

DEVELOPMENT NO.:	21030805
APPLICANT:	Stimson Consulting and Anthony and Angela Mackay
ADDRESS:	12 TIERS RD WOODSIDE SA 5244 CT 6219/220
NATURE OF DEVELOPMENT:	Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x 25,000L water storage tank
ZONING INFORMATION:	Zones: <ul style="list-style-type: none"> • Productive Rural Landscape Overlays: <ul style="list-style-type: none"> • Environment and Food Production Area • Hazards (Flooding) • Hazards (Bushfire - High Risk) • Hazards (Flooding - General) • Hazards (Flooding - Evidence Required) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Traffic Generating Development • Water Resources
LODGEMENT DATE:	8 October 2021
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2021.14
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Marie Molinaro Statutory Planner
REFERRALS STATUTORY:	<ul style="list-style-type: none"> - Environment Protection Authority - Country Fire Service
REFERRALS NON-STATUTORY:	<ul style="list-style-type: none"> - Council Engineering - Council Environmental Health

CONTENTS:

ATTACHMENT 1: Application Documents	ATTACHMENT 5: Response to Representations
ATTACHMENT 2: Subject Land/Representation Map	ATTACHMENT 6: Referral Responses
ATTACHMENT 3: Zoning Map	ATTACHMENT 7: Relevant P&D Code Policies
ATTACHMENT 4: Representations	

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is to establish a tourist accommodation use. The subject land contains a dwelling and associated outbuildings which are to remain. The occupant owners of the dwelling are intending to operate the tourist accommodation facility.

The proposal consists of the following:

- Four separate and self-contained tourist accommodation buildings with identical layout comprising:
 - One bedroom
 - One bathroom
 - Open plan kitchen and living area
 - Deck attached to the living area
 - Floor area of 81 square metres each. The combined floor area of the tourist accommodation buildings is 324 square metres. This excludes the decks, which each have a floor area of 20 square metres.
- The walls of the tourist accommodation buildings will be a lightweight cladding. The wall cladding of each tourist accommodation building will be a different colour. The colours are pale blue, pale green, pale brown and light grey.
- The roof the tourist accommodation buildings will be Colorbond 'Basalt' (grey).
- The tourist accommodation buildings will be single storey in design and built on stumps with a maximum height of 5m to the roof peak, incorporating a 22.5 degree roof pitch. The underfloor of each tourist accommodation building will be fully enclosed.
- The tourist accommodation buildings are clustered together and sited forward of the dwelling on its western side. The tourist accommodation buildings are setback approximately 70m from the Tiers Road boundary and 12m from the western side boundary.
- Two of the tourist accommodation buildings labelled as 1 & 2 face towards the western side boundary and the other two tourist accommodation buildings labelled as 3 & 4 face south towards Tiers Road. There is a 12m spacing between buildings 1 & 2 and buildings 3 & 4.
- Tourist accommodation building 1 is approximately 75m south-west of the existing dwelling.
- Each tourist accommodation building will provide accommodation for a maximum of two guests. This equates to eight (8) guests total if each building is fully occupied.
- The expected maximum length of use is two (2) nights. Check in time will be 2:00pm and check-out time will be 10:00am.
- Installation of one (1) 25,000L water storage tank dedicated to fire-fighting purposes to serve all the tourist accommodation buildings.
- The tourist accommodation buildings will be served by the existing access to Tiers Road, with an extension of the existing internal driveway to provide access to each accommodation building.
- Each tourist accommodation building will be provided with space adjacent for the parking of one (1) car. The car-parking space is not covered.
- Stormwater will be directed to a swale leading into a watercourse.

- Wastewater will also be managed on-site, the four (4) tourist accommodation units will be connected to the same wastewater system. The dwelling will be serviced by an existing separate on-site waste control system.
- Landscaping will be planted around the tourist accommodation buildings and along the western side boundary. Landscaping will consist of *Prunus Domestica* (Plum) and *Banksia Marginata* (Silver Banksia) trees.
- Signage is not included as part of this proposal.

The application documents are included as ***Attachment 1 – Application Documents***.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
27 October 1980	4-261	Dwelling addition
27 July 1981	4-307	Dwelling addition
6 December 2018	18/855	Land division – boundary re-alignment (2 allotments into 2 allotments)

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 12 TIERS RD WOODSIDE SA 5244

Title ref.: CT 6219/220 **Plan Parcel:** D120474 AL50

The subject land is a regular shaped allotment with an area of 12.8 hectares on the northern side of Tiers Road. Its current uses are grazing/cropping and residential.

Built form on the land consists of a dwelling and associated outbuildings. The dwelling and associated outbuildings are centrally located on the land.

The land is undulating, with built form contained on a higher part the land. There is a watercourse which flows west to east in front of the dwelling. The watercourse drains to the Onkaparinga River which flows through the eastern part of the land and this part of the land is flood prone.

The land is mostly cleared of vegetation, besides trees which grow both along the watercourse and banks of the Onkaparinga River. The vegetation along the watercourse is mostly exotic deciduous plant species.

The land is served by one 7m wide access point/cross-over to Tiers Road. Tiers Road is a sealed Council roadway.

There are no easements or other restrictions listed on the Certificate of Title.

Locality

The locality contains a mix of grazing/cropping and rural residential uses, with the subject land being on the fringe of the Woodside township. The access point to the land is approximately 270m west of the Township Main Street Zone boundary.

The tourist accommodation buildings are approximately 140m north of the nearest dwelling on an adjacent property being 17 Tiers Road, Woodside, situated on the southern side of the road.

The subject land is identified on ***Attachment 2 – Subject Land/Representation Map***. The zoning is shown on the map in ***Attachment 3 – Zoning Map***.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Tourist accommodation: Code Assessed - Performance Assessed
Water storage tank: Accepted Development
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
The proposal is not listed as Accepted, Deemed to Satisfy or Restricted in the Planning & Design Code so it defaults to being a Performance Assessed type of development.

PUBLIC NOTIFICATION

- **REASON**
Tourist accommodation is exempt from public notification per Table 5 procedural matters of the Productive Rural Landscape Zone provided DTS/DPF 6.3 & DTS/DPF6.4 are met. The proposal fails to meet all of the criteria of DTS/DPF6.3 & DTS/DPF6.4 so public notification was required. Specifically, the tourist accommodation is in new buildings where the total floor area exceeds 100 square metres, and a 40m setback to all boundaries is not achieved.

Public notification was undertaken from 12 November 2021 to 2 December 2021.

- **LIST OF REPRESENTATIONS**
Five (5) opposing representations were received during the public notification period. Three (3) of the representors wish to be heard in support of their written representation.

The representors are detailed below:

Representor Name	Representor's Property Address	Wishes to be Heard	Nominated Speaker (if relevant)
Janine Croser & Rennie Barnett	25 Tiers Road, Woodside	Y	TBA
Val & Jamie Hancock	27 Tiers Road, Woodside	Y	TBA
Kellie Wayde	17 Tiers Road, Woodside	Y	TBA
Cheryl Lierton	19 Tiers Road, Woodside	N	N/A
Kym Davis	Lot 51 Tiers Road, Woodside	N	N/A

In addition, a petition in opposition to the proposal was received during the public notification period. Petitions are not a valid form of representation so it is not included as a representation.

- **SUMMARY**

The issues contained in the representations can be briefly summarised as follows:

- Negative impact on visual amenity relative to building design, siting and external material and colour selection with overlooking potential.
- Negative impact on amenity relative to increased traffic.
- Negative impact on amenity relative to noise caused by guests.
- Potential use of the buildings for purposes other than tourist accommodation, specifically long-term rental housing and worker accommodation.
- Potential land use conflicts relative to spray drift and dust associated with grazing occurring on the adjoining allotment.
- Questions re the need for the proposal noting existing tourist accommodation uses in the Woodside area.
- Questions as to whether the proposal complies with relevant zoning and planning policies.
- Questions as to whether the proposed CFS water supply will be sufficient.

A copy of the representations are included as ***Attachment 4 – Representations*** and the applicant's response is provided in ***Attachment 5 – Response to Representations***.

AGENCY REFERRALS

- Environment Protection Authority (EPA)

The EPA referral response is discussed in the Planning Assessment Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay section of the report.

- Country Fire Service (CFS)

The CFS referral response is discuss in the Planning Assessment Hazards (Bushfire – High Risk) Overlay section of the report.

INTERNAL REFERRALS

- Council Engineering

Advised that the existing access should be upgraded so that it is bitumen sealed from the edge of Tiers Road to the property boundary. Aside from this, the existing access is satisfactory. There were no identified issues relative to an increase in traffic movement associated with the proposal.

- Council Environmental Health

Approved the wastewater application associated with the proposal, and advised that the applicant will need to comply with SA Health legislation regarding water supply for the tourist accommodation units.

The referral responses are contained in ***Attachment 6 – Referral Responses***.

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 7 – Relevant P&D Code Policies**.

Productive Rural Landscape Zone

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO3	The creation of local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.

Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria

PO1.1 & DTS/DPF1.1, PO2.1 & DTS/DPF2.1, PO2.2 & DTS/DPF2.2, PO6.3 & DTS/DPF6.3, PO6.4 & DTS/DPF6.4 & PO11.1

The Desired Outcomes for the Zone seek and promote amongst other uses tourist accommodation. However, it is also desired that such activity should be undertaken in balance with conserving the natural and rural character, sensitive environmental areas and scenic qualities of the landscape.

The proposed tourist accommodation buildings are each of a modest size and height and clustered together in a cleared area below the highest point of the land. The tourist accommodation buildings are well setback from the site boundaries, achieving a minimum 12m setback and are upslope of the watercourse and outside the flood mapped area of the Onkaparinga River on the subject land. A 26m setback to the watercourse is provided.

Representor concern was raised regarding the location of the buildings and their appearance. Alternate location and building design solutions suggested in the representations were not considered feasible by the applicant.

Specifically, the applicant advised relocating the buildings to the north of the dwelling would result in a greater visual impact as they would be on a higher part of the land. Also, the location for the buildings has been chosen for guest convenience in reducing the distance required to walk to the Woodside main street.

An alternate building design of a rectangular flat roof dark pre-colour treated steel structure as put forward in one of the representations was dismissed as being cost prohibitive.

Despite the benefits in the tourist accommodation being located on a cleared site and set well back from the site boundaries, the location of the tourist accommodation buildings is considered to be quite visible from the public realm and adjacent properties. Additional landscaping per *Council's Native Habitat Landscaping and Gardening Guide* was requested, and to some extent has been included in the amended site plan but with reservations from the applicant regarding the ability to comply with the CFS vegetation management condition. The applicant also believes that the trees along the watercourse, the road verge in front of the land and additional landscaping as proposed is sufficient but has agreed via condition to provide a more detailed landscaping plan.

The recommended reserved matter requires a detailed landscaping plan, and following acceptance of the detailed landscaping plan further conditions can be imposed regarding planting timeframe and on-going maintenance.

An amended building colour scheme was also requested by staff which better blends with the natural surrounds. In response, the applicant amended the colour scheme to wall cladding in a light blue, light brown, pale green and light grey colour with Colorbond 'Basalt' roof.

Despite objections from the applicant, it is the opinion of staff that the revised colour scheme in particular the pale green and blue colour wall colour selection could blend better with the natural surrounds and rural landscape. Recommend condition three (3) controls the external colour and material selections.

As the building design is on stumps there are minimal earthworks proposed, so as to help assist maintain the natural landform. There will be some earthworks associated with the internal driveway extension, but will be

modest and not requiring significant re-shaping of the land or retaining. The internal driveway extension will be finished in compacted gravel to blend with the existing driveway.

PO6.3, DTS/DPF6.3 and PO6.4 relate directly to tourism development.

PO6.3 seeks for tourist accommodation to be associated with the primary use of the land for primary production or a primary production related value adding industry and to provide authentic visitor experiences.

Part a) of DTS/DPF6.3 seeks for tourist accommodation to be ancillary to and located on the same allotment, or adjoining allotment used for primary production or primary production related value adding industry.

Whilst the proposed tourist accommodation use may be the resulting dominant land use, the area of land dedicated to the tourist accommodation facility is approximately 4,650 square metres. This is considered to be a modest fraction of the overall site, and that the proposal will not detract from the balance continuing to be used for cropping and grazing. Further, there should be no impact on farming occurring on the adjoining site to the west, subject to buffer planting as discussed further in the Interface Between Land Uses section of this report. The subject land is also somewhat unique in the Productive Rural Landscape Zone as it is on the fringe of a Township Main Street Zone, which is considered to be advantageous for tourism development. The Township Main Street Zone amongst other matters encourages tourism development and a welcoming environment for visitors.

Part b) of DTS/DPF6.3 seeks for tourist accommodation where in a new building to not exceed a total floor area of 100 square metres. The proposal is at variance with part b) as the area used for tourist accommodation is to be spread across four (4) buildings with a combined floor area of 324 square metres (excluding the attached 20 square metre decks). However, it is worth noting that DTS/DPF6.4 does contemplate tourist accommodation in multiple buildings.

A failure to comply with criteria b) is not considered to be fatal to the proposal. The combined floor area is modest in context of the size of the land, generous boundary setbacks are provided and there is a large 140m separation to the nearest sensitive receivers not on the subject land.

Part c) of DTS/DPF6.3 seeks for tourist accommodation to not result in more than one tourist accommodation facility being located on the same allotment.

The four (4) tourist accommodation buildings are considered to be a single integrated tourist accommodation facility. They are clustered together and share the same services being access, waste control, water supply and electricity.

PO6.4 seeks for tourist accommodation in a new building or buildings (plural) to be sited, designed and of a scale that maintains a pleasant rural character and amenity. Specifically, DTS/DPF6.4 gives guidance that tourist accommodation development should be setback at least 40m from all boundaries, and to have a building height no greater than 7m above natural ground level.

The proposal complies with the height criteria, and for the most part complies with the setback criteria. However, the tourist accommodation buildings are only 12m from the western side boundary. A reduced setback is considered acceptable as the adjoining site to the west is a large grazing and cropping allotment and only two (2) of the buildings face towards the western side boundary. The other two (2) buildings face towards the watercourse and Tiers Road.

Regarding the use of the buildings, recommended condition two (2) limits the use for tourist accommodation purposes only. Use of the buildings for other purposes such as long-term rental accommodation (dwelling) would be a change of use requiring separate development approval.

It is not a feature of the planning system to question the economic need for development as it relates to representor concern expressed about the profitability of the proposal and existing similar businesses, especially as the proposed use is desired in the Zone.

Overlays

Environment and Food Production Area

Desired Outcomes	
DO1	Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.

This overlay is not considered to be directly relevant to the proposal as the only performance outcome relates to land division.

Hazards (Bushfire – High Risk) Overlay

Desired Outcomes	
DO1	Development, including land division is sited and designed to minimise the threat an impact of bushfires on life and property with regard to the following risks: 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.
DO2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from area of unacceptable bushfire risk.
DO3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO2.1, PO3.1, PO4.1 PO4.2 & DTS/DPF4.2, PO4.3, PO6.2 & DTS/DPF6.2 & PO6.3	

Per the Overlay procedural matters a referral to the Country Fire Service (CFS) was required. The applicant sought the CFS referral via a pre-lodgement agreement. The CFS have no objections to the proposal, subject to directed conditions regarding access, water supply and vegetation management. The CFS conditions are included as conditions eight (8) to ten (10).

The CFS also recommended that the applicant implement a Bushfire Survival Plan for guests. The applicant has provided a copy of the Bushfire Survival Plan. As the plan is only a recommendation its implementation is included as a recommended note – see recommended note eight (8).

Regarding water supply, the CFS have advised outside of the formal referral that in summary the arrangement of, and quantity of proposed water supply for fire-fighting is greater than what is required by MBS008. MBS008 is the relevant Ministerial Building Standard – Designated bushfire prone areas.

As the CFS have no objections to the proposal, it is considered to satisfy the relevant Hazards (Bushfire – High Risk) Overlay Desired Outcomes and Performance Objectives.

Hazards (Flooding) Overlay

Desired Outcomes	
DO1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment through the appropriate siting and design of development.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO2.1, PO3.4 & DTS/DPF3.4	

The development area is well outside of the mapped flood area associated with the Onkaparinga River.

The watercourse below the tourist accommodation buildings is not flood mapped, however the applicant has sought a watercourse assessment report by a qualified Engineer.

The report concludes that the watercourse flood flow is located well below and outside of the proposed building site.

The proposal is considered to be sufficiently consistent with the Hazards (Flooding) Overlay.

Limited Land Division Overlay

Desired Outcomes	
DO1	The long term use of land for primary production is maintained by minimising fragmentation through division of land.

This overlay is not considered to be relevant to the proposal.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Desired Outcomes	
DO1	Safeguard Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1, PO2.1 & DTS/DPF2.1, PO2.4 & DTS/DPF2.4, PO2.5 & DTS/DPF2.5, PO3.1, PO3.2, PO3.9 & DTS/DPF3.9 & PO4.1	

In accordance with the Overlay procedural matters a referral to the Environment Protection Authority (EPA) was required.

The EPA sought additional information regarding calculations for the wastewater system design and for erosion control measures for the drainage swale to watercourse discharge area.

The applicant provided the additional information and the EPA now have no objections to the proposal, subject to a direction condition regarding the wastewater system. The EPA condition is included as condition seven (7).

As the EPA have no objections to the proposal, it is considered to satisfy the relevant Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay Desired Outcomes and Performance Objectives.

Native Vegetation Overlay

Desired Outcomes	
DO1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystems services, carbon storage and amenity values.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

The development area is clear of native vegetation and the applicant has signed the native vegetation declaration, which complies with DTS/DPF1.1.

Prescribed Water Resources Overlay

Desired Outcomes	
DO1	Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of watercourses.

This overlay is not considered to be directly relevant to the proposal as the DTS/DPF criteria relate to activities that require water allocation licences from Landscape South Australia such as horticulture, forestry and new dams or alterations to existing dams.

Water Resources Overlay

Desired Outcomes	
DO2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & PO1.5 & DTS/DPF1.5	

The proposed building works and driveway areas are clear of the watercourses.

DTS/DPF1.5 seeks a 20m strip of land from the banks of watercourse to be free from development. Tourist accommodation buildings 3 & 4 are 26m north of the watercourse draining into the Onkaparinga River and it is considered that the proposal accords with this DPF.

Traffic Generating Development Overlay

Desired Outcomes	
DO1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

This overlay is not considered to be directly relevant to the proposal as the DTS/DPF criteria relate to impact on state maintained roads by large scale land division, commercial and education facility type developments. The development is not on a state maintained road.

General Development Policies

Clearance from Overhead Powerlines

Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

The applicant has signed the building safety near powerlines declaration, which complies with DTS/DPF1.1.

Design

Desired Outcomes	
DO1	<p>Development is:</p> <ul style="list-style-type: none"> a. contextual – by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area b. durable – fit for purpose, adaptable and long lasting c. inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors d. sustainable – by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO3.1, PO6.1 & DTS/DPF6.1, PO7.5, PO7.7, PO8.1 & DTS/DPF8.1, PO15.1, PO20.1 & PO21.1 & DTS/DPF21.1	

With regard to DO1 part a) on balance the proposal is considered to respond positively to the natural surrounds and contribute positively to the character of the area.

The location of the tourist accommodation buildings is on a cleared and relatively level area of the site which is above the watercourse and outside of the flood affected area of the site. The positioning takes advantage of existing infrastructure being the existing access point, internal driveway, electricity and water supply connections. The buildings are on stumps so as to minimise earthworks and modification to the landscape.

Dwellings in the locality are typically single storey, brick construction incorporating articulated façade, roof pitches and muted colour schemes.

Whilst the tourist accommodation buildings will be of a light weight cladding construction the buildings are articulated in their design including a pitched roof with eaves, varying size openings, open deck and external staircases for entry. The revised roof colour from a light Colorbond 'Windspray' to darker grey Colorbond 'Basalt' is an improvement which is considered to blend better with the existing surrounds.

Regarding the external staircases the Council Building Officer advice is that as the facility comprises four (4) accommodation buildings that at least one (1) will need to be amended to have a ramp access to meet universal access requirements. Recommended note three (three) reminds the application of this requirement.

This change can be made as a minor variation during the Building Rules assessment if the Panel resolves to grant Planning Consent.

It is also considered likely that it will be of importance to the owner-operators to maintain the site to a high standard to appeal to visiting guests helping to further positively contribute to the amenity of the locality.

Proposed units 3 & 4 face south towards Tiers Road but are setback approximately 70m from the front boundary. Due to this large setback there will not be direct overlooking to the dwellings on adjacent land on the southern side of Tiers Road – 27, 25 & 17 Tiers Road. It is acknowledged that there will be views of paddocks from the proposed tourist accommodation units but this is not considered to constitute unreasonable overlooking.

Infrastructure and Renewable Energy Facilities

Desired Outcomes	
DO1	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.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO 11. & DTS/DPF 11.1, PO 12.1 & DTS/DPF 12.1 & PO 12.2 & DTS/DPF 12.2	

PO11. & DTS/DPF11.1 relate to water supply. The tourist accommodation buildings will be connected to a large existing water storage tank for their potable water supply. Council Environmental Health have advised that mains connection is preferable, but that ultimately the operators will need to comply with SA Health legislation regarding this matter. The applicant is aware of this, and recommended note four (4) also highlights this.

PO12.1, DTS/DPF12.1 & PO12.2 & DTS/DPF12.2 relate to wastewater service.

PO 12.1 seeks for development to be connected to a common wastewater disposal service such as sewer or CWMS. This is not available to the subject land, so wastewater will be managed on-site. The new waste system will be wholly contained within the boundaries of the subject land, and it will comply with the requirements of the Public Health Act 2011 as approval for the wastewater system has been granted by Council Environmental Health.

The proposed building works do not encroach upon the existing waste control system servicing the dwelling.

For hard waste management, each tourist accommodation unit will be provided with an internal bin which will be emptied into a larger bin in one of the outbuildings on the land for collection by Council waste contractor East Waste.

The proposal is consistent with the Infrastructure and Renewable Energy Facilities policies.

Interface between Land Uses

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO2.1, PO4.5, PO9.1, PO9.6 & PO9.7	

PO2.1 seeks for non-residential development to not unreasonably impact the amenity of sensitive receivers through its hours of operation with regard to the nature of the development, measures to mitigate off-site impacts and the extent to which the development is desired in the Zone.

The proposed check-in and check-out times are considered to be fairly standard for tourist accommodation, and the proposal small in scale accommodating a maximum of eight (8) guests at any one time. Tourist accommodation is desired in the Productive Rural Landscape Zone.

Representor concern was noted regarding possible noise impact from guest behaviour. The operators of the proposal live on the land, so will have influence in managing guest behaviour and possible noise issues.

POs 9.1, 9.6 & 9.7 relate to interface with rural activities. The adjoining land to the west is also used for cropping/grazing. The owners of this adjoining site submitted a representation with concern regarding impact on their operations resulting from the proposal.

In response, the applicant has now included as part of the proposal a landscaped buffer between the tourist accommodation buildings and the western side boundary. As noted earlier, it is recommended that a full landscaping plan be provided to the satisfaction of the Assessment Manager as a reserved matter. Following acceptance of the landscaping plan as a reserved matter further conditions can be imposed regarding planting time frame and on-going maintenance.

It is also expected that as the buildings are proposed to be used for temporary occupation there should be reduced likelihood of on-going interface issues. As the applicant noted in their response to the representations *“guests will be deliberately making the decision to come stay for a few nights in a rural area and will expect the noises and smells of a rural location.”*

The applicant advised that it was not desirable to locate the tourist accommodation buildings on the eastern side of the existing driveway as they would be more visible in this location. The eastern side of the driveway is not screened by any existing landscaping.

The applicant intends to install lighting at intervals along the driveway, and the side of each tourist accommodation unit will be fitted with a single light on the side next to the parking areas. Recommended condition four (4) ensures that external lighting be managed to not cause nuisance to adjacent residential uses.

The proposal is considered consistent with the Interface Between Land Uses policies.

Site Contamination

Desired Outcomes	
DO1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been subject to site contamination.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DTS/DPF1.1	

The proposal is for a change of use to include tourist accommodation. However, tourist accommodation is not more sensitive than the existing residential use. Therefore DTS/DPF1.1 part b) is met and no site investigations were required.

Tourism Development

Desired Outcomes	
DO1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & PO1.2	

Tourist accommodation is a desired use in the Productive Rural Landscape Zone in which the subject land is situated. The subject land is conveniently located in close proximity to the Woodside township and its visitor attractions.

PO1.2 seeks for tourist development comprising multiple accommodation units to be clustered to minimise environmental and contextual impact. The proposal complies with PO1.2.

The proposal is consistent with the Tourism Development policies.

Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.4 & DTS/DPF1.4, PO3.1 & DTS/DPF3.1 & PO5.1 & DTS/DPF5.1	

Access to the proposed tourist accommodation buildings will be via an existing 7m wide cross-over to Tiers Road. Tiers Road is a sealed Council roadway, with connection to arterial roadway Onkaparinga Valley Road. Recommended condition five (5) requires the cross-over be sealed to the edge of Tiers Road as per Council Engineering advice.

Visitor vehicles will be able to enter and exit the site in a forward motion, and the existing internal driveway could be widened if necessary to cater for two-way vehicle movements. However, due to the cross-over width, clear sightline along the driveway and expected infrequent vehicle movements it is not considered necessary to seek any modifications to the existing internal driveway.

There is no impact on the existing vehicle parking arrangement for the dwelling on the land.

Each tourist accommodation building will be provided with one (1) uncovered space adjacent for vehicle parking. This complies with Table 1 – General Off-Street Car Parking Requirements of the Planning & Design Code. Table 1 does not seek for the parking space to be covered.

Representor concern was raised regarding increased traffic movements associated with the proposal. Council Engineering has raised no concern with this. Also as noted above in the report, vehicle movements are expected to be infrequent due to the nature of the proposal. It is anticipated with tourist accommodation that guests will mostly be out during the day reducing vehicle movements relative to, or in comparison with residential development types.

The proposal is consistent with the Transport, Access and Parking policies.

CONCLUSION

The proposal is to introduce a tourist accommodation use to a grazing, cropping and residential property in the Productive Rural Landscape Zone.

Tourism development is encouraged in the Zone particularly where it is associated with, and ancillary to primary production occurring on the same or adjoining land.

Whilst tourist accommodation may not be the ancillary future use occurring on the subject land, the relatively small footprint of overall land dedicated to the tourist accommodation use should not take away from grazing and cropping occurring on the balance of the land. The adjoining land is also used for primary production.

In addition, the subject land is considered to be somewhat unique in the Zone as for tourism development it has the advantage of being on the fringe of a Township Main Street Zone. The Township Main Street Zone amongst other matters encourages tourism development and a welcoming environment for visitors.

The proposal required referrals to the Environment Protection Authority and SA Country Fire Service. Both referral agencies were satisfied with the proposal, subject to directed conditions and advisory notes.

The applicant has also agreed to conditions restricting the use of the buildings for their intended purpose for tourist accommodation. Any change to the use of the buildings for long term rental accommodation raised as a concern in the representations would require separate development approval.

Subject to further conditions relating to building appearance and landscaping the proposal is considered to maintain a pleasant scenic landscape quality as desired in the Productive Rural Landscape Zone.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and
- 2) Development Application Number 21030805, by Stimson Consulting and Anthony and Angela Mackay for Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x 25,000L water storage tank at 12 Tiers Road Woodside is GRANTED Planning Consent subject to the following conditions:

RESERVED MATTERS

The Council requires the following matters which are reserved pursuant to Section 102(3) of the Planning, Development and Infrastructure Act 2016 to be addressed prior to Development Approval being granted to the reasonable satisfaction of the Assessment Manager:

- 1) A detailed Landscaping plan shall be prepared and submitted detailing plant species and locations. The landscaping plan shall be prepared by a suitably qualified professional.

Plant species detailed in the landscaping plan shall be selected from the Council's *Native Habitat Landscaping and Gardening Guide* or *Native Habitat Gardening Guide for Low Flammability Gardens*. The guides can be downloaded from: [Resident Native Habitat Gardening \(ahc.sa.gov.au\)](http://ahc.sa.gov.au)

NOTE: Further conditions may be imposed on the Planning Consent in respect of the above matter.

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- 2) The person(s) having the benefit of this consent shall refrain from permitting the use of the tourist accommodation buildings for provision of long-term accommodation or as separate dwellings. The tourist accommodation units shall be used and operated on a short-term rental arrangement with a maximum of a one (1) month 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.

- 3) External colours and materials shall be as follows:
ROOF: Colorbond 'Basalt' or similar
WALLS: Light weight cladding in subdued colours which blend with the natural features of the landscape such as browns, greys and beige
- 4) All external light shall be directed away from residential development and shielded if necessary to prevent light spill causing nuisance to the occupiers of adjacent residential properties.

- 5) Prior to occupation of the tourist accommodation units the vehicle crossover shall be sealed in Hotmix bitumen from the edge of Tiers Road to the property boundary to Council satisfaction.
- 6) All roof runoff 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.

Conditions imposed by the Environment Protection Authority under Section 122 of the Act

- 7) The on-site wastewater system must be installed in accordance with that proposed in the Wastewater Engineer's Report, prepared by Archer Environmental, dated 24 January 2022, and include:
 - a) the installation of an Ozzi Kleen RP10A+ system
 - b) the construction of a 220sqm irrigation area, to be located more than 50m from the nearest watercourses and bores, more than 1.2m from the seasonal groundwater table, on a slope less than 20% and not in the 10% AEP flood zone
 - c) vegetating the irrigation area with a good quality woodlot, to be regularly maintained
 - d) bunding of the irrigation area prior to operation to prevent stormwater runoff entering the area, or runoff, from over-irrigating, leaving the area.

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

ACCESS TO HABITABLE BUILDING

- 8) '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 the proposed access driveway as detailed on drawing named SITE PLAN, dated at last revision 02/09/2021, 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.

- Understorey vegetation either side of the access road shall be reduced to a maximum height of 10cm for a distance of 3 metres. Mature trees within this fuel reduced zone may remain.
- The all-weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage storm water run-off to appropriate drains, at one or both sides of the traffic surface. The accumulated volumes of water shall be directed via: I) open drains, or II) culverts and pipes under the traffic surface, and / or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

WATER SUPPLY & ACCESS (to dedicated water supply)

- 9) 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 PLAN dated at last revision 02/09/2021 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.

Please note that 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

10) '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 each of the habitable buildings (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.
- A single row of trees or shrubs are permitted closer to the building than their mature height for screening purposes, providing they are not connected to other hazardous vegetation, are not within close proximity of timber building elements, windows and doors and do not touch or overhang any part of the building. Screening plants should have low flammability characteristics, be kept in optimum health, pruned regularly and any dead vegetation removed.

ADVISORY NOTES

General Notes

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

b. if an appeal is commenced—

- i. until the appeal is dismissed, struck out or withdrawn; or**
- ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).**

Planning Consent

- 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 Planning Consent.

- 2) A separate development application is required for any signs or advertisements (including flags and bunting) associated with the development herein approved.**
- 3) A ramp may be required to at least one (1) of the tourist accommodation buildings to provide universal access per Building Rules assessment matters.**
- 4) The operators shall follow the advice of SA Health regarding the Safe Drinking Water Act (2011) requirements for potable water supply to the tourist accommodation units. An exemption may be required from SA Health to provide water via the existing water storage tank.**

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

- 5) 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.**
- 6) The applicant is advised that, during site works, appropriate measures should be put in place to ensure no soil transport during rain events occurs. This could include removing the vegetation from only the area necessary for the building, using silt fences on the downhill side of the exposed area to capture any soil in the runoff, and appropriately managing any soil stockpiles kept on site with silt fencing, or through temporary coverage with matting or hydroseeding. Further guidance may be sought from the EPA's *Stormwater pollution prevention code of practice for the building and construction industry* http://www.epa.sa.gov.au/files/47790_bccop1.pdf and the EPA's *Handbook for Pollution Avoidance on Commercial and Residential Building Sites*.**
- 7) 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 the South Australian Country Fire Service Under Section 122 of the Act

TOURIST ACCOMMODATION – BUSHFIRE SURVIVAL PLAN

- 8) CFS 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.

BUILDING CONSIDERATIONS

- 9) 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.

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

A site Bushfire Attack Level (BAL) assessment was conducted in accordance with the NCC and Australian Standard™3959 (AS3959) "Construction of Buildings in Bushfire Prone Areas".

Category of BAL 19.

OFFICER MAKING RECOMMENDATION

Name: Marie Molinaro
Title: Statutory Planner

28 September 2021

john@stimsonconsulting.net.au
www.stimsonconsulting.net.au

ABN 87 096 337 576

Ms V Nixon
Team Leader – Statutory Planning
Adelaide Hills Council
PO Box 44
Woodside SA 5244

Dear Vanessa

12 Tiers Rd Woodside – proposed tourist accommodation

Stimson Consulting is assisting Anthony Mackay and Angela Mackay, who are the owners of the above property, with the preparation of a development application for four cabins to be used for tourist accommodation.

The Subject Land and Locality

The subject land is more accurately described on Certificate of Title Volume 6219 Folio 220 – see attached copy. At present there is a dwelling, a carport, one large shed and a small shed on the land. These can be seen on the aerial photo below.



The site has mature vegetation along the banks of the Onkaparinga River which is close to the eastern boundary of the subject land. There are some mature trees along the banks of the creek that traverses the subject land from west to east and some additional trees near the existing dwelling. Vehicular access is gained from the existing track that runs



from Tiers Rd. The subject land slopes from west to east and falls approximately 20m. Photos of the subject land are below.



Gates at Tiers Rd entry to subject land looking north



Looking north from Tiers Rd at land where cabins will be located (behind trees)



Looking south at land where cabins will be located (in front of trees)



Existing shed and water tank

The proposed cabins are located between the western property boundary and the existing driveway on the northern side of the creek as shown below.





The locality is largely a rural / rural living environment usually having open paddocks with the township of Woodside at the eastern end of the area. The Onkaparinga River is a key feature at the bottom of the gentle valley. An aerial photo of the locality is on the following page with the location of the proposed cabins outlined in red.



Photos of the locality are below.



