**CAP MEETING – 14 DECEMBER 2022**
**ITEM 8.2**

| | |
|---|---|
| **DEVELOPMENT NO.:** | 22028489 |
| **APPLICANT:** | ESD Planning and Design |
| **ADDRESS:** | 47 WOOLSHED RD MOUNT TORRENS SA 5244 |
| **NATURE OF DEVELOPMENT:** | Partial Change of Land Use to include three (3) Tourist Accommodation Units, Decks (maximum height 1 metre) and associated shelter structures |
| **ZONING INFORMATION:** | **Zones:**<br>• Productive Rural Landscape<br>**Overlays:**<br>• Environment and Food Production Area<br>• Hazards (Bushfire - Medium Risk)<br>• Hazards (Flooding - Evidence Required)<br>• Limited Land Division<br>• Mount Lofty Ranges Water Supply Catchment (Area 2)<br>• Native Vegetation<br>• Prescribed Water Resources Area<br>• Traffic Generating Development<br>• Urban Transport Routes<br>• Water Resources |
| **LODGEMENT DATE:** | 2 Sep 2022 |
| **RELEVANT AUTHORITY:** | Assessment Panel at Adelaide Hills Council |
| **PLANNING & DESIGN CODE VERSION:** | 2022.16 |
| **CATEGORY OF DEVELOPMENT:** | Code Assessed - Performance Assessed |
| **NOTIFICATION:** | Yes |
| **RECOMMENDING OFFICER:** | Darren Smith – Statutory Planner |
| **REFERRALS STATUTORY:** | Environment Protection Authority |
| **REFERRALS NON-STATUTORY:** | Council Environmental Health Unit<br>Council Engineering Department |

**CONTENTS:**

**CAP MEETING – 14 DECEMBER 2022**
**ITEM 8.2**

**DETAILED DESCRIPTION OF PROPOSAL:**

The proposal seeks to establish a tourist accommodation use on an existing allotment within the Productive Rural Landscape Zone. The subject site contains a dwelling and associated ancillary structures which are to remain. The occupants/owners of the existing dwelling are intending to operate the tourist accommodation facility.

The proposal consists of the following:

- Three (3) separate self-contained tourist accommodation units with identical layouts, comprising:
    - A bedroom/living area;
    - A bathroom area
    - A kitchen area;
    - An attached deck with outdoor sitting area and fire pit
    - An outdoor kitchen and rainwater tank under a verandah structure
- The floor area of each unit is approximately 36 square metres, not inclusive of the decking structure, fire pit or verandah structure.
- Inclusive of the decking, fire pit and verandah structure each unit occupies 130 square metres, as each of the decking structures will be 13 metres by 10 metres.
- The proposed tourist accommodation units are sought to be geodesic tent structures. The tents are intended to be permanent without periods of removal from the site.
- The geodesic tents will be constructed out of a white canvas material. However, the applicant has noted in the response to representations that this can be altered to a dark green or beige if that is preferrable. The Council has since confirmed a dark green is preferable to match with the existing natural landscape.
- The proposed verandah structures will possess hardwood batten screens in a "*Dark Natural Grain*" or similar on the side and will have the roof clad with Colorbond "*Classic Cream*" or "*Paperbark*".
- The proposed deck structures will be constructed with hardwood/composite decking in a "*Light Bleached Willow Oak"* or similar.
- Each tourist accommodation unit will be served by the existing access onto Woolshed Road, with an individual driveway extending from the main access. There is space for uncovered car parking on these access driveways.
- The tourist accommodation buildings will be single storey in design and built on top of a proposed deck with a maximum height of 1 metre above natural ground. The maximum height of the combined structures would be approximately 4.5 metres to the peak of the tourist accommodation unit from natural ground level inclusive of the deck height. The underfloor of the decks will be enclosed.
- The tourist accommodation units are spaced out over the subject site with setbacks between the units as following:
    - Dwelling to first unit: 78.7 metres
    - First unit to second unit: 82 metres
    - Second unit to third unit: 91 metres
- The tourist accommodation units have a minimum setback from the primary road frontage of 65 metres, being the setback of the third unit to Woolshed Road.
- All of the proposed tourist accommodation units front Woolshed Road.
- Each tourist accommodation unit will accommodate a maximum of two (2) guests. This would equate to a total of six (6) guests if all of the units are occupied at any given time
- Each tourist accommodation unit will be provided with one (1) 5000 litre water storage tank dedicated to fire-fighting services.
- Stormwater will be directed to the proposed 5000 litre water storage tanks in association with each tourist accommodation unit with the overflow being managed on the subject site
- Waste generated by the proposed tourist accommodation units will be managed on the subject site and directed to the approved wastewater system.
- Signage does not form a part of the proposal.

