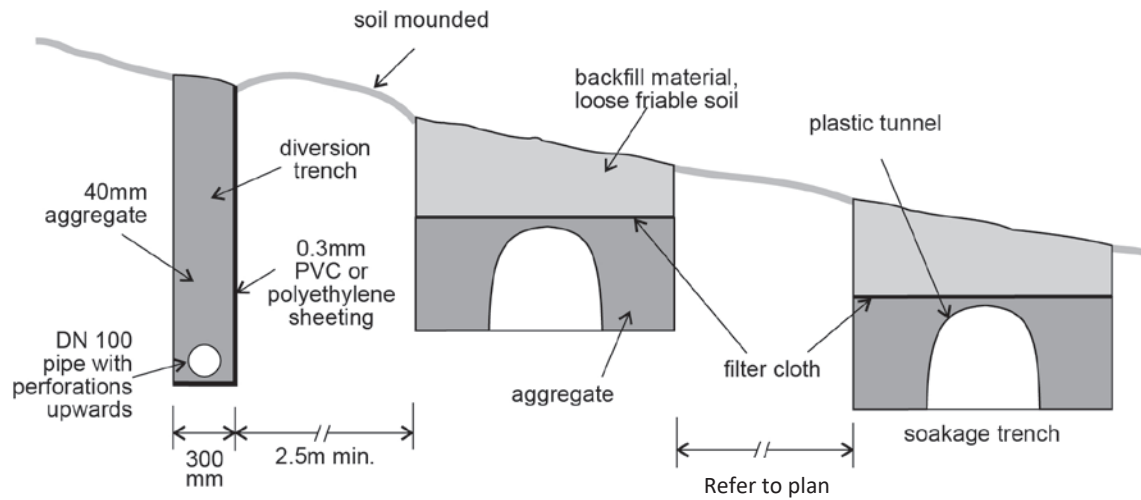


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CLIENT:	CASA FRESCHI CELLAR DOOR	
PROJECT TITLE:	ME1273	
SITE ADDRESS:	159 RIDGE ROAD ASHTON	
DRAWING TITLE:	SOAKAGE SPECIFICATIONS	
SHEET No:	D1	COUNCIL: ADELAIDE HILLS
SCALE:	1:20 UNO@A3	DESIGNED: SY
DATE:	25/05/20	DRAWN: SY

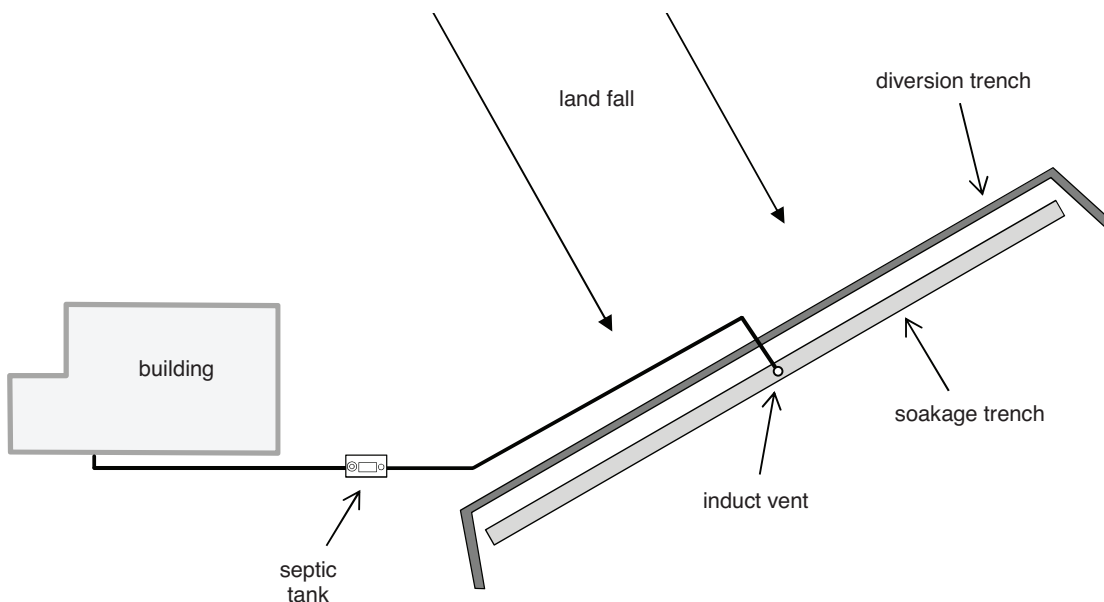
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Figure A11: Typical diversion and soakage trench section



Diversion trench to extend 200mm below the base of the nearest soakage bed
 Diversion trench to extend 3m beyond the end of the nearest soakage bed

Figure A12: Typical layout utilising a diversion trench





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Owner/operator's responsibility:

Primary treatment systems require desludging/pumping out every few years, at the desludging frequency noted (typically every 4 years). This frequency should be adhered to, to prolong the lifespan of the associated soakage trenches and beds.

It is also the owner's responsibility to maintain the condition of the disposal lines, and fix issues should they arise in a timely manner. The outlet filter will need to be checked at a regular interval and cleaned when necessary.

All site run-off from existing and future developments, rainwater tanks, and stormwater discharge must be directed away from the disposal zones as the selected areas are designed to operate with only the applied effluent and natural rainfall.

The soakage disposal areas shown will work best as dedicated disposal zones, away from recreational activity/foot traffic. Furthermore, the soakage zones must not be accessible to vehicles or livestock.

Wastewater tolerant shallow rooting plants must be introduced around and below the disposal areas to further assist with effluent uptake. Suggested species by SA Health are provided, though a horticulturalist or garden/plant specialist may also be consulted on suitable plants. It is imperative that the root systems are not too fibrous like palms, nor aggressively rooting like citrus, willows, and figs, and therefore no trees should be planted near to the soakage zones. Grasses or groundcover should be planted over the soakage zones to reduce erosion of the topsoil.

Installer's responsibility:

A Certificate of Compliance (CoC) provided by a licensed plumber, as-constructed drawings, and pre-commissioning testing results must be provided to council and the owner within 28 days of completing the wastewater installation.

The engineer is to be contacted if significant changes to the design are required, such as the locations of the soakage areas, and the depth of the soakage excavations.



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Surface Soil Borelog

Date Logged:	7/05/2020	Drilled by:	JR Soil Sampling
Client Name:	Freschi	Logged by:	SY
Site Address:	159 Ridge Road, Ashton	Sampling Method:	Hydraulic Push Tube
Job Number:	ME1273	Tray Number:	330

Horizon Depth (mm)		Description	Soil Colour	USC	Estimated Ipt %	Bearing Capacity
Borehole 1	Borehole 2					
0 - 120	0 - 50	Silty Clayey SAND	Dark brown	SM/SC	0.005	L - M
120 - 600	50 - 500	Silty CLAY	Orange/red brown	CL - CH	0.025	M
600 - 900	500 - 700	Silty CLAY with occasioanl Silt seams	Orange/yellow	CL	0.02	M
-	700 - 1000	Quartzite band in BH2 from 700 - 1000	Orange/yellow	CL/GP	0.015	M
900 - 1050	1000 - 1800	Layered SILT and Siltstone, Occasional Clay Seams	Yellow/occ. Orange	ML/CL	0.01	M - H
1600 - 2100	1800 - 2100	Layered SILT and Siltstone Fragments, weathered to hard with depth	Yellow/ligh grey	ML	0.003	H
Comments :						

The soil descriptions and estimates of soil shrinkage index and soil strength have been derived from the visual-tactile identification approach in accordance with AS 1726. It is not economically possible or practical to determine every sub-surface feature on a site. Because of this any variations or discrepancies in soil type, colour, or horizon depth, shall be referred to this engineer immediately.

Bearing Strength at Time of Logging (kPa)	
VL: Very Low (soft/possibly collapsing)	<50
L: Low - Firm	50 - 100
M: Medium - Stiff	100 - 200
H: High - Very stiff - Hard	>200

Reactivity - expressed in terms of Shrinkage Index (Ips)	
VL: Very Low	0.50%
L: Low	1%
M: Medium	2%
H: High	3% - 4%
VH: Very High	> 4%

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Borehole Location Plan

ENGINEER'S JOB No. FRESCHI

LOCATION 159 RIDGE RD, ASHTON

TRAY No.	330	330	-	-						
No. OF BORES	1	2	3	4						
DEPTH	2.1	2.1	2.7	3.0						
WATER TABLE LEVELS	-	-	-	-						

SITE SURFACE CONDITIONS MOIST, FIRM

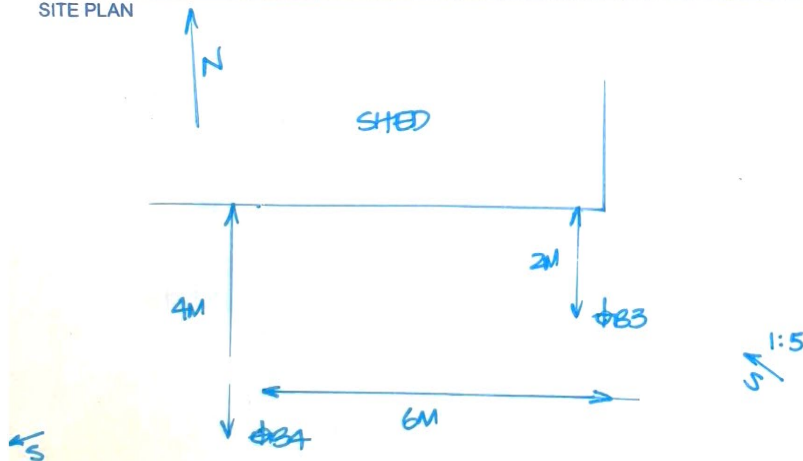
SLOPE SEE / PLAN

DIRECTION PLAN

EXCAVATIONS AND DRAINS -

VEGETATION GRASS, TREES.

SITE PLAN



GPS

B1 029 1962
613 0791
B2 029 1956
613 0783

COMMENTS

DRILL MED TO MED/HIGH.

PORTABLE.