Looking north from Tiers Rd at land to the west of the subject land



Looking east from Western Branch Rd towards the subject land



Looking southeast from Tiers Rd at dwelling at #27 Tiers Rd



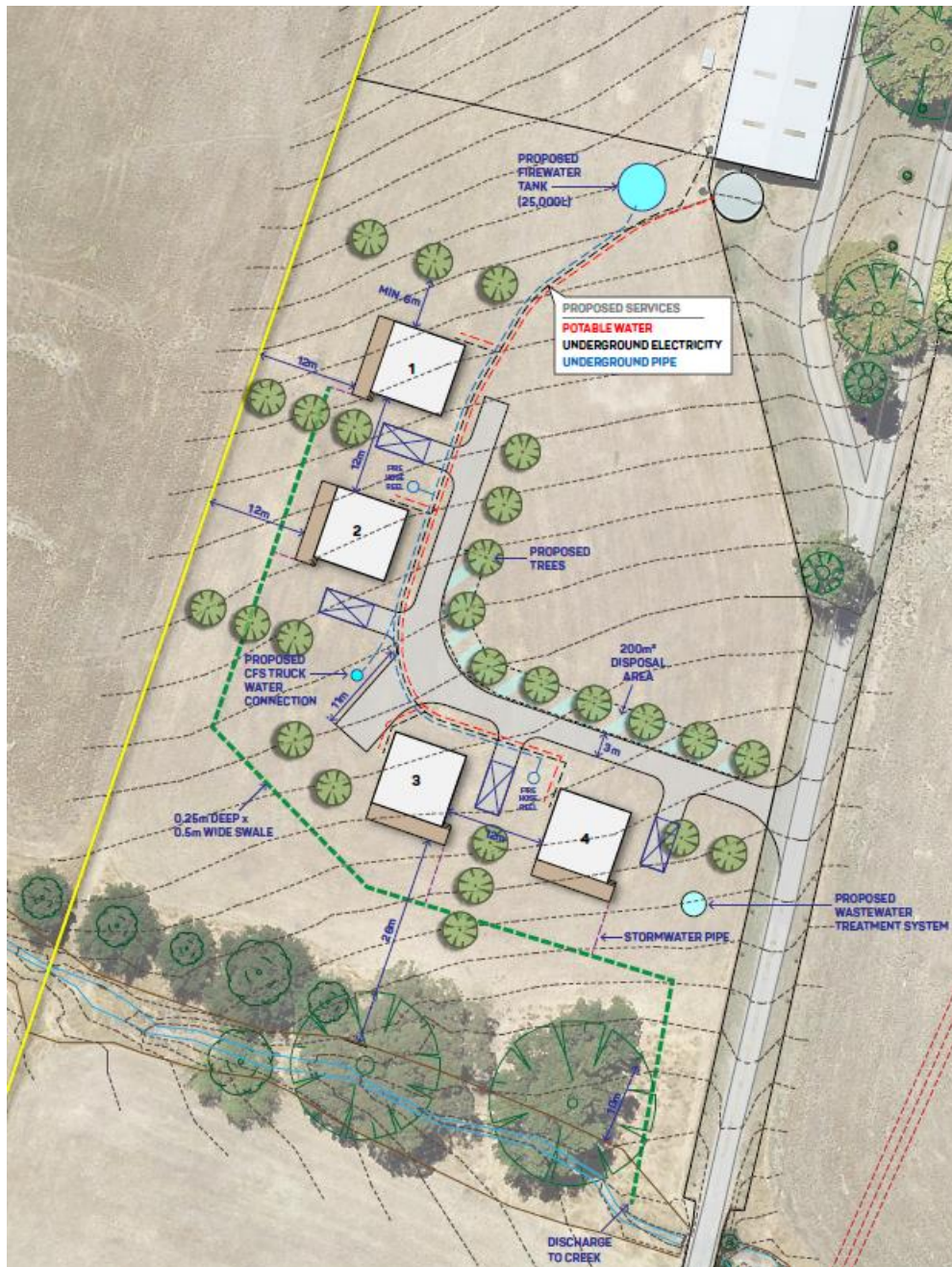
Looking east along Tiers Rd from bridge over Onkaparinga River at Woodside township

Proposal

The application seeks to erect 4 (four) cabins (tourist accommodation) with a 25,000 litre CFS water tank (non-combustible material), driveway and parking spaces and landscaping at 12 Tiers Rd Woodside. An aerobic wastewater treatment plant is proposed to be installed along with a surface spray disposal area. The disposal area



is to be located on the northern and eastern sides of the proposed driveway as shown on the plan below in the light blue hatched area. A 3m wide crushed gravel track is to be formed to provide vehicular access to the 4 cabins from the existing driveway. One parking space is to be provided for each cabin. A turn around area is proposed between cabins 2 and 3 for CFS trucks. A CFS water connection is proposed next to this turnaround and two hose reels are proposed located between cabins 1 and 2, and 3 and 4. Stormwater from the cabin roofs will be directed to a small swale and discharged to the creek. See proposal plan below.



The cabins have a single bedroom (queen sized), meals and kitchen area, along with a bathroom and a verandah. The cabins are to be oriented so that the verandah looks to the west (up the hill) for cabins 1 and 2, and to the south (to the creek) for cabins 3 and 4.



The roof material for all four cabins will be galvanised iron to match the existing large shed. The timber surrounds to windows, fascias and the verandah will be painted white. The walls will be different in colour for each cabin (pale blue, pale green, pale grey and pale brown) – see colour swatches on the following page.



CALIFORNIA
COLLECTION: HAZY

No. CC6



CALIFORNIA
COLLECTION: SAND

No. CC2



CALIFORNIA
COLLECTION: PALM

No. CC4

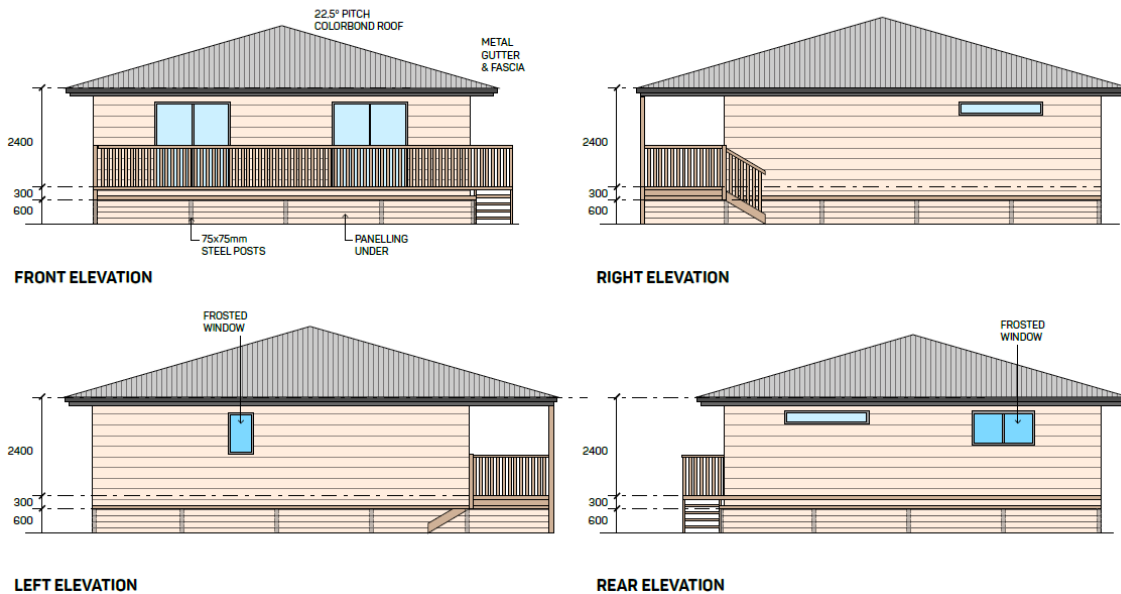


CALIFORNIA
COLLECTION: SALT

No. CC5

The cabins are transportable and will be placed on blocks approximately 0.1m – 0.9m off the ground. The space below the cabin and above the ground will have the stumps/blocks screened with material painted the same colour as the walls. See floor plan and elevations (note the wall colour shown on the elevation below is incorrect) below and on the following page:





Planning and Design Code Policies Assessment

The subject land is located within the Productive Rural Landscape Zone. The two aspects of the proposal that are development are the cabins and the CFS water tank. The CFS water tank is to be assessed as an Accepted Development as it meets all the criteria as shown below. The detail of the tank will be determined during the building rules phase of the application. It should be noted that a 25,000 litre tank is typically 3.6m in diameter and 2.8m in height.

Table 1 – Accepted Development Classification

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
Water tank (above ground) Except where any of the following apply: <ul style="list-style-type: none">• Historic Area Overlay• Local Heritage Place Overlay• Ramsar Wetlands Overlay• State Heritage Area Overlay• State Heritage Place Overlay	<ol style="list-style-type: none">1. The development will not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>2. The development will not be built, or encroach, on an area that is, or will be, required for a sewerage system or waste control system3. The tank is part of a roof drainage system4. Total floor area – not exceeding 30m²5. The tank is located wholly above ground6. Tank height – does not exceed 4m above natural ground level7. Primary street setback – at least as far back as the building line of the building to which it is ancillary8. In the case of a tank made of metal – the tank is pre-colour treated or painted in a non-reflective colour9. Does not involve the clearance of native vegetation.

The tourist accommodation cabins are to be assessed under the performance assessed pathway.



The assessment of relevant policies is provided below in the themes of Land Use, Environment Safety and Amenity, Transportation and Infrastructure.

Land Use

From a land use perspective Zone Desired Outcome (DO) 2 seeks tourist development and accommodation, and PO1.1 DPF 1.1 has tourist accommodation listed. The proposal is on the same allotment as the farm and the cabins are less than 100sqm in size however there are four of them, so the proposal complies in part with Zone DPF 6.3. The proposal will provide tourism accommodation that is within walking distance of the main street of Woodside with all of its facilities. Thus, it will complement and contribute to the tourist focussed facilities and comply with Tourism Development PO 1.1.

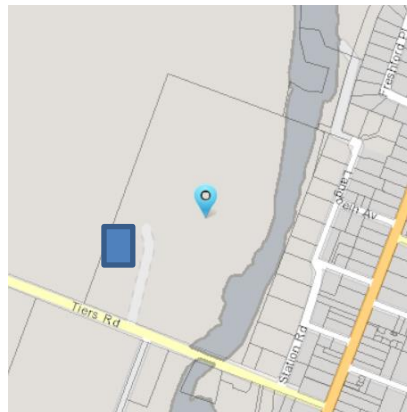
As such the land use is considered to be appropriate in the Zone.

Environment, Safety and Amenity

On the 10th August 2021 I spoke with you about the proposal and you advised that a Preliminary Site Investigation was not required. As such the PO 1.1 under Site Contamination is met.

The CFS have inspected the site and provided a report/letter dated 20 September 2021 (attached). The CFS has no objection to the proposal. A series of conditions of consent are recommended. As such it is considered the proposal complies with the relevant policies in Hazards (Bushfire – High Risk) Overlay.

A water course hydraulic assessment of the creek that traverses the site was undertaken by Dean Mathews – see attached. The proposed location of the cabins is not within the flood area of the creek. The location of the cabins is more than 150m uphill from the flood area of the Onkaparinga River as is shown on the map (PD Code Flooding Overlay) below with the blue square. As such the proposal complies with Hazards (Flooding – General) Overlay policies and Hazards (Flooding – Evidence Required) Overlay policies.



Archer Environmental have prepared a Wastewater Engineer's report (see attached) for the proposal. Note the floorplan of the cabins has been amended since the report was prepared but this has no impact on the findings of the report. With 800l/day of wastewater this is below the 1500l/day limit mentioned in DPF 2.1 under Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay. The treated wastewater is to be disposed of at least 50m away from the creek which is the minimum sought by DPF 2.5. The proposed wastewater treatment system will comply with Design PO 6.1. This system is separate from the system for the existing dwelling on site.



The stormwater from the cabins will be directed to a swale that runs close to the proposed trees and a small depression / basin will hold the water and gradually be released to the creek. This complies with Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay DPF 3.1.

There will be no negative impact on the two watercourses that traverse the subject land. Water Resources Overlay policies are complied with.

The cabins will not impede views from neighbouring properties. The four dwellings on the southern side of Tiers Rd are between 170m and 520m away from the proposed cabins and existing and proposed vegetation will assist in screening the cabins. The proposed materials are not highly reflective in nature. The cabins are oriented so that the verandahs take in the view to vegetation and more rural activities rather than looking at each other. The roof form of the cabins will enable solar panels to be erected in the future, if desired.

The cabins are clustered together on site thus complying with PO 1.2. The existing dwelling on site is some 70m from the nearest cabin and with existing and proposed vegetation the existing dwelling occupants will have their privacy and amenity protected (PO 2.1 and 2.2).

The proposed tree planting is located to meet the CFS requirements of the height of the tree being less than the distance from it to a dwelling.

The proposed 3m wide driveway does not require cut or fill and thus complies with Design DPF 8.1.

The scale of the proposal is considered to be small and will not overwhelm the rural character of the locality.

Transportation and Infrastructure

Access to the cabins is via an existing driveway from Tiers Rd and then once across the creek a new driveway will be constructed. The applicant had proposed a 6m wide crushed gravel driveway but following discussions with the CFS a 3m wide driveway has been proposed. This will enable vehicles to access the cabins appropriately and meets Transport, Access and Parking DPF 1.4, 3.1 and PO 5.1.

Conclusion

In conclusion it is considered the proposal complies with the vast majority of relevant policies and will be a suitable development for the subject land and the locality.

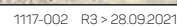
Should you have any queries regarding this proposal please send an email to john@stimsonconsulting.net.au or call on 0402134568.

Yours sincerely

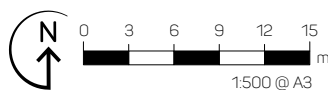
STIMSON CONSULTING PTY LTD

JOHN STIMSON
Managing Director

Enc.



12 Tiers Road, Woodside

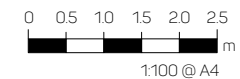


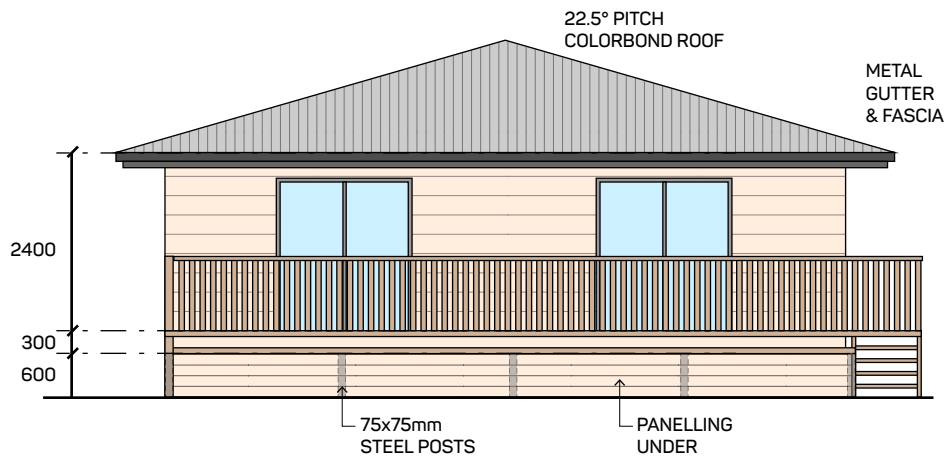
STIMSON CONSULTING



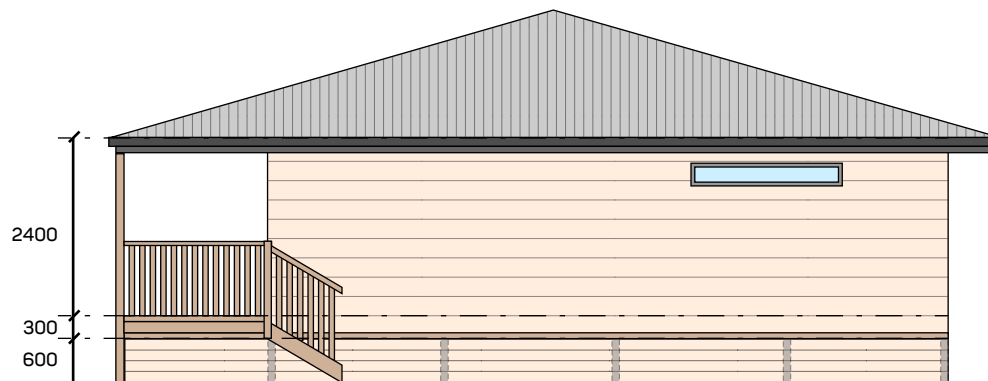
CABIN FLOORPLAN

12 Tiers Road, Woodside

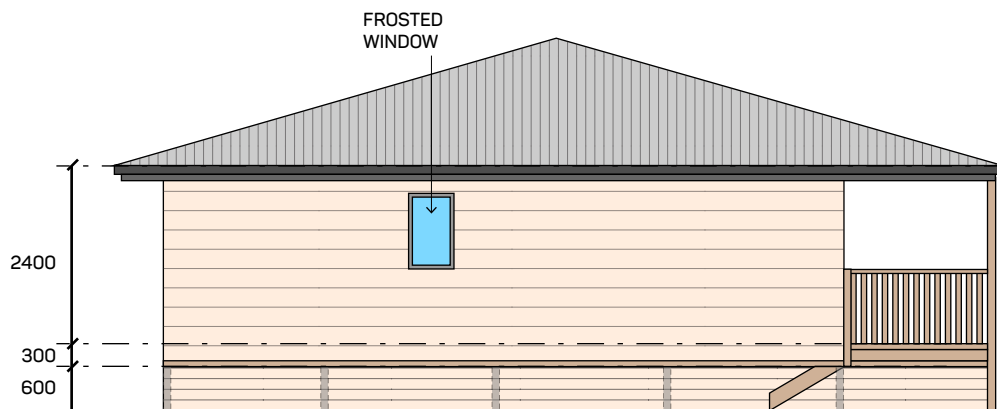




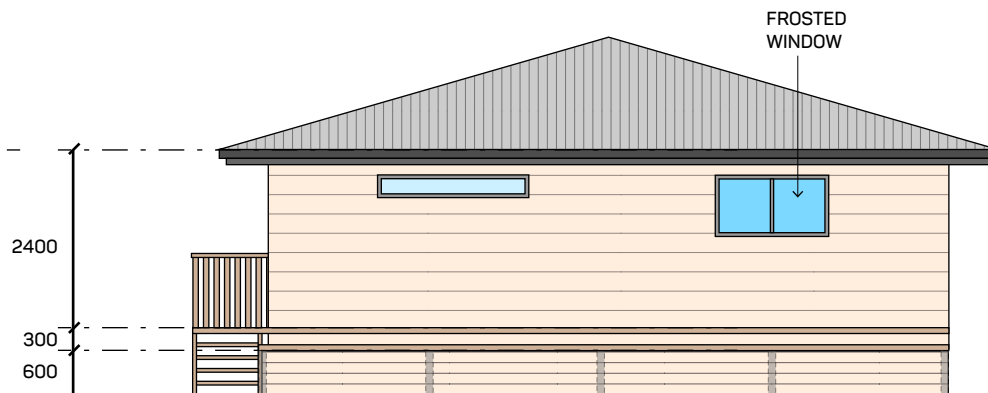
FRONT ELEVATION



RIGHT ELEVATION



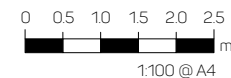
LEFT ELEVATION



REAR ELEVATION

CABIN ELEVATIONS

12 Tiers Road, Woodside



4 November 2021

john@stimsonconsulting.net.au
www.stimsonconsulting.net.au

ABN 87 096 337 576

Ms M Molinaro
Adelaide Hills Council
PO Box 44
Woodside SA 5244

Dear Marie

12 Tiers Rd Woodside – proposed tourist accommodation

With regard to your letter dated 19th October 2021 seeking additional information please find below our response.

- 1) Operational Details - Maximum number of guests at any one time - Typical length of stays - Check in & check out times

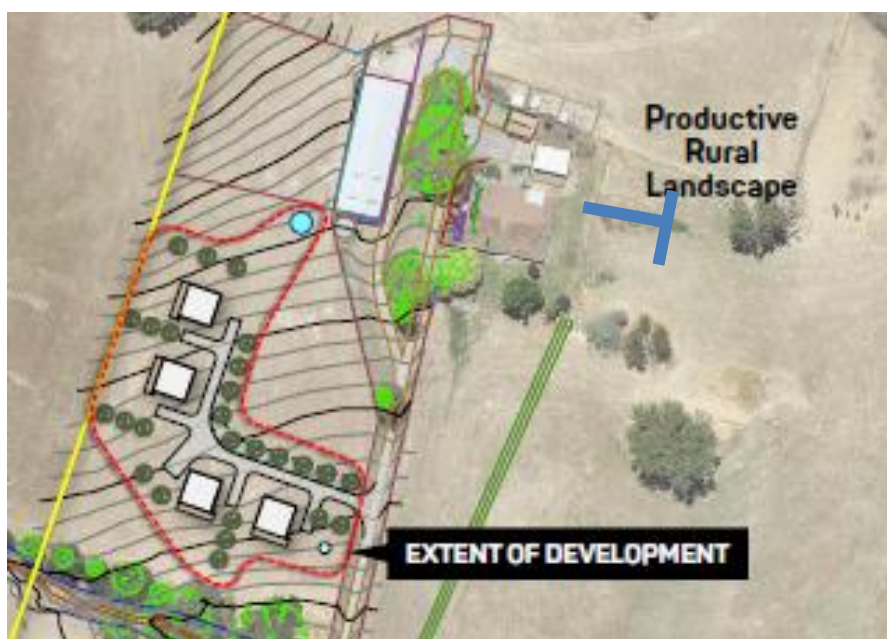
Maximum number of guests at any one time - 2 people in each cottage - 4 cottages - maximum number of guests at any one time 8.

Typical length of stays - it is likely that guests will stay for 2 nights - Friday-Saturday or Saturday-Sunday.

Check out time will be 10:00 a.m. - check in time will be 2:00 p.m.

- 2) Siteworks & Drainage Plan Detailing extent of cut/fill for the accommodation units and construction of the internal driveway and manoeuvring areas. Please also show the location of the existing waste control system servicing the dwelling on the land.

The cabins are to be placed on blocks and will not have any cut or fill. The slope of the land is such that only the grass and top 100mm of soil will be removed for the driveway and manoeuvring areas and compacted rubble will be put in its place to the same level. This will result in the natural grade of the land remaining as is currently the situation with a one way cross fall. The existing waste water treatment system is located to the east of the existing dwelling as shown by the blue T on the plan below.





- 3) *Detailed landscaping plan Location, spacing and planting species detail. Consideration* should be given to Council's Native Habitat – Landscaping and Gardening Guide. Native Habitat Landscaping and Gardening.pdf (ahc.sa.gov.au) Landscaping is considered to be important to the proposal considering the site is on the high side of Tiers Road and the location of the proposed tourist accommodation units is highly exposed. Landscaping is encouraged by PO2.4 of the Tourism Development module of the General Development Policies.

The portion of the subject land where three of the cabins are proposed is within a metre or two of the same elevation as Tiers Rd (see survey plan). The northern most cabin is on land that is around 2m above Tiers Rd. The cabins will be well screened by existing vegetation (street trees – shown on aerial photo below surrounded by a red line, trees along the creek shown surrounded by a dark green line. The cabins area is shown with a blue circle). Photos on these trees are on the following pages). This will mean only glimpses of the cabins will be gained from people driving along Tiers Rd. It is considered the part of the subject land where the cabins are to be located is not a highly exposed location.







The proposed trees are European plums (*prunus domestica*) as these will create a similar environment to those trees planted along the existing driveway and are of a similar nature to the street trees in this section of Tiers Rd. A landscape plan is attached.

In liaising with the CFS on site during the design process they require proposed trees to be no taller than the gap between the tree and the cabin. As such the trees selected will be no more than 6m high (expected to be between 4 and 5m high) and are to be planted 6m from the cabins. In reviewing the trees in Council's Guide there are none that are small enough to plant between the cabins. Each tree is to be planted 6m apart. A detailed landscape plan can be required via condition of consent and be approved prior to construction of the cabins commencing. Only trees are proposed for the landscaping as it is intended that the existing grasses will flow around the cabins so they integrate better with the site.



- 4) Confirmation of the external colour and material detail. There are conflicting details in the application submission. The use of dark, natural tones that blend with the surrounds are encouraged, as per PO11.1 of the Productive Rural Landscape Zone. Galvanised iron, Manor Red and Deep Ocean blue as indicated currently are not supported.

As per page 7 of my letter dated 28th September 2021 the colours for the walls of the cabins are as shown on the following page. These colours have been selected as they of a hue that matches in with eucalypts and are not bold in nature. Galvanised iron matches with the roof of the large shed on site and is a common roof material in the area as well as in the Woodside township. It is a material that fades reasonably quickly (unlike zincalume metal) and is considered appropriate for the locality. However should the Council Assessment Panel consider galvanised iron is not suitable then the applicant is willing to have Colorbond Basalt as the roof material / colour.



CALIFORNIA
COLLECTION: HAZY
No. CC6



CALIFORNIA
COLLECTION: SAND
No. CC2



CALIFORNIA
COLLECTION: PALM
No. CC4



CALIFORNIA
COLLECTION: SALT
No. CC5

- 5) Details of any signage/advertising on the land. Show location on the site plan, and provide an elevation plan if applicable.

No signage is proposed as part of this application.

- 6) Confirmation of a Bushfire Survival Plan details as per the CFS recommendation.

A copy of the Bushfire Survival Plan is attached.

- 7) Demonstrate a Waste Control System has been approved. A wastewater application form can be downloaded from:
<http://www.ahc.sa.gov.au/ahcresident/Documents/AHC%20Wastewater%20Application%20Form.pdf>. The Archer Environmental Report will need to be submitted together with the wastewater application form to Council Environmental Health for assessment. The planning assessment cannot be completed until wastewater approval can be granted.

This application was been submitted to Council's Environmental Health section via the mail@ahc.sa.gov.au email address on 3 November 2021.

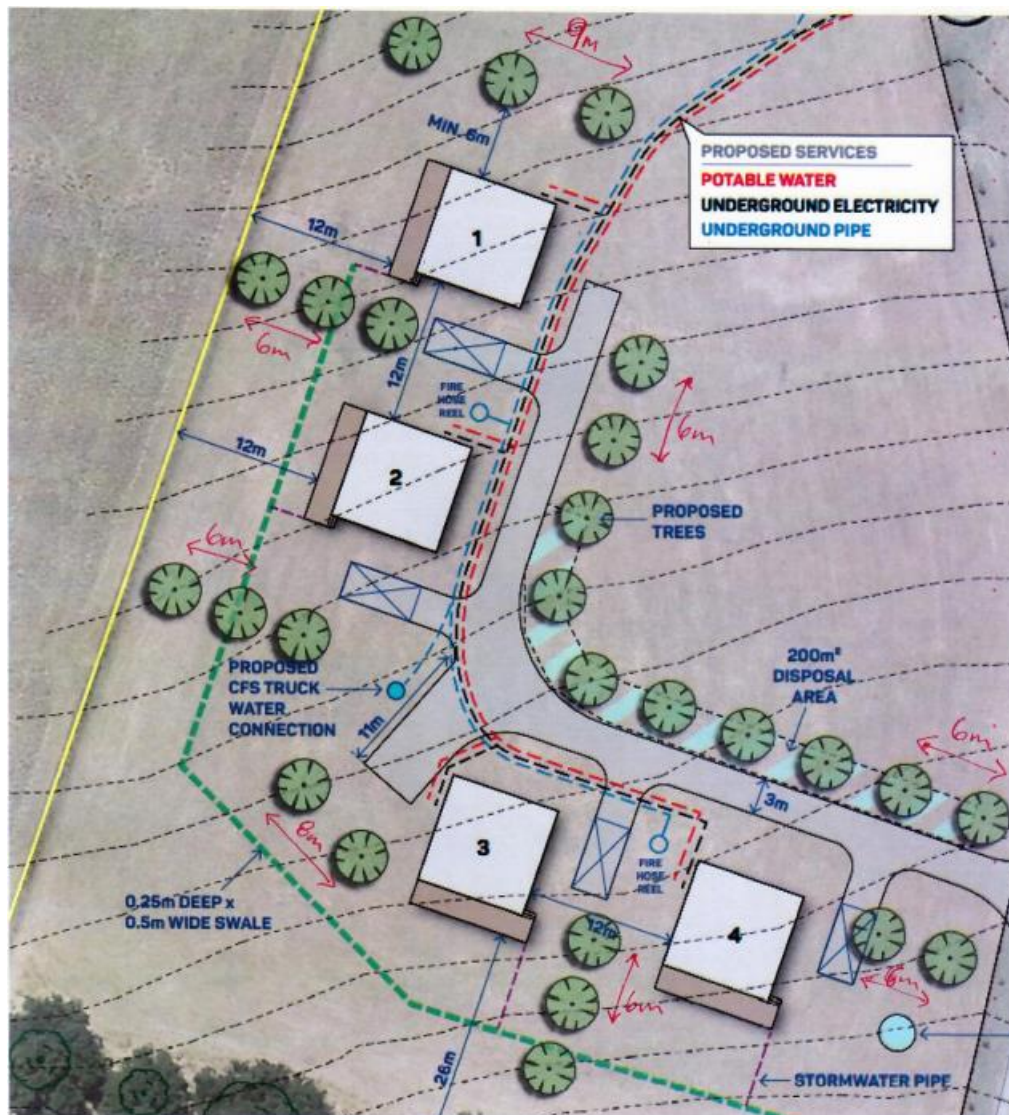
Should you have any queries regarding this proposal please send an email to john@stimsonconsulting.net.au or call on 0402134568.

Yours sincerely

STIMSON CONSULTING PTY LTD

JOHN STIMSON
Managing Director

Enc.



Landscape Plan

Tree Species - *Prunus domestica*

12Tiers Rd Woodside

**Dean Mathews
19 Jervois Avenue
West Hindmarsh SA 5007
0439 828 753**

4 September 2021

Anthony Mackay
!2 Tiers Road
Woodside SA 5244

Dear Anthony,

Re: 12 Tiers Road Watercourse Assessment Report

In planning for the proposed development of tourist accommodation on your property at 12 Tiers Road, Woodside, an assessment of the existing watercourse hydrology and hydraulics has been undertaken to estimate the peak flow rate and water surface flow profile within the watercourse.

The existing watercourse runs parallel to Tiers Road across your property, falling from west to east to the Onkaparinga River located approximately 175 metres downstream from the proposed development. The watercourse gradient is quite steep, at approximately 4% to 5% across 12 Tiers Road. It has an upstream catchment area of approximately 26 hectares that is rural in nature. Refer to the attached Locality and Catchment Plan.

The driveway to 12 Tiers Road crosses the watercourse and there is an existing culvert crossing. The existing culvert is a reinforced concrete pipe with a diameter of 1050 mm.

DRAINS Model

A DRAINS model was prepared to estimate the peak flows in the watercourse and to simulate flow within the watercourse upstream of the driveway culvert.

DRAINS is an integrated hydrology and hydraulics model developed by Watercom.

The hydrology model used is the Rational Method, with the coefficient of runoff estimated for pervious areas derived by following the methodology outlined in the DPTI Stormwater Design - DD300, Section 6 - Rural Hydrology.

That recommends a base coefficient of runoff for the 10-yrs Average Recurrence Interval (ARI) design storm of 0.4 for the pervious area and for the 100-yrs ARI an adjusted runoff coefficient of 0.64.

The DRAINS model uses simplified open channel hydraulics to estimate the flow profile in the watercourse. The watercourse has been modelled as an irregular channel with properties based on the detail survey of the site prepared by Alexander Symonds. Cross sections at the location shown in the attached plan were input into the DRAINS model. A Manning's n of 0.045 was adopted for the open channel.

The DRAINS model also simulates flow in the pipe culvert, and to the downstream watercourse. The culvert headwall loss coefficient was taken to be 0.5, and an overflow path across the driveway was provided as a broad-crested weir.

The 2019 Australian Rainfall and Runoff Data was used for the rainfall intensity, frequency and duration.

The DRAINS model input data is attached and includes:

- Rational Method Hydrology Model selected
- Minor and Major Storm Rainfall selected
- Catchment Data selected – An impervious area of 5% has been assumed for the rural catchment

DRAINS Model Results

The DRAINS model was used to estimate the peak flow for the 10% Annual Exceedance Probability (AEP), equivalent to the 10 yrs-ARI design storm event and for the 1% AEP (100-yrs ARI) design storm event.

The DRAINS model results are shown attached and include:

- DRAINS results screenshots that illustrate the peak flows estimated in the watercourse at 12 Tiers Road being:
 - 10% AEP Storm Event - Approximately 2.2 cubic metres/second
 - 1% AEP Storm Event – Approximately 5.55 cubic metres/second
- Watercourse Open Channel cross-sections with surface flow levels for the 10% AEP storm event.
- Watercourse flow surface profile for the open channel, for the 10% AEP design storm, upstream of the property driveway culvert
- Driveway culvert longitudinal section with Hydraulic Grade Line, for the 10% AEP design storm.

The watercourse cross-section locations and the 10% AEP flow surface are shown on the attached Cross Section Location and Flow Surface Plan.

Conclusion

The watercourse at 12 Tiers Road has an upstream catchment of approximately 26 hectares that is rural in nature. During the 10% AEP storm event, the peak flow in the watercourse is estimated to be approximately 2.2 cubic metres/second and is accommodated by the watercourse and the driveway culvert, without overflow of the driveway.

The flow during the 10% AEP design storm is almost wholly contained within the watercourse banks, although locally restricted by the driveway pipe culvert. The water surface flow is located well below, and clear of the proposed sites for tourist accommodation.

The 1% AEP design flow in the watercourse is estimated to be approximately 5.55 cubic metres/second and is accommodated by the watercourse. Overflow of the driveway at the existing

pipe culvert of approximately 2.5 cubic metres/second is expected during the 1% AEP storm, but the watercourse flood flow is located well below and clear of the proposed sites for tourist accommodation.

Please don't hesitate to contact me by telephone should you wish to discuss or clarify any matter in relation to the assessment I have undertaken, outlined in the above report.

Yours Sincerely

A handwritten signature in blue ink, appearing to read 'D Mathews', with a long horizontal flourish extending to the right.