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

**BACKGROUND:**

| APPROVAL DATE | APPLICATION NUMBER | DESCRIPTION OF PROPOSAL |
|---|---|---|
| 26 July 2021 | 21020098 (21/298/473) – Transitional Development Application | Alterations to existing outbuilding, change to habitable outbuilding. |
| 5 February 2008 | 473/50/2008 | Inground swimming pool |
| 10 April 2008 | 473/1015/2007 | Two storey detached dwelling, deck, rainwater tanks |

**SUBJECT LAND & LOCALITY:**

**Site Description:** 47 WOOLSHED ROAD, MOUNT TORRENS SA 5244

**Title Ref:** CT 5958/951 **Plan Parcel:** F7496 AL53

The subject site is a large rural allotment with an area of 21.84 hectares and is located on the Northern side of Terlinga Road and the Western side of Woolshed Road. Its current land uses are listed as Primary Production/Sheep and Cattle and Residential.

The built form on the land currently consists of a two-storey detached dwelling and a habitable outbuilding. These buildings are located in the North-Eastern portion of the subject site.

The subject site is undulating, with the majority of the built form below the road level. The existing dwelling and ancillary structures are contained on a portion of the land which is less undulating.

The road reserve includes groupings of native vegetation along the site frontage on both Woolshed Road and Terlinga Road.

The land is mostly cleared of vegetation, aside from small concentrations of native vegetation. It is also noted that a vineyard exists on the South-western allotment boundary which is subject to compliance action as unauthorised development.

**Locality**

The locality contains a mix of grazing/cropping and rural residential properties with the subject site being located one (1) kilometre from the township of Mount Torrens.

Similarly, to the subject site, the locality contains sites with undulating topographies and small concentrations of vegetation.

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

**CAP MEETING – 14 DECEMBER 2022**
**ITEM 8.2**

**CATEGORY OF DEVELOPMENT:**

- **PER ELEMENT:**
  Verandah: Accepted
  Tourist accommodation: Code Assessed - Performance Assessed
  Other - Deck (maximum height 1.2 metres): Code Assessed - Performance Assessed

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

- **REASON**
  P&D Code - The tourist accommodation use and decking 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. The structures for the amenities are considered verandahs which is listed as Accepted development.

**PUBLIC NOTIFICATION**

- **REASON**
  The proposal did not satisfy Productive Rural Landscape Zone DTS/DPF 6.3 in that the proposed tourist accommodation combined floor area exceeds 100 square metres and therefore require public notification in accordance with Table 5 of the Productive Rural Landscape Zone.

  Public Notification was undertaken from 29 September 2022 to 20 October 2022.

- **LIST OF REPRESENTATIONS**

  Five (5) representations opposing the development were received during the public notification period. Three (3) of these 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 (Y/N) | NOMINATED SPEAKER (IF RELEVANT) |
|---|---|---|---|
| Terry Jones | PO Box 151, Mount Torrens SA 5244 *(151 Woolshed Road, Mount Torrens SA 5244)* | N | N/A |
| Dee Reece | 1 Gardiner Avenue, Glengowrie SA 5044 (*86 Woolshed Road, Mount Torrens SA 5244)* | Y | Self |
| Margot Scott | PO Box 435, Mount Torrens SA 5244 *(119 Woolshed Road, Mount Torrens SA 5244)* | Y | Self |
| David & Kendall Broughton | 101 Woolshed Road, Mount Torrens | Y | Self |
| Malcolm Holdsworth | 3 Anne Street, Ridgehaven SA 5097 *(95 Terlinga Road, Mount Torrens SA 5244)* | N | N/A |

- **SUMMARY**

  The issues raised within the representations can be briefly summarised as follows:

  - The land use proposed has potential to alter the appearance of the natural landscape
  - The visual amenity impact that will be caused by the three (3) units

- The proposed land use and concerns with the suitability of that use within the zone
- Concerns regarding the suitability of Woolshed Road for access
- The perceived bushfire risk given the fire pits proposed
- Wastewater management on site and how that will be undertaken.