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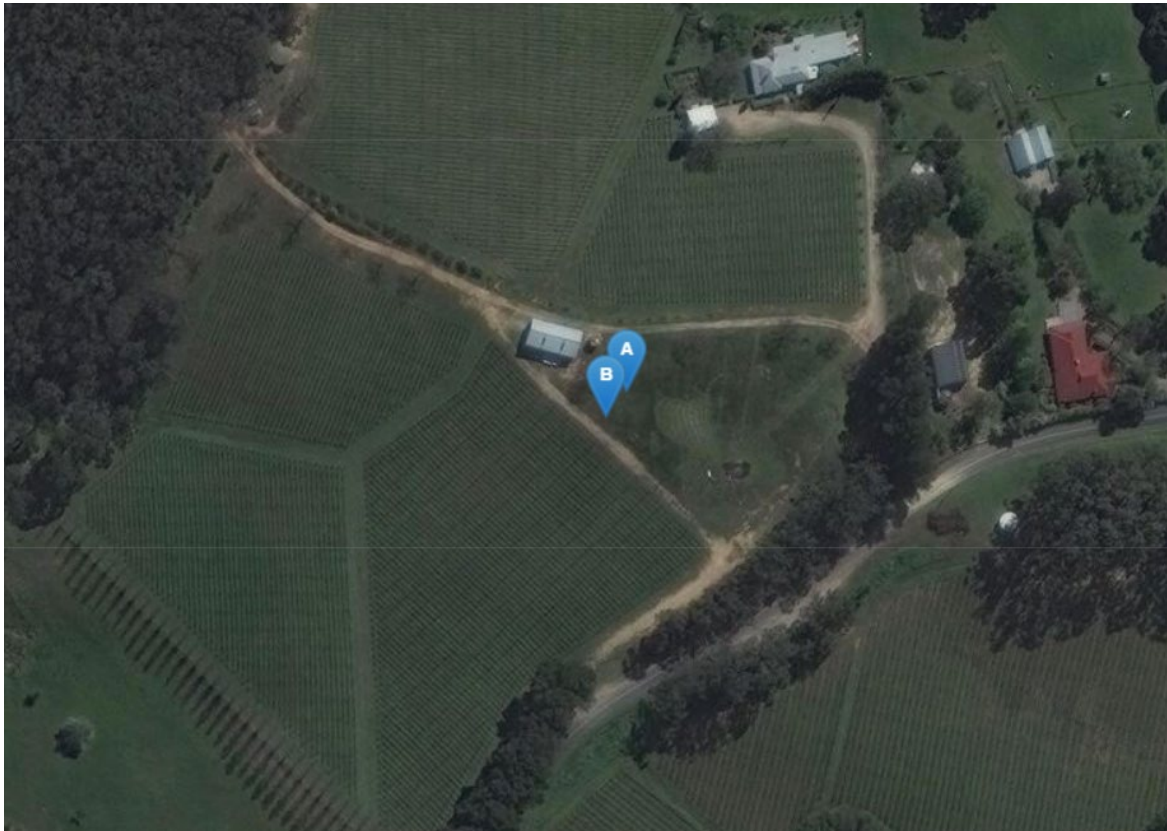
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Email: engineering@maxwellprojectservices.com.au

Borehole Location Plan (coordinates)





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Groundwater Bores (Via Waterconnect)



WaterConnect

Circle Centre -34.943916,138.722183, Radius 1km





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General advice for the maintenance and care of a septic system (obtained from council, focusing mostly on residential/domestic use, but can still be used as a guide for commercial use)

Handy hints

- Household detergents and bathroom products should be biodegradable. Try to find products labelled 'septic tank safe' and use only as recommended
- Thoroughly scrape all food scraps, oil and fat residue from plates, dishes, saucepans etc before washing
- Use toilet paper that readily breaks down and do not flush sanitary napkins, tampons, disposable nappies etc into the septic tank - these items do not break down and will cause the septic tank to block
- Avoid fitting food waste disposal units. Instead compost raw vegetable materials in a compost bin or worm farm
- All vents and inspection openings into the drain and septic tank should be properly sealed to prevent access of mosquitoes
- Your septic tank should be pumped out every four years. If you are connected to STEDS Council's contractor will advise you when this free service is next due. In the case of some multiple units and commercial situations more frequent pump outs may be required. If your septic tank is not connected to Council's STEDS you should organise regular pump outs through a suitably licensed contractor

Odour problems: Common causes and solutions

It is normal for septic tank systems to give off some odours. Whether these odours become a nuisance will depend on several factors. Most odours originate from the septic tank and discharge through the head vent. Factors affecting whether odours become a nuisance include:

Vents

- People may or may not notice odours from their septic tank depending on the location of vents on the house and whether they are in a regular 'traffic' area
- Calm weather conditions can emphasise odour problems for a longer period of time
- Verandas, pergolas, high fences etc in the vicinity of the head vent can trap any unpleasant odours, particularly on calm days
- Sometimes odours may come from a neighbour's vent if dwellings are within close proximity
- Odours may be escaping from a septic tank lid or inspection point situated at ground level rather than from a vent

Other

- Heavy water usage (e.g. when clothes washing) may agitate the septic tank contents causing a surge in odours
- constant sour odours may indicate a low pH level in the tank

NB:

Unpleasant odours are not a health risk and do not necessarily mean that the septic tank needs pumping out.



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General advice for the maintenance and care of a septic system (obtained from council)(cont.)

Reducing water use

- Fit water saving showerheads to showers and dual flushes to toilets
- Replace top loading washing machines with front loading machines as this will significantly reduce water use

Solving some of these nasty odour problems

In most cases steps can be taken to stop or reduce odour problems.

- The vertical height of the head vent can be extended by a metre or so to allow odours to discharge at a higher level
- If more than one vent exists on a house an 'air admittance valve' can be fitted. These devices allow air into the system but do not allow air to escape. They are available from plumbing suppliers
- Vents of 75mm to 100mm diameter can be reduced to 50mm to reduce the amount of odours being discharged
- Sometimes a 'sour' odour may indicate a low pH in the tank. To fix this, 500g of hydrated lime can be flushed into the septic tank 3-4 times a year via the toilet pan, which will raise the pH of the septic tank contents.
- Commercial products which balance the microbial activity in the tank and reduce odours are available
- Ensure all inspection points and septic tank lids are adequately sealed to prevent odours from escaping
- If odours are noticed inside the house it is most likely due to a loss of the water seal in the toilet or floor traps. Flushing the toilet or running water into a basin will replace the seal, ceasing the odours. Unfortunately, there is no simple solution to prevent the loss of the water seal in toilets and floor traps.

What to do if your septic tank system is blocked

- The most common reason for a blockage is the collection of material at the inlet point of the tank. In older tanks there is a cleaning point at the inlet of the tank. More recently made tanks have an inspection point over the inlet point. Plunging either of these points will release the built up material and clear the blockage
- If your house has old style earthenware drains there is a higher possibility of blockages due to intrusion of tree roots. Houses with PVC drains are less likely to suffer from this sort of problem. An older septic tank may also become blocked due to root intrusion
- Experience has shown that a septic tank can comfortably survive four years between pump outs. If a blockage occurs in between pump outs it is likely to be a blockage at the inlet point of the tank. Plunging of the inlet point as described above will clear the blockage in most cases. It is not always possible to clear a blockage yourself and so in many cases the assistance of a plumber will be necessary.



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General advice for the maintenance and care of a septic system (obtained from council)(cont.)

Things you should & should not do

The following points will help to ensure correct operation of your septic tank system and help extend the life of the system.

- Ensure stormwater, including rainwater tank overflows and surface run off, does not enter the septic tank system
- Relief valves on mains pressure hot water services should be activated every 2-3 months to prevent valve failure and the constant dripping of water into the septic tank system
- Disposal of cooking oils and fats down the drain may cause blockages in the system. Dispose of these by placing them in a sealed container and putting them in the general rubbish bin
- Unused medicines and pharmaceutical products should be correctly disposed of and not allowed to enter the septic tank system
- Backwash water from swimming pools and spas must not be discharged into the septic tank. In STEDS areas the discharge is to be connected after the septic tank via a gully trap. Where STEDS is not available, the discharge is to be directed to a below ground agricultural drain or subsurface soakage trench. Contact Council for more details.
- Do not discharge commercial or industrial waste such as paints and petrol products into a septic tank system

Note: The species provided below by SA Health do not pertain solely to soakage beds, and therefore the owner may wish to consult a nursery, horticulturalist or similar for more direct advice. As already touched upon within the main report, the plants located through the disposal area should be shallow rooting, non aggressive, and non fibrous.