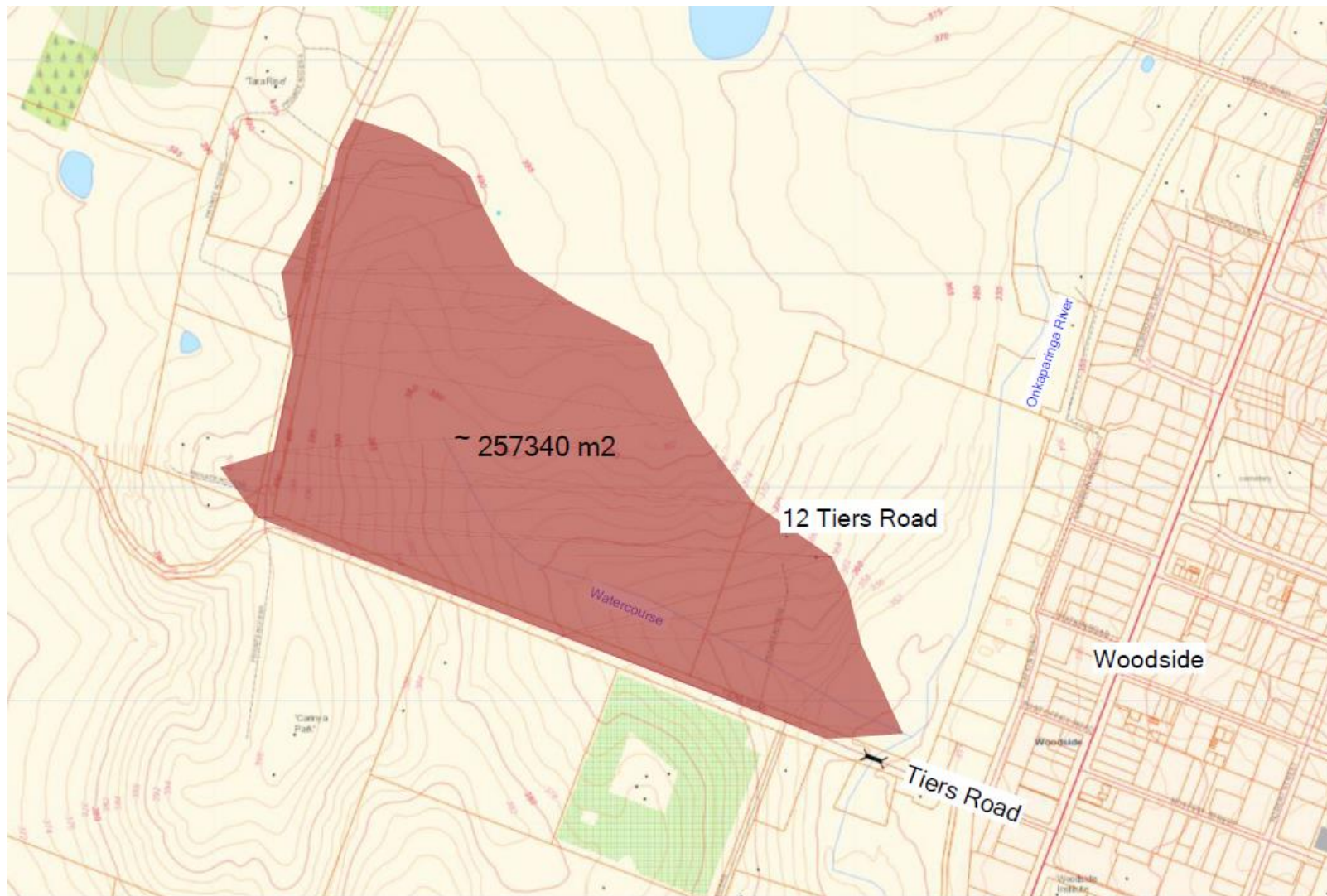
Dean Mathews
Senior Principal Engineer

cc. : Mr John Stimson, Stimson Consulting

encl.: Locality and Catchment Plan,

DRAINS model Input Data and Results for 10% AEP and 1% AEP Storms

Watercourse Cross Section Location and Flow Surface Plan



12 Tiers Road Woodside - Locality and
Watercourse Catchment Plan



12 Tiers Road, Woodside
Watercourse Cross-Section Location and
10% AEP Flow Surface Plan

12 Tiers Road – Watercourse

DRAINS model Input Data and Results

Rational Method Model ✕

Model Name

Rational Method Procedure

☒ General

☐ ARR87

☐ AS 3500.3.2003

For overland flow use

☐ Friend's equation

☒ Kinematic wave equation

Note: The overland flow equation is only used if you choose to specify more detailed catchment data.

OK

Cancel

Help

	Impervious	Pervious
Runoff coefficient C (minor storms)	<input type="text" value="0.9"/>	<input type="text" value="0.4"/>
Runoff coefficient C (major storms)	<input type="text" value="0.9"/>	<input type="text" value=".64"/>

Rational method model parameters

Select Major and Minor AEP ✕

Rainfall Data

☒ Use current BOM IFDs
☐ Use 1987 IFDs

Minor Storm AEP

☐ 1 EY (1 year ARI)
☐ 0.5 EY (2 year ARI)
☐ 0.2 EY (5 year ARI)
☒ 10% (10 year ARI)

Major Storm AEP

☐ 10% (10 year ARI)
☐ 5% (20 year ARI)
☐ 2% (50 year ARI)
☒ 1% (100 year ARI)

Duration (min)	Depth (mm)
5	8.18
10	11.9
15	14.3
30	19.1
45	22.3
60	24.8
90	28.8
120	32.0

Duration (min)	Depth (mm)
5	13.5
10	19.6
15	23.6
30	31.4
45	36.5
60	40.6
90	46.9
120	52.0

2019 BOM IFDs – for Woodside

Sub-Catchment Data (Rational Method) ✕

Sub-catchment name Sub-catchment area (ha)

Hydrological Model

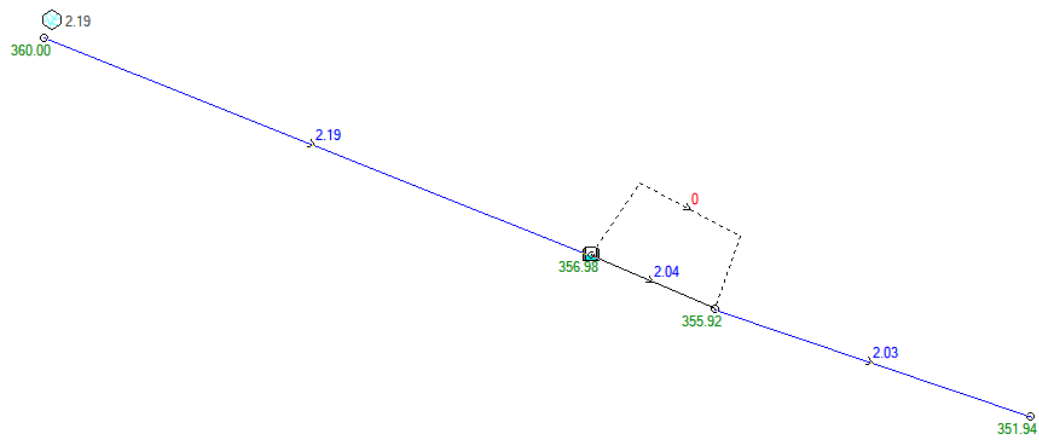
☒ Use default
☐ You specify

Use

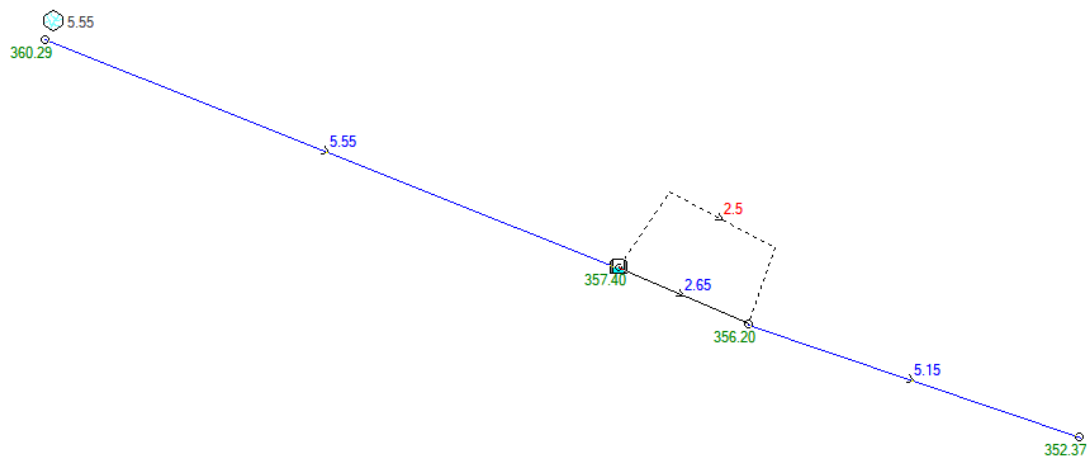
☒ abbreviated data
☐ more detailed data

	Impervious	Pervious
Percentage of total area	<input type="text" value="5"/>	<input type="text" value="95"/>
Time of Concentration (mins)	<input type="text" value="10"/>	<input type="text" value="10"/>

Catchment Data

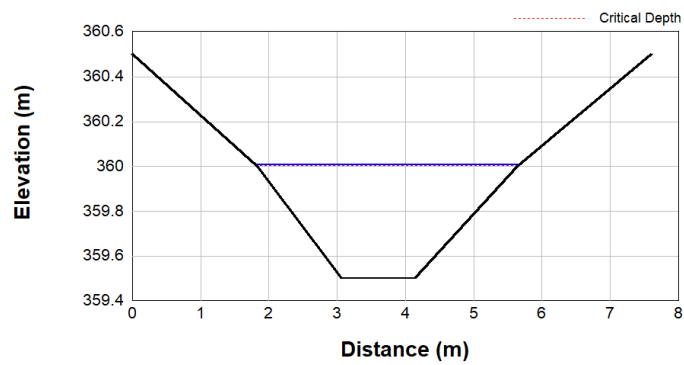


Screenshots of DRAINS model Results for the 10% AEP Storm Event

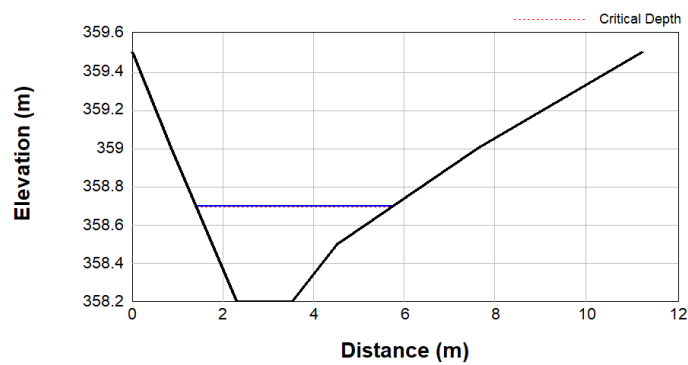


Screenshots of DRAINS model Results for the 1% AEP Storm Event

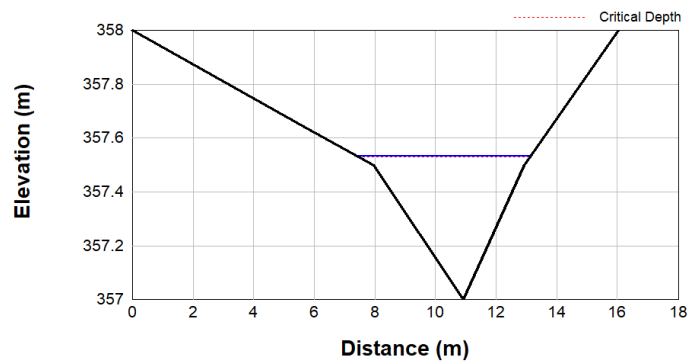
Open Channel Flow Cross-sections for 10% Annual Exceedance Probability Rainfall Event



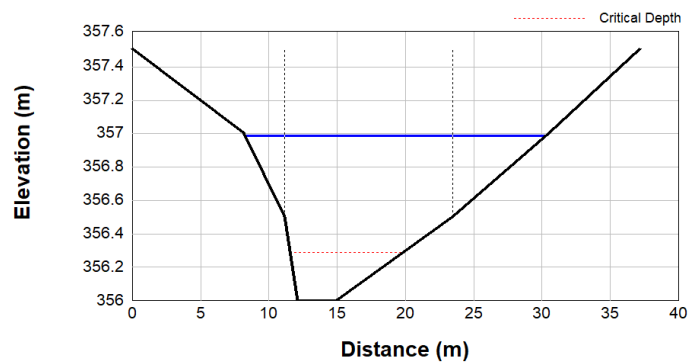
Cross-section 1 - At Upstream Bdy



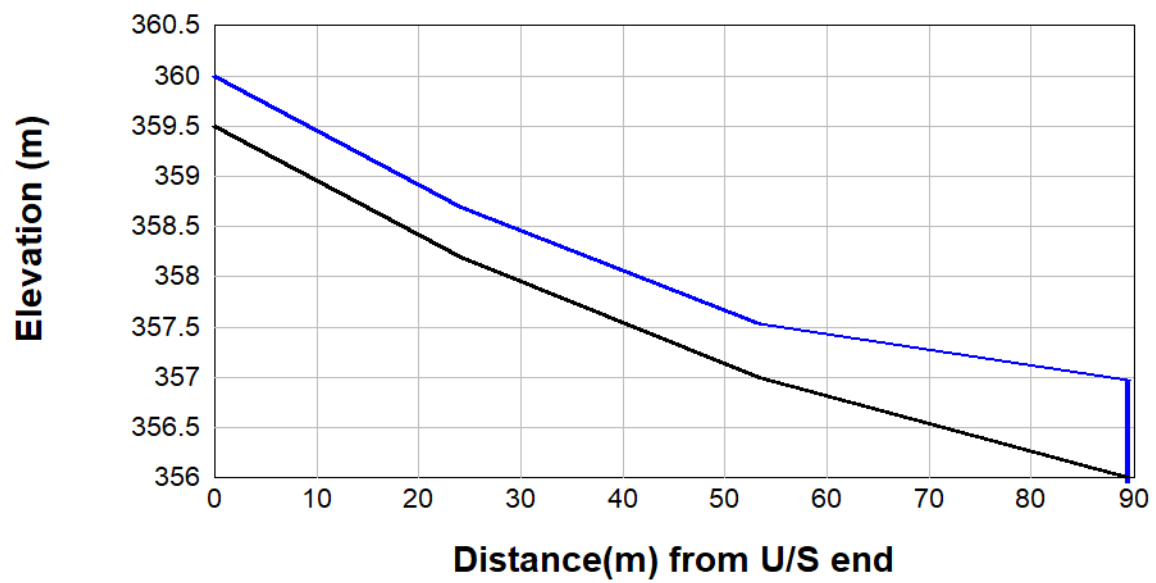
Cross-section 2 - Approx. 25 metres from Upstream Bdy



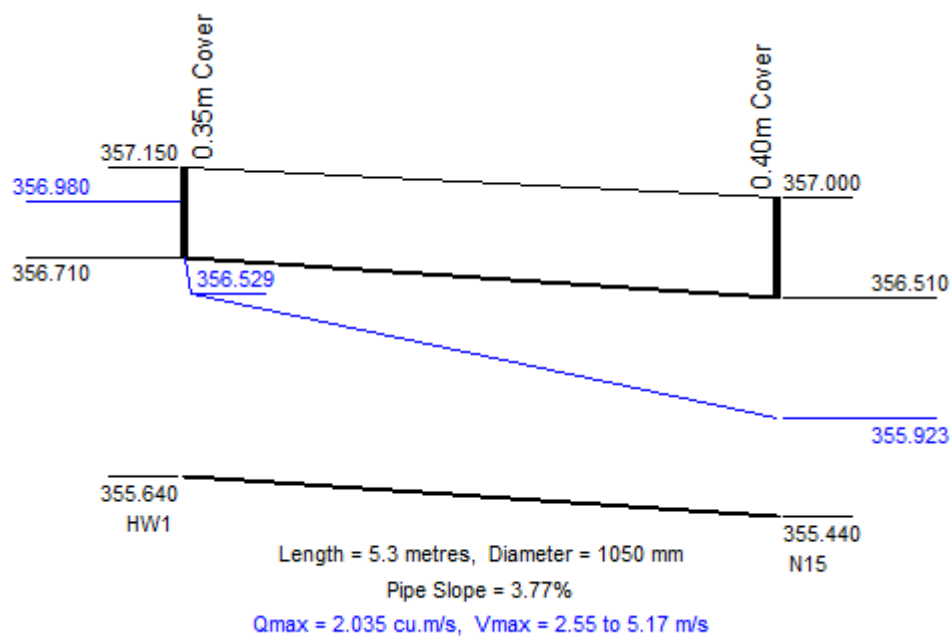
Cross-section 3 - Approx. 55 metres from upstream Bdy



Cross-section 4 - Approx. 85 m from Upstream Bdy – at Driveway Culvert

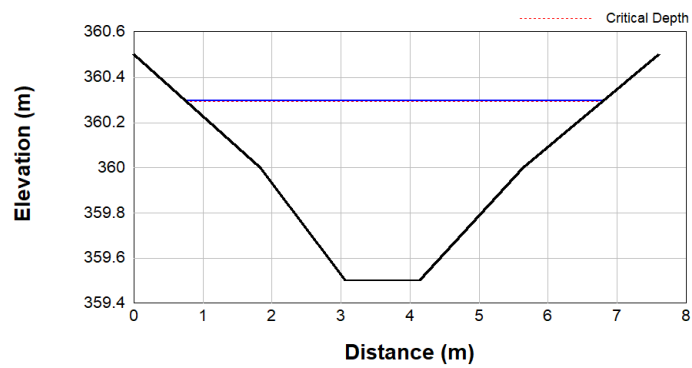


Channel Upstream of Driveway Culvert - Longitudinal Section - 10% AEP

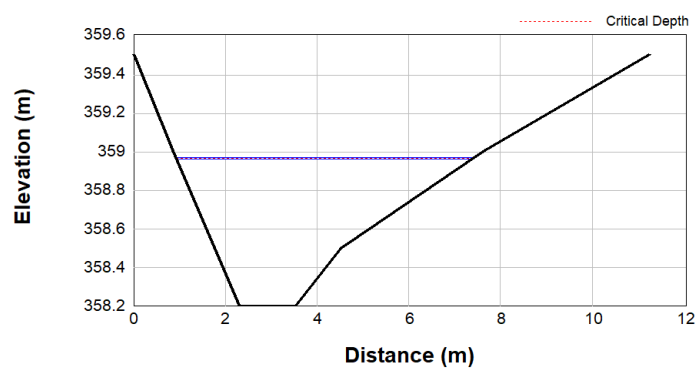


Driveway Pipe Culvert Longitudinal Section – 10% AEP

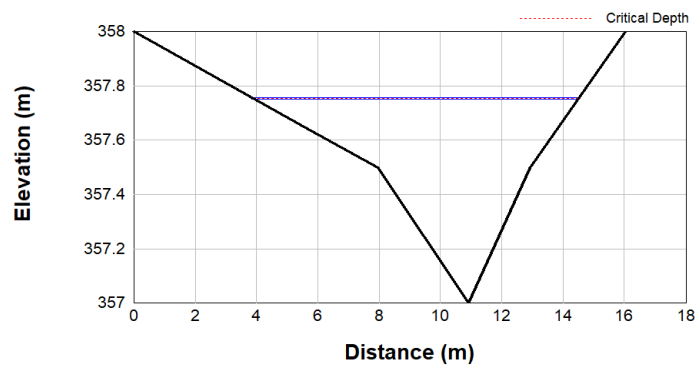
Open Channel Flow Cross-sections for 1% Annual Exceedance Probability Rainfall Event



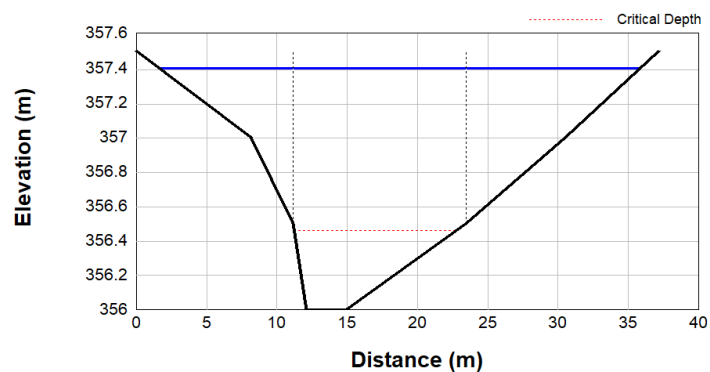
Cross-section 1 - At Upstream Bdy



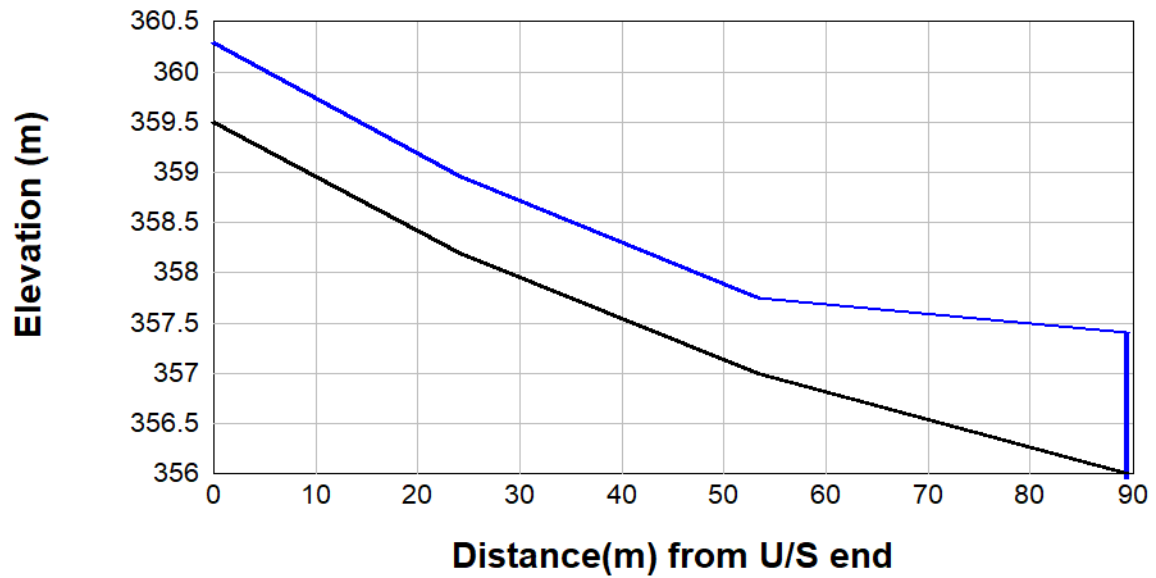
Cross-section 2 - Approx. 25 metres from Upstream Bdy



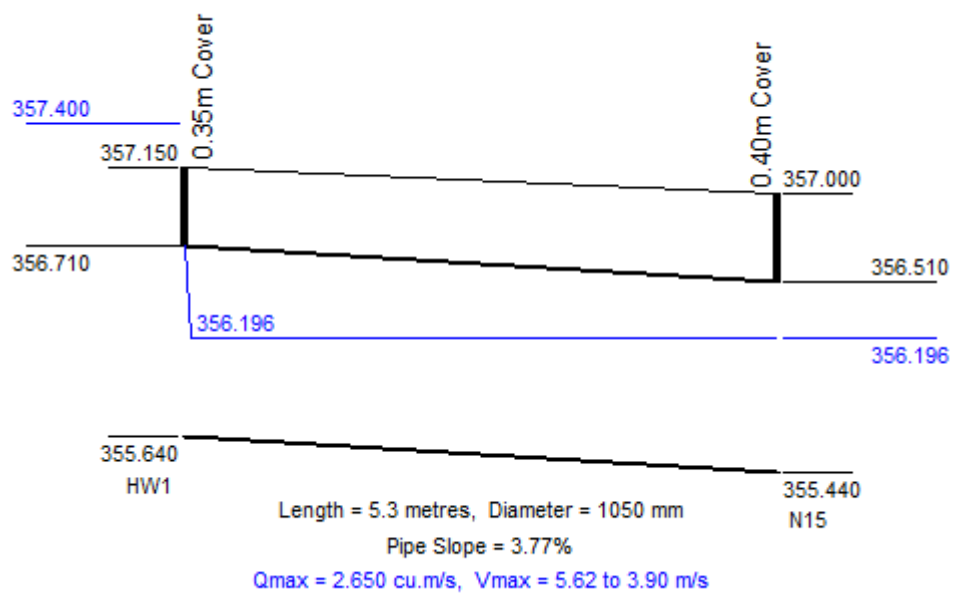
Cross-section 3 - Approx. 55 metres from upstream Bdy



Cross-section 4 - Approx. 85 m from Upstream Bdy at Driveway Culvert

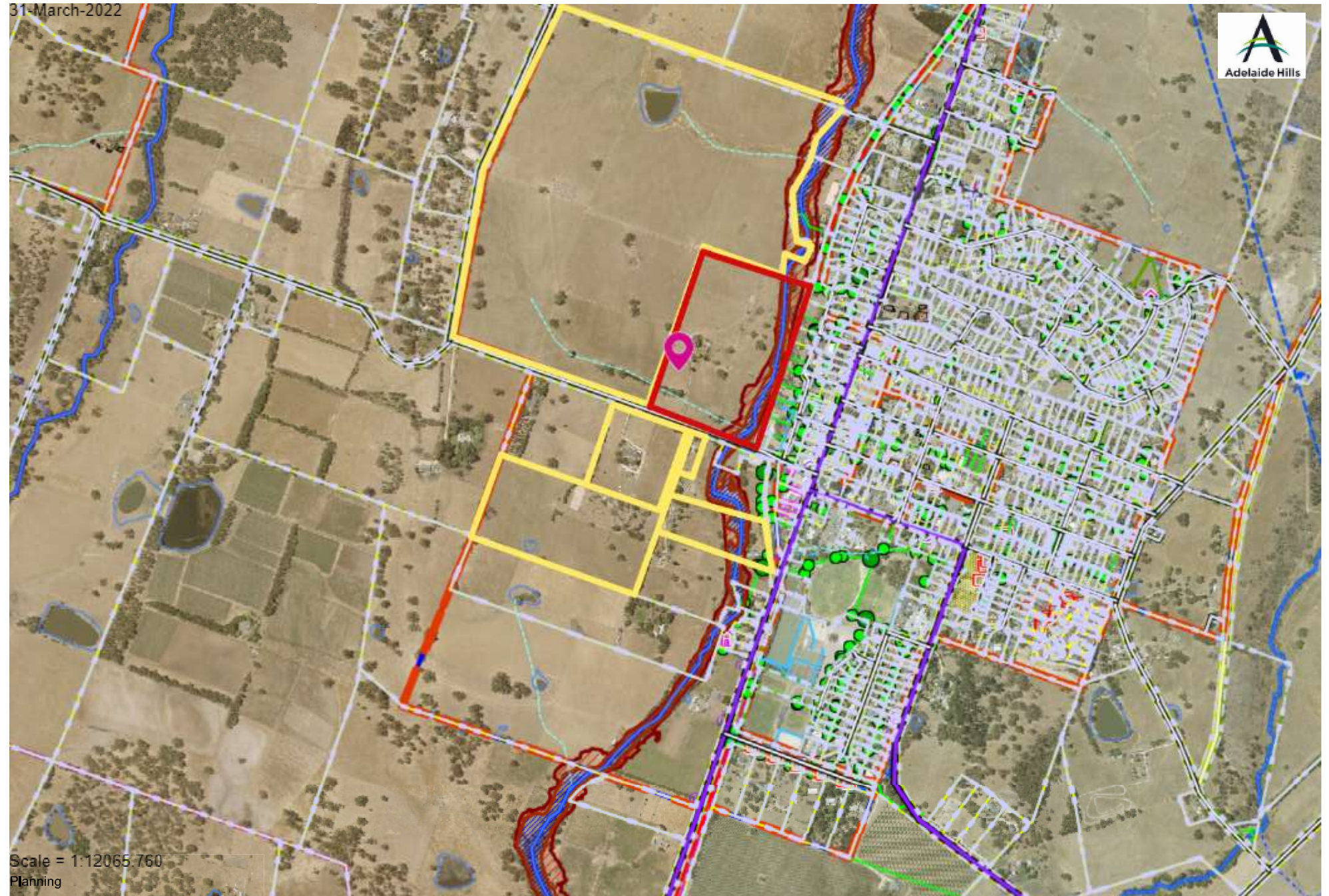


Channel Upstream of Driveway Culvert - Longitudinal Section - 1% AEP

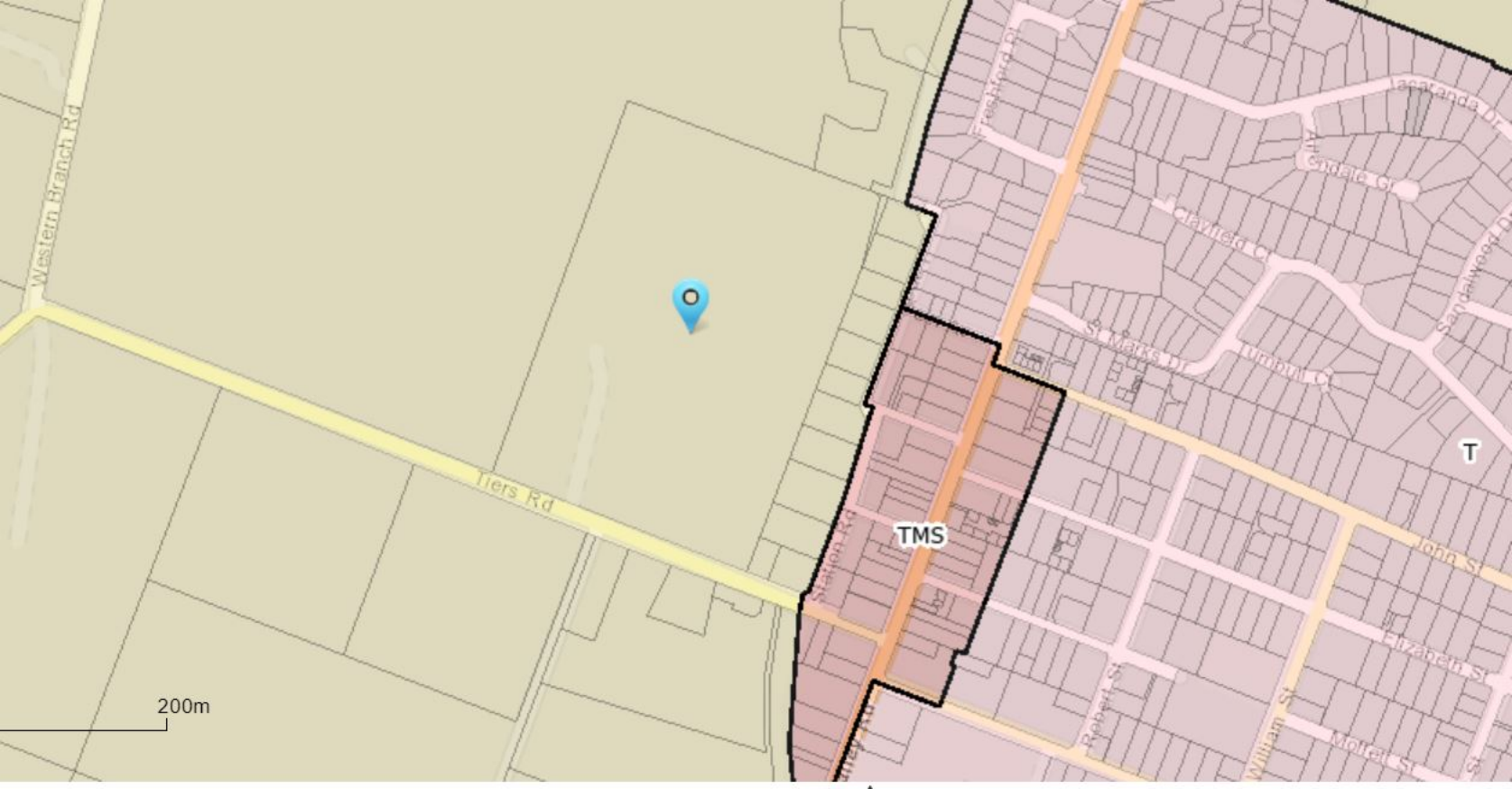


Driveway Pipe Culvert Longitudinal Section – 1% AEP

31-March-2022



Scale = 1:12065.760
Planning



200m

Details of Representations

Application Summary

Application ID	21030805
Proposal	Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x 25,000L water storage tank
Location	12 TIERS RD WOODSIDE SA 5244

Representations

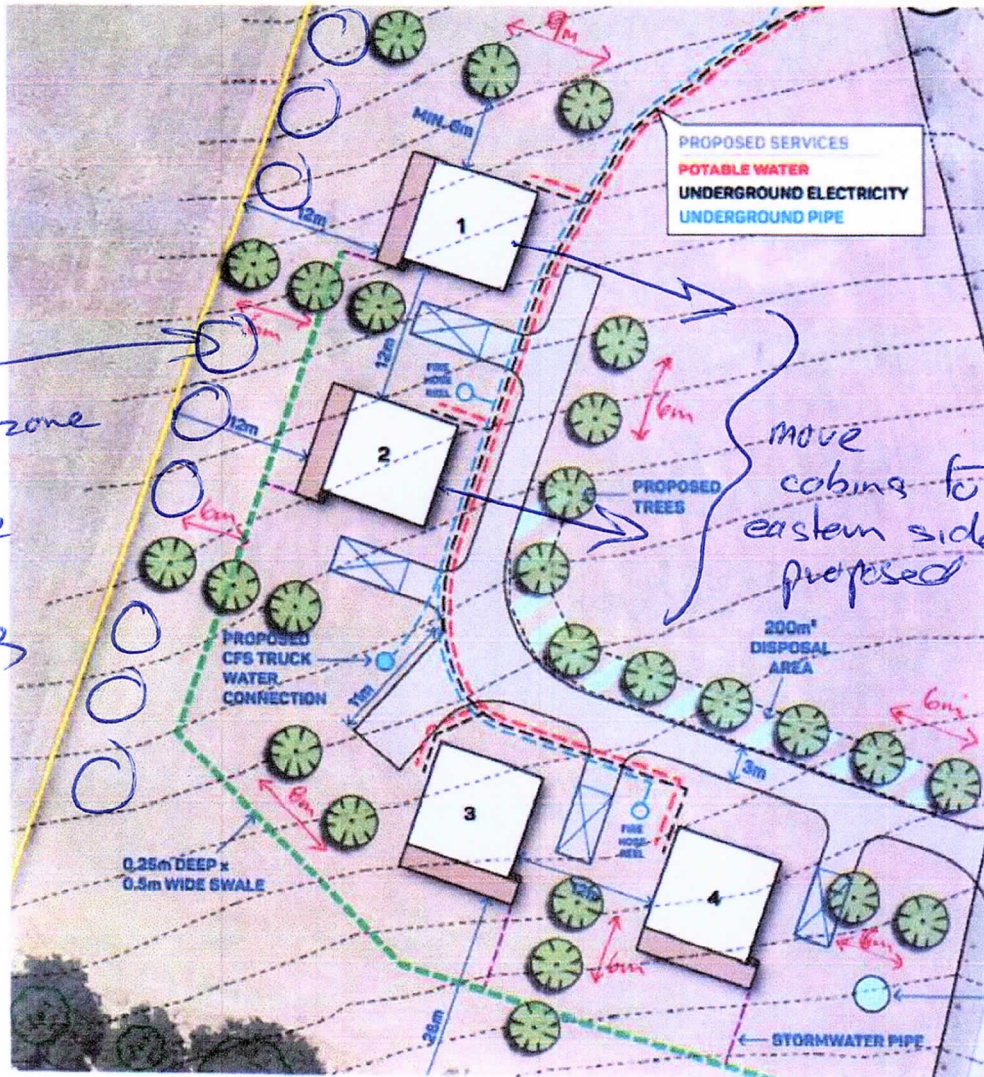
Representor 1 - Kym Davis

Name	Kym Davis
Address	PO Box 96 WOODSIDE SA, 5244 Australia
Phone Number	
Email Address	
Submission Date	02/12/2021 11:52 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	<p>Our concerns include: a) The proposal indicates that up to 8 guests could be staying at any one time. Council needs to determine if the change of use to include tourist accommodation complies with its zoning policies. b) Up to 8 guests at a time, whether they are transient or longer term at a time could have negative impacts on livestock in our adjoining paddock, given the close proximity of cabins 1 and 2 to the shared fence line. Those impacts include noise, possible litter/rubbish and possible feeding of stock. c) There should also be a tree or vegetative buffer along the fence line on the MacKay land to ameliorate spray drift, dust etc. in accordance with Council Policy. It is suggested that the buffer be approximately 10 meters. We have been referred to https://www.ahc.sa.gov.au/ahc-council/Documents/Reports-Strategies-Policies-Plans/Policy-Development-Engineering/COUNCIL-POLICY-Buffers-2017.pdf by the Council in another project in which we are involved. "The primary responsibility for the buffer provision is on the new land-use, and not the existing land owner." d) We suggest that Cabins 1 and 2 be re-located to the other side (i.e. Eastern side) of the proposed driveway. This</p>

will reduce the proximity to our adjoining boundary and the impact of the cabins and guests on the existing productive rural land. This could also provide enhanced views of the cabins looking towards the Onkaparinga River if the Cabins were reversed. See attachment.