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. A copy of the referral response is included *as* ***Attachment 6: Referral Response*.**

**INTERNAL REFERRALS**

- Council Environmental Health Unit

  A wastewater application was lodged and subsequently approved for the separate system in Application 473/W225/22. The new wastewater system is to be utilised solely for the tourist accommodation use. It was noted upon approval that the applicant will need to comply with SA Health legislation regarding potable water supply for tourist accommodation units.

- Council Engineering Department

  Advice was sought regarding the existing access and whether this would be required to be upgraded. There were no identified issues relative to an increase in traffic movement associated with the proposal and the existing access is considered adequate.

- Waste Management

  Advice was sought regarding the potential requirement for additional waste storage given the proposed three (3) tourist accommodation units. Councils Waste Management Co-ordinator did not raise any concerns with the potential additional generation of waste.

**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 (PO) & 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 (DO) for the Zone seek and promote several rural land uses, and tourist accommodation. Further to this, it is 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 units are each of a modest size and height. They are well spaced out and positioned on a portion of the subject site that sits lower than that of the road level. The units are well set back from the primary road frontage and all other site boundaries, with a minimum setback of 65 metres from Woolshed Road.

Despite the benefits in the tourist accommodation being located on a cleared site and set well back from the site boundaries, the proposed location of the tourist accommodation buildings is quite visible from the public realm and adjacent properties.

The building design is proposed to be atop decking and there are minimal earthworks proposed to assist with maintaining the natural landform. There will be some earthworks associated with the internal driveway extension, but this will be minimal and will not require significant re-shaping of the land or retaining. The internal driveway extension will be finished in compacted gravel to blend with the existing driveway.

Part 'b' of DTS/DPF 6.3 seeks for tourist accommodation in new buildings to not exceed 100 square metres in floor area. The proposal marginally exceeds this provision given that the combined total floor area of the proposed use is 130 square metres, inclusive of all roofed areas included within the proposal.

It is worth noting however that DTS/DPF 6.4 does contemplate tourist accommodation in multiple buildings. Overall, the total floor area of the proposed tourist accommodation units is modest in context of the size of the land. There are generous boundary setbacks provided and there is a separation of over 300 metres from the nearest sensitive receiver.

Regarding the use of the buildings, recommended **Condition 2** limits the use for tourist accommodation purposes only. Use of the buildings for other purposes would be a change of use requiring separate development approval.

**Overlays**

Environmental and Food Production Area

| **Desired Outcomes** | |
|---|---|
| DO 1 | Protection of valuable rural, landscape, environmental and food production areas from urban encroachment. |

This overlay is not considered to be directly relevant to the proposed development as the only Performance Outcomes relate to land division.

Hazards (Bushfire – Medium Risk Risk) Overlay

| **Desired Outcomes** | |
|---|---|
| DO 1 | Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of the bushfires as a result of climate change |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| PO1.1, PO 2.1, PO 2.2, PO 3.1, PO 3.2 & DTS/DPF 3.2, PO 3.3, PO 5.1 & DTS/DPF 5.1, PO 5.2 & DTS/DPF 5.2 | |

The overlay seeks for habitable buildings to be sited away from areas that pose an unacceptable risk due to the level of vegetation and terrain.

The tourist accommodation units will be spaced out and placed in areas without vegetation cover. The units have also been proposed to be placed on the site at a distance that is greater than 6 metres away from the existing dwelling, to satisfy Performance Outcome 2.2.

The proposed internal driveways that allow for access to each tourist accommodation unit have been designed to meet performance outcome 5.1 in that roads are designed and constructed to facilitate safe and effective access and evacuation. The internal driveways generally comply with the designated performance feature 5.1.

Each tourist accommodation unit will include a 5000L water storage tank to be utilised for fire-fighting purposes. Further noting that the proposed works would be undertaken in accordance with Australian Standard 3959-2018 for properties with a Bushfire Attack Level (BAL) rating of 12.5.

The applicant has also provided confirmation that guests would be provided with a copy of the bushfire survival plan when booking. The plan would entail restriction on occupation during catastrophic fire risk days and restriction on the use of the fire pits during fire season.

Hazards (Flooding – Evidence Required) 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 | |
| PO 1.1 & DTS/DPF 1.1 | |

The overlay seeks for development to be sited to minimise any potential risk of flood waters causing damage to or compromising the ongoing activities within buildings.

It is noted that the proposal will be located significantly higher than the highest point of natural ground level at the primary street frontage and is therefore considered to achieve the Performance Outcome 1.1.