Shrubs

Botanical Name	Common Name	Approximate height in metres
Abelia grandiflora	Abelia	2-3
Acacia floribunda	Gossamer Wattle	2-4
Argyranthemum frutescens	Marguerite Daisy	1
Chamelaucium uncinatum	Geraldton Wax	2-4
Cyperus alternifolius	Umbrella Grass	0.5-1
Cyperus papyrus	Papyrus	1-2
Dryandra Formosa		1-3
Eremophila spp.		1-2
Grevillea spp. (apart from G. rosmarinifolia)		1-3
Hebe spp.	Veronica	0.5-1
Iris pseudacorus	Yellow Flag Iris	0.5-1
Melaleuca decussata	Cross Leaved Honey Myrtle	1-2
Phormium tenax	New Zealand Flax	2-2.5
Senna spp. (S. artemisioides)		1-3

Perennials/Ground Cover

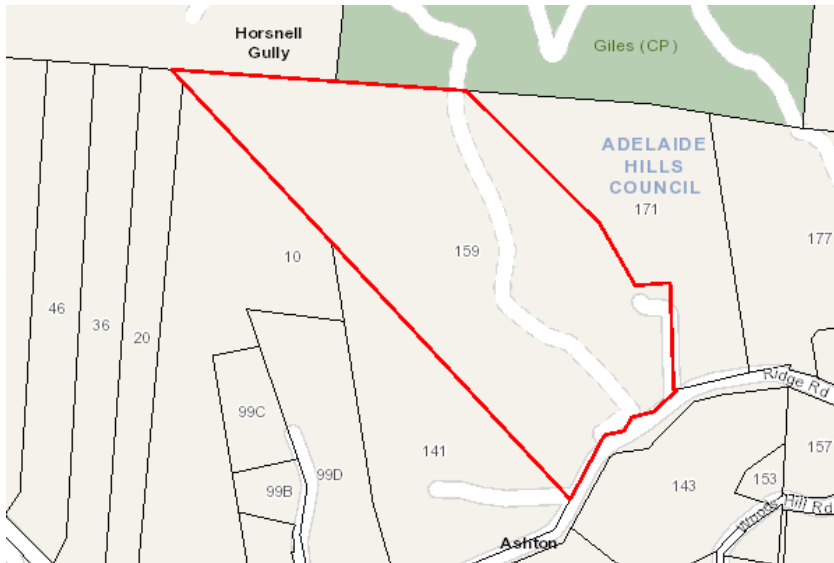
Botanical Name	Common Name	Approximate height in metres
Aster novi-belgii	Perennial Aster	0.5-1
Canna		1-2
Chrysanthemum maximum	Shasta Daisy	1
Impatiens spp.		0.4
Salvia uliginosa	Bog Salvia	0.4
Viola hederacea, eminens or sieberana		0.4

159 RIDGE RD ASHTON SA 5137

Address:

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 - High Risk)
Heritage Adjacency
Hazards (Flooding - Evidence Required)
Mount Lofty Ranges Water Supply Catchment (Area 1)
Native Vegetation
Prescribed Wells Area
Regulated and Significant Tree
State Significant Native Vegetation
Water Resources

Zone

Hills Face

Development Pathways

■ Hills Face

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.

- Internal building work
- Partial demolition of a building or structure
- Private bushfire shelter
- Protective tree netting structure
- Solar photovoltaic panels (roof mounted)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- Farming
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

Performance Assessed development types listed below are those for which the Code identifies relevant policies.

Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

- Carport
- Demolition
- Detached dwelling
- Dwelling addition
- Farming
- Outbuilding
- Tree-damaging activity
- Verandah

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Hills Face Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>To maintain the western slopes of the South Mount Lofty Ranges as an important natural asset of Greater Adelaide by limiting development to low-intensity agricultural activities and public and private open space. The natural character of the zone will be preserved, enhanced and re-established to:</p> <ul style="list-style-type: none"> (a) provide a natural backdrop to the Adelaide Plain and a contrast to the urban area (b) preserve biodiversity and restore locally indigenous vegetation and fauna habitats close to metropolitan Adelaide (c) provide for passive recreation in an area of natural character close to the metropolitan area (d) provide a part of the buffer area between metropolitan districts and prevent the urban area extending into the western slopes of the Mount Lofty Ranges. <p>'Natural character' refers to the natural topography, native vegetation and colours, such as greens and browns of non-reflective earthen tones, normally associated with a natural landscape. Additionally, natural character refers to the open character of the land in those areas of the zone where open grazing currently predominates.</p>
DO 2	<p>Development ensures that the community is not required to bear the cost of providing services to and within the Zone.</p>

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 Low-intensity, low-scale activities that complement the natural, rural and scenic qualities of the hills face landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Low-intensity farming activities minimise their visual and environmental impact.	DTS/DPF 1.2 Farming does not involve: <ul style="list-style-type: none"> (a) excavation or filling of land (b) the construction of roads, tracks and thoroughfares (c) the erection, construction or alteration of, or addition to, any building or structure (d) the clearing of native vegetation.
PO 1.3 Development does not in itself, or in association with other development, create a potential demand for the provision of services at a cost to the community.	DTS/DPF 1.3 None are applicable.
PO 1.4 Residential development limited to maintain a pleasant natural and rural character and amenity.	DTS/DPF 1.4 Detached dwellings of not more than one building level and comprising no more than one dwelling on an allotment.
Built Form and Character	
PO 2.1 Buildings are unobtrusive and sited and designed in such a way as to: <ul style="list-style-type: none"> (a) preserve and enhance or assist in the re-establishment of the natural character of the zone (b) limit the visual intrusion of development in the Zone particularly when viewed from roads within the zone or from the Adelaide Plain. 	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings are limited in height and scale to minimise the amount of building mass visible from the Adelaide Plains.	DTS/DPF 2.2 Buildings meet the following: <ul style="list-style-type: none"> (a) are of single building level (b) building height does not exceed 5m (c) wall height does not exceed 3m (not including gable ends).
PO 2.3 Where possible and without compromising the desired outcomes of the Zone, buildings are grouped together (but not attached) to limit the spread of built development that can be viewed from the Adelaide Plains.	DTS/DPF 2.3 None are applicable.
PO 2.4	DTS/DPF 2.4

Buildings are located within valleys or behind spurs or positioned well below the ridge line so that they are not visible against the skyline when viewed from roads within the zone or from the Adelaide Plains.	None are applicable.
PO 2.5 Buildings are sited in unobtrusive locations and utilise existing vegetation and natural features of the land to assist in obscuring them from sight when viewed from roads within the zone and from the Adelaide Plains.	PO 2.6 Buildings are well set back from public roads, particularly where the allotment of the development is on the high side of the road.
PO 2.7 Buildings are designed and sited to keep roof lines below the lowest point of the abutting road when the allotment is on the low side of the road.	DTS/DPF 2.7 None are applicable.
PO 2.8 Buildings are sited and designed to reduce the vertical profile of the building.	DTS/DPF 2.8 None are applicable.
PO 2.9 Buildings comprise materials that are of a low light reflective nature and use colours that are unobtrusive and blend with a natural and rural landscape.	DTS/DPF 2.9 None are applicable.
PO 2.10 Buildings have a safe, clean, tidy and unobtrusive area for the storage and disposal of refuse so that the natural character of the zone is not adversely affected.	DTS/DPF 2.10 None are applicable.
Excavation and Filling	
PO 3.1 Excavation and/or filling of land outside townships and urban areas is: (a) kept to a minimum so as to preserve the natural form of the land and native vegetation (b) only undertaken in order to reduce the visual impact of buildings, including structures, or in order to construct water storage facilities for use on the allotment.	DTS/DPF 3.1 The depth of earthworks does not exceed: (a) in the case of excavation, 2m. (b) in the case of filling of land, 1m.
PO 3.2 Excavation and/or filling of land is only undertaken if the resultant slope can be stabilised to prevent erosion, and results in stable scree slopes which are covered with top soil and landscaped so as to preserve and enhance the natural character or assist in the re-establishment of the natural character of the area.	DTS/DPF 3.2 None are applicable.
Mining	
PO 4.1 New mines and quarries not developed within the zone.	DTS/DPF 4.1 Development does not involve the construction of a new mine or quarry.

<p>PO 4.2</p> <p>Extensions to existing mines and quarries is only undertaken if:</p> <ul style="list-style-type: none"> (a) the overall benefit to the community from the minerals produced together with the planned after-use of the site outweighs any loss of amenity or other resources resulting from the extractive operations (b) the site contains minerals of the necessary quality and, for reasons of location, quality or other factors, no practical alternative source is available (c) the proposed operation would maximise the utilisation of the resource but minimise the adverse impacts of extraction (d) the proposed workings cannot be seen from any part of the Adelaide Plain nor from any arterial road, scenic road or other substantial traffic route (e) an effective buffer of land and native trees exists around the site to protect adjoining land users from effects of the operation (f) the operation is to be conducted in accordance with a staged development and rehabilitation scheme which: <ul style="list-style-type: none"> (i) ensures that danger and unreasonable damage or nuisance does not arise from workings or any operations associated with them (ii) provides for progressive rehabilitation of disturbed areas and for landscaping with locally indigenous plant species in order to produce a site which assists in the re-establishment of a natural character (iii) provides for the removal of buildings, plant, equipment and rubbish when operations are completed (iv) provides scope for suitable after-uses. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
Landfill and Waste Transfer Stations	
<p>PO 5.1</p> <p>Landfill operations only developed if the site of the proposed development:</p> <ul style="list-style-type: none"> (a) is located outside the Mount Lofty Ranges Catchment (Area 1) Overlay and (b) is a disused quarry or (c) has ground slopes no greater than 10% and has adequate separation distances from any above ground and underground water resource and from any potentially incompatible land uses and activities. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Small-scale waste transfer stations may be appropriate if located:</p> <ul style="list-style-type: none"> (a) outside of the Mount Lofty Ranges Catchment (Area 1) Overlay (b) in unobtrusive locations. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
Horticulture	

PO 6.1 Horticultural activities are appropriately located to minimise impacts on native vegetation.	DTS/DPF 6.1 Horticulture, other than where it involves the growing of olives, is located no closer than 50m to stands of significant native vegetation, including native grasses.
PO 6.2 Horticulture involving the growing of olives is avoided or is progressively replaced where it exists to maintain and improve native vegetation and conservation values within the zone.	DTS/DPF 6.2 The replacement of olive groves with another form of horticulture or native vegetation.
PO 6.3 Horticultural activities are appropriately located to minimise impacts on lakes, watercourses and wetlands.	DTS/DPF 6.3 Horticulture is located no closer than 50m to a lake, watercourse or wetland.
PO 6.4 Horticultural activities incorporate a suitably sized vegetated buffer area/strip to mitigate any adverse impacts from the horticultural activity (including noise, chemical spray drift and run-off) on nearby dwellings, tourist accommodation or other sensitive receivers in other ownership.	DTS/DPF 6.4 Horticultural activities are greater than 300m from a dwelling, tourist accommodation or other sensitive receiver in other ownership.
Tourist Development	
PO 7.1 Tourist facilities are of a low intensity and low-scale and are sited unobtrusively.	DTS/DPF 7.1 None are applicable.
Driveways, Access Tracks and Car parking	
PO 8.1 Driveways, access tracks and car parking areas constructed in a manner which preserves landscape character and are: (a) sited and constructed to follow contours of the land to reduce their visual impact and potential for erosion from water runoff (b) surfaced with dark materials.	DTS/DPF 8.1 None are applicable.
PO 8.2 Driveways and access tracks are limited in length and avoid steep slopes.	DTS/DPF 8.2 Driveways and access tracks: (a) are not more than 30m in length (b) have a gradient of less than 16 degrees (1-in-3.5) at any point along the driveway or access track.
Infrastructure	
PO 9.1 Telecommunication facilities, communication towers and masts: (a) are sited and designed to minimise their visual impact (b) contain the number of aerials and masts by shared use of facilities	DTS/DPF 9.1 None are applicable.
PO 9.2 Telephone lines and electricity mains and services of less than 33kV are located underground.	DTS/DPF 9.2 None are applicable.