Attached Documents

Site_Map_MacKay_proposal.pdf



suggest
buffer zone
to
include
more
trees

move
cabins to
eastern side
of the
drive way.

N
↑

Landscape Plan

Tree Species - *Prunus domestica*

12 Tiers Rd Woolside

Representations

Representor 2 - Kellie Wayde

Name	Kellie Wayde
Address	17 TIERS ROAD WOODSIDE SA, 5244 Australia
Phone Number	:
Email Address	
Submission Date	02/12/2021 12:41 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Refer to the attached document

Attached Documents

Representation-KellyWayde-1774195.pdf

01 December 2021

Vanessa Nixon & Marie Molinaro
Adelaide Hills Council
c/- Woodside Service Centre
26 Onkaparinga Valley Road
Woodside SA 5244

via developmentadmin@ahc.sa.gov.au

Dear Vanessa and Marie,

RE: APPLICATION ID # 21030805 – 12 Tiers Road - Mackay

Application ID ↕	Applicant	Property Address	Nature of Development	Close date ↑
21030805	Stimson Consulting Anthony and Angela Mackay	12 TIERS RD WOODSIDE SA 5244	Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x 25,000L water storage tank	Thursday, 2 December 2021, 11:59 pm Australia/ Adelaide

After reading the Mackay's proposed application for "tourist" accommodation, I would like to raise the following points and questions:

Structural and Zoning

This application vaguely references zoning on pages 8, 9, 10, bringing forward a very grey area. Stated on page 10 **"In conclusion it is considered the proposal complies with the vast majority of relevant policies and will be a suitable development for the subject land and the locality."** In this application are the relevant policies and requirements met in full and addressed in this submission?

These portable cabins are to sit on blocks, which makes them a non-permanent structure and a blatant back-door approach to bypass Adelaide Hills Council Development Plan.

They are requesting for the portable cabins "portables" to be located on land that is currently zoned "Productive Rural Landscape" and the site is situated on a water course, in a water catchment area.

The Mackay's run cattle and sheep on the land currently.

In the plans, the portables are visually basic (that is being polite) and do not fit into the surrounding landscape; materials and colour scheme included. The colours are not consistent with council guidelines nor blend with the landscape and the galvanised roof is reflective. I am not sure how this material meets bushfire construction requirements.

The positioning of the portables, as described in the development application, is inappropriate. The Mackay's have 33 acres of land and chose to locate the portables directly along the roadside and opposite 17 and 27 Tiers Road. Supposedly hidden behind a row of deciduous trees.

Stating **"The scale of the proposal is considered to be small and will not overwhelm the rural character of the locality."** Four, very visible portables from Tiers Road means that this is not a true statement. If the portables were located behind the existing house, this would be closer to the truth.

Stating **"The portables will not impede views from neighbouring properties"** is not correct – EVERY neighbouring home will see them!

Also stated "The portables are oriented so that the verandahs take in the view to vegetation and more rural activities rather than looking at each other." This is only correct if the two portables facing the road were to be facing back up the hill, towards the Mackay's home. In this application the lower two appear to be taking in a road view into 17 and 27 Tiers Road. Can these portables be repositioned, to the rear of 12 Tiers Road property, or at least so the porch area faces up the hill toward the Mackay's house?

The location of these portables will destroy our beautiful views of rolling hills and vines along Tiers Road up to Western Branch Road and across to Barristers Block, trees or no trees.

Screening and Landscaping (trees or no trees)

This application states that the street trees are a visual barrier is disingenuous, as the existing trees are sparse and still effected from the fires (2019 Cudlee Creek fire).

The trees they are proposing to plant are deciduous and will therefore not screen in autumn/winter.

Can the Mackay's provide their landscaping plans for screening?

How will the council ensure the screening is completed in line with their proposal and the plants to grow dense?

Also, the photographs in the application are taken from a very opportune angle. These do not reflect the correct view from all aspects on Tiers Road.

It is hard to believe that there would be negligible impact to the neighbours as the screening vegetation is yet to be planted in the ground.

Operation and Guests

The operational details in this development application state "**maximum number of guests at any one time are two [2] people in each cottage – four [4] cottages – maximum number of guests at any one time – eight [8]. Typical length of stays - it is likely that guests will stay for 2 nights - Friday-Saturday or Saturday-Sunday. Check out time will be 10:00 a.m. - check in time will be 2:00 p.m.**"

Serious concerns around this would be if these cottages become permanent rentals, based on the lack of rental properties in the Adelaide Hills and they could be in constant use for seasonal workers i.e., fruit and grape pickers, as well as the local and mine workers, especially if the Terramin gold mine goes ahead.

There is adequate accommodation locally at Tier's View B&B, the Providore's soon-to-be motel, Barrister's Block, the many Airbnb's; as well as the 60-90 portables coming to the "Woodside" Inverbrackie development; and soon another 20+ more in Charleston.

I do not believe these portables would in fact be used just for short stay accommodation. Nobody I know, wanting a weekend visit to the Adelaide Hills, would pay to stay in such budget accommodation; and only seasonal workers, bachelor/bucks shows or people struggling to find a rental property in the current real estate climate would seriously consider this an accommodation option.

How would this be prevented if the portables were approved for 'tourist accommodation' how can this possibly be policed?

The positioning of these portables is not suitable and leads me to believe there will be more over time. And if you drive on all roads around the property, you will be able to see the ugly portables (trees or no trees).

Would the Mackay's consider putting the portables up behind their home, where they are not visible from our house and the road?

Would they consider portables that fit in to the local landscape and are visually pleasing?

For example, see Studio 9 projects / <https://www.assemblythree.com.au/designs/> or

<https://www.adelaidereview.com.au/form/architecture/2018/10/12/luxury-escapod-south-australia>

Extra traffic on Tiers Rd will place significant strain on the intersection of Tiers Road and Onkaparinga Valley Road; as well as the noise pollution from holiday makers, especially after a trip to the wineries!

I find this application disappointing in its entirety. Their choice of location is the main negative - putting it at the rear would not impact the rural landscape or the neighbouring farmers and their land.

In keeping with the landscape, why would you not go for more attractive 'boutique' type pod? Presumably, this is based on cost. Something much more architectural and interesting would be better.

I choose to be heard, and I would like this put in front of a panel for fair review and judgement.

Please stop the proposed development at 12 Tiers Rd Woodside for "tourist" accommodation and keep our land as rural productive - for farming and for food and wine production, and not developments like this.

Many of my neighbours and Woodside locals agree as you can see from the attached petition and comments.

If this development is allowed to go ahead, it will be a slippery slope to more development projects and then subdivision in Woodside and the surrounding areas, impacting the entire Adelaide Hills Council region.

Thanks for your consideration,

Kellie Wayde

Homeowner, 17 Tiers Road Woodside

Representations

Representor 3 - Val and Jamie Hancock

Name	Val and Jamie Hancock
Address	27 TIERS ROAD WOODSIDE SA, 5244 Australia
Phone Number	0406380735
Email Address	darcythecat2@bigpond.com
Submission Date	02/12/2021 12:49 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Refer to the attached document

Attached Documents

Representation-ValAndJamieHancock-1774311.pdf

01 December 2021
Ms V Nixon
Ms M Molinaro
Adelaide Hills Council
c/- Woodside Service Centre
28 Onkaparinga Valley Road
Woodside SA 5244

via developmentadmin@ahc.sa.gov.au

RE: APPLICATION ID # 21030805 – 12 Tiers Road - Mackay

Applicant: Stimson Consulting, Anthony and Angela Mackay

Proposed Development: Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x25000L water storage tank

Notified Elements: Change of use, Tourist accommodation, Water Tank (above ground)

Subject Land: 12 Tiers Rd Woodside SA 5244

Dear Marie and Venessa,

We would like to comment and submit questions in association with the development application to build four tourist cabins on the property 12 Tiers Road, Woodside. The current zoning of the land in question and neighbouring properties is for rural primary production and therefore consider the construction of four tourist cabins would not comply with the current zoning. Our understanding is that it is inappropriate and not allowable on this property and any of the adjacent land including our own property in this zone. **Do tourist cabins of this nature comply with the current zoning?**

The owners run cattle and sheep on the land currently and the area designated for building is used for sheep grazing. The green rolling hills adjacent to the town and river currently provide a nearby buffer for the town residents to walk and to enjoy.

Woodside whilst a lovely Adelaide Hills town that offers some places to visit on a tour around, is not a destination town such as Hahndorf, which has many tourist activities and shopping. Accommodation will be available in Woodside's main street at 'The Providores' on Onkaparinga Road and 'Tiers View Bed and Breakfast' offers quality accommodation in a private rural location. Their occupancy is far from constant and on checking with the proprietors, they rarely have one couple per month. This would question the need for further tourist accommodation in the area, and raises the question as to whether this is the applicants intended use and an appropriate location on a through traffic road.

The cabins have been described as self-contained holiday accommodation that would be occupied Friday and Saturday with check in at 2pm and exit at 10am. **Is this to be a condition of approval, and how would this be policed?** The nature of the cabins suggests to us that they would be suitable for seasonal fruit and grape pickers for *at least* monthly occupation perhaps longer and even mine workers should the Terramin gold mine commence operation. **How would this be prevented if the cabins were approved for 'tourist accommodation' and not policed?**

The Kit homes produced by MANA as described in the DA, in the basic form and size shown on the plans, are costed at approximately \$68000 each. This does not include kitchen and bathroom fittings, plumbing and tiling, stairs, landscaping, gravel road, tank etc. We estimate the whole project

would cost in the area of \$500,000. To recoup costs alone before making a profit from weekend tourism would take upwards of 15 years, assuming full occupancy at standard rates.

We suggest on this basis that full time rental is the objective. The financial outcome does not stack up and further suggest that the DA is misleading in this regard.

The statement 'The scale of the proposal is considered to be small and would not overwhelm the rural character of the locality,' is subjective and states that the positioning of the cabins would be hidden from view and unobtrusive, this is incorrect in our opinion. They are positioned directly opposite our home behind **deciduous** ash trees which for five months of the year would provide no obscuration of the cabins from the road or our property, and even in full leaf the trees do not provide privacy. Perhaps if the cabins were located behind the existing house this might be the case. Please See Image 2 on page 2 of the proposal document, addressed to Ms V Nixon. In addition, image 3 on page 2 of said document, has been strategically taken looking south, so that one tree has been able to obscure our property. Other photos on page 3 in letter dated 4 Nov to Ms M Molinaro, have been presented in photographs at an oblique angle from Tiers Road and do not reflect the real view from all aspects of our home or the view from the road. To state that the street trees are a visual barrier is misleading, they are sparse, aged Prunus and effected by the Cudlee Creek fire of December 2019 and we suggest that these small trees have a limited life span. The same Prunus trees on our side of the road have since been removed by the local council. The colours of the four cabins are not consistent with the council's preference for darker colours that blend better with the landscape also galvanised roofing is highly reflective.

We include a photograph of the true aspect from our property.



The statement 'The cabins will not impede views from neighbouring properties' is not correct. We will see them, residents of 17 Tiers Rd, from residents in Western Branch Rd across Lot 51 and residents in 29 and 31 Tiers Rd and all traffic driving past will see the cabins.

The cabins with verandas that face south will have unobstructed views of our property directly opposite our home and will not be obscured by the current tree line. The tree line is far from dense and as previously mentioned are deciduous Claret Ash trees. At the very least, in the unfortunate event that these kit cabins are approved, the verandas should face east and enjoy the paddock view with the owner's cattle. A number of further plantings of native evergreen trees and shrubs would be necessary and there are many available that would suit the fire requirement guidelines and

heights, contrary to the statement in page 4 of the document/letter addressed to Ms M. Molinaro, that the local vegetation is too tall and inappropriate.

What guarantee is provided that the landscaping plan would be implemented?

The cabins themselves are being clad in timber and therefore highly flammable in a known fire zone. One 25000 litre tank of water would be inadequate to protect four cabins in the event of a fire assuming the tank was full at the time of an event and a CFS truck was present. The experiences of the locals in the recent Cudlee Creek fire, can attest to the fact that fire appliances were spread so thin that most properties were unprotected and also two properties adjacent to ours were completely destroyed. Others nearby, including our own were significantly damaged by the fire.

The cabins are proposed to be built on an important Onkaparinga River catchment area and any build over this area will impact the flow of winter rains to the river. The DA does not detail the source of water for use in the cabins. **Is this town water or from the water catchment tank storage?**

We note that Plan SA at this stage, have indicated that a site visit is not required, **why would this be the case?** To determine the accuracy of the DA, view topography, current vegetation, water catchment impact and impact on all other aspects mentioned this would be advised and of significant importance. We urge that this takes place.

The statement on page 10 ...'In conclusion it is considered the proposal complies with the vast majority of relevant policies and will be a suitable development for the subject land and the locality,' means that there are relevant policies that are not met and are not mentioned in the proposal.

The property comprises of about 13 hectares and it is quite disappointing that the choice of location of the cabins is in a very visible area on the land and also that there are to be four cheap style builds rather than one architectural build located behind the existing house.

In conclusion we believe the intended purpose of this build is questionable and it would have a negative impact on the neighbouring properties and township and offer nothing to the community. We request that serious consideration be given to disapproving the DA and upholding the Rural Primary Production of this land parcel.

We would like to be heard in the event of a hearing being arranged.

Regards

Val and Jamie Hancock
27 Tiers Rd
Woodside 5244

Representations

Representor 4 - Janine Croser and Rennie Barnett

Name	Janine Croser and Rennie Barnett
Address	25 TIERS ROAD WOODSIDE SA, 5244 Australia
Phone Number	
Email Address	
Submission Date	02/12/2021 12:52 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	Refer to the attached

Attached Documents

Representation-JanineCroserAndRennieBarnett-1774338.pdf

Thursday, 2 December 2021

To Whom it May Concern,

We are the owners of 25 Tiers Rd Woodside, considered a direct neighbour of the proposed development at 12 Tiers Rd due to the battle-axe nature of our block. We have viewed the full documentation available for the proposed development at 12 Tiers Rd, Woodside. While acknowledging the need for additional tourist accommodation within the area and not wishing to subscribe to a knee-jerk 'NIMBY' attitude, we do hold concerns we wish to have addressed by council or applicants. To address these concerns, we choose to be heard at the forthcoming planning meeting.

1. **Siting:** Siting the cabins in the north-western area of the applicant's property behind their existing house would alleviate concerns regarding overlooking neighbours and the potential visual impact from Tiers Rd. Could this be a consideration for the applicants? If the proposed siting is approved, facing verandas to the north would help reduce potential overlooking. The statement: "The cabins are oriented so that the verandas take in the view to vegetation and more rural activities rather than looking at each other" is only correct if the two facing the road were to be facing North. As it stands, the lower two are taking in a view of the road and front of the house opposite. The statement: "The cabins will not impede views from neighbouring properties" is thus incorrect.
2. **Scale:** The statement: 'The scale of the proposal is considered to be small and will not overwhelm the rural character of the locality' is incorrect as the four pastel-shade cabins will be clearly visible from Tiers Rd. Please see point 1 for a potential remedy. Four cabins will also increase local traffic movement, which is already problematic and increasingly dangerous when turning from Tiers Rd to the Onkaparinga Valley Road from 7.30-9.30 am and 3-6 pm. All local landowners appreciate our rural views and the amenity afforded by our location. As such, we request the scale to be reconsidered.
3. **Usage:** How will council ensure the proposed usage is consistent with the proposal – i.e. two guests per cabin and not permanently or long term let, rather used predominantly for short-term tourist accommodation on weekends as outlined by the application?
4. **Blending/ Screening:** The proposed colours appear inconsistent with council preference for colours that blend with the local landscape. The proposed screening trees are deciduous and will therefore not be effective in autumn/winter. We request further details of landscaping plans for screening, and how the council will ensure this is completed as detailed and the plants are maintained. We are surprised there are not native species on the councils list that would not grow >6 m in height. We have many native mid-height trees and shrubs on our property that were recommended by Trees for Life for this planting zone. While the hills have a recent history of European plantings, forward planting of natives would gradually rectify this. We believe this is

especially important after the 2019 fires, which destroyed so much habitat in our local community.

5. **Meeting Policy:** The statement by the consultant on page 10..."In conclusion it is considered the proposal complies with the vast majority of relevant policies and will be a suitable development for the subject land and the locality" seems to suggest there are relevant policies/zoning that are not met, but these are not mentioned within the proposal. Can these please be addressed in detail by the applicants?

It is disappointing the applicants have not sought to discuss this substantial proposal with neighbours. We are a close-knit neighbourhood and would have appreciated a frank and constructive approach which may have provided an opportunity to iron out some of these concerns prior to the substantial investment being made in consultants. A smaller scale boutique/ architecturally sympathetic approach would certainly be welcomed.

With Kind Regards,

Dr Janine Croser and Mr Rennie Barnett
25 Tiers Rd, Woodside

Representations

Representor 5 - Cheryl Lierton

Name	Cheryl Lierton
Address	19 Tiers Rd WOODSIDE SA, 5244 Australia
Phone Number	
Email Address	
Submission Date	02/12/2021 01:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons	<p>I note that the application states that it only complies in part with Zone DPF 6.3 and in the conclusion it states that it does not meet all of the relevant policies. My specific concerns are listed below against specific Performance Outcomes as requested. My general concern is that granting this application will move this property and those close to it (one of which I own) away from being zoned as Productive Rural Landscape. My intent in putting forward this response is to ensure that the zoning remains the same and that the impact on the biodiversity, restoration of indigenous species and water catchment is minimized. Productive Rural Landscape Zone, Performance Outcome 5.1 – 5.4 I note that this Performance Outcome is related to dwellings, and that the applicants have stated that the proposed cabins will be tourist accommodation. However, I am aware that community concern about the application largely centres on the fact that there is currently no assurance that the tourism accommodation will have limits on its use. As such, the fact that the application is not line with Performance Outcomes 5.1 - 5.4 is concerning. The particular items that are in contravention include:</p> <ul style="list-style-type: none"> - provide a convenient base for landowners to conduct and manage commercial scale primary production . . . without compromising the use of the allotment . . . due to a proliferation of dwellings - ensure dwellings are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity - to support ageing in place for owner to minimize potential loss of land available for primary production, - and that any dwelling additions "are sited, designed and of a scale that maintains a pleasant rural character and amenity". Productive Rural Landscape Zone, Performance Outcome 6.3 Performance Outcome 6.3

states that tourist accommodation is associated with the primary use of the land for primary production or primary production value adding industry to enhance and provide authentic visitor experiences. I do not believe that this application meets this Performance Outcome. Rather, the application shows that the property would be moving away from primary production to a tourism facility. In addition PO 6.3 states that the tourist accommodation should be associated with the primary use of the land for primary production, or value adding industry. Deemed to Satisfy Criteria/Designated Performance Features includes new buildings without a total floor area of 100m², or not resulting in more than one facility being located on the same allotment. I do not believe that these criteria are met in this application. Preferable would be a single building with floor space of less than 100m², which would have multiple preferable outcomes including less traffic in an area with this zoning. Native Vegetation Overlay, Performance Outcome 1.4 I would query the choice of non-native trees in a Native Vegetation Overlay, particular when Plant Listing by the Wastewater Engineer's Report includes native options. Particularly with the Onkaparinga River so close by, the opportunity for this particular site to be part of native corridors for indigenous fauna is high. Performance Outcome 1.4 of the Natvie Vegetation Overlay could be better achieved with a locally indigenous choice, to restore and enhance biodiversity and habitat values. I would ask the applicant and planning committee to consider revising the current choice.

Attached Documents

23 December 2021

john@stimsonconsulting.net.au
www.stimsonconsulting.net.au

ABN 87 096 337 576

Ms M Molinaro
Statutory Planner
Adelaide Hills Council
PO Box 44
Woodside SA 5244

Dear Marie

DA# 21030805 - 12 Tiers Rd Woodside - Response to Representations

Following the public notification period where five representations were received the applicant has reviewed the issues raised and the following is the response to those representations.

The wording of the representors is attached and as some of the issues raised are common to more than one representor our response to the issues are provided by the issue/comment as follows :

Does change of use comply with zoning policies

Tourist accommodation is a land use that is envisioned in the Productive Rural Landscape Zone through its listing in DO 2 and DPF 1.1.

Potential negative impact on livestock and spray drift

The potential negative impacts on livestock are not described. The applicant also has livestock on site and does not think there will be any negative impacts to the neighbor's livestock. However, the applicant proposes additional tree planting along the western boundary as shown on the attached plan that will provide a visual and somewhat of a physical barrier. The relevant Interface between Land Uses policies in the PD Code are complied with. It should be noted that guests will be deliberately making the decision to come to stay for a few nights in a rural area and will expect the noises and smells of a rural location.

Mr Davis should note that spraying along the fence line should be undertaken in appropriate weather conditions so that the proposed trees are not negatively impacted by the spray that is used.

Relocate cabins

The applicant has carefully selected this location for the cabins so that the existing vegetation along Tiers Rd, along the creek, and their driveway provide some screening of the proposed cabins. The cabins are not located directly alongside Tiers Rd – they are to be setback some 75m from Tiers Rd on the northern side of the small creek. If the cabins were to be located to the rear of the existing house they would be on a rise and far more visible to a wider range of surrounding properties (including from the town). If the cabins were to be located on the eastern side of the site then they would be too close to the Onkaparinga River.

Another reason for selecting this location is to encourage guests to be able to walk into the main street of Woodside. This distance is marginally less than 500m, whereas if the cabins were located at the northern end of the property the distance would be around 800m.



Cabins are portable

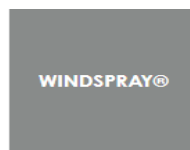
There is no relevant PD Code policy that opposes transportable buildings. The cabins will be placed on blocks to deal with the slope of the land without requiring cut and fill. The below floor section of the cabins will be screened with similar materials to the walls of the cabins so that it will appear to be a permanent structure.

Cabin colours

The proposed colours are shown below. They are muted tones and are blue, sand, green and light grey colours that are evident in the natural landscape of the hills. Blue for the sky, green to match the grass, sandy brown to match the soil and grey to match the clouds and the gum trees. As such they will blend in.



The applicant proposes to amend the roof from galvanised iron to Colorbond Windspray.



Design of cabins

The cabins are small and have pitched roofs which are typical of buildings in the locality. They will be built to comply with the Building Code. The CFS has visited the site and reviewed the plans and are satisfied with the proposal from a bushfire risk perspective.

The Wayde representation suggested two alternative design options (AX3 by Studio Nine Architects and Escapod – see below). Whilst these are contemporary in design, they essentially look like a tricked up 40' container. One is too small and the other is far too expensive.





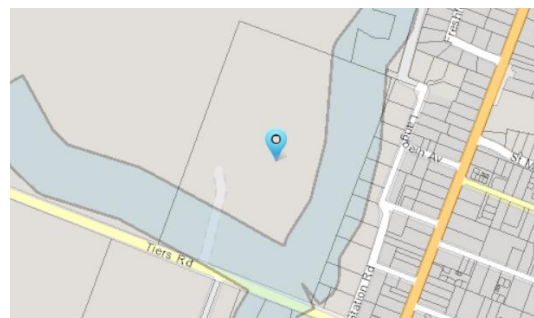
Impact on Views

The statement in my planning report that the cabins “will not impede views from neighbouring properties” is correct. I did not state that the cabins will be fully screened or hidden from view. Existing vegetation will partially screen the cabins from various view points.

The photo that is in the Hancock representation showing the view of where the cabins will be from their house perfectly confirms our assessment, that the existing trees along the small creek screens the land where the cabins will be located. If the cabins were located in the northwestern sector of the site they would be plainly visible from the Hancock dwelling. The applicant will plant additional evergreen trees along the creek to assist with further screening.

Impact on watercourse

The Water Resources Overlay in the PD Code has a map (see below). The siting of the cabins and the wastewater treatment facility has taken this into account as described in the stormwater report by Dean Mathews and in the Archer Environmental report. These assessments indicate that there will be no negative impacts on the watercourses due to this proposal.





Orientation of the cabins

Cabins 1 and 2 are oriented to the west so they have views to the neighbouring paddocks which will be appealing for tourists. If these cabins were to be oriented to the east they would be looking straight onto a drive way which is not as appealing a view for a tourist.

Operational matters

The cabins will be available for guests throughout the year on a 7 day a week basis. They are most likely to be used on the weekends, but they will be available to rent on weekdays.

Traffic impacts

With four cabins and perhaps four trips in and out per day (morning, lunch, afternoon and dinner trips) would add a total of just 32 additional movements per day along Tiers Rd. This is considered to be insignificant and would not cause traffic issues at the intersection with the Onkaparinga Valley Rd.

Noise Impacts

I note that the applicant lives on site (some 75m away which is much closer than the nearest existing dwelling that is off site (150m)) and will not want to be disturbed by guests making too much noise. There are also EPA rules regarding noise that are enforced by the police in certain circumstances.

Water Source

Water for the cabins will come from the existing large tank that collects rainwater from the large shed to the north of the proposed cabins.

Permanent rentals

The applicant desires, and has applied for, tourist accommodation and not for worker's accommodation or dwellings. These are separate land uses and would require separate approvals of which the applicant has no intention to pursue.

Compliance

Council has the powers under the Planning Development and Infrastructure Act to ensure plans and conditions of consent are complied with.

Native Vegetation Overlay

The Lierton representation raises this issue which is incorrect. There is no native vegetation being impacted by this proposal. Native Vegetation Overlay PO 1.4 is not relevant to this proposal.

Planning and Design Code policies

I note that the DPF policies are just one way for a proposal to meet the PO (Performance Outcome) policy. DPF 6.3 seeks a new building to be less than 100sqm in floorspace. Each cabin is less than 100sqm. The policy is not specific about more than one structure and whether the total of all should be less than 100sqm.



DPF 6.4 seeks new tourist accommodation building to be setback from property boundaries by at least 40m. PO 6.4 however states that "*Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.*"

This development is 40m away from the South, East and North boundaries. The proposed cabins are 12m from the western boundary, and there is a large open paddock to the west and the nearest dwelling in that direction is some 600m away.

Part of the character of the locality is that a few dwellings and other structures are setback from side boundaries less than 20m, so the proposal is not out of character and maintains a pleasant rural character and amenity consistent with the area.

Conclusion

In conclusion, it is considered the proposal is a suitable development for the subject land and the locality.

Should you have any queries regarding this proposal please send an email to john@stimsonconsulting.net.au or call me on 0402134568.

Yours sincerely

STIMSON CONSULTING PTY LTD

JOHN STIMSON
Managing Director

Enc.



Appendix A

Representor - Kym Davis PO Box 96 Woodside

Our concerns include:

- a) The proposal indicates that up to 8 guests could be staying at any one time. Council needs to determine if the change of use to include tourist accommodation complies with its zoning policies.
- b) Up to 8 guests at a time, whether they are transient or longer term at a time could have negative impacts on livestock in our adjoining paddock, given the close proximity of cabins 1 and 2 to the shared fence line. Those impacts include noise, possible litter/rubbish and possible feeding of stock.
- c) There should also be a tree or vegetative buffer along the fence line on the MacKay land to ameliorate spray drift, dust etc. in accordance with Council Policy. It is suggested that the buffer be approximately 10 meters. We have been referred to <https://www.ahc.sa.gov.au/ahccouncil/Documents/Reports-Strategies-PoliciesPlans/Policy-Development-Engineering/COUNCILPOLICY-Buffers-2017.pdf> by the Council in another project in which we are involved. "The primary responsibility for the buffer provision is on the new land-use, and not the existing land owner."
- d) We suggest that Cabins 1 and 2 be re-located to the other side (i.e. Eastern side) of the proposed driveway. This will reduce the proximity to our adjoining boundary and the impact of the cabins and guests on the existing productive rural land. This could also provide enhanced views of the cabins looking towards the Onkaparinga River if the Cabins were reversed. See attachment.



Representor – Kellie Wayde – 17 Tiers Rd Woodside

Besides the letter on the following pages Ms Wayde also supplied a petition.

RE: APPLICATION ID # 21030805 – 12 Tiers Road - Mackay

Application ID ↑↓	Applicant	Property Address	Nature of Development	Close date ↑
21030805	Stimson Consulting Anthony and Angela Mackay	12 TIERS RD WOODSIDE SA 5244	Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x 25,000L water storage tank	Thursday, 2 December 2021, 11:59 pm Australia/Adelaide

After reading the Mackay's proposed application for "tourist" accommodation, I would like to raise the following points and questions:

Structural and Zoning

This application vaguely references zoning on pages 8, 9, 10, bringing forward a very grey area.

Stated on page 10 **"In conclusion it is considered the proposal complies with the vast majority of relevant policies and will be a suitable development for the subject land and the locality."**

In this application are the relevant policies and requirements met in full and addressed in this submission?

These portable cabins are to sit on blocks, which makes them a non-permanent structure and a blatant back-door approach to bypass Adelaide Hills Council Development Plan.

They are requesting for the portable cabins "portables" to be located on land that is currently zoned "Productive Rural Landscape" and the site is situated on a water course, in a water catchment area.

The Mackay's run cattle and sheep on the land currently.

In the plans, the portables are visually basic (that is being polite) and do not fit into the surrounding landscape; materials and colour scheme included. The colours are not consistent with council guidelines nor blend with the landscape and the galvanised roof is reflective. I am not sure how this material meets bushfire construction requirements.

The positioning of the portables, as described in the development application, is inappropriate.

The Mackay's have 33 acres of land and chose to locate the portables directly along the roadside and opposite 17 and 27 Tiers Road. Supposedly hidden behind a row of deciduous trees.

Stating **"The scale of the proposal is considered to be small and will not overwhelm the rural character of the locality."** Four, very visible portables from Tiers Road means that this is not a true statement. If the portables were located behind the existing house, this would be closer to the truth.

Stating **"The portables will not impede views from neighbouring properties"** is not correct – EVERY neighbouring home will see them!



Also stated **"The portables are oriented so that the verandahs take in the view to vegetation and more rural activities rather than looking at each other."** This is only correct if the two portables facing the road were to be facing back up the hill, towards the Mackay's home. In this application the lower two appear to be taking in a road view into 17 and 27 Tiers Road. Can these portables be repositioned, to the rear of 12 Tiers Road property, or at least so the porch area faces up the hill toward the Mackay's house?

The location of these portables will destroy our beautiful views of rolling hills and vines along Tiers Road up to Western Branch Road and across to Barristers Block, trees or no trees.

Screening and Landscaping (trees or no trees)

This application states that the street trees are a visual barrier is disingenuous, as the existing trees are sparse and still effected from the fires (2019 Cudlee Creek fire).

The trees they are proposing to plant are deciduous and will therefore not screen in autumn/winter.

Can the Mackay's provide their landscaping plans for screening?

How will the council ensure the screening is completed in line with their proposal and the plants to grow dense?

Also, the photographs in the application are taken from a very opportune angle. These do not reflect the correct view from all aspects on Tiers Road.

It is hard to believe that there would be negligible impact to the neighbours as the screening vegetation is yet to be planted in the ground.

Operation and Guests

The operational details in this development application state **"maximum number of guests at any one time are two (2) people in each cottage – four (4) cottages – maximum number of guests at any one time – eight (8). Typical length of stays - It is likely that guests will stay for 2 nights - Friday-Saturday or Saturday-Sunday. Check out time will be 10:00 a.m. - check in time will be 2:00 p.m."**

Serious concerns around this would be if these cottages become permanent rentals, based on the lack of rental properties in the Adelaide Hills and they could be in constant use for seasonal workers i.e., fruit and grape pickers, as well as the local and mine workers, especially if the Terramin gold mine goes ahead.

There is adequate accommodation locally at Tier's View B&B, the Providore's soon-to-be motel, Barrister's Block, the many Airbnb's; as well as the 60-90 portables coming to the "Woodside" Inverbrackie development; and soon another 20+ more in Charleston.

I do not believe these portables would in fact be used just for short stay accommodation. Nobody I know, wanting a weekend visit to the Adelaide Hills, would pay to stay in such budget accommodation; and only seasonal workers, bachelor/bucks shows or people struggling to find a rental property in the current real estate climate would seriously consider this an accommodation option.

How would this be prevented if the portables were approved for 'tourist accommodation' how can this possibly be policed?

The positioning of these portables is not suitable and leads me to believe there will be more over time. And if you drive on all roads around the property, you will be able to see the ugly portables (trees or no trees). Would the Mackay's consider putting the portables up behind their home, where they are not visible from our house and the road?

Would they consider portables that fit in to the local landscape and are visually pleasing?

For example, see Studio 9 projects / <https://www.assemblythree.com.au/designs/> or

<https://www.adelaidereview.com.au/form/architecture/2018/10/12/luxury-escapod-south-australia>



Extra traffic on Tiers Rd will place significant strain on the intersection of Tiers Road and Onkaparinga Valley Road; as well as the noise pollution from holiday makers, especially after a trip to the wineries!

I find this application disappointing in its entirety. Their choice of location is the main negative - putting it at the rear would not impact the rural landscape or the neighbouring farmers and their land.

In keeping with the landscape, why would you not go for more attractive 'boutique' type pod? Presumably, this is based on cost. Something much more architectural and interesting would be better.

I choose to be heard, and I would like this put in front of a panel for fair review and judgement.