Limited Land Division Overlay

| **Desired Outcomes** | |
|---|---|
| DO 1 | 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 given land division is not proposed.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

| **Desired Outcomes** | |
|---|---|
| DO 1 | 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 (PO) & 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's Procedural Matters requirements a referral to the Environmental Protection Authority (EPA) was required.

The EPA have assessed the proposal and have no objections to the proposed development, or the second wastewater system being implemented. A condition has been directed and is included as **Condition 5**.

As the EPA have no objection to the proposal and the development will be able to connect to an approved waste control system, it is considered to satisfy the relevant provisions within the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay desired outcomes and performance outcomes.

Native Vegetation Overlay

| **Desired Outcomes** | |
|---|---|
| DO 1 | 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 (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| PO1.1 & DTS/DPF1.1 | |

The proposed development area is clear of native vegetation and the applicant has signed the native vegetation declaration which complies with DTS/DPF 1.1.

Prescribed Water Resources Overlay

| **Desired Outcomes** | |
|---|---|
| DO 1 | 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. These activities include horticulture, forestry and new or additions to dams.

Water Resources Overlay

| Desired Outcomes | |
|---|---|
| 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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| PO 1.1 & PO 1.5 & DTS/DPF 1.5 | |

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

DTS/DPF 1.5 seeks for a 20m strip of land from the banks of the watercourse to be free from development. The proposed tourist accommodation units are located further than 20 metres from any watercourse and therefore satisfy the DPF.

Traffic Generating Development Overlay

| **Desired Outcomes** | |
|---|---|
| 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. |

This overlay is not considered to be directly relevant to the proposal as the DTF/DPF criteria relate to the potential impacts on state-maintained roads by large scale land division, commercial and educational type developments. It is further noted that the proposal is not located on a state-maintained road.

**CAP MEETING – 14 DECEMBER 2022**
**ITEM 8.2**

**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 | Development is:<br>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<br>b. durable – fit for purpose, adaptable and long lasting<br>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<br>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 | |

The proposal is seen to respond positively to DO1 part 'a' in that it is considered to respond to the natural surroundings by contributing positively to the character of the area. The proposal achieves this by not proposing earthworks in association with the buildings in an attempt to maintain the natural landscape.

The proposed siting of the tourist accommodation units is on a flatter area of the site, outside of any flood prone area and in a space without vegetation cover. The units are also proposed to be sited on areas lower than that of the road level, further mitigating potential visual impacts on neighbouring properties.

The proposed structures are geodesic tent structures sited atop decking. The structure will have a maximum height of 3.7 metres from the top of the decking structures and will include landscaping for privacy.

The canvas material originally proposed in a white colour. Since that time the applicant has offered to alter the canvas material to a dark green or a beige colour to allow for the proposed structures to blend better with the natural landscape in which they are proposed.

Council has since noted that the darker green would be more suited to blend with the natural landscape. Noting that a darker green would cause less of a visual impact to neighbouring properties and respond positively to part 'a' of the desired outcomes. A condition is recommended to be imposed to ensure the structures are installed with canvas of dark green or dark beige (refer **Recommended Condition 7**).

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 contribute to the amenity of the locality further positively.

All of the proposed units are sited to have views across the subject site, with generous setbacks from all boundaries so as to not cause any potential unreasonable privacy impacts into neighbouring properties.

Waste generated by the proposed development will be disposed of by utilising the existing bins provided on-site.

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 12.1 & DTS/DPF 12.1 & PO 12.2 & DTS/DPF 12.2 | |

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 site, so a secondary wastewater system has been proposed and subsequently approved.

The new waste system will be wholly contained with the boundaries of the subject land, and it will comply with the requirements of the *SA Public Health Act 2011* as approval for the wastewater system has been granted by Council's Environmental Health Unit and the Environmental Protection Authority (EPA) support the application.

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

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 | |

PO 2.1 of the interface between land uses section seeks for forms of non-residential development to not impact the amenity of sensitive receivers through hours of operation.

The proposed check-in and check-out times are considered to be fairly standard in relation to tourist accommodation uses. The use will be relatively small scale, having a maximum of six (6) guests at any one time.

A number of the performance outcomes within this section speak to the interface that development should have with rural activities. It is noted that the proposed partial change to the land use will be relatively small scale in that only three (3) units have been proposed and as previously mentioned there will also be considerable setbacks from any of the property boundaries.