PO 9.3 New telephone lines, mains and services are located and designed in such a way as to minimise their visual intrusion and any adverse effect on the natural character of the zone.	DTS/DPF 9.3 None are applicable.
Environment and Amenity	
PO 10.1 Development is not undertaken if it is likely to result in: (a) pollution of underground or surface water resources (b) over exploitation of underground or surface water resources (c) adverse impact on underground or surface water resources, including any environmental flows required to sustain the natural environment.	DTS/DPF 10.1 None are applicable.
PO 10.2 Development not undertaken if it is likely to result in: (a) unnecessary loss or damage to native vegetation including the full range of tree, understorey and groundcover species/ native grasses so as to maintain and enhance environmental values and functions, including conservation, biodiversity and habitat (b) denudation of pastures (c) the introduction of or an increase in the number of pest plants or vermin.	DTS/DPF 10.2 None are applicable.
PO 10.3 Development is not undertaken if it is likely to result in adverse impacts from chemical spray drift, chemical run-off or chemical residue in soils.	DTS/DPF 10.3 None are applicable.
PO 10.4 Development is not undertaken if it is likely to result in loss of amenity to adjoining land or surrounding localities from: (a) the visual impact of buildings, structures or earthworks (b) the intensity of activity associated with any such use, including significant adverse impacts arising from: (i) chemical spray drift (ii) use of audible bird or animal deterrent devices (iii) the use of associated vehicles and machinery.	DTS/DPF 10.4 None are applicable.
PO 10.5 Development does not occur on land if the slope poses an unacceptable risk of soil movement, landslide or erosion.	DTS/DPF 10.5 None are applicable.
PO 10.6 Buildings, structures are not located in areas subject to inundation by a 1% AEP flood event.	DTS/DPF 10.6 Development is located outside of the 1% AEP flood event.
PO 10.7	DTS/DPF 10.7

Buildings, structures and associated fill do not interfere with the flow of flood waters.	None are applicable
Native Vegetation	
PO 11.1 Development is only undertaken if it can be located and designed to maximise the retention of existing native vegetation and, if possible, increase the extent of locally indigenous plant species.	DTS/DPF 11.1 None are applicable.
PO 11.2 Development is screened by locally indigenous plant species or use of screening mounds, including scree slopes created as a result of excavation and/or filling of land, in such a way that the bushfire hazard is not increased.	DTS/DPF 11.2 None are applicable.
PO 11.3 Any essential clearance of native vegetation is accompanied by conservation initiatives, including replanting with indigenous native vegetation, to ensure the overall result is a biodiversity gain.	DTS/DPF 11.3 None are applicable.
Fencing and Retaining Walls	
PO 12.1 Retaining walls are constructed as a stepped series of low walls constructed of dark, natural coloured materials and screened by landscaping using locally indigenous plant species if possible.	DTS/DPF 12.1 None are applicable.
PO 12.2 Fences: (a) are sited to minimise their visual impact (b) are constructed of post and wire or other materials which can be seen through (c) avoid construction of obtrusive gateways, particularly of brick or masonry.	DTS/DPF 12.2 None are applicable.
PO 12.3 When solid fences are essential, particularly rear and side fences in closely divided areas, they: (a) are constructed of materials which are of a low-light reflective nature and of dark natural colours to blend with the natural landscape and minimise any visual intrusion (b) do not increase the fire risk near buildings.	DTS/DPF 12.3 None are applicable.
Advertisements	
PO 13.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 13.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m ² and mounted flush with a wall or fence.

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

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): <ul style="list-style-type: none"> (a) carport (b) deck (c) dwelling (d) dwelling addition (e) farming (f) fence (g) outbuilding (h) pergola (i) private bushfire shelter (j) solar photovoltaic panels (roof mounted) (k) swimming pool or spa pool (l) temporary public transport depot (m) water tank (n) verandah 	Except any of the following: <ul style="list-style-type: none"> 1. any building that is not a dwelling or ancillary to a dwelling 2. building exceeding 5m in height 3. building having a wall or post height exceeding 3m 4. fence having a height exceeding 2.1m.
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) internal building works (b) replacement building (c) temporary accommodation in an area affected by bushfire (d) tree damaging activity. 	None specified.
4. Demolition.	Except any of the following: <ul style="list-style-type: none"> 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.

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 <i>Planning, Development and Infrastructure Act 2016</i> .	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 - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:</p> <ul style="list-style-type: none"> (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris

	<p>(d) radiant heat</p> <p>(e) likelihood and direct exposure to flames from a fire front.</p>
DO 2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO 3	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
Land Use	
<p>PO 1.1</p> <p>Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that:</p> <p>(a) are remote from or require extended periods of travel to reach safer locations</p> <p>(b) don't have a safe path of travel to safer locations.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Siting	
<p>PO 2.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Built Form	
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>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</p>	<p>DTS/DPF 3.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p>

accommodation and Workers' accommodation) in the event of bushfire.	
Habitable Buildings	
<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Residential and 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.</p>	<p>DTS/DPF 4.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> (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.
<p>PO 4.3</p> <p>Residential and 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:</p> <ul style="list-style-type: none"> (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> (b) includes the provision of an all-weather hardstand area in a location that: <ul style="list-style-type: none"> (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s) where required. 	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Land Division	
<p>PO 5.2</p> <p>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.</p>	<p>PO 5.1</p> <p>Land division for residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is limited to those areas specifically set aside for these uses.</p>
<p>DTS/DPF 5.1</p> <p>None are applicable.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
PO 5.3	DTS/DPF 5.3

Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided.	None are applicable.
PO 5.4 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 5.4 None are applicable.
PO 5.5 Land division provides sufficient space for future asset protection zones and 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 5.5 None are applicable.
Vehicle Access –Roads, Driveways and Fire Tracks	
PO 6.1 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 6.1 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 are provided within an alternative evacuation route and 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 6.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective:	DTS/DPF 6.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of

<p>(a) use, operation and evacuation of fire-fighting and emergency personnel</p> <p>(b) evacuation of residents, occupants and visitors.</p>	<p>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</p> <p>(b) driveways:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> 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.
<p>PO 6.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

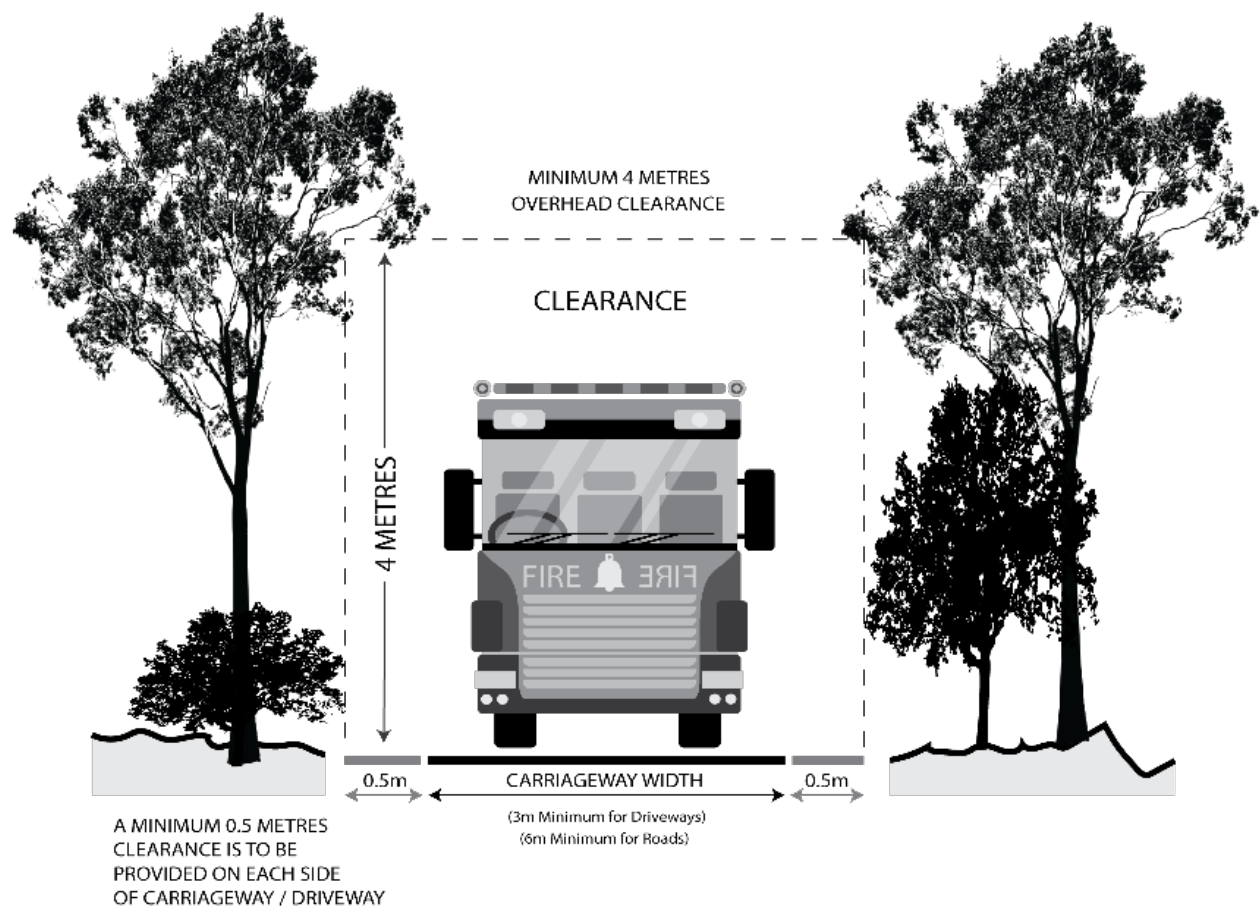
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except if a relevant certificate accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more):</p> <ul style="list-style-type: none"> (a) land division creating one or more additional allotments (b) dwelling (c) ancillary accommodation (d) residential flat building (e) tourist accommodation (f) boarding home (g) dormitory style accommodation (h) workers' accommodation (i) student accommodation (j) pre-school (k) educational establishment (l) retirement village (m) supported accommodation (n) residential park (o) hospital (p) camp ground. 	South Australian Country Fire Service.	To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.	Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Figures and Diagrams