Please stop the proposed development at 12 Tiers Rd Woodside for "tourist" accommodation and keep our land as rural productive - for farming and for food and wine production, and not developments like this. Many of my neighbours and Woodside locals agree as you can see from the attached petition and comments.

If this development is allowed to go ahead, it will be a slippery slope to more development projects and then subdivision in Woodside and the surrounding areas, impacting the entire Adelaide Hills Council region.

Representor – Val and Jamie Hancock

Dear Marie and Venessa,

We would like to comment and submit questions in association with the development application to build four tourist cabins on the property 12 Tiers Road, Woodside. The current zoning of the land in question and neighbouring properties is for rural primary production and therefore consider the construction of four tourist cabins would not comply with the current zoning. Our understanding is that it is inappropriate and not allowable on this property and any of the adjacent land including our own property in this zone. **Do tourist cabins of this nature comply with the current zoning?**

The owners run cattle and sheep on the land currently and the area designated for building is used for sheep grazing. The green rolling hills adjacent to the town and river currently provide a nearby buffer for the town residents to walk and to enjoy.

Woodside whilst a lovely Adelaide Hills town that offers some places to visit on a tour around, is not a destination town such as Hahndorf, which has many tourist activities and shopping. Accommodation will be available in Woodside's main street at 'The Providores' on Onkaparinga Road and 'Tiers View Bed and Breakfast' offers quality accommodation in a private rural location. Their occupancy is far from constant and on checking with the proprietors, they rarely have one couple per month. This would question the need for further tourist accommodation in the area, and raises the question as to whether this is the applicants intended use and an appropriate location on a through traffic road.

The cabins have been described as self-contained holiday accommodation that would be occupied Friday and Saturday with check in at 2pm and exit at 10am. **Is this to be a condition of approval, and how would this be policed?** The nature of the cabins suggests to us that they would be suitable for seasonal fruit and grape pickers for *at least* monthly occupation perhaps longer and even mine workers should the Terramin gold mine commence operation. **How would this be prevented if the cabins were approved for 'tourist accommodation' and not policed?**

The Kit homes produced by MANA as described in the DA, in the basic form and size shown on the plans, are costed at approximately \$68000 each. This does not include kitchen and bathroom fittings, plumbing and tiling, stairs, landscaping, gravel road, tank etc. We estimate the whole project



would cost in the area of \$500,000. To recoup costs alone before making a profit from weekend tourism would take upwards of 15 years, assuming full occupancy at standard rates.

We suggest on this basis that full time rental is the objective. The financial outcome does not stack up and further suggest that the DA is misleading in this regard.

The statement 'The scale of the proposal is considered to be small and would not overwhelm the rural character of the locality,' is subjective and states that the positioning of the cabins would be hidden from view and unobtrusive, this is incorrect in our opinion. They are positioned directly opposite our home behind **deciduous** ash trees which for five months of the year would provide no obscuration of the cabins from the road or our property, and even in full leaf the trees do not provide privacy. Perhaps if the cabins were located behind the existing house this might be the case. Please See Image 2 on page 2 of the proposal document, addressed to Ms V Nixon. In addition, image 3 on page 2 of said document, has been strategically taken looking south, so that one tree has been able to obscure our property. Other photos on page 3 in letter dated 4 Nov to Ms M Molinaro, have been presented in photographs at an oblique angle from Tiers Road and do not reflect the real view from all aspects of our home or the view from the road. To state that the street trees are a visual barrier is misleading, they are sparse, aged Prunus and effected by the Cudlee Creek fire of December 2019 and we suggest that these small trees have a limited life span. The same Prunus trees on our side of the road have since been removed by the local council. The colours of the four cabins are not consistent with the council's preference for darker colours that blend better with the landscape also galvanised roofing is highly reflective.

We include a photograph of the true aspect from our property.



The statement 'The cabins will not impede views from neighbouring properties' is not correct. We will see them, residents of 17 Tiers Rd, from residents in Western Branch Rd across Lot 51 and residents in 29 and 31 Tiers Rd and all traffic driving past will see the cabins.

The cabins with verandas that face south will have unobstructed views of our property directly opposite our home and will not be obscured by the current tree line. The tree line is far from dense and as previously mentioned are deciduous Claret Ash trees. At the very least, in the unfortunate event that these kit cabins are approved, the verandas should face east and enjoy the paddock view with the owner's cattle. A number of further plantings of native evergreen trees and shrubs would be necessary and there are many available that would suit the fire requirement guidelines and



heights, contrary to the statement in page 4 of the document/letter addressed to Ms M. Molinaro, that the local vegetation is too tall and inappropriate.

What guarantee is provided that the landscaping plan would be implemented?

The cabins themselves are being clad in timber and therefore highly flammable in a known fire zone. One 25000 litre tank of water would be inadequate to protect four cabins in the event of a fire assuming the tank was full at the time of an event and a CFS truck was present. The experiences of the locals in the recent Cudlee Creek fire, can attest to the fact that fire appliances were spread so thin that most properties were unprotected and also two properties adjacent to ours were completely destroyed. Others nearby, including our own were significantly damaged by the fire.

The cabins are proposed to be built on an important Onkaparinga River catchment area and any build over this area will impact the flow of winter rains to the river. The DA does not detail the source of water for use in the cabins. **Is this town water or from the water catchment tank storage?**

We note that Plan SA at this stage, have indicated that a site visit is not required, **why would this be the case?** To determine the accuracy of the DA, view topography, current vegetation, water catchment impact and impact on all other aspects mentioned this would be advised and of significant importance. We urge that this takes place.

The statement on page 10 ...'In conclusion it is considered the proposal complies with the vast majority of relevant policies and will be a suitable development for the subject land and the locality,' means that there are relevant policies that are not met and are not mentioned in the proposal.

The property comprises of about 13 hectares and it is quite disappointing that the choice of location of the cabins is in a very visible area on the land and also that there are to be four cheap style builds rather than one architectural build located behind the existing house.

In conclusion we believe the intended purpose of this build is questionable and it would have a negative impact on the neighbouring properties and township and offer nothing to the community. We request that serious consideration be given to disapproving the DA and upholding the Rural Primary Production of this land parcel.

We would like to be heard in the event of a hearing being arranged.



Representor – Dr Janine Croser and Mr Rennie Barnett

We are the owners of 25 Tiers Rd Woodside, considered a direct neighbour of the proposed development at 12 Tiers Rd due to the battle-axe nature of our block. We have viewed the full documentation available for the proposed development at 12 Tiers Rd, Woodside. While acknowledging the need for additional tourist accommodation within the area and not wishing to subscribe to a knee-jerk 'NIMBY' attitude, we do hold concerns we wish to have addressed by council or applicants. To address these concerns, we choose to be heard at the forthcoming planning meeting.

1. **Siting:** Siting the cabins in the north-western area of the applicant's property behind their existing house would alleviate concerns regarding overlooking neighbours and the potential visual impact from Tiers Rd. Could this be a consideration for the applicants? If the proposed siting is approved, facing verandas to the north would help reduce potential overlooking. The statement: "The cabins are oriented so that the verandas take in the view to vegetation and more rural activities rather than looking at each other" is only correct if the two facing the road were to be facing North. As it stands, the lower two are taking in a view of the road and front of the house opposite. The statement: "The cabins will not impede views from neighbouring properties" is thus incorrect.
2. **Scale:** The statement: "The scale of the proposal is considered to be small and will not overwhelm the rural character of the locality" is incorrect as the four pastel-shade cabins will be clearly visible from Tiers Rd. Please see point 1 for a potential remedy. Four cabins will also increase local traffic movement, which is already problematic and increasingly dangerous when turning from Tiers Rd to the Onkaparinga Valley Road from 7.30-9.30 am and 3-6 pm. All local landowners appreciate our rural views and the amenity afforded by our location. As such, we request the scale to be reconsidered.
3. **Usage:** How will council ensure the proposed usage is consistent with the proposal – i.e. two guests per cabin and not permanently or long term let, rather used predominantly for short-term tourist accommodation on weekends as outlined by the application?
4. **Blending/ Screening:** The proposed colours appear inconsistent with council preference for colours that blend with the local landscape. The proposed screening trees are deciduous and will therefore not be effective in autumn/winter. We request further details of landscaping plans for screening, and how the council will ensure this is completed as detailed and the plants are maintained. We are surprised there are not native species on the councils list that would not grow >6 m in height. We have many native mid-height trees and shrubs on our property that were recommended by Trees for Life for this planting zone. While the hills have a recent history of European plantings, forward planting of natives would gradually rectify this. We believe this is



especially important after the 2019 fires, which destroyed so much habitat in our local community.

5. **Meeting Policy:** The statement by the consultant on page 10..."In conclusion it is considered the proposal complies with the vast majority of relevant policies and will be a suitable development for the subject land and the locality" seems to suggest there are relevant policies/zoning that are not met, but these are not mentioned within the proposal. Can these please be addressed in detail by the applicants?

It is disappointing the applicants have not sought to discuss this substantial proposal with neighbours. We are a close-knit neighbourhood and would have appreciated a frank and constructive approach which may have provided an opportunity to iron out some of these concerns prior to the substantial investment being made in consultants. A smaller scale boutique/ architecturally sympathetic approach would certainly be welcomed.

Representor – Cheryl Lierton – 19 Tiers Rd Woodside

I note that the application states that it only complies in part with Zone DPF 6.3 and in the conclusion it states that it does not meet all of the relevant policies. My specific concerns are listed below against specific Performance Outcomes as requested. My general concern is that granting this application will move this property and those close to it (one of which I own) away from being zoned as Productive Rural Landscape. My intent in putting forward this response is to ensure that the zoning remains the same and that the impact on the biodiversity, restoration of indigenous species and water catchment is minimized. Productive Rural Landscape Zone, Performance Outcome 5.1 – 5.4 I note that this Performance Outcome is related to dwellings, and that the applicants have stated that the proposed cabins will be tourist accommodation. However, I am aware that community concern about the application largely centres on the fact that there is currently no assurance that the tourism accommodation will have limits on its use. As such, the fact that the application is not line with Performance Outcomes 5.1 - 5.4 is concerning. The particular items that are in contravention include:

- provide a convenient base for landowners to conduct and manage commercial scale primary production . . . without compromising the use of the allotment . . . due to a proliferation of dwellings - ensure dwellings are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity - to support ageing in place for owner to minimize potential loss of land available for primary production, - and that any dwelling additions "are sited, designed and of a scale that maintains a pleasant rural character and amenity". Productive Rural Landscape Zone, Performance Outcome 6.3 Performance Outcome 6.3 states that tourist accommodation is associated with the primary use of the land for primary production or primary production value adding industry to enhance and provide authentic visitor experiences. I do not believe that this application meets this Performance Outcome. Rather, the application shows that the property would be moving away from primary production to a tourism facility. In addition PO 6.3 states that the tourist accommodation should be associated with the primary use of the land for primary production, or value adding industry. Deemed to Satisfy Criteria/Designated Performance Features includes new buildings without a total floor area of 100m², or not resulting in more than one facility being located on the same allotment. I do not believe that these criteria are met in this application. Preferable would be a single building with floor space of less than 100m², which would have multiple preferable outcomes including less traffic in an area with this zoning. Native Vegetation Overlay, Performance Outcome 1.4 I would query the choice of non-native trees in a Native Vegetation Overlay, particular when Plant Listing by the Wastewater Engineer's Report includes native options. Particularly with the Onkaparinga River so close by, the opportunity for this particular site to be part of native corridors for indigenous fauna is high. Performance Outcome 1.4 of the Natvie Vegetation Overlay could be better achieved with a locally indigenous choice, to restore and enhance biodiversity and habitat values. I would ask the applicant and planning committee to consider revising the current choice.

12 TIERS RD
WOODSIDE
23.12.21



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 141

21 February 2022

Marie Molinaro
Adelaide Hills Council
PO BOX 44
WOODSIDE SA 5244

Email: mmolinaro@ahc.sa.gov.au

Dear Marie

EPA Development Application Referral Response

Development Application Number	21030805
Applicant	Stimson Consulting
Location	12 TIERS RD WOODSIDE SA 5244 D120474 AL50, CT 6219/220
Proposal	Change of use to include tourist accommodation comprising 4 self-contained accommodation units & 1x 25,000L water storage tank

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

The EPA assessment criteria are outlined in section 57 of the *Environment Protection Act 1993* ('EP Act') and include the objects of the EP 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 involves a change of use to include tourist accommodation comprising four self-contained accommodation units.

More specifically the proposal involves:

- four prefabricated cabins with single bedroom, meals/kitchen area, bathroom and verandah
- 25,000 litre firefighting water tank
- internal rubble driveway and parking
- onsite wastewater treatment system with an irrigation area of 220m²
- site landscaping.

SUBJECT SITE

The subject site is located at 12 Tiers Road, Woodside and comprises allotment 50, Deposited Plan 120474 in Certificate of Title Volume 6219 Folio 220.

The site of the proposed development is within:

- the Mount Lofty Ranges Water Protection Area (MLR WPA), as proclaimed under section 61A of the EP Act
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay in the *Planning and Design Code*
- the Onkaparinga River catchment and Charleston sub catchment
- the Productive Rural Landscape Zone in the *Planning and Design Code*.

The subject land contains an existing detached dwelling along with various outbuildings and has a site area of approximately 13.1 hectares. The Onkaparinga River is situated within the eastern portion of the site.

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

CONSIDERATION

When assessing a development application referred to the EPA in accordance with the requirements of the PDI 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.

Water Quality

Water quality in South Australia is protected by the *Environment Protection (Water Quality) Policy 2015* (Water Quality EPP) and the EP Act. In particular, section 25 of the EP Act imposes a general environmental duty on anyone who undertakes an activity that pollutes, or has the potential to pollute, to take all reasonable and practicable measures to prevent or minimise environmental harm.

The proposal for ‘tourist accommodation’ needs to demonstrate how the additional nutrients (from onsite wastewater) would be prevented from leaving the subject site and entering the watershed, with any additional nutrients being ‘offset’ for the site as whole and achieve an overall ‘neutral or beneficial’ impact on water quality for the subject site.

Wastewater

In water quality terms, unsewered residential development is considered one of the highest risk activities in a public water supply catchment due to historically poor management of on-site wastewater treatment systems. Potential pollutants from such activities include nutrients, microorganisms and pathogens from human effluent. Other risks include contaminated stormwater and wastewater from various other activities and sources.

A dwelling and on-site wastewater management system is present on the site and will not be impacted as a result of the proposed development. A new separate on-site wastewater management system is proposed to cater for the tourist accommodation.

The submitted documentation includes a report by Archer Environmental, titled *“Wastewater Engineer’s Report - Aerobic with Surface Sprays for Proposed Accommodation Area”* dated 24 January 2022. This report details the new aerobic on-site wastewater management system proposed for the site (Ozzi Kleen RP10A+), to cater for the tourist accommodation. Wastewater from this system will be irrigated on site to a woodlot.

To demonstrate a neutral or beneficial environmental impact from this development, a nutrient balance has been provided showing an irrigation area of 220 square metres is required for nutrient uptake by the trees. This area has been appropriately sized based on a 100% occupancy to cater for a worst-case scenario from a wastewater generation/management perspective. However, the EPA notes that a lower or varying occupancy rate may result in insufficient treated water being available to maintain the trees, particularly during the summer months of the year. It is important to ensure that the trees are well watered while they are establishing as well as during periods of no occupancy.

The irrigation area must be situated more than 50m from the nearest watercourses and bores, more than 1.2m from the seasonal groundwater table, on a slope less than 20% and not in the 10% AEP flood zone. As the proposed location of the irrigation area is close to 50m from the nearby watercourse it is important that appropriate bunding is established downhill of the irrigation area to ensure no runoff, due to over irrigation, can reach the watercourse. Surface runoff uphill of the irrigation area should be diverted around the area.

The proposed wastewater management achieves the above and is therefore satisfactory to the EPA. A condition is directed below requiring the wastewater system and irrigation area be installed in accordance with the report provided prior to the occupation of the tourist accommodation.

Stormwater

The proposed cabins would be prefabricated construction and raised off the ground on block footings, as such no cut or fill is required. A new gravel driveway and carparking areas for the accommodation is proposed to be constructed. Runoff from the driveway should be directed to the surrounding vegetated area or a swale. Roof runoff from the cabins is proposed to be directed to a vegetated swale ending in a small depression/basin to allow for slow seepage of water to the nearby watercourse.

The proposed stormwater management is satisfactory to the EPA.

Construction Management

The construction (or placement) of the new buildings, accessways and car parking areas driveways would cause soil to become exposed and vulnerable to the erosive powers of water and wind. During these works, the provisions of the Water Quality EPP should be applied. All reasonable and practicable measures must be taken to minimise the potential for pollution, including minimising soil erosion and containing all construction waste generated on site. Further guidance may be sought from the EPA's *Stormwater pollution prevention code of practice for the building and construction industry* http://www.epa.sa.gov.au/files/47790_bccop1.pdf and the EPA's *Handbook for Pollution Avoidance on Commercial and Residential Building Sites*. A note to this effect is included below.

CONCLUSION

As demonstrated in the application, the proposed tourist accommodation is considered to achieve a 'neutral or beneficial' impact to water quality for the surrounding environment, as required for development in Area 2 of the Mount Lofty Ranges Watershed, subject to the directed condition below.

DIRECTION

The relevant authority is directed to attach the following condition to any approval:

1. The on-site wastewater system must be installed in accordance with that proposed in the Wastewater Engineer's Report, prepared by Archer Environmental, dated 24 January 2022, and include:
 - a. the installation of an Ozzi Kleen RP10A+ system

- b. the construction of a 220sqm irrigation area, to be located more than 50m from the nearest watercourses and bores, more than 1.2m from the seasonal groundwater table, on a slope less than 20% and not in the 10% AEP flood zone
- c. vegetating the irrigation area with a good quality woodlot, to be regularly maintained
- d. bunding of the irrigation area prior to operation to prevent stormwater runoff entering the area, or runoff, from over-irrigating, leaving the area.

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.
- The applicant is advised that, during site works, appropriate measures should be put in place to ensure no soil transport during rain events occurs. This could include removing the vegetation from only the area necessary for the building, using silt fences on the downhill side of the exposed area to capture any soil in the runoff, and appropriately managing any soil stockpiles kept on site with silt fencing, or through temporary coverage with matting or hydroseeding. Further guidance may be sought from the EPA's *Stormwater pollution prevention code of practice for the building and construction industry* http://www.epa.sa.gov.au/files/47790_bccop1.pdf and the EPA's *Handbook for Pollution Avoidance on Commercial and Residential Building Sites*.
- 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 Greg Ahrens, Senior Environmental Planner on 8204 9289 or email greg.ahrens@sa.gov.au .

Yours faithfully

Hayley Riggs
Delegate
ENVIRONMENT PROTECTION AUTHORITY

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: S123
Our Ref: Adelaide Hills DA
Please refer to: 20210920-01ap

20 September 2021

Stimson Consulting
1 Victoria Tce
GAWLER SA 5118

**RE: BUILDING ADVISORY & BUSHFIRE ATTACK LEVEL (BAL) ASSESSMENT – MACKAY
12 TIERS ROAD, WOODSIDE**

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 19
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This report is considered relevant at the date of assessment 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

DEVELOPMENT ASSESSMENT SERVICE

Your Ref: S123
Our Ref: Adelaide Hills DA
Please refer to: 20210920-01ap

20 September 2021

Stimson Consulting
1 Victoria Tce
GAWLER SA 5118

ATTN: JOHN STIMSON

Dear John,

**RE: DEVELOPMENT APPLICATION (PLANNING ASSESSMENT) – MACKAY
12 TIERS ROAD, WOODSIDE**

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 the proposed access driveway as detailed on drawing named SITE PLAN, dated at last revision 02/09/2021, 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.
- Understorey vegetation either side of the access road shall be reduced to a maximum height of 10cm for a distance of 3 metres. Mature trees within this fuel reduced zone may remain.
- The all weather road is to be constructed such that it is protected from water erosion of the traffic surface. The road surface shall be profiled to manage storm water run off to appropriate drains, at one or both sides of the traffic surface.
The accumulated volumes of water shall be directed via:
 - I) open drains, or
 - II) culverts and pipes under the traffic surface, and / or away from same, without causing further soil erosion, silting of adjacent areas or water courses or instability of any embankment or cutting.
- Solid crossings over waterways shall be provided to withstand the weight of large bushfire appliances (GVM 21 tonnes).

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 PLAN dated at last revision 02/09/2021 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.

Please note that 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 each of the habitable buildings (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.
- A single row of trees or shrubs are permitted closer to the building than their mature height for screening purposes, providing they are not connected to other hazardous vegetation, are not within close proximity of timber building elements, windows and doors and do not touch or overhang any part of the building. Screening plants should have low flammability characteristics, be kept in optimum health, pruned regularly and any dead vegetation removed.

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.

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

Sighted by: CFS

20/09/2021

Development Assessment
Service Officer



SITE PLAN

12 Tiers Road, Woodside



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STIMSON CONSULTING

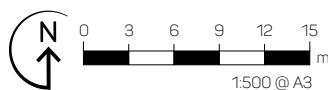
1117-001 R1 > 02/09/2021



Development Assessment
Service Officer



12 Tiers Road, Woodside



1117-002 R1 > 02.09.2021

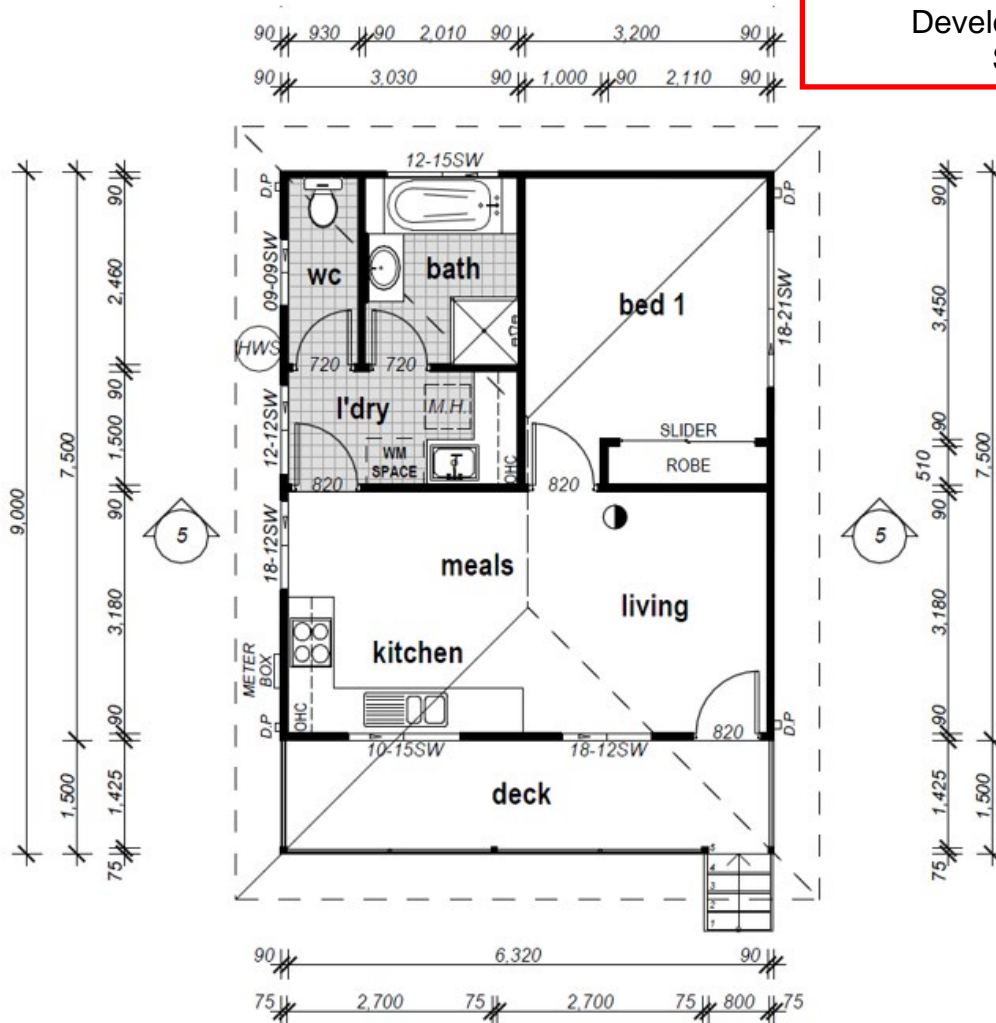


STIMSON CONSULTING

Sighted by: CFS

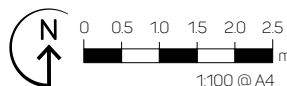
20/09/2021

Development Assessment
Service Officer



CHALET 60 FLOORPLAN

12 Tiers Road, Woodside



PALE EUCALYPT ROOF



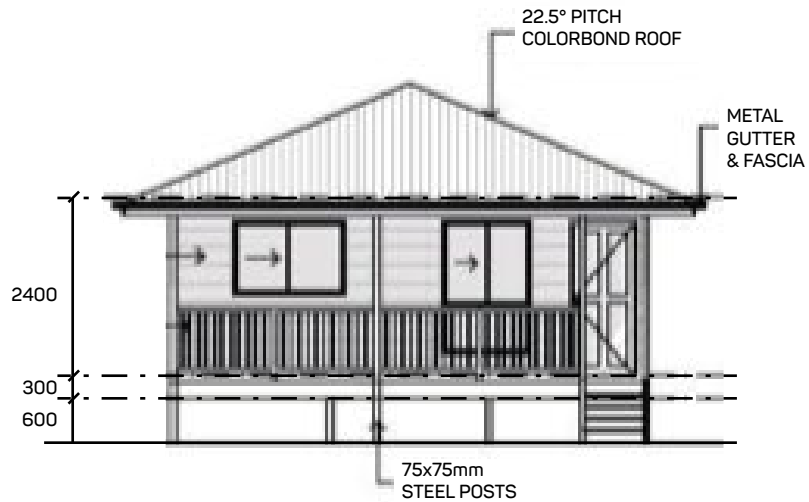
MANOR RED ROOF



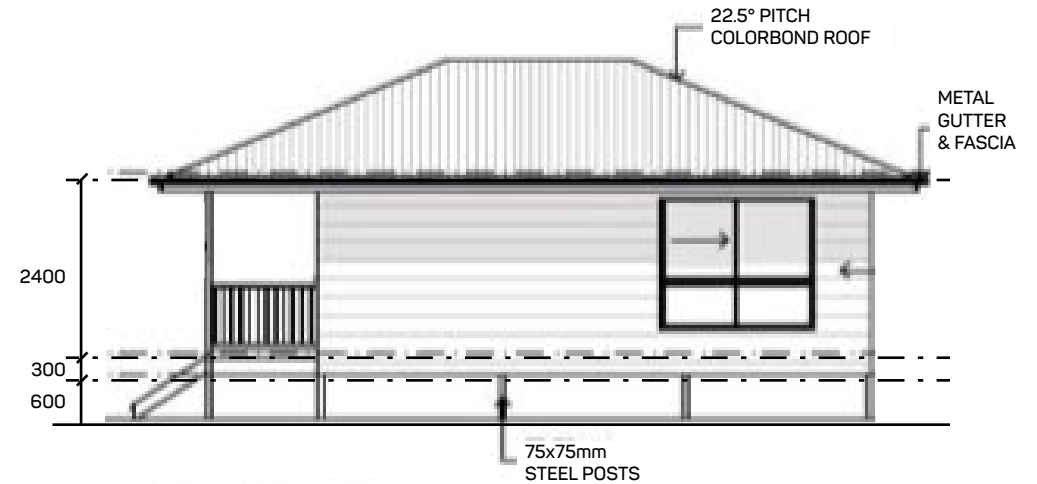
DEEP OCEAN ROOF



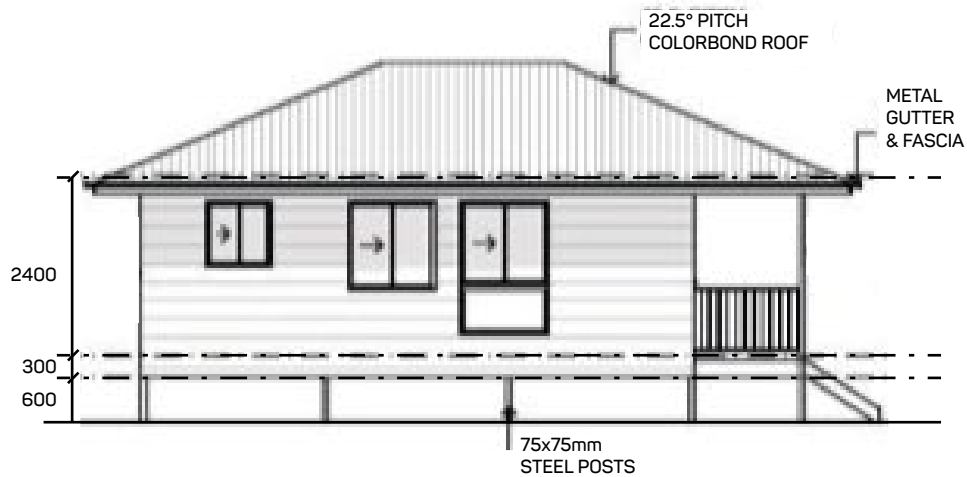
WOODLAND GREY ROOF



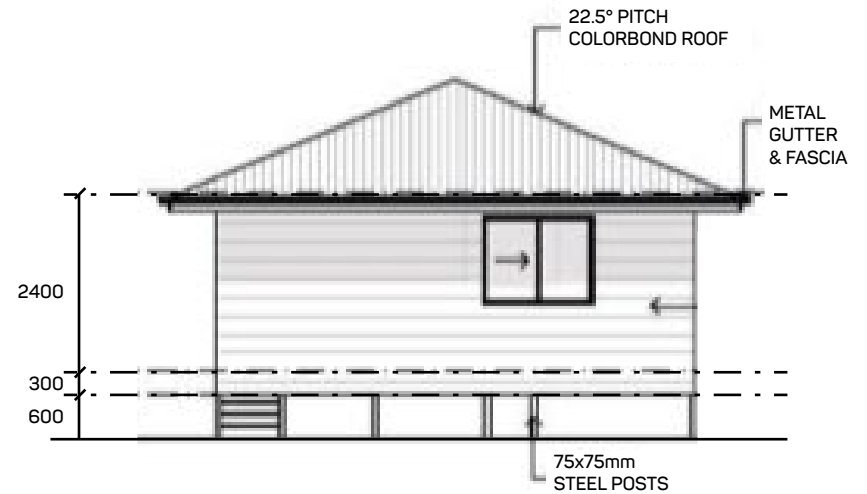
FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION

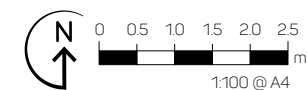
CHALET 60 ELEVATIONS

12 Tiers Road, Woodside

Sighted by: CFS

20/09/2021

Development Assessment
Service Officer



Marie Molinaro

From: Pomeroy, Annie (CFS)
Sent: Wednesday, 9 March 2022 1:15 PM
To: Marie Molinaro
Subject: FW: Help please with vegetation management condition & landscaping - 12 Tiers Road, Woodside - ref. 21030805
Attachments: CfsReport-1328473 (4).pdf

[EXTERNAL]

Hi Marie,

For us, the important aspect of fuel hazards in the form of vegetation is the arrangement and density, particularly within the Asset Protection Zone.

Regardless of species, if the vegetation management within the Asset Protection Zone is established and maintained in line with the vegetation management conditions in our Planning Assessment (DA) report, then the maintenance of that space should provide sufficient space for safe movement for all (including during defensive firefighting) as well as prevention or minimisation of heat, embers and/or ignition points that could create a risk to life and/or property thanks to the reduced fuel load in proximity to the habitable buildings regardless of species.

If the landscaping plan utilises the guide for low-flammability species for plant selection purposes and the CFS VEGETATION MANAGEMENT conditions of consent for the arrangement, quantity and maintenance, then the landscaping would be meeting our requirements and possibly exceeding our expectations (due to the plant selection criteria).

As for the water supply issue. MBS 008 does not specifically demand additional water for additional buildings or specific requirements for Class 1b buildings. Table 5.2.1 only refers to the water supply in litres required for the *site*.

For this allotment, assessed as BAL 19 and larger than 1500m² the minimum supply is 10,000 litres with fire fittings.

MBS 008 5.1 (b) (iii) raises community based fire fighting systems providing equivalent performance to the aggregate of all site specific water supply and equipment required. While this is not strictly a community based system, the principle is the same and we are satisfied that the 25,000 litres would be sufficient if this was applied.

As for the distances, the owner and I talked extensively about the water requirements onsite, and the arrangement of the underground pipe from the water supply to the remote connection between Cabins 2 and 3 is a consequence of our conversation. The turnaround area is also the hardstand and the connection is within 6 metres of this area. The distance from the connection to the furthest point of each cabin is less than 60 metres and the underground pipe from the water to the outlet is gravity fed, so this meets all the requirements for location. The fire hose reel placement provides sufficient coverage to all extremities of each cabin and is also gravity fed from the water supply creating less visual impact on the landscape and fewer structural impediments during bushfire response.

In short, I am happy with the arrangement of water and the quantity of supply is greater than what MBS008 demands. While it is not a consideration per se, I would add that there is additional water onsite that is available to replenish the water supply. It does not strictly meet the static water supply criteria but the static water can be readily re-filled so that even with constant use, the quantity will not drop. This is a consideration as opposed to a property that would be reliant on trucking additional water in to replenish. Regardless, 25,000 litres exceeds the mandatory minimum quantity for the site anyway.

I hope this helps you understand our thinking on not just applying the Planning and Design Code, NCC and MBS 008 but also consideration of the practical application of the requirements in a way that will best suit the landowner or occupier and any visiting fire brigade.

Kind regards,
Annie Pomeroy
Bushfire Safety Officer, Development Assessment Services

Response Details

Request:

Hi Nick, do you have any comment re access? The existing access will be used, but there will be an increase in traffic movements.
Thank you, Marie

Response:

Hi Marie,
I have no objections to the proposed and cannot see any issues with increase in traffic movement.
Council requests the access is bitumen sealed from the road to the property boundary to Council Standard SD18.
Sealed access must not alter roadside stormwater flows.



WASTEWATER WORKS APPROVAL TO INSTALL AN AEROBIC WASTEWATER TREATMENT SYSTEM

DATE: 9 November 2021	ASSESS No.: 6718	APPROVAL No.: 21/W503/473
APPLICANT DETAILS	Anthony & Angela Mackay - 12 Tiers Road, WOODSIDE SA 5244	
OWNER(S) DETAILS	Anthony & Angela Mackay - 12 Tiers Road, WOODSIDE SA 5244	
LOCATION	12 Tiers Road, Woodside SA 5244	

<div></div>		
SECONDARY TREATMENT	TYPE	MODEL
Aerobic Waste Water Treatment System	Ozzi Kleen (Suncoast Waste Water Management)	Ozzi Kleen RP10
EFFLUENT DISPOSAL SYSTEM		
200 m2		
NOTE:- Surface irrigation disposal area must be suitably landscaped and established. It must be situated at least 50 Metres from any Creek, Watercourse and Dam, and as far as possible from the Bore.		