Concern was raised by representors regarding the potential for land use impacts from the proposed development. These included concerns that the tourist accommodation use would take away primary production land for a 'non-appropriate' use. The proposed use is a form of development that is desired within the Productive Rural Landscape Zone, ideally in a smaller scale. The intensity of the proposed development is considered to be quite low, given that there will be a total of three (3) units with a maximum of six (6) guests at any given time.

It is considered that the proposal is consistent with the provisions relating to the interface between land uses.

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 according to the Land Use Sensitivity Table within Practice Direction 14 (Site Contamination Assessment 2021). 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 within the Productive Rural Landscape Zone where the site is situated. The subject land is located just over a kilometre from the Mount Torrens township and its attractions and services.

PO 1.2 seeks for tourist development comprising of multiple units to be clustered to minimise environmental and contextual impacts. The proposed units do not meet this provision; however, the proposed units are well setback from all boundaries, are of a modest size and will be located well below the road level to lessen visual impacts.

It is considered that the proposal is broadly consistent with the provisions for tourism development.

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 units will be achieved via an existing crossover on Woolshed Road. A referral to Councils engineering department was undertaken for proposal and no comments were raised regarding alterations to the existing access point.

Visitor vehicles will be able to enter and exit the site in a forward direction and there is the potential for the internal driveways to be widened if necessary to cater for two-way vehicle movements.

It is noted that there will be no impact on the vehicle parking arrangement for the existing dwelling. Each tourist accommodation unit will have an informal uncovered parking space on the internal driveways. This complies with Table 1 – General Off-Street Car Parking Requirements within the PD Code, 2021. It is noted within Table 1 that it does not stipulate that this space must be covered.

Concerns were raised by representors regarding the increase of traffic movements associated with the proposal given that Woolshed Road is an unsealed local road. Council engineering have not raised any issue in this regard. It is also noted that vehicle movements will be more akin to typical residential use given the small-scale nature of the development, further noting that it is anticipated with tourist accommodation uses that guests may be off site for most of the day reducing vehicle movements.

It is considered that the proposal is broadly consistent with the policies outlined within the Transport, Access, and Parking section of the General Development Policies.

**CONCLUSION**

The proposal seeks to establish a tourist accommodation use on a rural residential property within the Productive Rural Landscape Zone.

Tourist development is desired within the Zone particularly where it is associated with, and ancillary to primary production occurring on the same or adjacent land.

The built form will be constructed with generous setbacks from all property boundaries and sensitive receivers. The proposed structures will be located below the road level and the construction does not propose earthworks in association with the built form to mitigate visual impacts on neighbouring properties.

The proposed development will be of a small scale, proposing three (3) individual units clad with colours and materials that will attempt to blend with the natural landscape.

Access will be gained via the existing crossover onto Woolshed Road with internal driveways servicing each of the tourist accommodation units.

Water storage tanks in association with the proposed units will be utilised for firefighting purposes with each tank being accessible by CFS vehicles. Guests staying at the premise will also be equipped with bushfire survival plans upon booking - the plan will include restrictions on operation during catastrophic days and a restriction on the use of fire pits during fire season.

Wastewater generated by the proposed tourist accommodation units will be directed to the approved wastewater system.

Stormwater will be directed to the water storage tanks associated with each of the tourist accommodation units with the overflow being dealt with on site.

**RECOMMENDATION**

**It is recommended that the Council Assessment Panel resolve that:**

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

2) **Development Application Number 21019844, for a partial change of land use to include three (3) tourist accommodation units, decks (maximum height 1 metre) and associated shelter structures by ESD Planning and Design at 47 Woolshed Road, Mount Torrens is granted Planning Consent subject to the following conditions:**

**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.**

2) **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.**

3) **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.**

4) **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.**

5) **The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit: www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation**

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

6) **The tourist accommodation herein approved will accommodate a maximum of six (6) guests at any one time.**

7) **The tourist accommodation structures shall be constructed using canvas of a dark green or dark beige colour.**

8) **Prior to Building Consent being granted, a detailed landscaping plan prepared by a suitably qualified professional, shall be prepared to Council's satisfaction. Any such vegetation shall be replaced if and when it dies or becomes seriously diseased in the next planting season.**