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

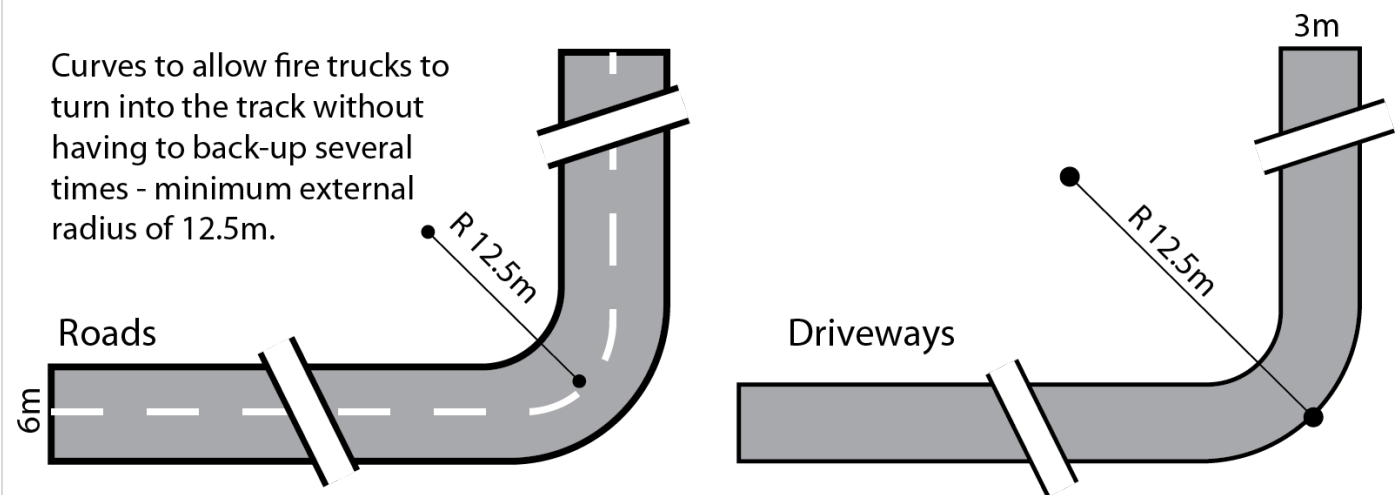


Figure 3 - Full Circle Turning Area

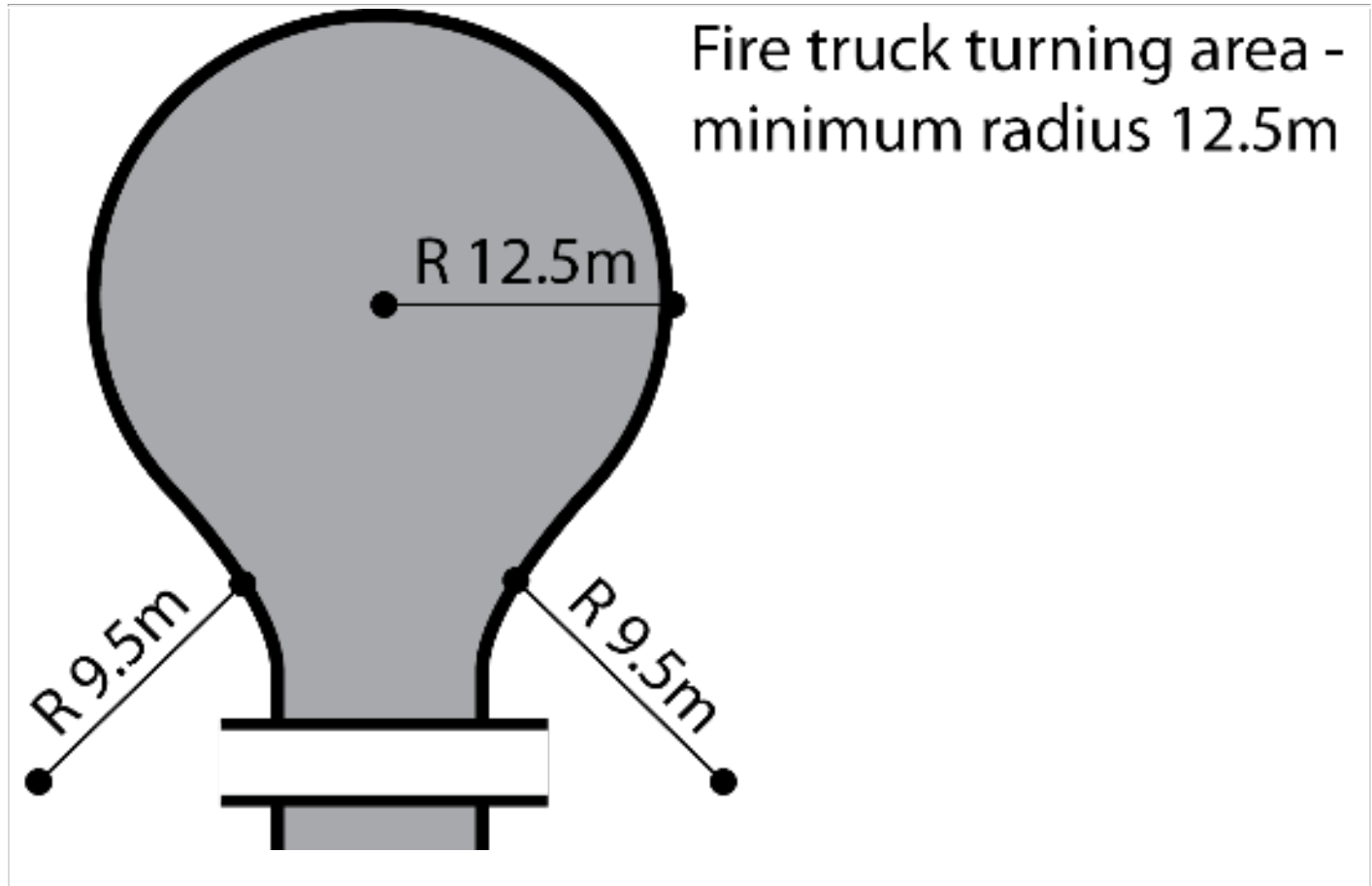
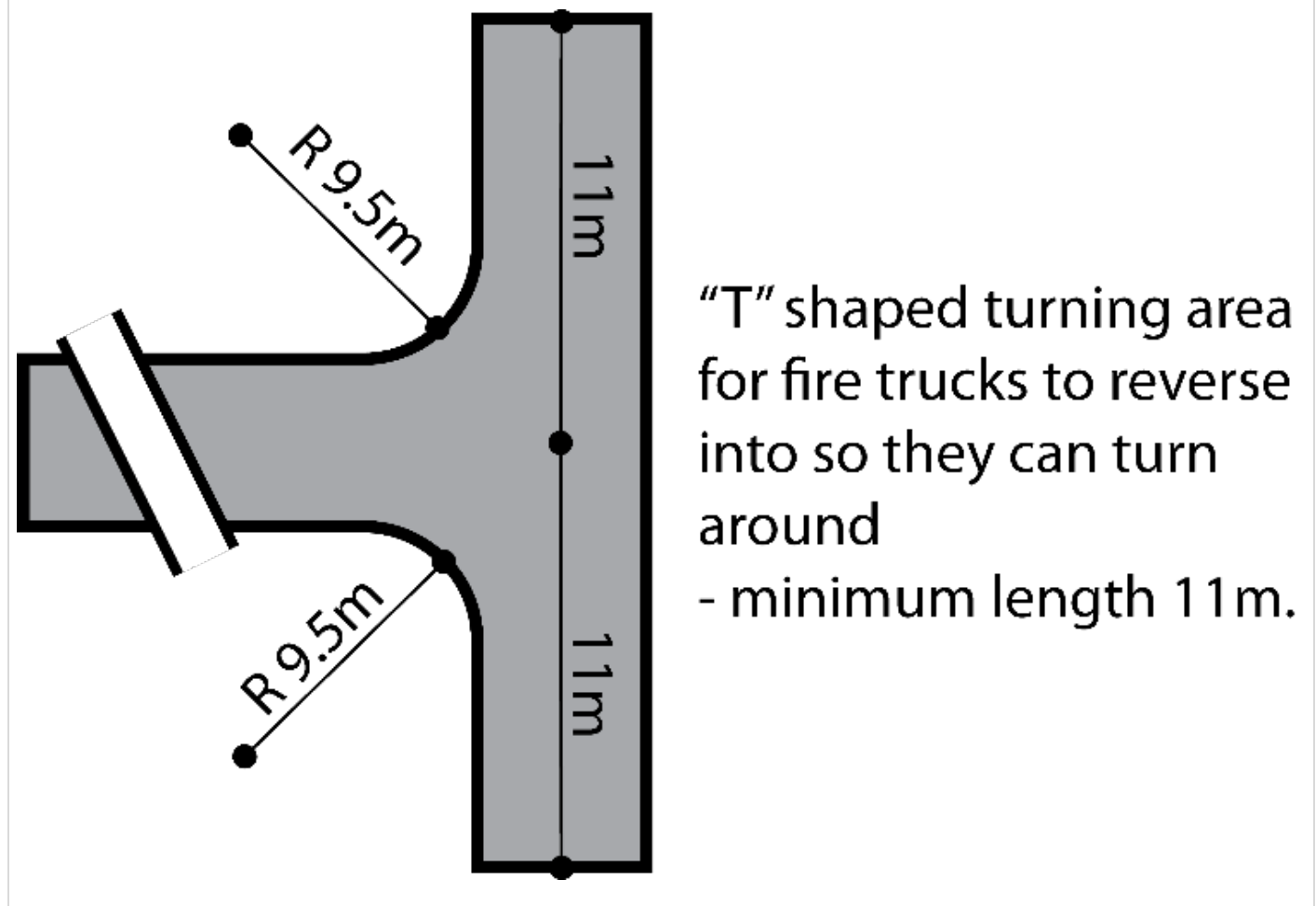