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 INSPECTIONS

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

Approval of the wastewater system does not infer development approval and work should not proceed until all approvals have been received

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 works (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 installation of an Aerobic Wastewater Treatment System 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. Ozzi Kleen (Suncoast Waste Water Management) approved for 10EP.
 - 1.3. 200 m2 irrigation area with associated pipework and fittings as specified by the Archer Environmental Services Pty Ltd design engineer in the report dated **10th September 2021**.
 - 1.4. Audible / visible alarm system.
2. The wastewater system 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 Archer Environmental Services Pty Ltd design engineers' report dated 10th September 2021.
 - 2.4 The servicing requirements of the manufacturer including the keeping of records of all maintenance and servicing of the system.
 - 2.5 Copy of service reports to be forwarded to the Council officers upon commissioning of system and each service thereafter.
 - 2.6 The Waste Control system shall be operated and maintained in accordance with the requirements of the Council.
 - 2.7 The relevant South Australian Product Approval(s).
 - 2.8 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500).
 - 2.9 The Onsite Wastewater Systems Code.
 - 2.10 All other relevant standards and codes.
 - 2.11 Conditions of this 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, the relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation. The installer is required to notify the relevant authority at least one business day before the works commence. *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 – **quarterly services**
 - 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 treatment system must ensure that wastewater/ recycled water from the system is reused or disposed of in accordance with:
 - 8.1 The conditions of approval.
 - 8.2 The Prescribed Codes to the extent which they are applicable. This includes the following requirements:
 - 8.2.1. The wastewater system (including the irrigation system) is not to be altered without approval from the relevant authority.
 - 8.2.2. Recycled water must not be allowed to pool or run off the approved irrigation area.
 - 8.2.3. Other water sources are not to be connected to the recycled water system.
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 24 months, or are commenced but not substantially completed within 36 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 a further condition, 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 wastewater system does not infer development approval and work should not proceed until all approvals have been 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

Email : mail@ahc.sa.gov.au

Signed:

9 November 2021

Stewart West

Authorized Officer

South Australian Public Health Act, 2011

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.
- Note 4:** Any variation to the works as approved must not be undertaken until that variation has received Council approval

BOOK AN INSPECTION ONLINE:

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

Wastewater Engineer's Report

Aerobic with Surface Sprays for Proposed Accommodation Area

Report 1633.1
12 Tiers Rd Woodside

Owner: Anthony Mackay
Council: Adelaide Hills



Archer Environmental Services Pty Ltd
"On Site Environmental Solutions"

ABN 67 096 265 780

PO Box 443 TANUNDA SA 5352

M 0411 158 528

W www.archerenviro.com.au E archerwastewater@gmail.com

Design Requirement site & soil description

- The site is a large, developed rural block in Woodside of around 12.7 Ha in area. The site is on the north side of the road and is currently developed with a domestic dwelling and associated shedding. This dwelling is serviced by its own wastewater control system and is not part of this report.
- The owners are proposing to erect structures at the site to be used for accommodation. These four one bedroom structures are planned to be located on the left hand side of the driveway to the dwelling.
- The site is affected by bores, dams and watercourses. There are two watercourses flowing through the site, one being the Onkaparinga River, the other a tributary. The development area is not within a 1 in 10 flood zone.
- The vegetation at the site is low, with trees typically found along the watercourse and scattered around the site, which is divided into paddocks.
- The site is serviced by SA Water mains, but there is no off site disposal available.
- The soils are high plastic silty clay soils.

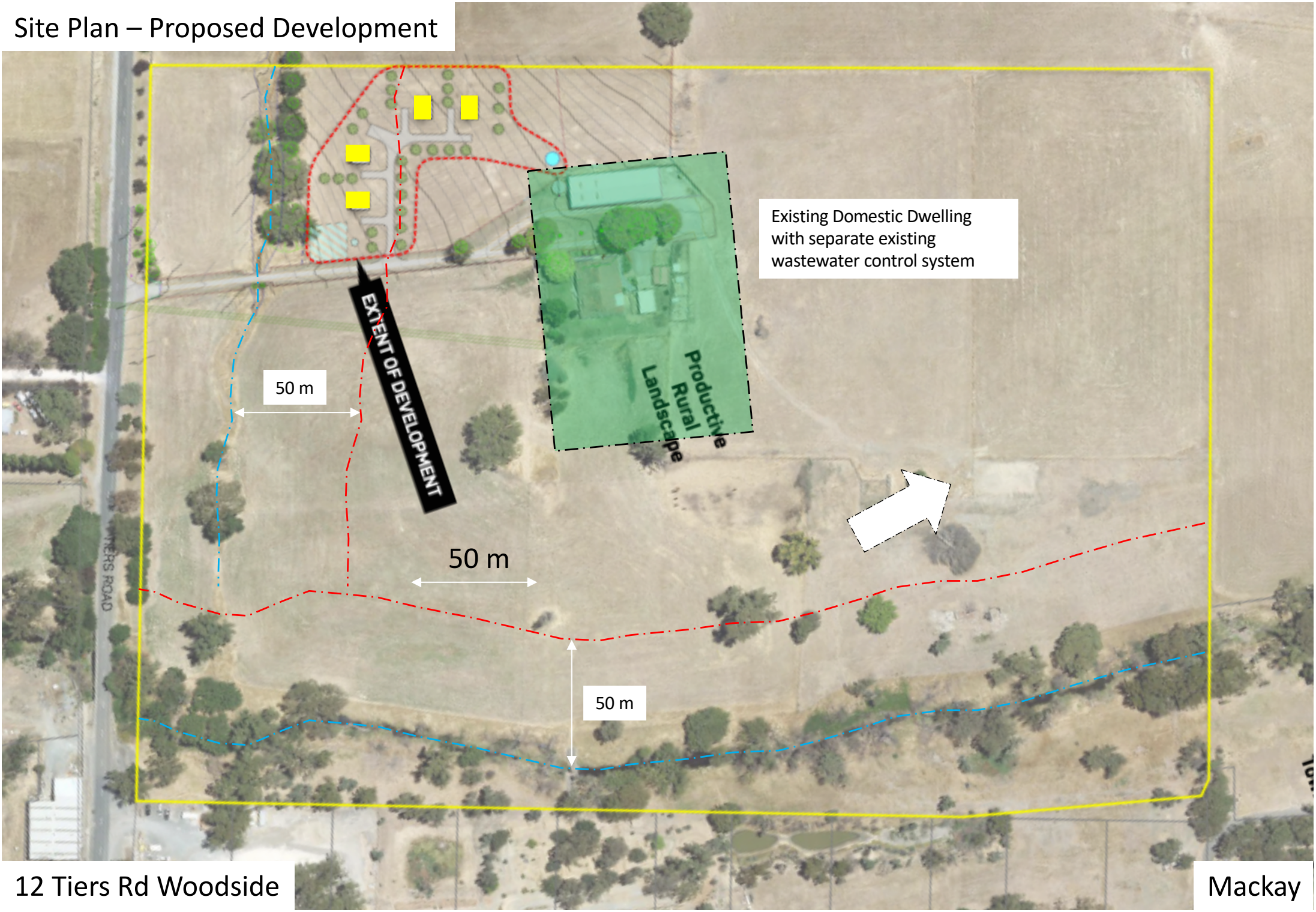
Site Plan - Current



12 Tiers Rd Woodside

Mackay

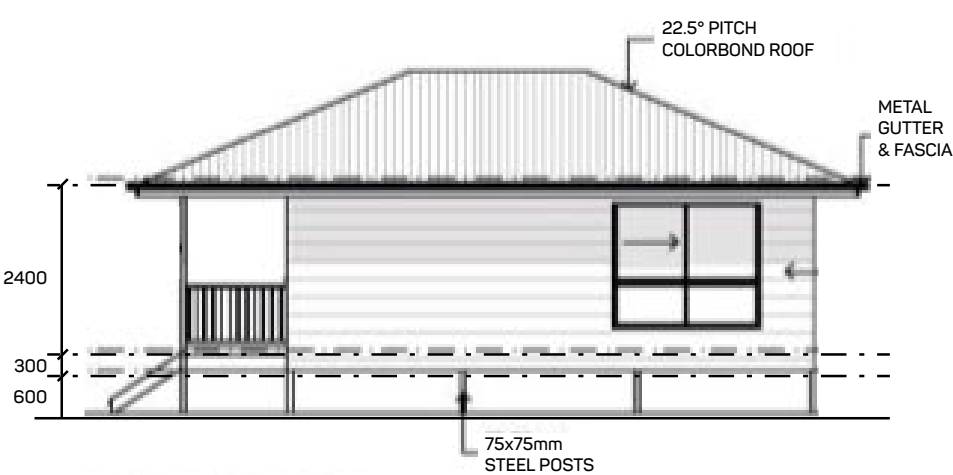
Site Plan – Proposed Development



Elevations



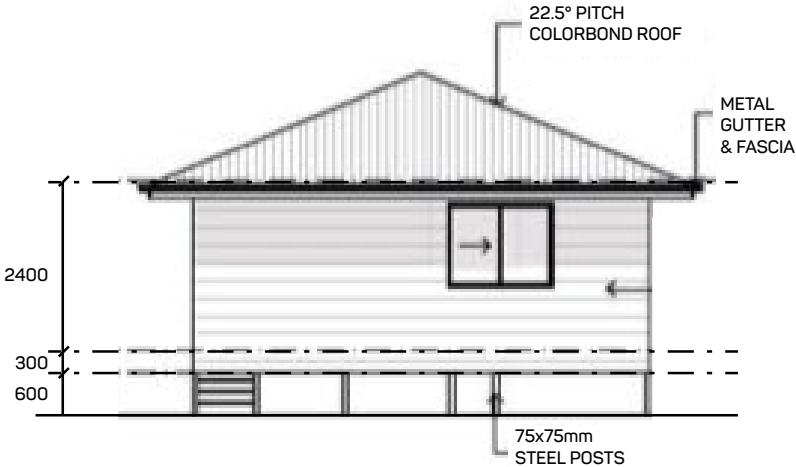
FRONT ELEVATION



RIGHT ELEVATION



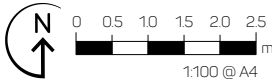
LEFT ELEVATION



REAR ELEVATION

CHALET 60 ELEVATIONS

12 Tiers Road, Woodside

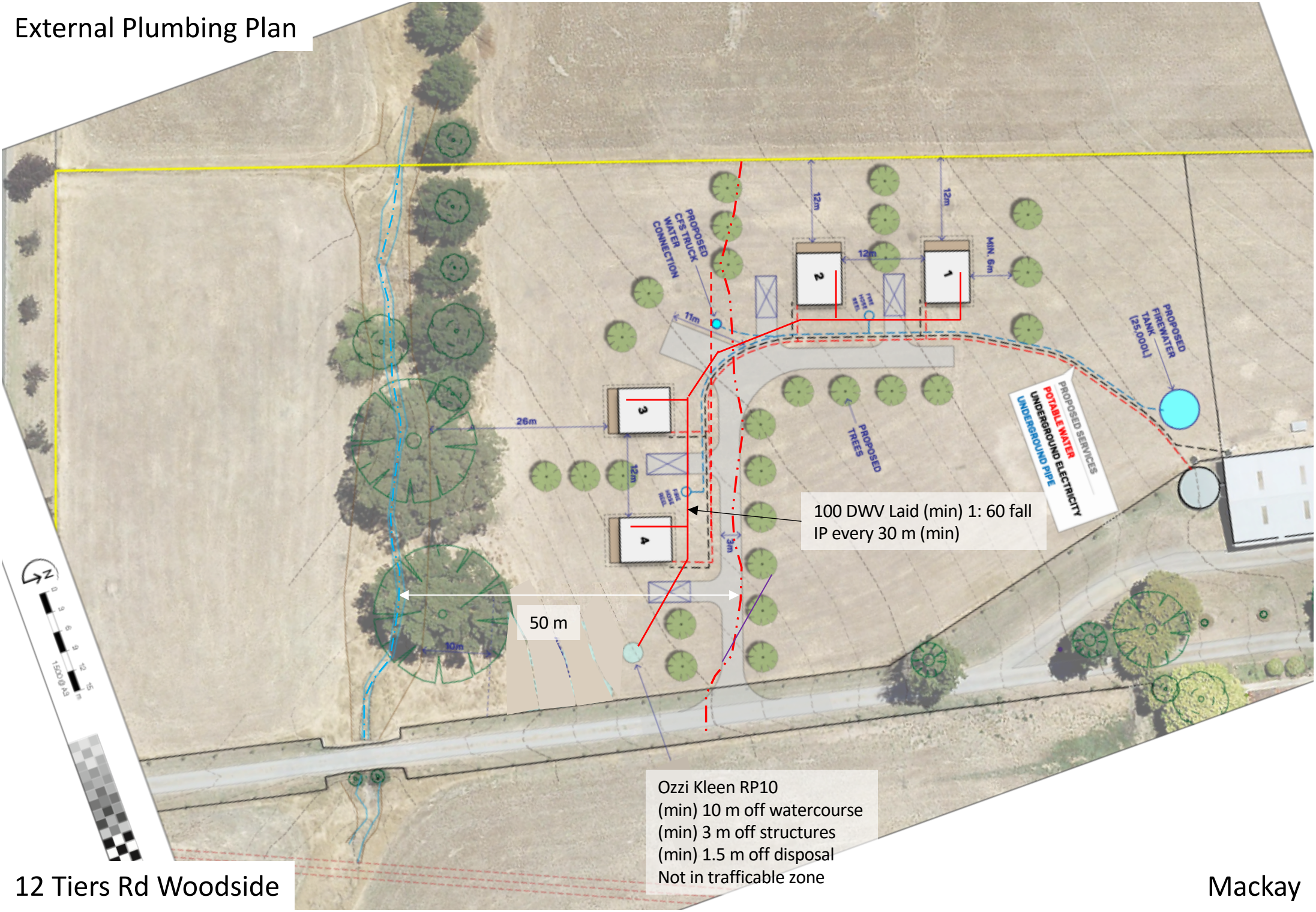


1117-004 R1 > 02.09.2021

[illegible]

All units to have a vent and a relief gully

External Plumbing Plan



100 DWV Laid (min) 1: 60 fall
IP every 30 m (min)

Ozzi Kleen RP10
(min) 10 m off watercourse
(min) 3 m off structures
(min) 1.5 m off disposal
Not in trafficable zone

Wastewater Design

Use SA Health Code (2013). The site has access to SA Water mains water, DF = 100 l/p/day & 40 g/p/day (Accommodation rate from Appendix)

There are 4 off 1 BR Units:

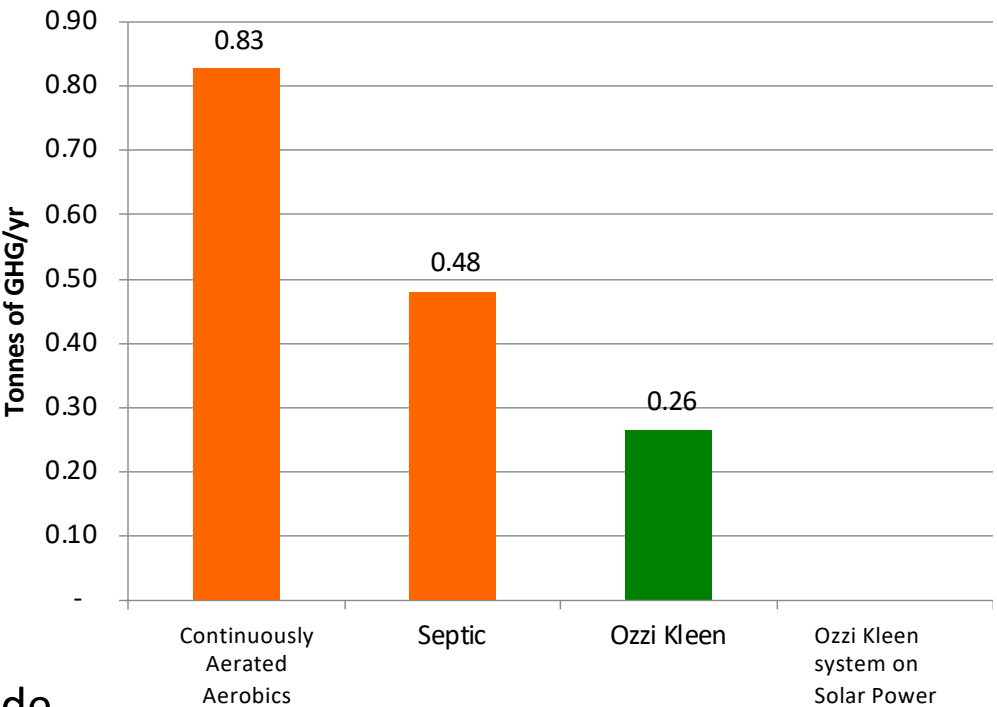
$DF = 4 \text{ off} \times 2 \text{ EP} \times 100 \text{ l/p/day} = 800 \text{ l/day (5.33 EP)}$ & $ORG = 4 \text{ off} \times 2 \text{ EP} \times 40 \text{ g/p/day} = 320 \text{ g/day (6.4 EP)}$

However, the site needs to show a positive or improved impact on the environment. A septic and soakage system shows no improvement in nitrogen loading, whereas an aerobic system is much better a this site as the water is disinfected and the BOD in the treated water is lower.

Need an 8 EP system (aerobic)

Select an Ozzi Kleen RP10A+, or similar approved aerobic system

The Ozzi Kleen is a fully aerobic system, so Greenhouse gas emissions are lower as shown below:



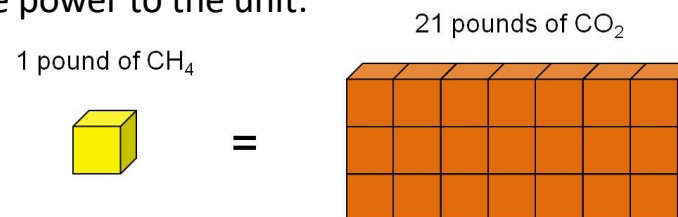
Greenhouse Gases

Greenhouse gases are produced as either by products of the treatment system, or through power consumption to drive blowers and pumps. A septic system does not normally use power, and an Ozzi Kleen uses much less power compared to a continuous aeration system, which still has a septic tank. Solar panels on the roof do not generate greenhouse gases and some energy providers may provide you with green energy. For the sake of this comparison, it is assumed that full “dirty” energy is being used where $1 \text{ kWhr} = 553 \text{ g CO}_2$ ¹

A septic tank involves **Anaerobic** digestion and produces CO_2 (carbon dioxide), NH_4 (ammonia), NO_x (nitrous oxides) and CH_4 (methane). **Aerobic** digestion produces CO_2 only. A continuously aerated systems still has a septic tank and does the first 30%² of digestion treatment. Only the Ozzi Kleen is 100% **aerobic**.

The following emissions are created as a result of treatment and the power to the unit:

- | | |
|------------------------------|---------------------------------|
| 1. Septic: | CO_2 and CH_4 |
| 2. Continuous Aerated System | CO_2 and CH_4 |
| 3. Ozzi Kleen System | CO_2 only |



We all know that CO_2 is bad, but according to the US EPA³, methane gas has a greenhouse gas factor of 21 times that of carbon dioxide. The carbon dioxide from the treatment process is biogenic carbon dioxide and does not contribute to the greenhouse gas count⁴. A study by the US EPA⁵ in 2010 found a septic system to generate 0.12 t/person/yr of harmful emissions. Therefore for a four person household, the annual greenhouse effect is:

References:

1. <http://www.eia.gov/tools/faqs/faq.cfm?id=74&t=11>
2. SA Health Code April 2013
3. <http://epa.gov/climatechange/ghgemissions/gases/ch4.html>
4. <http://www.ecoefficiency.com.au/LinkClick.aspx?fileticket=t-i3waXrewo%3D&tabid=3418&language=en-US>
5. <http://www.werf.org/a/k/Search/ResearchProfile.aspx?ReportID=DEC1R09>

Wastewater Disposal Area Sizing

Use a wastewater Flowrate of **800 l/day**. Using the SA Health Code (2013), the minimum area for disposal is:

$$\text{Area} = 800 \text{ l/day} / 4.5 \text{ mm/day} = \mathbf{177.7 \text{ m}^2}$$

However, the site needs to show a positive or improved impact on the environment. Assume then there is no nutrient reduction through the aerobic, the nutrient must be taken up by the crop.

NITROGEN LOAD

Accommodation units have a 50% booking occupancy. 200 nights of use per unit per year. **EPA has request a full 100% load (worst, worst case scenario as no accommodation has 100% occupancy)**

The Total Nitrogen = 7.6 mg/l in raw wastewater.

Nitrogen Uptake

Allow for 10% soil loss and use Water NSW nitrogen uptake for a woodlot of 90 kg N/Ha/yr

Nitrogen Effect

$$\text{Annual Generation Rate} = 800 \text{ l/day} \times 365 \text{ days} \times 7.6 \text{ mg/l N} = 2.22 \text{ kg N/yr}$$

Therefore, for the cop uptake to match the nutrient application, the minimum area needs to be:

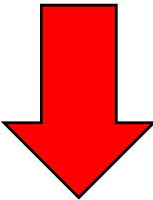
$$\text{Crop Uptake} = 90 \text{ kg/Ha/yr or } 0.009 \text{ kg/m}^2. \text{ Area} = 90\% \times 2.22 \text{ kg/yr} / 0.009 \text{ kg/m}^2 = \mathbf{221.9 \text{ m}^2}$$

Select an area of 222 m²

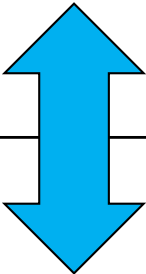
Nitrogen Balance

Pre-Development

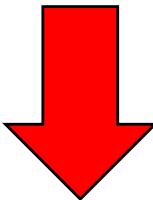
0 kg N/yr
generated



Nett Effect



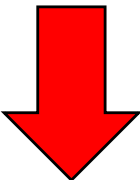
0 kg N/yr
To environment



0 kg N/yr
Disposed of below ground

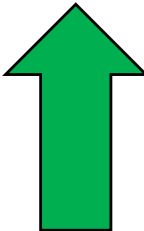
Post-Development

2.22 kg N/yr
generated



90 kg N/Ha/yr

Crop Uptake
Capacity



Crop sized to allow
for zero removal



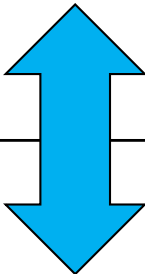
Soils loss

2.22 kg N/yr
Disposed of above ground



Uptake rate
matches
application rate

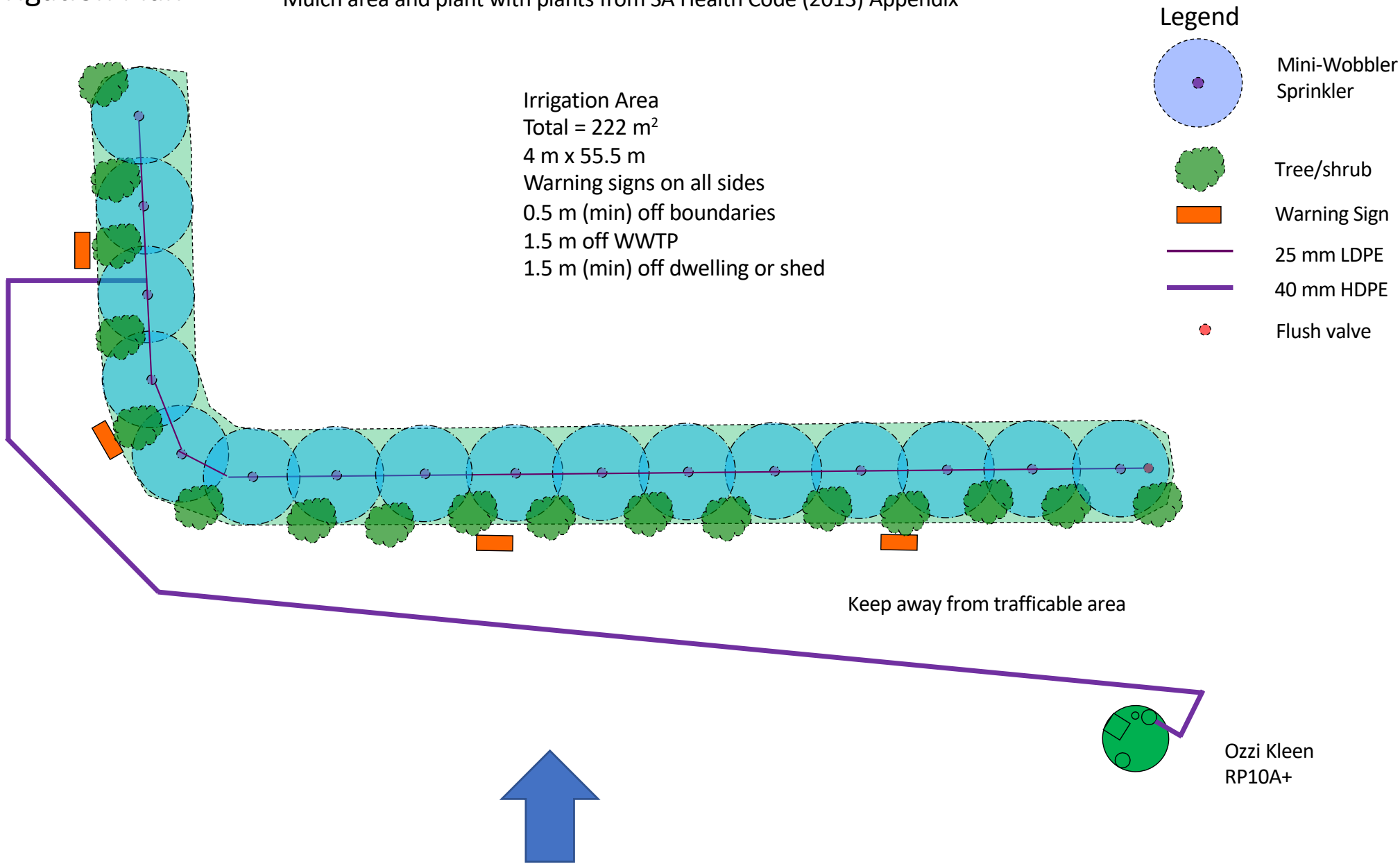
Nett Effect
(0 kg)
(zero)



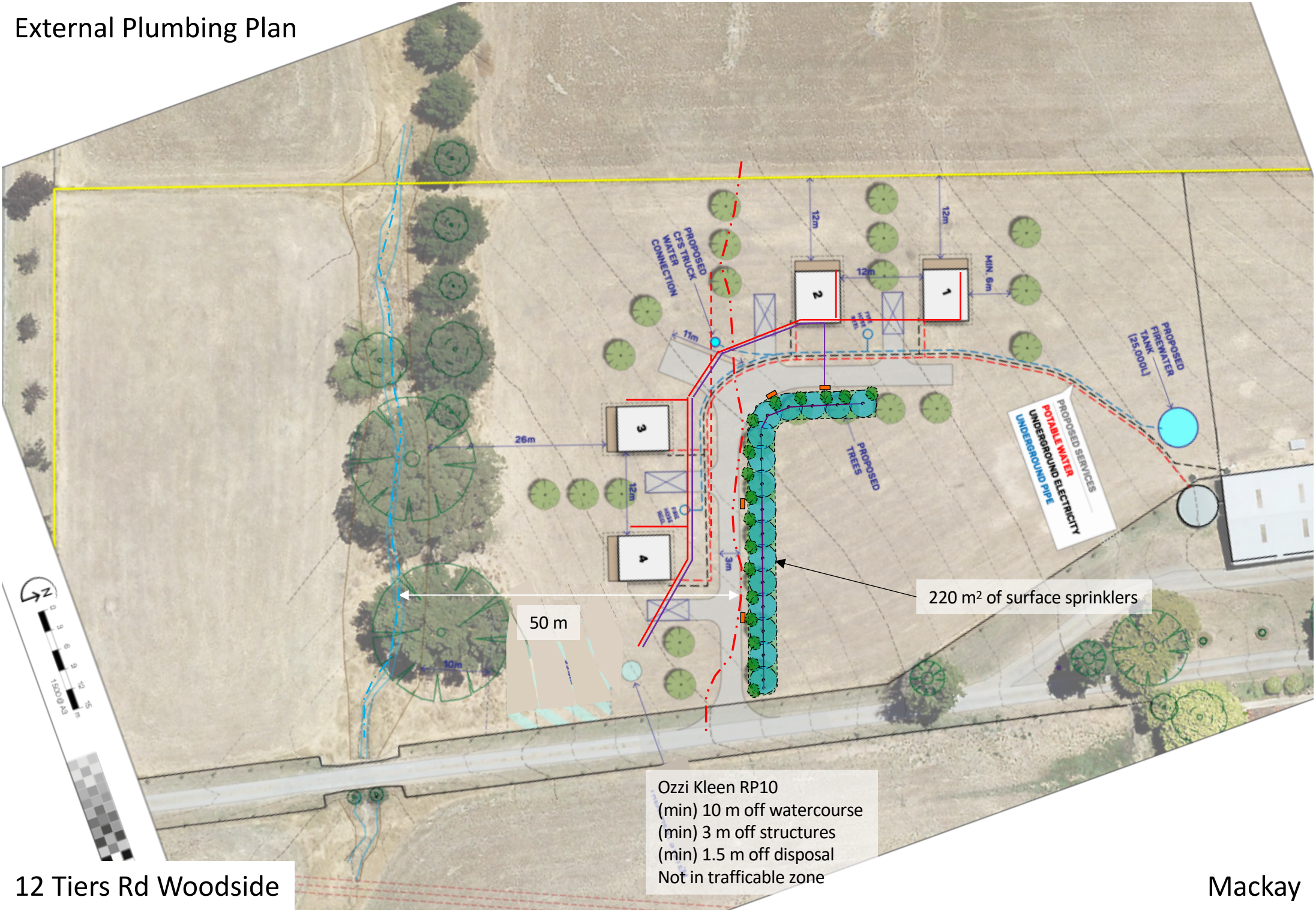
0 kg N/yr
To environment

Irrigation Plan

Mulch area and plant with plants from SA Health Code (2013) Appendix



External Plumbing Plan



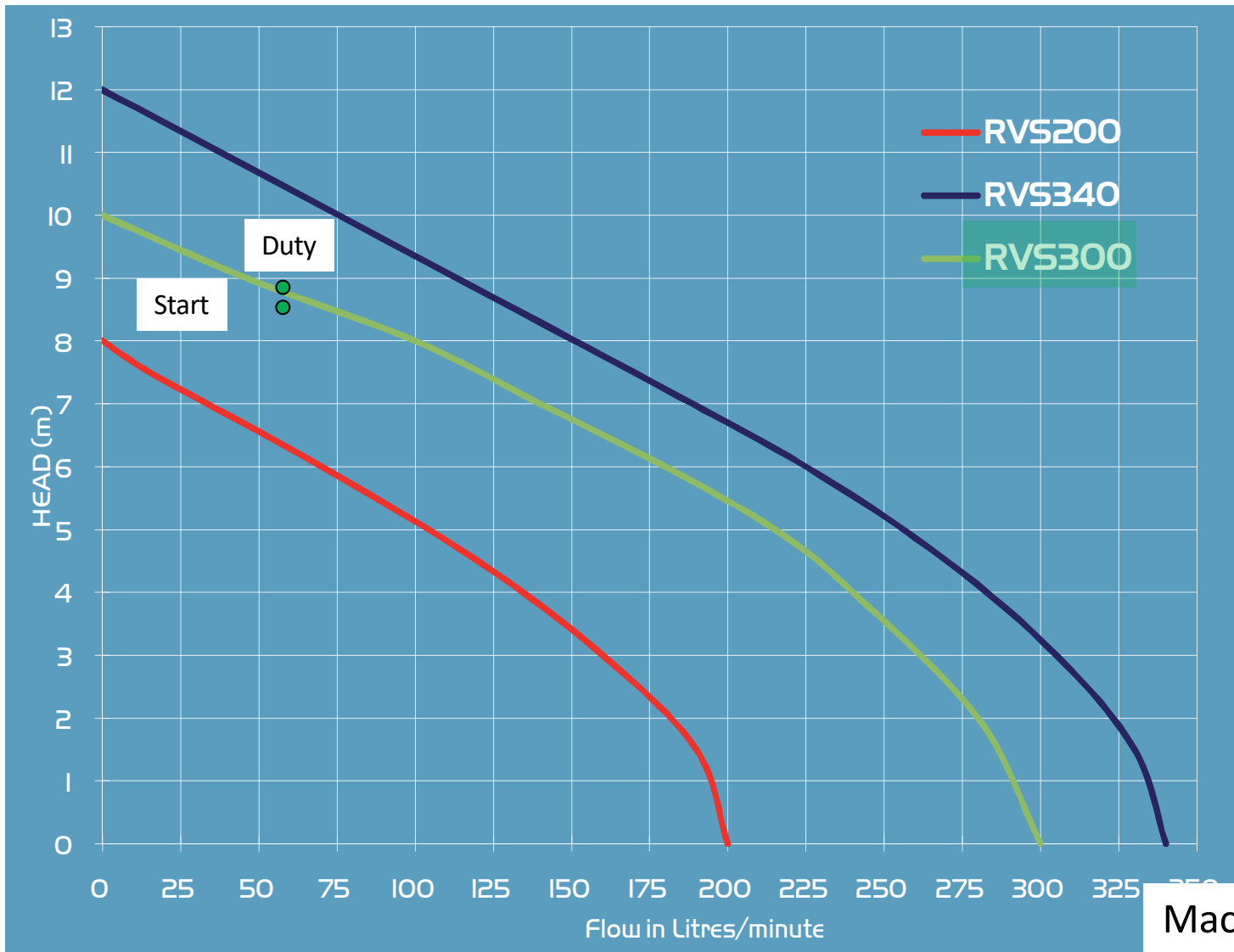
Ozzi Kleen RP10
(min) 10 m off watercourse
(min) 3 m off structures
(min) 1.5 m off disposal
Not in trafficable zone

Irrigation Pump Duty Check

Allowing for a full flowrate of 64 l/min through a 40 mm HDPE pipe for approximately 50 m, the friction loss would be 3 m to the start of the irrigation area. Within the irrigation submains, a further friction loss of 2.8 m is expected. Allow for static rise of 4 m as the start of the irrigation area is higher than the WWTP

$H(m) = 1.5 \text{ m lift out of system} + 3 \text{ m friction loss} + 4 \text{ m rise} = 8.5 \text{ m to the start of the dispersal field}$
The operation pressure is 1 m head and the sub-main friction loss is 2.6 m, but the fall is 3.5 m. Duty = $8.5 + 1 + 2.6 - 3.5 = 8.6 \text{ m}$

Use 8.6 m and 60 l/min as the duty point.