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

1) **The on-site wastewater system must be installed in accordance with that proposed in the Wastewater Engineer's Report titled "Aerobic with Surface Sprays for Proposed Accommodation Area Report 1979 47 Woolshed Rd Mt Torrens", prepared by Archer Environmental, dated 12 July 2022, and must include:**
   a) **the installation of a FujiClean ACE1200 system;**
   b) **the construction of a 240m2 irrigation area, to be located more than 50m from the nearest watercourse, dam or bore, 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 plants from the SA Health On-Site Wastewater Systems Code (2013) which is terraced or raised to reduce the slope and the potential for run-off; and**
   d) **bunding to direct surface runoff away from the irrigation area and creating a bund downhill to prevent any runoff, from over-irrigation, moving off site.**

**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) **This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.**

4) **Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).**

**CAP MEETING – 14 DECEMBER 2022**
**ITEM 8.2**

**OFFICER MAKING RECOMMENDATION**

**Name:** Darren Smith
**Title:** Statutory Planner

LOT 50

LOT 9

LOT 52

LOT 53
CT 5958/951
21.8ha

118.09
70.21
90.32
153.49
113.06
106.82
109.03
142.50
474.34
105.71
83.56
124.03
164.43
152.14

EASEMENT
EASEMENT
EASEMENT

EXISTING
DWELLING

DAM

WOOLSHED ROAD

TERLINGA ROAD

**PROPOSED SHORT-TERM ACCOMMODATION (Geodesic tents)**

**LOCATION PLAN**
1 : 2500

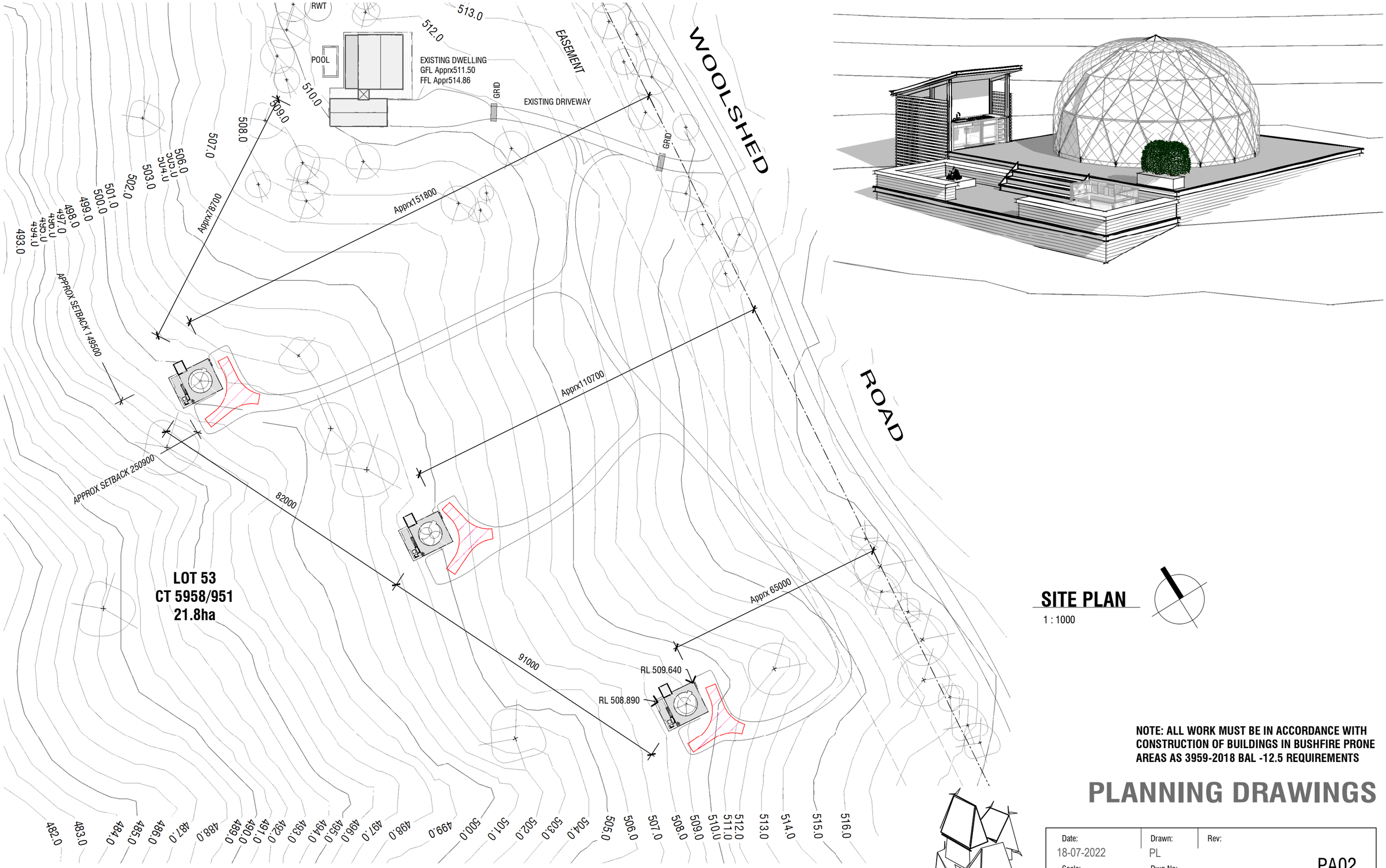
**NOTE: ALL WORK MUST BE IN ACCORDANCE WITH CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS AS 3959-2018 BAL -12.5 REQUIREMENTS**