Figure 4 - 'T' or 'Y' Shaped Turning Head



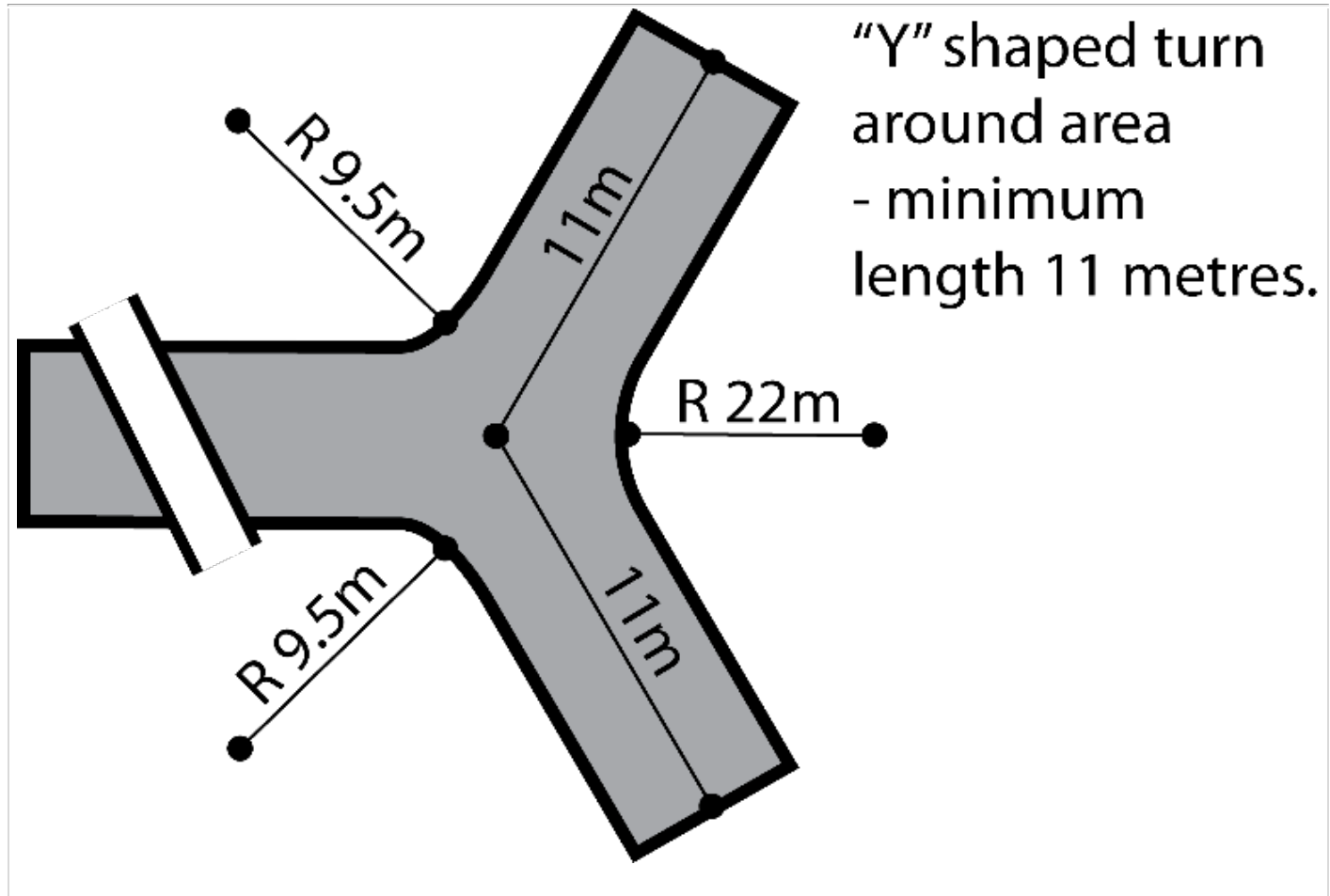
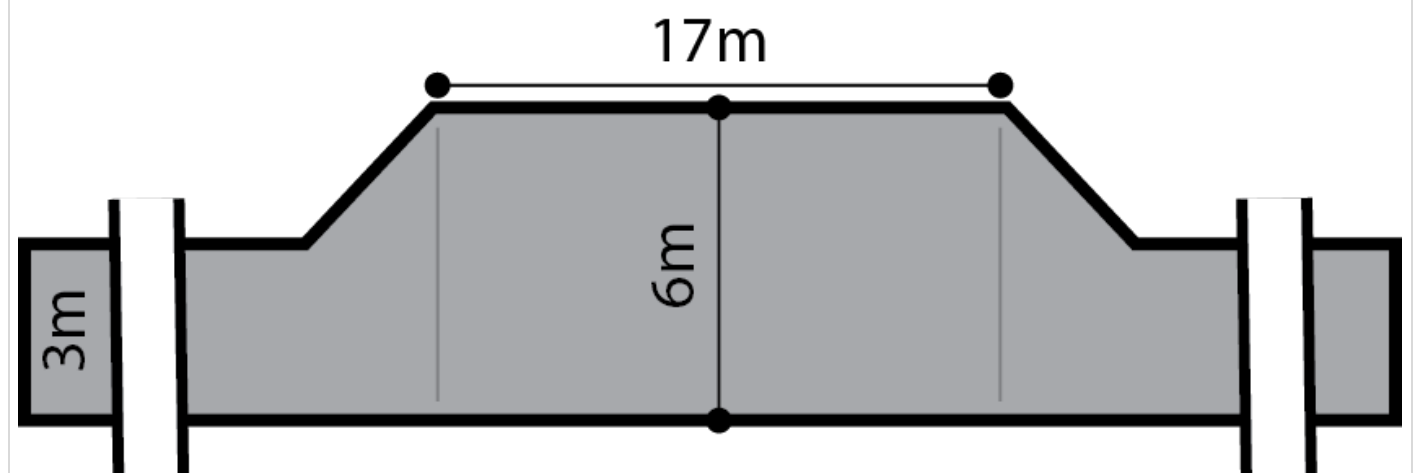


Figure 5 - Driveway Passing Bays

Passing bay for fire trucks - minimum width 6 metres, minimum length 17 metres.



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

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

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 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 <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Mount Lofty Ranges Water Supply Catchment (Area 1) 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 primary reservoirs or diversion weir catchments from the Mount Lofty Ranges.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into primary public water supply reservoirs and weirs.</p>	<p>DTS/DPF 1.2</p> <p>Development does not involve any one or combination of the following:</p> <ul style="list-style-type: none"> (a) aquaculture involving husbandry or supplementary feeding in a water flow through system (b) dairy except if a replacement dairy (c) organic waste processing facility (d) fuel depot (e) horticulture involving only market gardening or commercial turf growing (f) intensive animal husbandry (g) landfill (h) retail fuel outlet (i) special industry (j) stock sales yard (k) stock slaughter works (l) timber preservation works (m) waste recycling, storage or treatment facility (n) wrecking yard.
Wastewater	
<p>PO 2.1</p> <p>Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse water quality impacts on the quality of water draining into primary public water supply reservoirs and weirs.</p>	<p>DTS/DPF 2.1</p> <p>Development that generates trade or industrial wastewater is connected to a:</p> <ul style="list-style-type: none"> (a) sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow, or (b) wastewater holding tank which has storage capacity of more than four days total flow during peak operations and is contained within an impervious, bunded area with a total liquid holding capacity of more than 120 percent of the total holding tank capacity, prior to transporting for off-site disposal.
<p>PO 2.2</p> <p>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 primary reservoir and weir catchment areas.</p>	<p>DTS/DPF 2.2</p> <p>Development, including alterations and additions, in combination with existing built form and activities within an allotment:</p> <ul style="list-style-type: none"> (a) does not generate a combined total of more than 900 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 sewerage or community wastewater management system.
PO 2.3 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DTS/DPF 2.3 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 (a) 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 2.4 Surface and groundwater protected from wastewater discharge pollution.	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	
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 Stormwater from dwelling additions captured to protect water quality.	DTS/DPF 3.5 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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 : <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 (b) is for realignment of allotment boundaries 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
<p>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:</p> <ul style="list-style-type: none"> (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 	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.

<p>erect a habitable dwelling or tourist accommodation on the same allotment)</p> <p>(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)</p> <p>(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).</p>	
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.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> 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 <i>Heritage Places Act 1993</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> 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)

Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. 	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
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Performance Outcomes (PO) and Deemed to Satisfy (DTS) / Designated Performance Feature (DPF) Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or (c) provide an important habitat for native fauna. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>

<p>satisfies (a) and (b):</p> <p>(a) tree damaging activity is only undertaken to:</p> <ul style="list-style-type: none"> (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: <ul style="list-style-type: none"> A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <ul style="list-style-type: none"> (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <ul style="list-style-type: none"> (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring. 	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed

allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

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

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	Protect, retain and restore significant areas of native vegetation.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by either (a) or (b):</p> <p>(a) a declaration stating that the proposal will not , or would not, involve clearance of native vegetation under the <i>Native Vegetation Act 1991</i>, including any clearance that may occur:</p> <ul style="list-style-type: none"> (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 <p>(b) a report prepared in accordance with Regulation 18(2)(a)</p>

	of the <i>Native Vegetation Regulations 2017</i> that confirms that the clearance is categorised as 'Level 1 clearance'.
Land division	
PO 2.1 Land division that contributes to the conservation, protection and enhancement of native vegetation.	DTS/DPF 2.1 Land division satisfies one of the following: (a) to create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'Level 1 clearance' (b) to realign allotment boundaries to incorporate land into a park or reserve established under the <i>National Parks and Wildlife Act 1972</i> .