Use Reeve RVS300 as the pump

Flow Rate	<input type="text" value="l/min"/>	<input type="text" value="60"/>
Diameter	<input type="text" value="mm"/>	<input type="text" value="32"/>
Pipe Length	<input type="text" value="m"/>	<input type="text" value="50"/>
Pipe Material	<input type="text" value="HDPE"/>	
<input type="button" value="Calculate"/> <input type="button" value="Clear Fields"/>		
Friction Loss	<input type="text" value="m"/>	<input type="text" value="2.654343909860858"/>

Appendix D
Suitable Plants for Recycled Water Irrigation

Note: This list is only intended to provide a selection of trees, shrubs and other plants which may be considered suitable for the land application area. Due to climatic and soil variations, it is essential that further investigations be made before finalising your plant choice to suit your particular locality and site conditions.

Trees

Botanical Name	Common Name	Approximate height in metres
Agonis flexuosa	Willow Myrtle	5-6
Allocasuarina verticillata	Drooping She Oak	3-5
Banksia spp.		3-10
Callistemon salignus	White Bottlebrush	3-6
Callistemon viminalis	Red Bottlebrush	3-6
Casuarina cunninghamiana	River She Oak	6-10
Eucalyptus camaldulensis	River Red Gum	15-20
Eucalyptus cosmophylla	Cup Gum	5-6
Eucalyptus grandis	Flooded Gum	10-20
Eucalyptus robusta	Swamp Mahogany	6-9
Eucalyptus saligna	Sydney Blue Gum	15-20
Hymenosporum flavum	Native Frangipani	3-6
Melaleuca nesophila	Western Tea Myrtle	2-4
Melaleuca quinquenervia	Broad Paperbark	5-7
Syzygium paniculatum	Bush Cherry	8-10
Tristanopsis laurina	Kanuka	3-5

Climbers

Botanical Name	Common Name	Approximate height in metres
Bougainvillea spp.		Variable
Clematis microphylla		Variable
Hardenbergia violacea	Purple Coral Pea	Variable
Hibbertia scandens	Snake Vine	Variable
Jasminum grandiflorum		Variable
Jasminum officinale	Common Jasmine	Variable
Jasminum polyanthum		Variable
Kennedia rubicunda	Dusky Coral Pea	Variable
Passiflora spp.	Passion Flower	Variable
Vitis coignetiae	Glory Vine	Variable

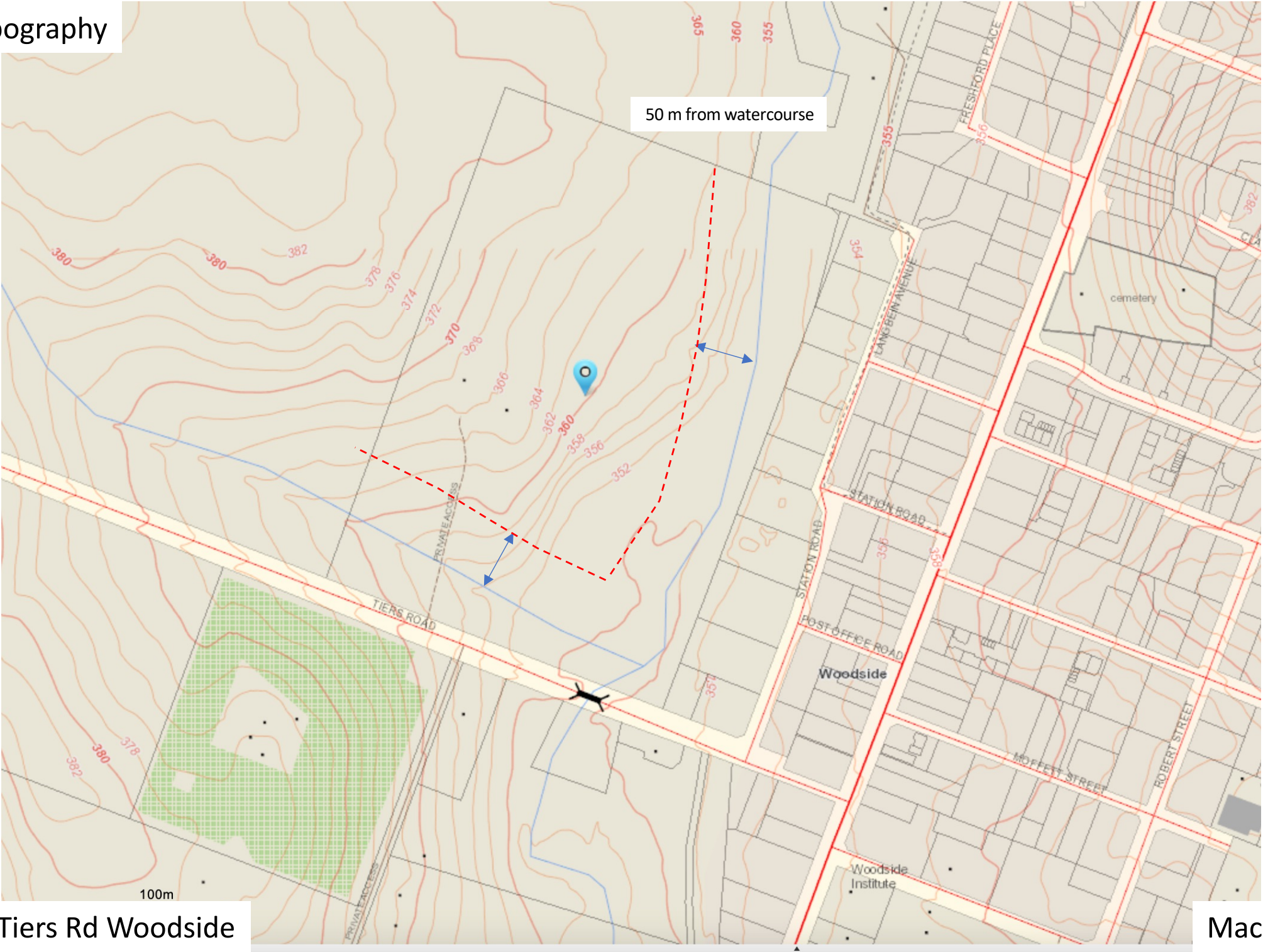
Shrubs

Botanical Name	Common Name	Approximate height in metres
Abeliax 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 decussate	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

Topography



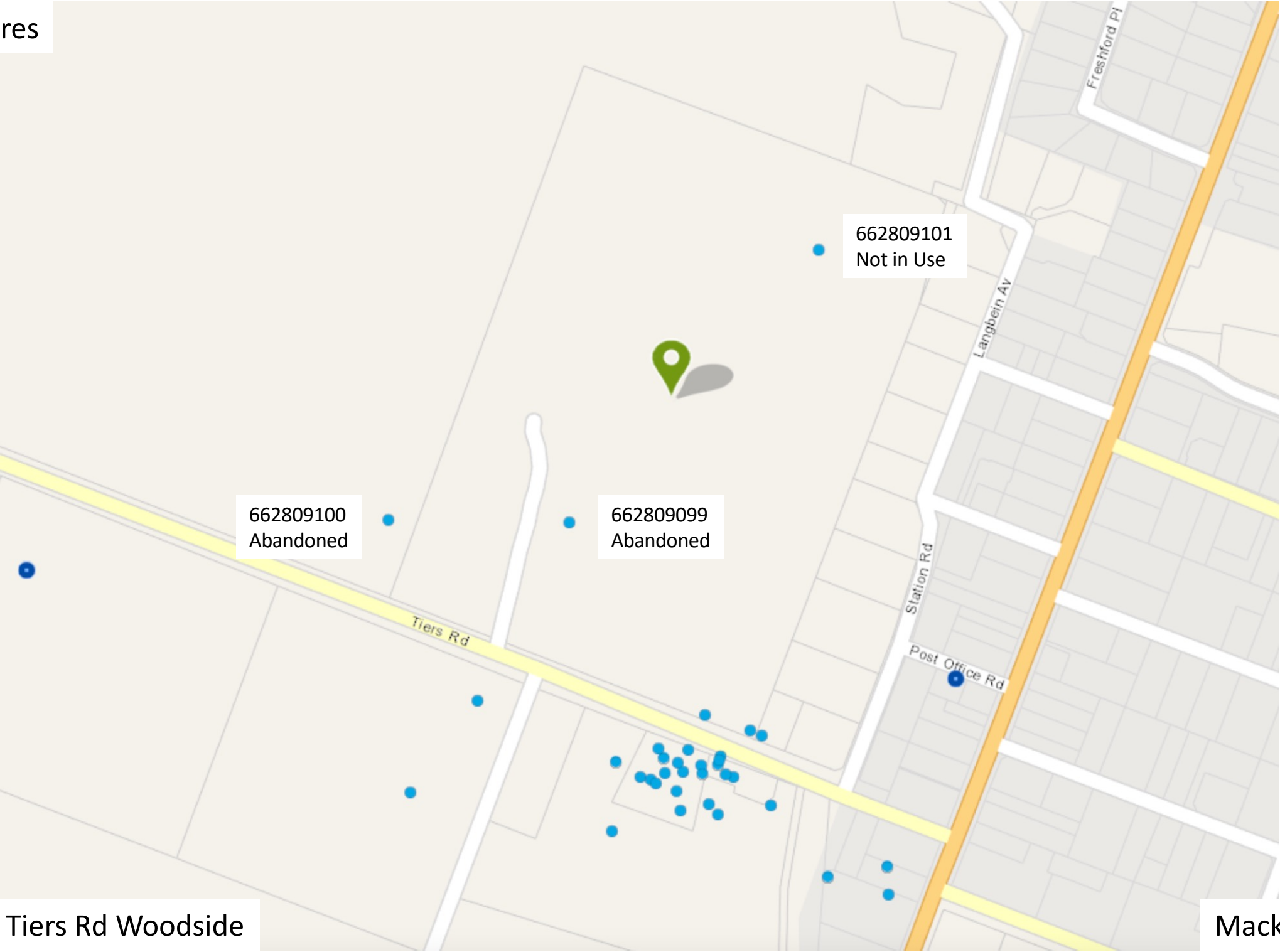
12 Tiers Rd Woodside

Mackay

Floodplain 1 in 10



Bores



12 Tiers Rd Woodside

Mackay

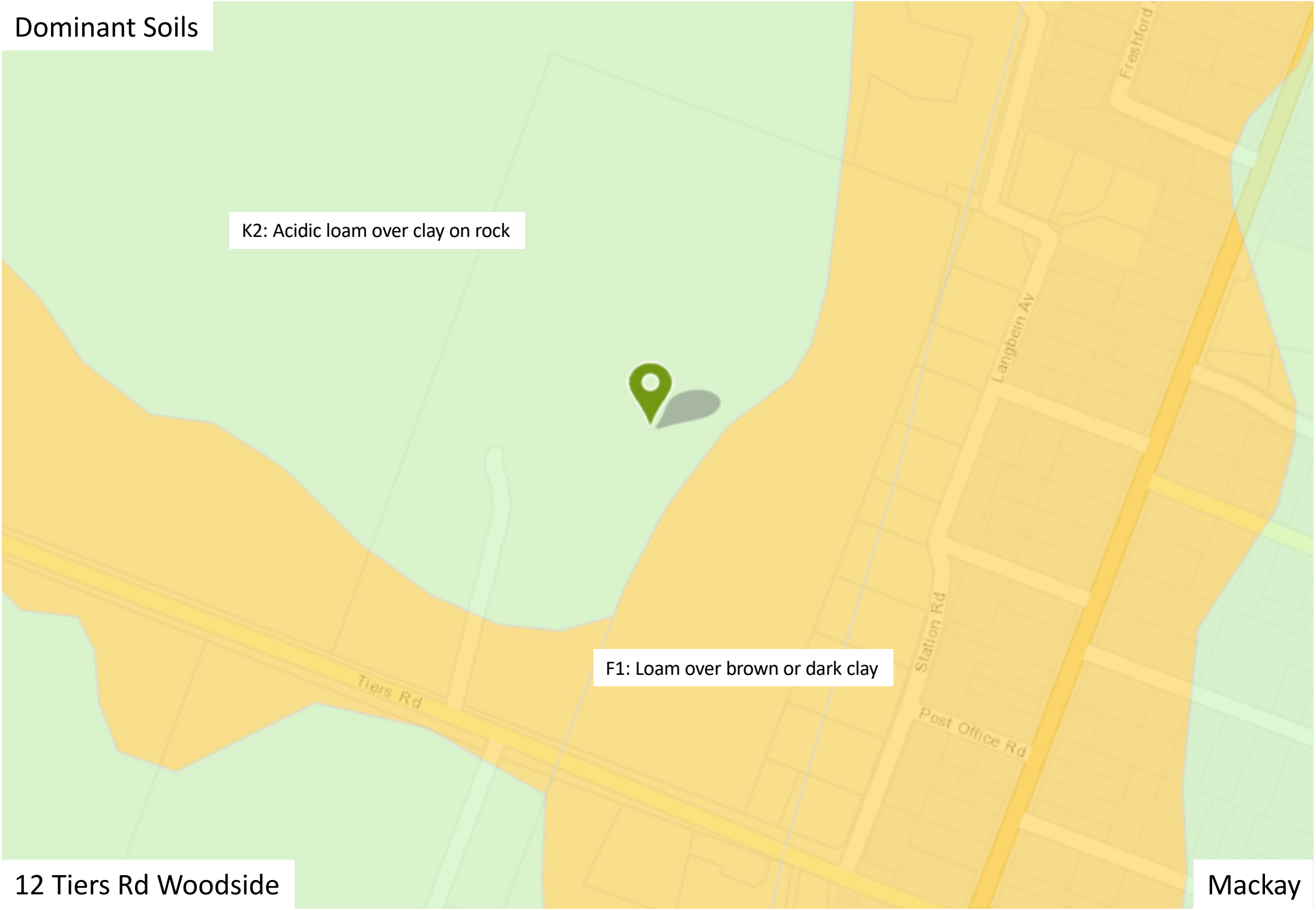
Dominant Soils

K2: Acidic loam over clay on rock

F1: Loam over brown or dark clay

12 Tiers Rd Woodside

Mackay



SYSTEM INSTALLATION REQUIREMENTS

All sanitary plumbing and drainage work must comply with:

- *The Wastewater Regulations*
- *AS/NZS 3500*
- *AS/NZS 1547:2012*
- *The National Construction Code (NCC) Volume 3 Plumbing Code of Australia (PCA)*
- *The South Australian Variations and/or Additional Provisions as listed in Appendix A of the PCA*
- *The wastewater works approval*
- *Any other requirements of the SA Health Code.*

Installation

The installation of the on-site wastewater system – including sanitary plumbing and drainage, wastewater treatment and disposal system, and recycled water irrigation shall be undertaken by a suitably qualified person as defined by the Wastewater Regulations. The installation must be certified in accordance with section 4.3.

The owner shall organise a qualified plumber to install the system.

Certificates of Compliance

As required by the Wastewater Regulations, a suitably qualified person who has undertaken wastewater works subject to a wastewater works approval must, within 28 days after completing the work, provide the relevant authority and the owner or occupier of the land on which the work was undertaken with:

- *A certificate in a form approved by the Minister signed by the person or another suitably qualified person certifying that the work has been undertaken in accordance with the wastewater works approval; and*
- *In the case of the installation of pipes, fittings or equipment a drawing showing the position and dimensions of the work undertaken.*

The plumber should be aware of this, but the owner is reminded to ensure they ask for their electronic copy of the COC.

Inspection requirements

The relevant authority reserves the right to carry out inspections on any aspect or component of the on-site wastewater system to determine compliance or otherwise with all relevant standards and codes. As a condition of approval, the relevant authority may also set out mandatory notification stages during the progress of wastewater works when a person is required to notify the relevant authority and stop the work pending an inspection carried out at the owner's expense.

The plumber should be aware of this, but the owner is reminded to confirm the plumber has notified Council.

The Owner is reminded that the Author of this report will be required to inspect the final installation upon commissioning and prior to use.

Any variations to the plan should be noted on the plan as an "As Built" drawing.

Prohibited discharges

Unless otherwise approved by the relevant authority, no person shall permit or cause any of the following discharges into an on-site wastewater system:

- *Any storm water, including roof and rainwater tank overflow, and surface drainage waters*
- *Any back flush waters from a swimming pool or water softener*
- *Any sanitary napkin, clothing, plastic material or liner*
- *Any trade waste (see section 1.5)*
- *Any petrol or other flammable or explosive substance whether solid, liquid or gaseous*

None are planned, but the owner is reminded of these requirements.

SAFETY REQUIREMENTS

In implementing this design, the onus is on the installer to work safely to ensure that the health and safety of their workers and other persons is not put at risk from work carried out as part of the conduct of their business or undertaking.

No work associated with this report should be undertaken unless the people undertaking the work are suitably trained and are competent. Do not start work unless you have an SOP prepared and have assessed the site risks. Only start work after completing a Risk Assessment and a JSA, or SOP, has been prepared. All workers undertaking any installation work must work to that JSA or installation procedure. Care must be taken to ensure non-workers are excluded from the area during installation and testing.

Should the Risk Assessment find that work cannot be undertaken safely, then please contact the author so that an alternative design or approach can be adopted.

Once installed, the Aerobic system must be maintained to manufacturer's requirements. The service technician must be working to an SOP and have prepared a risk assessment.

The owners must be aware of the risks associated with the on-site system once installed and in operation. They should inform any occupiers or visitors to their site of the appropriate risks. The onus is on the owner to monitor the effectiveness of the system and make any necessary repairs and maintenance to the system as required.

MANAGEMENT SYSTEM SELECTION SUMMARY – Report 1633.1
Ozzi Kleen RP10A+ & Surface Spray Disposal

Client: Anthony Mackay

Address: 12 Tiers Rd Woodside

Council: Adelaide Hills Council

DESIGN LOAD

4 off 1 BR Accommodation Units, mains Supply

Total Daily Flow: up to 800 l/day

Wastewater Management System:

Ozzi Kleen RP10A+, with 40 mm HDPE rising main and standard Reeve RVS300 pump

Dispersal System:

Surface Sprays (min) 220 m².

Mini Wobbler sprinklers

Lilac hose to be used in area

Area to be signposted and mulched

**NO SUBSTITUTION IS TO BE MADE WITHOUT
WRITTEN CONSENT FROM ENGINEER**

Installation:

Installation must be by a qualified plumber.

A copy of this report must be provided to the plumber.

The author of this report must be notified prior to commissioning of system

Cease work and advise engineer if groundwater encountered

Design Statement.

Engineer: Peter Goss

Qualifications: *BE (Hons) Dip Bus (Man) Dip OHS MIE Aust CP Eng NER*

Brief History:

We reserve the right to alter the minor detail of this design in the event of additional information, or a change to design criteria has been effected. Should the loadings change, or there be a significant change to site plan, this design must be revised.

I, Peter Goss of Tanunda, declare that the design contained in this report is considered to be true, fair and accurate and had been made upon the information available.

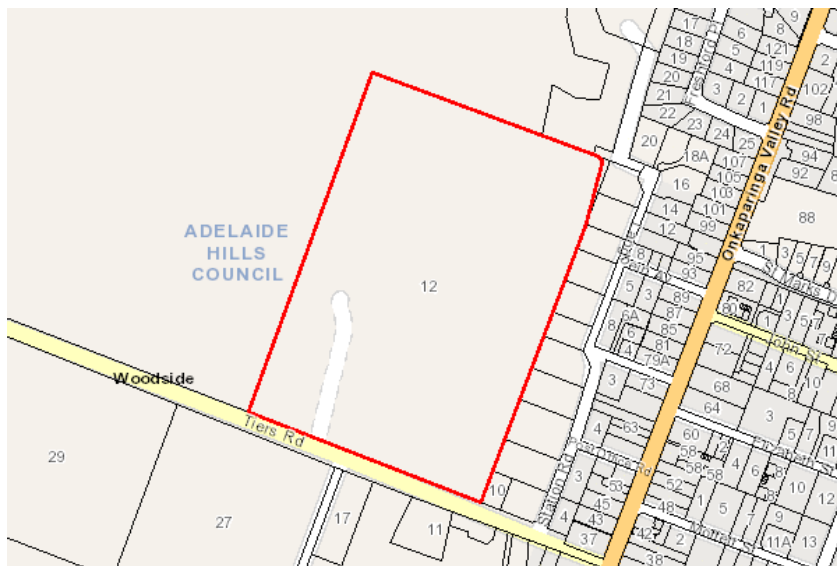
Signature:

Peter Goss

CP Eng 24-Jan-22

12 TIERS RD WOODSIDE SA 5244**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 (Flooding)
 Hazards (Bushfire - High Risk)
 Hazards (Flooding General)
 Hazards (Flooding - Evidence Required)
 Limited Land Division
 Mount Lofty Ranges Water Supply Catchment (Area 2)
 Native Vegetation
 Prescribed Water Resources Area
 Traffic Generating Development
 Water Resources

Zone

Productive Rural Landscape

Development Pathways

- Productive Rural Landscape

1. Accepted Development

Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

- None

2. Code Assessed - Deemed to Satisfy

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

- None

3. Code Assessed - Performance Assessed

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

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

- None

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

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

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

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

	<ul style="list-style-type: none"> (i) Farming (j) Function centre (k) Horse keeping (l) Horticulture (m) Industry (n) Low intensity animal husbandry (o) Outbuilding (p) Shop (q) Small-scale ground mounted solar power facility (r) Tourist accommodation (s) Transport distribution (t) Verandah (u) Warehouse (v) Winery (w) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: <ul style="list-style-type: none"> (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that: <ul style="list-style-type: none"> (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as a greenhouse. 	DTS/DPF 3.1 Horticultural activities: <ul style="list-style-type: none"> (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m² (g) in the form of olive growing, is not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for	DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):

diversification and value adding to locally sourced primary production activities.	<ul style="list-style-type: none"> (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 2ha in area (c) have a total floor area not exceeding 350m².
<p>PO 4.2</p> <p>Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:</p> <ul style="list-style-type: none"> (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.</p>	<p>DTS/DPF 4.3</p> <p>Buildings and associated activities:</p> <ul style="list-style-type: none"> (a) are setback at least 50m from all road and allotment boundaries (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
<p>PO 5.1</p> <p>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.</p>	<p>DTS/DPF 5.1</p> <p>Dwellings:</p> <ul style="list-style-type: none"> (a) are located on an allotment with an area not less than: (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> (d) more than one value is returned, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
<p>PO 5.2</p> <p>Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings:</p>

	<ul style="list-style-type: none"> (a) are setback from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height no greater than 6m.
<p>PO 5.3</p> <p>Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.</p>	<p>DTS/DPF 5.3</p> <p>Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) it is located within 20m of an existing dwelling (b) share the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on an allotment.
<p>PO 5.4</p> <p>Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 5.4</p> <p>Additions or alterations to an existing dwelling:</p> <ul style="list-style-type: none"> (a) are setback behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m from the top of the footings.
Shops, Tourism and Function Centres	
<p>PO 6.1</p> <p>Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.</p>	<p>DTS/DPF 6.1</p> <p>Shops, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m² or 250m² in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m² (e) do not result in more than 75 seats for customer dining purposes in a restaurant.
<p>PO 6.2</p> <p>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.2</p> <p>Shops in new buildings:</p> <ul style="list-style-type: none"> (a) are setback from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership

	(c) have a building height that does not exceed 9m above natural ground level.
<p>PO 6.3</p> <p>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p>Tourist accommodation, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: <ul style="list-style-type: none"> (i) where in a new building, does not exceed a total floor area of 100m² (ii) where in an existing building, does not exceed 150m² (c) does not result in more than one facility being located on the same allotment.
<p>PO 6.4</p> <p>Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.4</p> <p>Tourist accommodation in new buildings:</p> <ul style="list-style-type: none"> (a) is setback from all property boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level.
<p>PO 6.5</p> <p>Function centres are associated with the primary use of the land for primary production or primary production related value adding industry.</p>	<p>DTS/DPF 6.5</p> <p>Function centres, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not exceed a capacity of 75 persons for customer dining purposes.
<p>PO 6.6</p> <p>Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 6.6</p> <p>Function centres:</p> <ul style="list-style-type: none"> (a) are located on an allotment having an area of at least 5ha (b) are setback from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
Offices	
<p>PO 7.1</p> <p>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.</p>	<p>DTS/DPF 7.1</p> <p>Offices, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m².

Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Workers' accommodation	
PO 9.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	DTS/DPF 9.1 Workers' accommodation: (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m ² (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) amenities accommodate not more than 20 persons at any one time (e) is setback at least 50m from a road boundary (f) is setback at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.
Renewable Energy Facilities	
PO 10.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 10.1 None are applicable.
PO 10.2 Small-scale ground mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 10.2 None are applicable.
Built Form and Character	
PO 11.1 Large buildings designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 11.1 None are applicable.
Land Division	
PO 12.1 Land division creating additional allotments is not supported other than where located in The Cedars Subzone to support	DTS/DPF 12.1 Except where the land division is proposed in The Cedars Subzone, no additional allotments are created.

tourist development.	
<p>PO 12.2</p> <p>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:</p> <ul style="list-style-type: none"> (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard. 	<p>DTS/DPF 12.2</p> <p>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:</p> <ul style="list-style-type: none"> (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
<p>PO 13.1</p> <p>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.</p>	<p>DTS/DPF 13.1</p> <p>Agricultural buildings:</p> <ul style="list-style-type: none"> (a) are located on an allotment having an area of at least 2ha (b) are setback at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 350m² in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
<p>PO 14.1</p> <p>Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 14.1</p> <p>Outbuildings:</p> <ul style="list-style-type: none"> (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m² (c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
<p>PO 14.2</p> <p>Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 14.2</p> <p>Carports and verandahs:</p> <ul style="list-style-type: none"> (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m² (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour.

Concept Plans	
<p>PO 15.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 15.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 15.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met.
Advertisements	
<p>PO 16.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 16.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m² per side.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

Class of Development (Column A)	Exceptions (Column B)
1. A kind of development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) building work on railway land (f) carport 	None specified.

<ul style="list-style-type: none"> (g) demolition (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) solar photovoltaic panels (roof mounted) (t) shade sail (u) swimming pool or spa pool (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank. 	
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. 	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
<p>4. Demolition.</p>	<p>Except any of the following:</p> <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.
<p>5. Function centre within The Cedars Subzone.</p>	<p>None specified.</p>
<p>6. Function centre.</p>	<p>Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.</p>
<p>7. Horticulture.</p>	<p>Except horticulture that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
<p>8. Shop within The Cedars Subzone.</p>	<p>None specified.</p>
<p>9. Shop.</p>	<p>Except shop that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
<p>10. Tourist accommodation within The Cedars Subzone.</p>	<p>None specified.</p>

11. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.
Placement of Notices - Exemptions for Performance Assessed Development	
None specified.	
Placement of Notices - Exemptions for Restricted Development	
None specified.	

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Land division undertaken in accordance with Section 7 of the <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 (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.
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	
PO 1.1 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.	DTS/DPF 1.1 None are applicable.
PO 1.2 Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: <ul style="list-style-type: none"> (a) are remote from or require extended periods of travel to reach safer locations (b) don't have a safe path of travel to safer locations. 	DTS/DPF 1.2 None are applicable.
Siting	
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 2.1 None are applicable.

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.
PO 3.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 3.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 4.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 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.
PO 4.3 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: (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: (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction	DTS/DPF 4.3 None are applicable.

(ii) is no further than 6 metres from the dedicated water supply outlet(s) where required.	
Land Division	
<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>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>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>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.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
<p>PO 5.4</p> <p>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.</p>	<p>DTS/DPF 5.4</p> <p>None are applicable.</p>
<p>PO 5.5</p> <p>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.</p>	<p>DTS/DPF 5.5</p> <p>None are applicable.</p>
Vehicle Access – Roads, Driveways and Fire Tracks	
<p>PO 6.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 6.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (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

	<p>travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</p> <p>(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:</p> <ul style="list-style-type: none"> (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) <p>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<p>PO 6.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) use, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 6.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <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

	<p>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)</p> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p>
<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

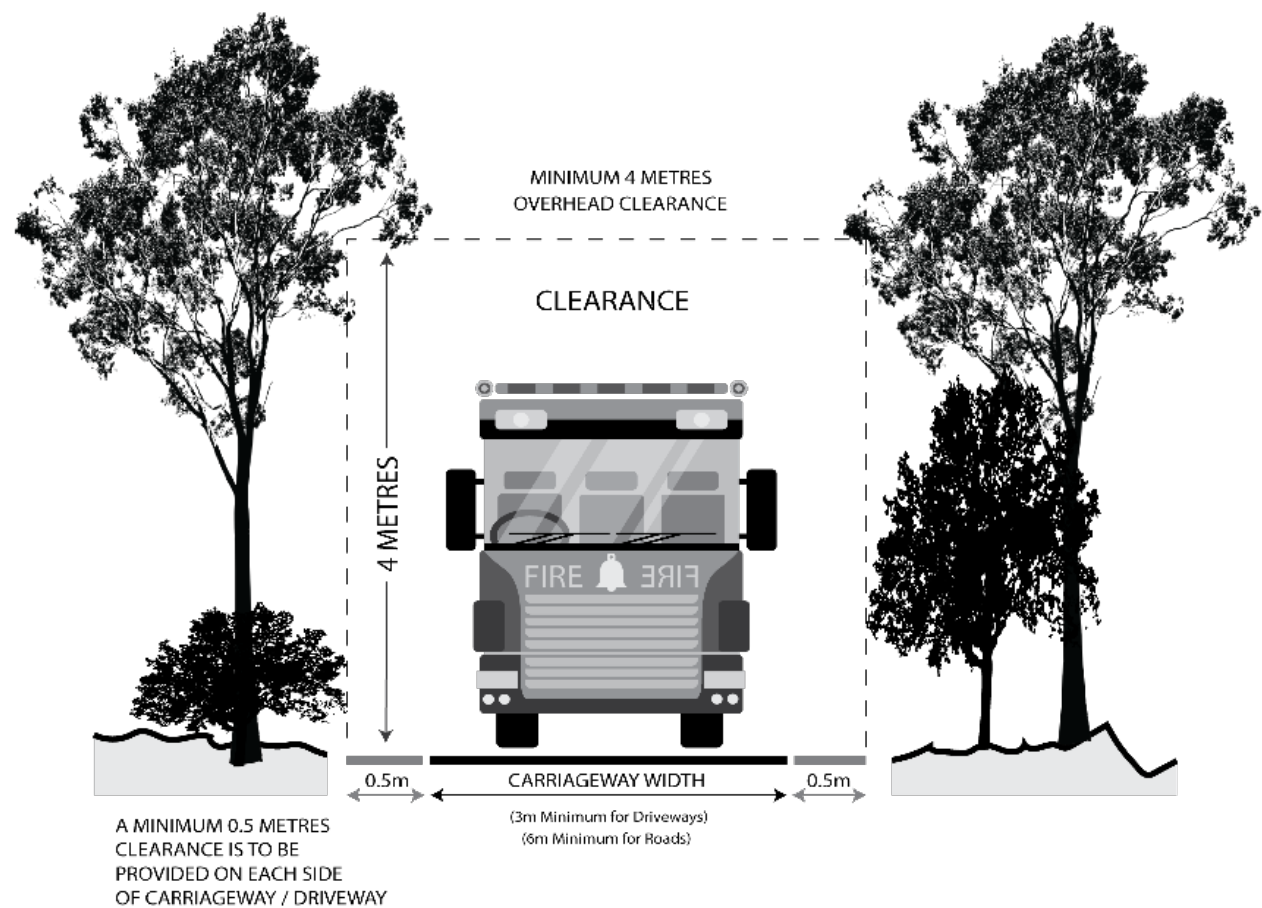
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