# PLANNING DRAWINGS

PROPOSED Short-term Accommodation
47 Woolshed Rd. Mt TORRENS CT 5958/951
LOCATION PLAN

| Date: | Drawn: | Rev: | |
|---|---|---|---|
| 18-07-2022 | PL | | PA01 |
| Scale: | Dwg No: | | |
| As indicated | 1 of 4 | | |

**DESIGNING PLACES**
19 POST OFFICE ROAD LOBETHAL
ABN 50 643 428 118
Ph 0424 364436






## SITE PLAN

1 : 1000

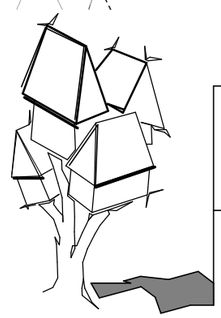
**NOTE: ALL WORK MUST BE IN ACCORDANCE WITH CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS AS 3959-2018 BAL -12.5 REQUIREMENTS**

# PLANNING DRAWINGS

PROPOSED Short-term Accommodation

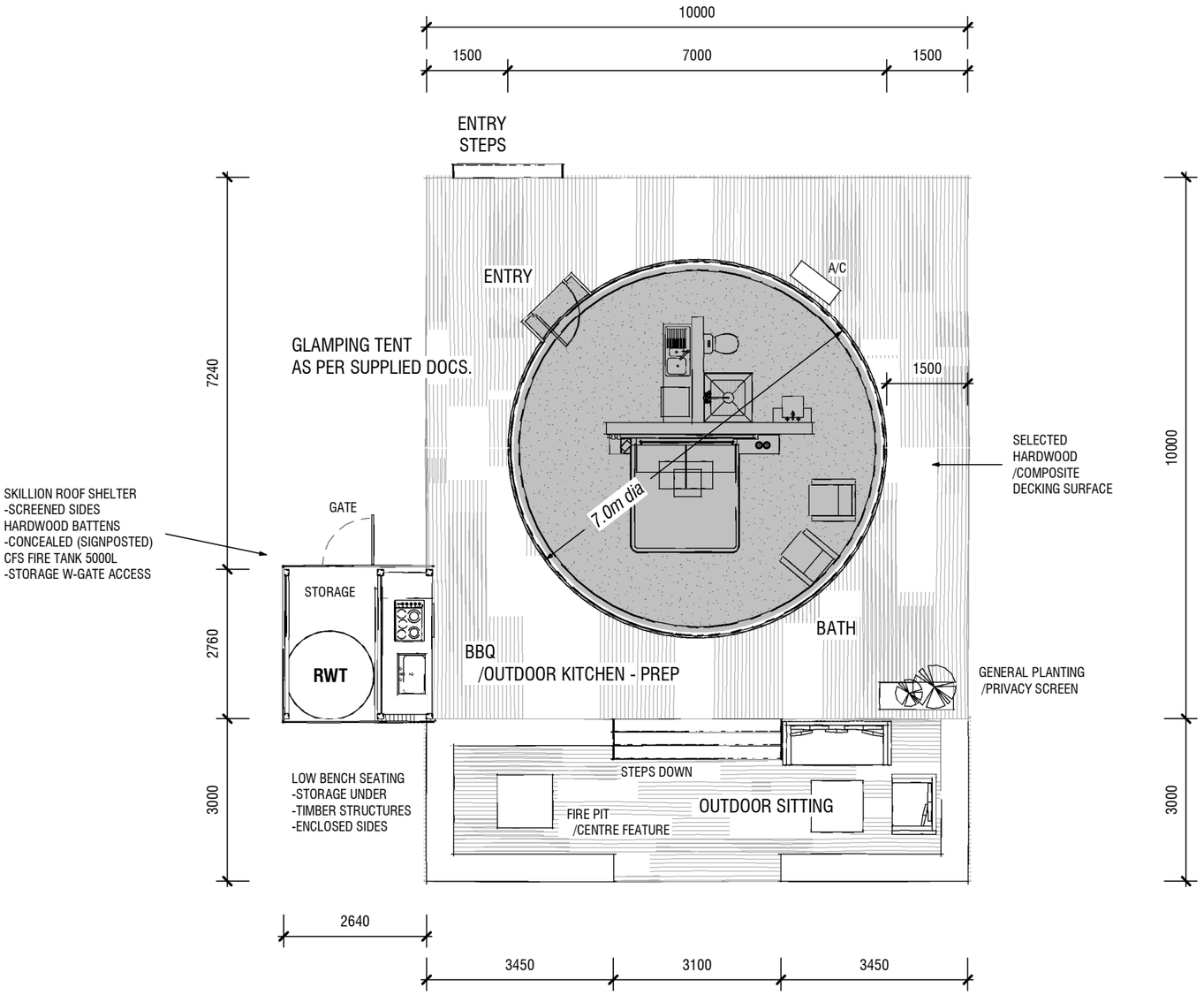