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>The following classes of development:</p> <p>(a) land division where a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance'</p> <p>(b) all other classes of development other than where DTS/DPF 1.1(a) is achieved.</p>	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.

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>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:</p> <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse. 	<p>DTS/DPF 1.5</p> <p>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.</p>
<p>PO 1.6</p> <p>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:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>

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)

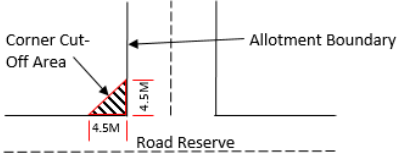
Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

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

	<ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
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: <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
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:	DTS/DPF 5.3 Advertisements satisfy all of the following:

<p>(a) being liable to interpretation by drivers as an official traffic sign or signal</p> <p>(b) obscuring or impairing drivers' view of official traffic signs or signals</p> <p>(c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.</p>	<p>(a) are not located in a public road or rail reserve</p> <p>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</p> 
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <p>(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</p> <p>(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</p> <p>(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:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> <p>(d) 70 or 80 km/h road - 8.5m.</p>
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <p>(a) is not illuminated</p> <p>(b) does not incorporate a moving or changing display or message</p> <p>(c) does not incorporate a flashing light(s).</p>

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 locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: <ul style="list-style-type: none"> (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	DTS/DPF 3.1

Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome	
DO 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:

	<p>(a) 200m or more from a sensitive receiver in other ownership</p> <p>(b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.</p>
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>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.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>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.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
Marine Based Aquaculture	
<p>PO 2.1</p> <p>Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:</p> <ul style="list-style-type: none"> (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>

<p>PO 2.4</p> <p>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4</p> <p>Marine aquaculture development is located 100m or more seaward of the high water mark.</p>
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not obstruct or interfere with:</p> <ul style="list-style-type: none"> (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. 	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. 	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4	DTS/DPF 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.	None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 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	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in

minimise risks of adverse air quality and noise impacts on sensitive receivers.	<p>bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
Access and Parking	
<p>PO 3.1</p> <p>Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</p>
Slipways, Wharves and Pontoons	
<p>PO 4.1</p> <p>Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

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

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance 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	DTS/DPF 1.2
Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.
PO 1.3	DTS/DPF 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.	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: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5	DTS/DPF 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.	None are applicable.
Safety	
PO 2.1	DTS/DPF 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.	None are applicable.
PO 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
PO 2.3	DTS/DPF 2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF 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	None are applicable.

the inside of the building at night.	
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway

	(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m

	(c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level

	(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace 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 60m ² (c) are not constructed, added to or altered so that any part is

situated:

- (i) in front of any part of the building line of the dwelling to which it is ancillary
or
 - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
- (i) is set back at least 5.5m from the boundary of the primary street
 - (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
 - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
 - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
and
 - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
- (i) a total area as determined by the following table:

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

	201-450	20%
	>450	25%
	(ii) the amount of existing soft landscaping prior to the development occurring.	
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: <ul style="list-style-type: none">(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.	
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: <ul style="list-style-type: none">(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or(b) located at least 12m from the nearest habitable room located on an adjoining allotment.	
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: <ul style="list-style-type: none">(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling(b) are set back at least 5.5m from the boundary of the primary street(c) have a garage door / opening not exceeding 7m in width(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.	
Massing		
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: <ul style="list-style-type: none">(a) are not constructed, added to or altered so that any part is situated closer to a public street(b) do not result in:<ul style="list-style-type: none">(i) excavation exceeding a vertical height of 1m	

	<ul style="list-style-type: none"> (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
Water Sensitive Design	
<p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site

increase the peak flows in downstream systems.	<p>based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased</p> <p>or</p> <p>captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p>
Car parking, access and manoeuvrability	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m <p>(b) double width car parking spaces (side by side):</p> <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</p>
<p>PO 19.3</p> <p>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.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</p> <p>(b) where newly proposed:</p> <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture

	or utility infrastructure services.	
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 of way is at least 6.2m wide along the boundary of the allotment / site	
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.	
Waste storage		
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.	
Design of Transportable Dwellings		
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.	
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	DTS/DPF 22.2	
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.	
PO 22.3	DTS/DPF 22.3	
Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	None are applicable.	
PO 22.4	DTS/DPF 22.4	
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
Communal Open Space		
PO 23.1	DTS/DPF 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.	None are applicable.	
PO 23.2	DTS/DPF 23.2	
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.	
PO 23.3	DTS/DPF 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.	None are applicable.	
PO 23.4	DTS/DPF 23.4	
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.	
PO 23.5	DTS/DPF 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.	None are applicable.	

Carparking, access and manoeuvrability	
<p>PO 24.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 24.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 24.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
<p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>PO 24.5</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 24.5</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 24.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 24.6</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft Landscaping	
<p>PO 25.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 25.1</p> <p>Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>

PO 25.2	DTS/DPF 25.2
Soft landscaping is provided that improves the appearance of common driveways.	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	DTS/DPF 26.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 26.2	DTS/DPF 26.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 26.3	DTS/DPF 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.	None are applicable.
PO 26.4	DTS/DPF 26.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	DTS/DPF 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.	None are applicable.
PO 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1	DTS/DPF 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.	None are applicable.
Movement and Access	
PO 28.1	DTS/DPF 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	None are applicable.

<p>the passing of wheelchairs and resting places</p> <p>(c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability</p> <p>(d) kerb ramps at pedestrian crossing points.</p>	
Communal Open Space	
<p>PO 29.1</p> <p>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.</p>	<p>DTS/DPF 29.1</p> <p>None are applicable.</p>
<p>PO 29.2</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
<p>PO 29.3</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 29.3</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 29.4</p> <p>Communal open space is designed and sited to:</p> <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p>	<p>DTS/DPF 29.4</p> <p>None are applicable.</p>
<p>PO 29.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 29.5</p> <p>None are applicable.</p>
<p>PO 29.6</p> <p>Communal open space is designed and sited to:</p> <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p>	<p>DTS/DPF 29.6</p> <p>None are applicable.</p>
Site Facilities / Waste Storage	
<p>PO 30.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.</p>	<p>DTS/DPF 30.1</p> <p>None are applicable.</p>
<p>PO 30.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 30.2</p> <p>None are applicable.</p>
<p>PO 30.3</p>	<p>DTS/DPF 28.3</p>

Provision is made for suitable external clothes drying facilities.	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)	<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	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	<p>Development is:</p> <p>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</p> <p>(b) durable - fit for purpose, adaptable and long lasting</p> <p>(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</p> <p>(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.</p>

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	

External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Safety	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>

passive surveillance of the adjacent public realm.	
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or

	result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</p> <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p>

tracks, minimises the need for earthworks to limit disturbance to natural topography.	<ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Fences and walls	
<p>PO 9.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
Overlooking / Visual Privacy (low rise buildings)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level

	(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
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	DTS/DPF 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.	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.																
	<table><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr><tr><td><300 m²</td><td>10 m²</td><td>1.5m</td><td>1 small tree / 10 m²</td></tr><tr><td>300-1500 m²</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m²</td></tr><tr><td>>1500 m²</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m²</td></tr></table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m ²	10 m ²	1.5m	1 small tree / 10 m ²	300-1500 m ²	7% site area	3m	1 medium tree / 30 m ²	>1500 m ²	7% site area	6m	1 large or medium tree / 60 m ²
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	Tree size and site area definitions																
	<table><tr><td>Small tree</td><td>4-6m mature height and 2-4m canopy spread</td></tr><tr><td>Medium tree</td><td>6-12m mature height and 4-8m canopy spread</td></tr><tr><td>Large tree</td><td>12m mature height and >8m canopy spread</td></tr><tr><td>Site area</td><td>The total area for development site, not average area per dwelling</td></tr></table>	Small tree	4-6m mature height and 2-4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling								
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PO 13.3	DTS/DPF 13.3																
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.																
PO 13.4	DTS/DPF 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.	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	DTS/DPF 14.1																
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicable.																
PO 14.2	DTS/DPF 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	None are applicable.																

elsewhere on site), green roofs and photovoltaic cells.	
<p>PO 14.3</p> <p>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:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 	<p>DTS/DPF 14.3</p> <p>None are applicable.</p>
Car Parking	
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (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.
<p>PO 15.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
Overlooking/Visual Privacy	
<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. 	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p>

the streetscape.	<p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p>
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the dwelling to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing</p>

	<p>adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p>(i) a total area as determined by the following table:</p> <table border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
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<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room</p>										

	located on an adjoining allotment.
Residential Development - Low Rise	
External appearance	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
Private Open Space	
<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>

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 border="1"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line.	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
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	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b):										

<p>safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient 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 of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly

	(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
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: <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
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): <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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.