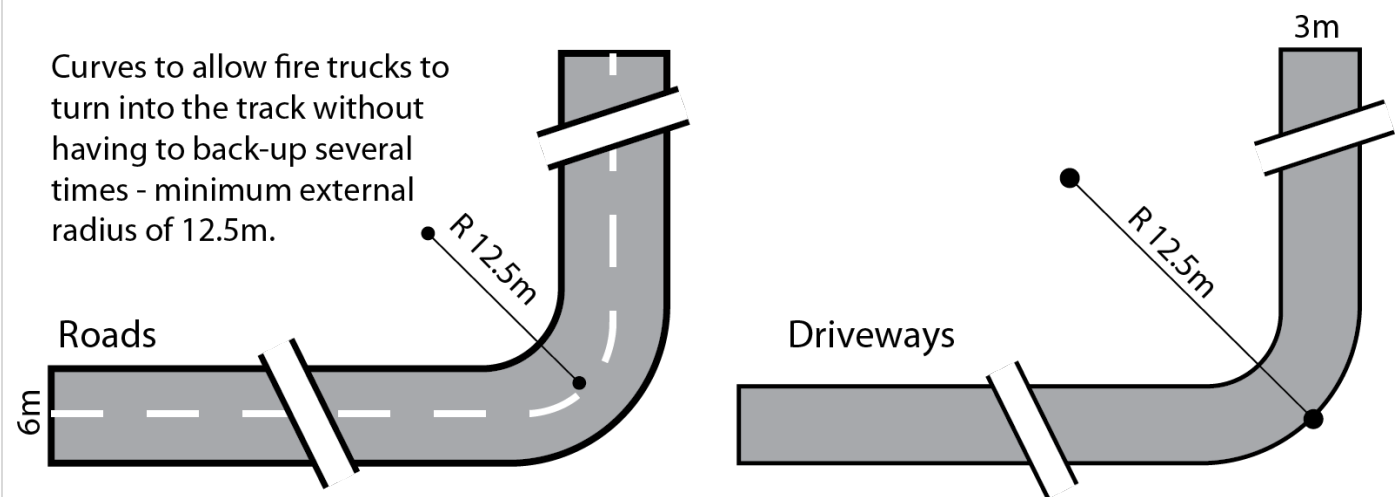


Figure 3 - Full Circle Turning Area

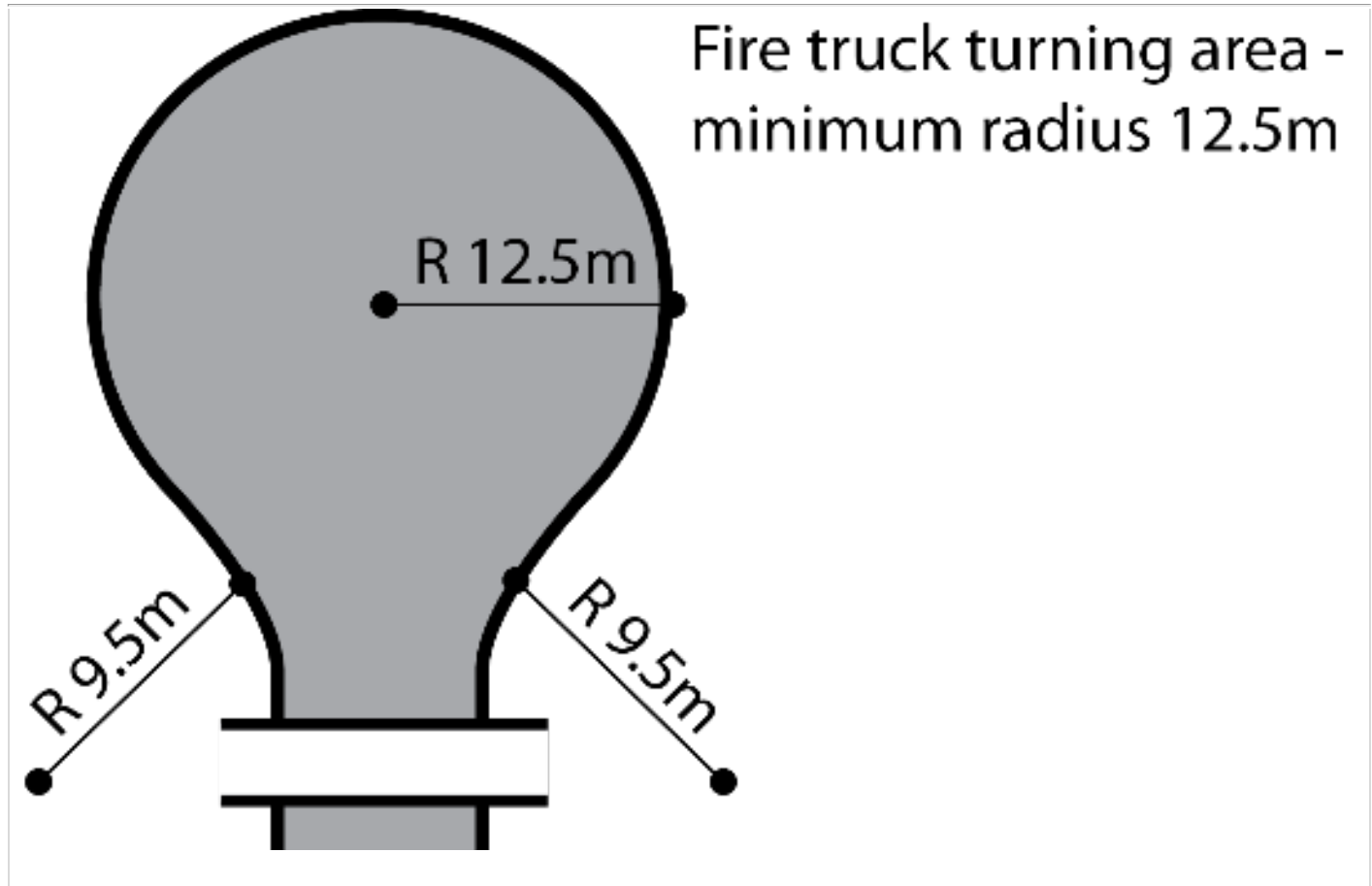
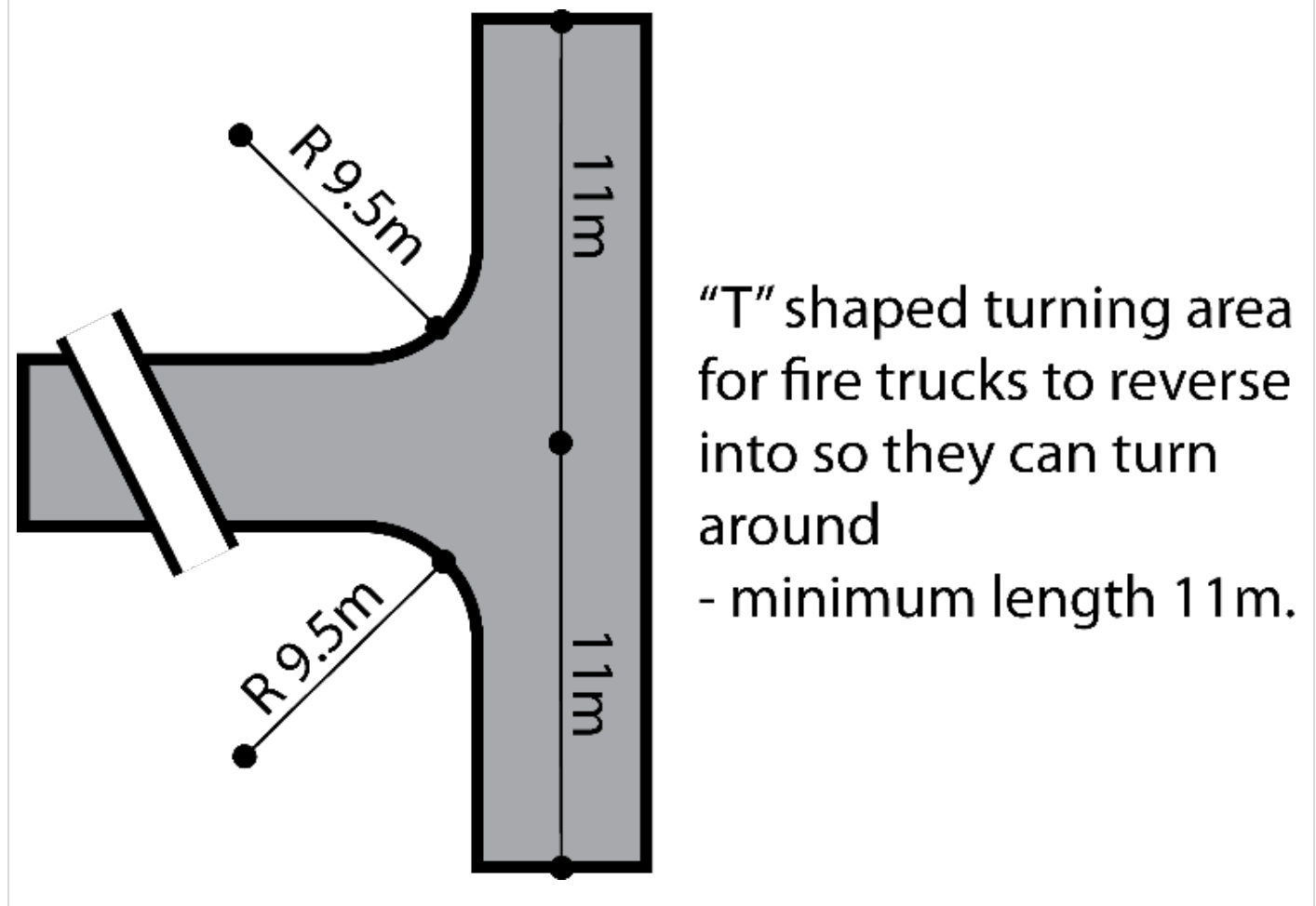


Figure 4 - 'T' or 'Y' Shaped Turning Head



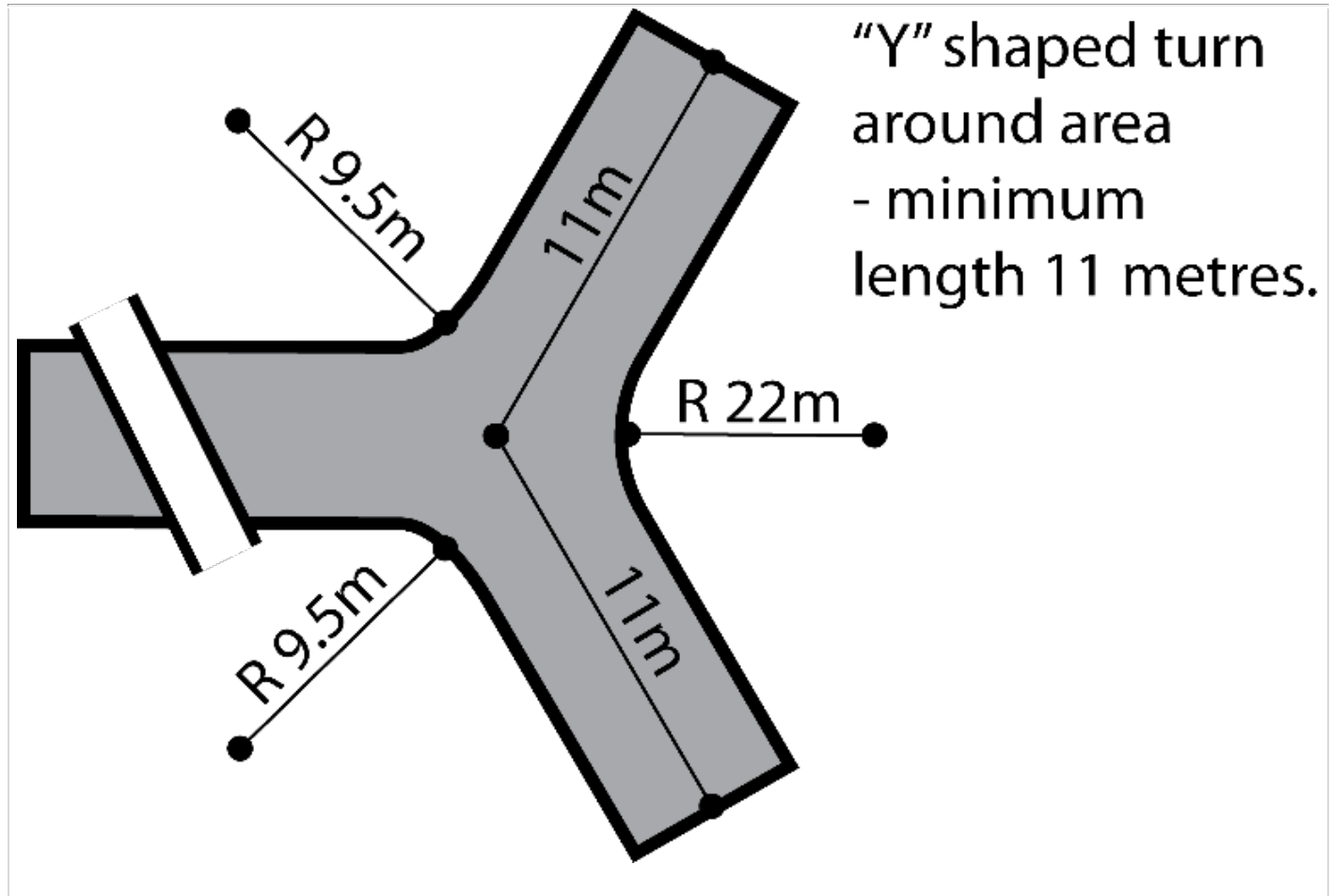
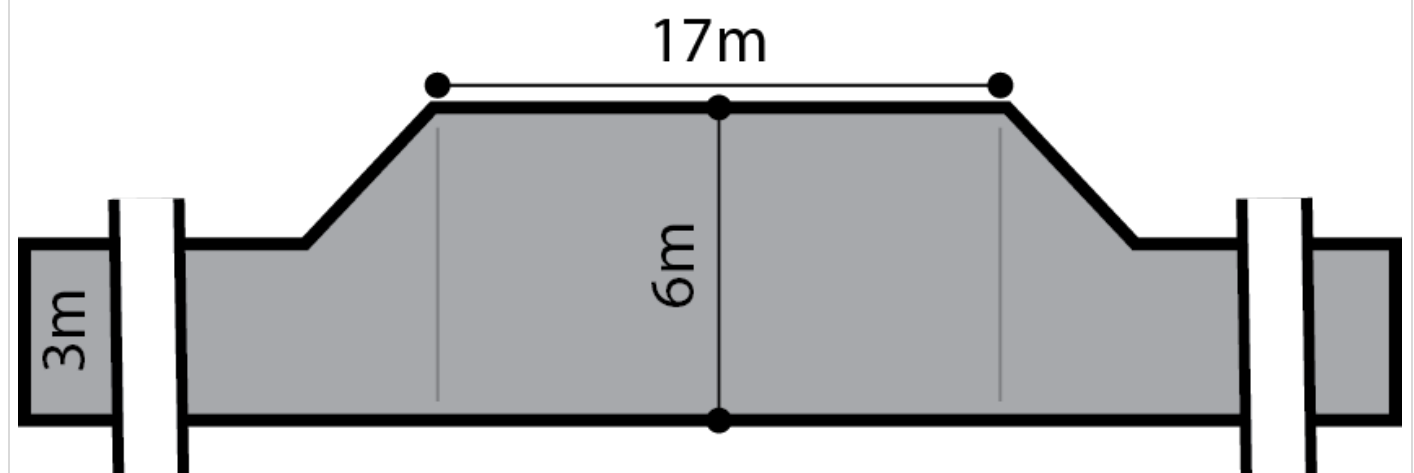


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding) Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.
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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
Land Division	
PO 1.1 Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	DTS/DPF 1.1 None are applicable.
Land Use	
PO 2.1 Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	DTS/DPF 2.1 None are applicable.
PO 2.2 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 2.2 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.
Flood Resilience	
PO 3.1 Development avoids the need for flood protection works.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	DTS/DPF 3.2 None are applicable.
PO 3.3 Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce flood impact.	DTS/DPF 3.4 Other than a recreation area, development is located outside of the 5% AEP principal flow path.

PO 3.5	DTS/DPF 3.5
Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	Buildings comprise one of the following: <ul style="list-style-type: none"> (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.
PO 3.6	DTS/DPF 3.6
Fences do not unreasonably impede floodwaters.	A post and wire fence (other than a chain mesh fence).
Environmental Protection	
PO 4.1	DTS/DPF 4.1
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 during a 1% AEP flood event to avoid potential environmental harm.	Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.
PO 4.2	DTS/DPF 4.2
Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.	None are applicable.
Site Earthworks	
PO 5.1	DTS/DPF 5.1
The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.	None are applicable.
PO 5.2	DTS/DPF 5.2
Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	Filling for ancillary purposes: <ul style="list-style-type: none"> (a) does not exceed 300mm above existing ground level (b) is no more than 5m wide.
Access	
PO 6.1	DTS/DPF 6.1
Development does not occur on land: <ul style="list-style-type: none"> (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event. 	None are applicable.
PO 6.2	DTS/DPF 6.2
Access driveways and tracks to significant development (i.e.	None are applicable.

dwellings, places of work, etc.) consist of a safe, all-weather trafficable surface that is accessible during a 1% AEP flood event.

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

Hazards (Flooding – General) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Impacts on people, property, infrastructure and the environment from general flood risk are minimised through the appropriate siting and design of development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	DTS/DPF 1.1 Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Resilience	
PO 2.1 Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 2.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environmental Protection	
PO 3.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks	DTS/DPF 3.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or

leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	flow path.
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Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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None	None	None	None
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Limited Land Division Overlay

Assessment Provisions (AP)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria /
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Designated Performance Feature	
Wastewater	
<p>DTS/DPF 2.4</p> <p>All components of an effluent disposal area are:</p> <ul style="list-style-type: none"> (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
<p>DTS/DPF 3.4</p> <p>Development includes:</p> <ul style="list-style-type: none"> (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 100m². 	<p>DTS/DPF 3.5</p> <p>Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.</p>
<p>DTS/DPF 3.6</p> <p>Shops and tourist accommodation satisfy all the following:</p> <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. 	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <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.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	DTS/DPF 1.2 Development does not involve any one or combination of the following: (a) landfill (b) special industry.
Wastewater	
PO 2.1 Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	DTS/DPF 2.1 Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management system.
PO 2.2 Dairy development is of a scale and design that will avoid adverse water quality impacts.	DTS/DPF 2.2 Dairy development satisfies all of the following: (a) is located at least 100 metres from any watercourse, dam, bore or well (b) is connected to a wastewater management system that is located 200 metres from any watercourse, dam, bore or well and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions (c) treated wastewater irrigation areas: (i) have a slope of less than 1-in-5 (20 percent) (ii) are greater than 100 metres from any watercourse, dam, bore or well are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater.
PO 2.3 Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will	DTS/DPF 2.3 Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following:

avoid adverse water quality impacts.	<ul style="list-style-type: none"> (a) disposes of all wastewater to a sewerage or community wastewater management system, or (b) operates at a scale that generates less than 5 million litres of wastewater per year, and <ul style="list-style-type: none"> (i) is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and (ii) a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located: <ul style="list-style-type: none"> A. to minimise the risk of spills entering a downgradient watercourse, dam, bore or well B. in close proximity to wine making, wine storage and wastewater treatment facilities C. to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which can be contained or produced at any one time during the peak of operation D. to be impervious; and E. to minimise the interception of any natural or artificial stormwater flow.
PO 2.4 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DTS/DPF 2.4 Development results in: <ul style="list-style-type: none"> (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
PO 2.5 Surface and groundwater protected from wastewater discharge pollution.	DTS/DPF 2.5 All components of an effluent disposal area are: <ul style="list-style-type: none"> (a) setback 50 metres or more from a watercourse (b) setback 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	DTS/DPF 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.	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: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.
PO 3.7 Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	DTS/DPF 3.7 Horse keeping and low intensity animal husbandry satisfy all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located on land with a slope not exceeding 10% (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L (d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted.
PO 3.8 Stormwater from horticulture is managed to protect water quality.	DTS/DPF 3.8 Horticulture satisfies all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores

	<ul style="list-style-type: none"> (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.
<p>PO 3.9</p> <p>Stormwater from excavated and filled areas is managed to protect water quality.</p>	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <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	
<p>PO 4.1</p> <p>Development minimises the need to modify landscapes and natural features.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 5.1</p> <p>Land division does not result in an increased risk of pollution to surface or underground water.</p>	<p>DTS/DPF 5.1</p> <p>Land division does not create additional allotments and satisfies (a) and/or (b):</p> <ul style="list-style-type: none"> (a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures or (b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.
<p>PO 5.2</p> <p>Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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<p>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 erect a habitable dwelling or tourist accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day) 	<p>Environment Protection Authority.</p>	<p>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.</p>	<p>Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<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)</p>			
<p>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)</p>			
<p>Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not</p>			

less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding	
Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)	
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.	

Native Vegetation Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<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

	<p>(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> <p>or</p> <p>(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>
<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 (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. 	<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 (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Land division	
<p>PO 2.1</p> <p>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.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <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'

	<p>or</p> <p>(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</p> <p>or</p> <p>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.</p>
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Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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) Regulations 2017 applies.

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

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

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

<p>All development, but in particular development 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 surface water areas.</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>.
<p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</p>	<p>DTS/DPF 1.2</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
Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land.	Relevant authority under the <i>Landscape South Australia Act 2019</i> that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development.	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.	Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
<p>Any of the following classes of development:</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>Commercial forestry that requires a forest water</p>	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> .	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.

Regulations
2017 applies.

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
<p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more.
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more

	(f) educational facilities with a capacity of 250 students or more.
PO 1.3 Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	DTS/DPF 1.3 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m ² or more (c) retail development with a gross floor area of 2,000m ² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more (e) industry with a gross floor area of 20,000m ² or more (f) educational facilities with a capacity of 250 students or more.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m² or more (c) retail development with a gross floor area of 2,000m² or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (e) industry with a gross floor area of 20,000m² or more (f) educational facilities with a capacity of 250 students or more. 	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 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 Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 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.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse. 	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: <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 	DTS/DPF 1.6 None are applicable.

(d) the rehabilitation of watercourses.	
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

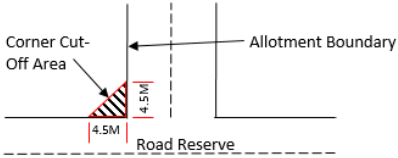
Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
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Feature	
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. (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.

PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and	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.

located to allow for safe and convenient pedestrian access.	
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.

appropriately set back from a watercourse.	
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome	
DO 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	
<p>PO 1.1</p> <p>Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Land-based aquaculture and associated components are located to satisfy all of the following:</p> <ul style="list-style-type: none"> (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
<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 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

(c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	
<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2</p> <p>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>

PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 None are applicable.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 None are applicable.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i> .	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> .
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 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.
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Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.

Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed 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: <ul style="list-style-type: none"> (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. 	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.
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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 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1	DTS/DPF 3.1

Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <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: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built

	<p>environment and positively contributes to the character of the immediate area</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>
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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 (<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.</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 is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>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	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: <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. 	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and	DTS/DPF 4.2 None are applicable.

cooling.	
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.

PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.

PO 8.5	DTS/DPF 8.5
Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	None are applicable.
Fences and Walls	
PO 9.1	DTS/DPF 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.	None are applicable.
PO 9.2	DTS/DPF 9.2
Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	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	DTS/DPF 10.1
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	One of the following is satisfied: <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1	DTS/DPF 11.1

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: <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
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: <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment

	<p>boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <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%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</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 13.3</p> <p>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</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p>										

sensitive receivers.	<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 (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

	<p>(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:</p> <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 increase the peak flows in downstream systems.</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 based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
<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> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m

	<ul style="list-style-type: none"> (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 19.3</p> <p>Driveways 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> <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: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</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 1:4 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
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street</p>

optimise the provision of on-street visitor parking.	frontage, on-street parking is retained in accordance with the following requirements: <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 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): <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. 										
Group dwelling, residential flat buildings and battle-axe development											
Amenity											
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: <table border="1"> <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										
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.										
PO 22.3	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 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2	DTS/DPF 24.2

The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.

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

PO 29.3	DTS/DPF 29.3
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 29.4	DTS/DPF 29.4
Communal open space is designed and sited to:	None are applicable.
<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. 	
PO 29.5	DTS/DPF 29.5
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 29.6	DTS/DPF 29.6
Communal open space is designed and sited to:	None are applicable.
<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. 	
Site Facilities / Waste Storage	
PO 30.1	DTS/DPF 30.1
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	None are applicable.
PO 30.2	DTS/DPF 30.2
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 30.3	DTS/DPF 28.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 30.4	DTS/DPF 30.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.
PO 30.5	DTS/DPF 30.5
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 30.6	DTS/DPF 30.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	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> <ul style="list-style-type: none"> (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
DTS/DPF 42.2 None are applicable.	All Development
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs,	DTS/DPF 1.2 None are applicable.

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

to the inside of the building at night.	
Landscaping	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are 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. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and 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 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 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 designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslide or increase the potential for landslide or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.

PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up	DTS/DPF 12.3 None are applicable.

building elevations into distinct elements.	
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or	DTS/DPF 13.2 Multi-storey development provides deep soil zones and

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.	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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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 elsewhere on site), green roofs and photovoltaic cells.	None are applicable.																

PO 14.3	DTS/DPF 14.3
<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. 	None are applicable.
Car Parking	
PO 15.1	DTS/DPF 15.1
Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	<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.
PO 15.2	DTS/DPF 15.2
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	None are applicable.
Overlooking/Visual Privacy	
PO 16.1	DTS/DPF 16.1
<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. 	None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1	DTS/DPF 17.1

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

	<p>boundary and</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <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%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
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150-200	15%										
201-450	20%										
>450	25%										
<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</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>										

to not cause unreasonable noise nuisance to adjacent sensitive receivers.	<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.
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											
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.										
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.										
Landscaping											
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table 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: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. 										
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										

	<ul style="list-style-type: none"> (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient 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>DTS/DPF 23.6</p>

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	<p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <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	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <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.
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
Residential amenity in multi-level buildings	

PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	

PO 29.1	DTS/DPF 29.1										
Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	Buildings containing in excess of 10 dwellings provide at least one of each of the following: <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. 										
PO 29.2	DTS/DPF 29.2										
Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	None are applicable.										
Common Areas											
PO 30.1	DTS/DPF 30.1										
The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	Common corridor or circulation areas: <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											
PO 31.1	DTS/DPF 31.1										
Dwellings are of a suitable size to provide a high standard of amenity for occupants.	Dwellings have a minimum internal floor area in accordance with the following table: <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										
PO 31.2	DTS/DPF 31.2										
The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	None are applicable.										

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

contribute to public safety and walkability.	
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 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	DTS/DPF 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.	None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing:	DTS/DPF 38.1 None are applicable.

<ul style="list-style-type: none"> (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. 	
Communal Open Space	
<p>PO 39.1</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 39.1</p> <p>None are applicable.</p>
<p>PO 39.2</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 39.2</p> <p>None are applicable.</p>
<p>PO 39.3</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 39.3</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 39.4</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 39.4</p> <p>None are applicable.</p>
<p>PO 39.5</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 39.5</p> <p>None are applicable.</p>
<p>PO 39.6</p> <p>Communal open space is designed and sited to:</p> <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 39.6</p> <p>None are applicable.</p>
Site Facilities / Waste Storage	
<p>PO 40.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p>	<p>DTS/DPF 40.1</p> <p>None are applicable.</p>
<p>PO 40.2</p>	<p>DTS/DPF 40.2</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.	None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.

All non-residential development	
Water Sensitive Design	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	
<p>DTS/DPF 42.1</p> <p>None are applicable.</p>	<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
Wash-down and Waste Loading and Unloading	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>
Laneway Development	
Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

<p>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</p> <p>(d) safety of pedestrians or vehicle movement is maintained</p> <p>(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</p>	
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Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<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.
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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	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 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: <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	

<p>PO 3.1</p> <p>Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</p>	<p>DTS/DPF 3.1</p> <p>Commercial forestry plantations provide:</p> <ul style="list-style-type: none">(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.																					
<p>PO 3.2</p> <p>Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2</p> <p>Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none">(a) are incorporated within all firebreaks(b) are 7m or more wide with a vertical clearance of 4m or more(c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles(d) partition the plantation into units of 40ha or less in area.																					
<p>Power-line Clearances</p>																						
<p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table><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																				
500 kV	Tower	38m																				
275 kV	Tower	25m																				
132 kV	Tower	30m																				
132 kV	Pole	20m																				
66 kV	Pole	20m																				
Less than 66 kV	Pole	20m																				

Housing Renewal

Assessment Provisions (AP)

Desired Outcome

DO 1	Renewed residential environments replace older social housing and provide new social housing infrastructure and other housing options and tenures to enhance the residential amenity of the local area.
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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
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: <ul style="list-style-type: none"> (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.

Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:

	<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.
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Outlook and amenity	
<p>PO 9.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>
<p>PO 9.2</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 9.2</p> <p>None are applicable.</p>

Private Open Space				
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>		<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p>		
		<p>Dwelling Type</p>	<p>Dwelling / Site Configuration</p>	<p>Minimum Rate</p>
		<p>Dwelling (at ground level)</p>		<p>Total area: 24m² located behind the building line</p> <p>Minimum adjacent to a living room: 16m² with a minimum dimension 3m</p>
		<p>Dwelling (above ground level)</p>	<p>Studio</p>	<p>4m² / minimum dimension 1.8m</p>
			<p>One bedroom dwelling</p>	<p>8m² / minimum dimension 2.1m</p>
			<p>Two bedroom dwelling</p>	<p>11m² / minimum dimension 2.4m</p>
<p>Three + bedroom dwelling</p>	<p>15 m² / minimum dimension 2.6m</p>			
<p>PO 10.2</p> <p>Private open space positioned to provide convenient access from internal living areas.</p>		<p>DTS/DPF 10.2</p> <p>At least 50% of the required area of private open space is accessible from a habitable room.</p>		
<p>PO 10.3</p> <p>Private open space is positioned and designed to:</p> <p>(a) provide useable outdoor space that suits the needs of occupants;</p> <p>(b) take advantage of desirable orientation and vistas; and</p> <p>(c) adequately define public and private space.</p>		<p>DTS/DPF 10.3</p> <p>None are applicable.</p>		
<p>Visual privacy</p>				
<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>		<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p> <p>(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</p> <p>(b) have sill heights greater than or equal to 1.5m above finished floor level</p> <p>(c) incorporate screening with a maximum of 25% openings,</p>		

	permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.										
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases										
Landscaping											
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <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><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 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											
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.										
Car Parking											

PO 14.1	DTS/DPF 14.1
On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	On-site car parking is provided at the following rates per dwelling: <ul style="list-style-type: none"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2	DTS/DPF 14.2
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): <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	DTS/DPF 14.3
Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	Uncovered car parking spaces have: <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4	DTS/DPF 14.4
Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5	DTS/DPF 14.5
Residential flat buildings provide dedicated areas for bicycle parking.	Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1	DTS/DPF 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.	None are applicable.
Waste	
PO 16.1	DTS/DPF 16.1
Provision is made for the convenient storage of waste bins in a location screened from public view.	A waste bin storage area is provided behind the primary building line that: <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension

	<p>of 900mm (separate from any designated car parking spaces or private open space).; and</p> <p>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</p>
<p>PO 16.2</p> <p>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <p>(a) easily and safely accessible for residents and for collection vehicles</p> <p>(b) screened from adjoining land and public roads</p> <p>(c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.</p>	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>
Vehicle Access	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <p>(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land</p> <p>(b) where newly proposed, is set back:</p> <p>(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</p> <p>(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</p> <p>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</p> <p>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p>
<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> <p>(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</p> <p>(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.</p> <p>(c) if located so as to provide access from an alley, lane or</p>

	right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: <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.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: <ol 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: <ol 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.
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: <ol style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or

	<ul style="list-style-type: none"> (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.
Site contamination	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) <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 <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as

demonstrated in a [site contamination declaration form](#)).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.

PO 2.2	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 	None are applicable.

<p>disturbance to existing native vegetation or biodiversity</p> <p>(b) grouping utility buildings and structures with non-residential development, where practicable.</p>	
<p>PO 5.2</p> <p>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.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
Telecommunication Facilities	
<p>PO 6.1</p> <p>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.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <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>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
Renewable Energy Facilities	

PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.

<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>																																			
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table><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 <8ha</td><td>15m</td><td>500m</td><td>500m</td></tr><tr><td>100kW<1MW</td><td>0.5ha<1.6ha</td><td>10m</td><td>500m</td><td>100m</td></tr><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha-<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m	100kW<1MW	0.5ha<1.6ha	10m	500m	100m	<100kW	<0.5ha	5m	500m	25m
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<p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>																																			

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

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

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

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

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

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

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

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature									
General Land Use Compatibility											
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.		DTS/DPF 1.1 None are applicable.									
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.		DTS/DPF 1.2 None are applicable.									
Hours of Operation											
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.		DTS/DPF 2.1 Development operating within the following hours: <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><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:</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr></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:	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
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	<div>(a) restaurant</div> <div>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</div>	
Overshadowing		
<div>PO 3.1</div> <div>Overshadowing of habitable room windows of adjacent residential land uses in:</div> <div>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</div> <div>b. other zones is managed to enable access to direct winter sunlight.</div>	<div>DTS/DPF 3.1</div> <div>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.</div>	
<div>PO 3.2</div> <div>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</div> <div>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</div> <div>b. other zones is managed to enable access to direct winter sunlight.</div>	<div>DTS/DPF 3.2</div> <div>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:</div> <div>a. for ground level private open space, the smaller of the following:</div> <div>i. half the existing ground level open space</div> <div>or</div> <div>ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</div> <div>b. for ground level communal open space, at least half of the existing ground level open space.</div>	
<div>PO 3.3</div> <div>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</div> <div>(a) the form of development contemplated in the zone</div> <div>(b) the orientation of the solar energy facilities</div> <div>(c) the extent to which the solar energy facilities are already overshadowed.</div>	<div>DTS/DPF 3.3</div> <div>None are applicable.</div>	
<div>PO 3.4</div> <div>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.</div>	<div>DTS/DPF 3.4</div> <div>None are applicable.</div>	
Activities Generating Noise or Vibration		
<div>PO 4.1</div> <div>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or</div>	<div>DTS/DPF 4.1</div> <div>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</div>	

lawfully approved sensitive receivers).					
<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>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<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 ($LOCT_{10,15} <$</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 ($LOCT_{10,15} <$
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 ($LOCT_{10,15} <$				

		LOCT90,15 + 8dB)	
Air Quality			
PO 5.1	DTS/DPF 5.1		
Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	None are applicable.		
PO 5.2	DTS/DPF 5.2		
Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:	None are applicable.		
(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.			
Light Spill			
PO 6.1	DTS/DPF 6.1		
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.		
PO 6.2	DTS/DPF 6.2		
External lighting is not hazardous to motorists and cyclists.	None are applicable.		
Solar Reflectivity / Glare			
PO 7.1	DTS/DPF 7.1		
Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	None are applicable.		
Electrical Interference			
PO 8.1	DTS/DPF 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.	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	DTS/DPF 9.1		

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

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

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 Land division creates allotments suitable for their intended use.	<p>DTS/DPF 1.1</p> <p>Division of land satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.

PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3	DTS/DPF 3.3

Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal

	that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	

PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of	DTS/DPF 10.2 None are applicable.

stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	
PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome	
DO 1	Marinas and on-water structures are located and designed to minimise the impairment of commercial, recreational and navigational activities and adverse impacts on the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 1	Pleasant, functional and accessible open space and recreation facilities are provided at State, regional, district, neighbourhood and local levels for active and passive recreation, biodiversity, community health, urban cooling, tree canopy cover, visual amenity, gathering spaces, wildlife and waterway corridors, and a range of other functions and at a range of sizes that reflect the purpose of that open space.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.

Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6	DTS/DPF 5.6

Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas.	DTS/DPF 8.2 None are applicable.
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
DO1	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<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 /
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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 sensitive use.	DTS/DPF 1.1 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 more sensitive use</p> <p>(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)</p> <p>(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:</p> <p>(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-</p> <p>A. site contamination does not exist (or no longer exists) at the land</p> <p>or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</p> <p>or</p> <p>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)</p> <p>and</p> <p>(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).</p>
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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 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. 	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through	DTS/DPF 3.1 None are applicable.

bushfire).	
<p>PO 3.2</p> <p>Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<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)

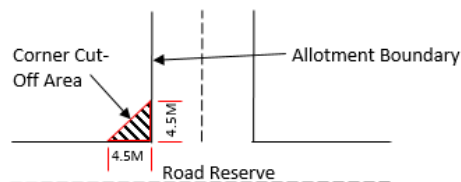
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.1</p> <p>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

performance of the transport system.	
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and 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	DTS/DPF 3.4

Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <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 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>

public roads.	
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of 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 carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.

PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian 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.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:

**Table 1 - General Off-Street Car Parking Requirements**

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

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

	bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
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	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

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

- (a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)
- or
- (b) the development satisfies Table 2 – Criteria (or is exempt from those criteria) and is located in an area where a lawfully established carparking fund operates, in which case the number of spaces are reduced by an amount equal to the number of spaces offset by contribution to the fund.

Class of Development	Car Parking Rate		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:	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 over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component 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	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

	visitor parking.		
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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
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <ul style="list-style-type: none"> (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	<ul style="list-style-type: none"> (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	<p>For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.</p> <p>For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.</p>
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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.

PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally	DTS/DPF 6.1 None are applicable.

acceptable manner.	
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome	
DO 1	Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient 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.