<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>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:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5</p> <p>Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
Dwelling Configuration	
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least

	<p>65m²</p> <p>(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.</p>										
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>										
Common Areas											
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. 										
Group Dwellings, Residential Flat Buildings and Battle axe Development											
Amenity											
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1"> <thead> <tr> <th>Number of bedrooms</th><th>Minimum internal floor area</th></tr> </thead> <tbody> <tr> <td>Studio</td><td>35m²</td></tr> <tr> <td>1 bedroom</td><td>50m²</td></tr> <tr> <td>2 bedroom</td><td>65m²</td></tr> <tr> <td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>										
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>										
<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										

Communal Open Space	
<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>
<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	<p>DTS/DPF 32.5</p> <p>None are applicable.</p>
Car parking, access and manoeuvrability	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed 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.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m

	(ii) or more at the kerb of the primary street 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 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 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	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located

dwellings.	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	DTS/DPF 39.1

Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (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	DTS/DPF 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.	None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1	DTS/DPF 43.1
<p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1	DTS/DPF 44.1
<p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. 	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
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Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or 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.
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	DTS/DPF 1.1 None are applicable.

the rural landscape.	
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 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
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

	<div>more</div> <div>(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</div> <div>(d) partition the plantation into units of 40ha or less in area.</div>																					
Power-line Clearances																						
<div>PO 4.1</div> <div>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</div>	<div>DTS/DPF 4.1</div> <div>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</div> <table><tr><th>Voltage of transmission line</th><th>Tower or Pole</th><th>Minimum horizontal clearance distance between plantings and transmission lines</th></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></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
Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines																				
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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
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Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45%

	<p>of the length of the boundary</p> <p>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</p>
<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>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.</p>
Side Boundary Setback	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (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	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (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	DTS/DPF 8.2

Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street						
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.						
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.						
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.						
Outlook and amenity							
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.						
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.						
Private Open Space							
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table: <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: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr></table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m
Dwelling Type	Dwelling / Site Configuration	Minimum Rate					
Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m					

	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m
		One bedroom dwelling	8m ² / minimum dimension 2.1m
		Two bedroom dwelling	11m ² / minimum dimension 2.4m
		Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.		
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.		
Visual privacy			
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.		
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve 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											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1"> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> <tr> <td><150</td><td>10%</td></tr> <tr> <td><200</td><td>15%</td></tr> <tr> <td>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										
Water Sensitive Design											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. 	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										
Car Parking											
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. 										
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. 										

PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 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.

<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient 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 of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> 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.
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end

	obstruction where the parking is indented.
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 <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i> .
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

	<p>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></p> <p>(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)</p> <p>(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:</p> <p>(i) <u>a site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that</p> <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</p>
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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	DTS/DPF 1.1
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	None are applicable.
Visual Amenity	
PO 2.1	DTS/DPF 2.1
<p>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:</p> <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. 	None are applicable.
PO 2.2	DTS/DPF 2.2
Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.
PO 2.3	DTS/DPF 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.	None are applicable.
Rehabilitation	
PO 3.1	DTS/DPF 3.1
Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	None are applicable.
Hazard Management	
PO 4.1	DTS/DPF 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.	None are applicable.

PO 4.2	DTS/DPF 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.	None are applicable.
PO 4.3	DTS/DPF 4.3
Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1	DTS/DPF 5.1
Electricity infrastructure is located to minimise visual impacts through techniques including: <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (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. 	None are applicable.
PO 5.2	DTS/DPF 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.	None are applicable.
PO 5.3	DTS/DPF 5.3
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.
Telecommunication Facilities	
PO 6.1	DTS/DPF 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.	None are applicable.
PO 6.2	DTS/DPF 6.2
Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	None are applicable.

PO 6.3	DTS/DPF 6.3
<p>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <p>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</p> <p>or all of the following:</p> <p>(b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services</p> <p>(c) using materials and finishes that complement the environment</p> <p>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p>	None are applicable.
Renewable Energy Facilities	
PO 7.1	DTS/DPF 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.	None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1	DTS/DPF 8.1
Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	<p>Wind turbine generators are:</p> <p>(a) set back at least 2000m from the base of a turbine to any of the following zones:</p> <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <p>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</p>
PO 8.2	DTS/DPF 8.2
<p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <p>(a) designing wind turbine generators to be uniform in colour, size and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>	None are applicable.
PO 8.3	DTS/DPF 8.3

Wind turbine generators and ancillary development minimise potential for bird and bat strike.	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: <table><tr><th>Generation Capacity</th><th>Approximate size of array</th><th>Setback from adjoining land boundary</th><th>Setback from conservation areas</th><th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th></tr><tr><td>50MW></td><td>80ha+</td><td>30m</td><td>500m</td><td>2km</td></tr><tr><td>10MW<50MW</td><td>16ha-<80ha</td><td>25m</td><td>500m</td><td>1.5km</td></tr><tr><td>5MW<10MW</td><td>8ha to <16ha</td><td>20m</td><td>500m</td><td>1km</td></tr><tr><td>1MW<5MW</td><td>1.6ha to</td><td>15m</td><td>500m</td><td>500m</td></tr></table>					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	15m	500m	500m
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1MW<5MW	1.6ha to	15m	500m	500m																										

		<8ha			
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m
	Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.				
PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.				
Hydropower / Pumped Hydropower Facilities					
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.				
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.				
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.				
Water Supply					
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.				
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.				

Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>
Temporary Facilities	
<p>PO 13.1</p> <p>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.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>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.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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: <ul style="list-style-type: none"> (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	DTS/DPF 3.1 Intensive animal husbandry operations are set back:

resources, intensive animal husbandry operations are appropriately set back from:	<ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <ul style="list-style-type: none"> (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. 	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

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	
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Hours of Operation	
PO 2.1	DTS/DPF 2.1

<p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (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. 	<p>Development operating within the following hours:</p> <table border="1"> <thead> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> </thead> <tbody> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone </td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr> </tbody> </table>	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: <ul style="list-style-type: none"> (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
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Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (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									
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <ul style="list-style-type: none"> 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. 	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>								
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <ul style="list-style-type: none"> 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. 	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <ul style="list-style-type: none"> a. for ground level private open space, the smaller of the following: <ul style="list-style-type: none"> i. half the existing ground level open space or ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space. 								
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>								

<ul style="list-style-type: none"> (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. 	
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
Activities Generating Noise or Vibration	
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>
<p>PO 4.5</p>	<p>DTS/DPF 4.5</p>

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).	None are applicable.				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1"> <thead> <tr> <th>Assessment location</th><th>Music noise level</th></tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td><td>Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td></tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)
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Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Light Spill					
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>				
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>				
Solar Reflectivity / Glare					
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>				

Electrical Interference	
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

	<p>capacity up to 1 tonne per day or a storage capacity up to 50 tonnes</p> <p>(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.</p>
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>
Interface with Mines and Quarries (Rural and Remote Areas)	
<p>PO 10.1</p> <p>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.</p>	<p>DTS/DPF 10.1</p> <p>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i>.</p>

Land Division

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1	DTS/DPF 1.1

Land division creates allotments suitable for their intended use.	Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1	DTS/DPF 3.1

Land division provides allotments with access to an all-weather public road.	None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 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	DTS/DPF 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.	Each allotment can be connected to: <ul style="list-style-type: none"> (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	DTS/DPF 7.2 None are applicable.

the development does not increase the peak flows in downstream systems.	
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	DTS/DPF 1.3

Navigation and access channels are not impaired by marinas and on-water structures.	None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 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,	DTS/DPF 5.5 None are applicable.

litter bins, bicycle storage, car parks and other such facilities.	
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	DTS/DPF 8.4 None are applicable.

with local rainfall run-off, where practicable.	
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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
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

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 betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
DO 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	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d):

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

General

PO 1.1	DTS/DPF 1.1
Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> (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. 	None are applicable.
PO 1.2	DTS/DPF 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.	None are applicable.
Caravan and Tourist Parks	
PO 2.1	DTS/DPF 2.1
Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
PO 2.2	DTS/DPF 2.2
Occupants are provided privacy and amenity through landscaping and fencing.	None are applicable.
PO 2.3	DTS/DPF 2.3
Communal open space and centrally located recreation facilities are provided for guests and visitors.	12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4	DTS/DPF 2.4
Perimeter landscaping is used to enhance the amenity of the locality.	None are applicable.
PO 2.5	DTS/DPF 2.5
Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	None are applicable.
PO 2.6	DTS/DPF 2.6
Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1	DTS/DPF 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).	None are applicable.
PO 3.2	DTS/DPF 3.2
Tourist accommodation is sited and designed in a manner that is	None are applicable.

subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	
<p>PO 3.3</p> <p>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.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>

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	
<p>PO 1.1</p> <p>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development is designed to discourage commercial and industrial</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

vehicle movements through residential streets and adjacent other sensitive receivers.	
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5	DTS/DPF 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.	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	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (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	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>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.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4</p> <p>None are applicable.</p>
<p>PO 6.5</p> <p>Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.</p>	<p>DTS/DPF 6.5</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
Undercroft and Below Ground Garaging and Parking of Vehicles	
<p>PO 7.1</p> <p>Undercroft and below ground garaging of vehicles is designed to</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

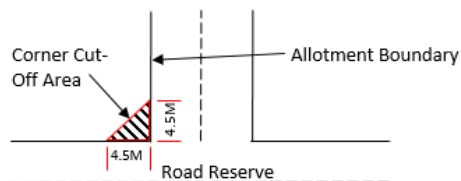
enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	<p>DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

Table 1 - General Off-Street Car Parking Requirements

The following parking rates apply and if located in an area where a lawfully established carparking fund operates, the number of spaces is reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
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Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>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.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.

Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
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	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
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	<p>2.5 spaces per 100m² of gross leasable floor area</p> <p>1 space per 100m² of outdoor area used for display purposes.</p>
Shop (no commercial kitchen)	<p>5.5 spaces per 100m² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.</p> <p>5 spaces per 100m² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and</p>

	unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.</p> <p>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.</p>
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	<p>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.</p> <p>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.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
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	Designated Areas
	Where a development comprises more than one development type, then the overall car parking rate will be taken to be the	

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

	over 100 bedrooms		Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey 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 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	(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

transit service ⁽²⁾	(e) Urban Corridor (Living) Zone
(b) is within 400 metres of a bus interchange ⁽¹⁾	(f) Urban Corridor (Main Street) Zone
(c) is within 400 metres of an O-Bahn interchange ⁽¹⁾	(g) Urban Neighbourhood Zone
(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.	

[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	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	
Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone	
Urban Neighbourhood Zone	

Waste Treatment and Management Facilities**Assessment Provisions (AP)****Desired Outcome**

DO 1

	Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Soil and Water Protection	
<p>PO 2.1</p> <p>Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:</p> <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.</p>	<p>DTS/DPF 2.2</p> <p>Wastewater lagoons are set back 50m or more from watercourse banks.</p>
<p>PO 2.3</p> <p>Wastewater lagoons are designed and sited to:</p> <ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.</p>	<p>DTS/DPF 2.4</p> <p>Waste operations areas are set back 100m or more from watercourse banks.</p>
Amenity	
<p>PO 3.1</p> <p>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>

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	DTS/DPF 7.2

Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	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 to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

No criteria applies to this land use. Please check the definition of the land use for further detail.