47 Woolshed Rd. Mt TORRENS CT 5958/951

SITE PLAN



| Date: | Drawn: | Rev: |
|---|---|---|
| 18-07-2022 | PL | |
| Scale: | Dwg No: | PA02 |
| As indicated | 2 of 4 | |

**DESIGNING PLACES**
19 POST OFFICE ROAD LOBETHAL
ABN 50 643 428 118
Ph 0424 364436




## Typical Floor Plan

1 : 100

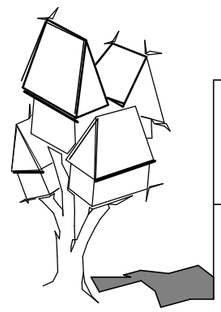
**NOTE: ALL WORK MUST BE IN ACCORDANCE WITH CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS AS 3959-2018 BAL -12.5 REQUIREMENTS**

# PLANNING DRAWINGS

PROPOSED Short-term Accommodation

47 Woolshed Rd. Mt TORRENS CT 5958/951

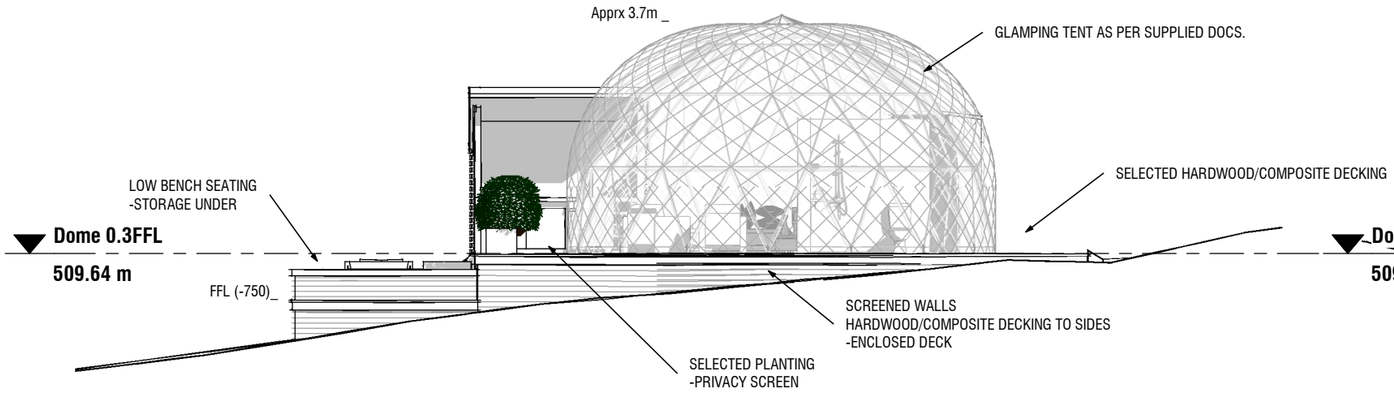
FLOOR PLAN

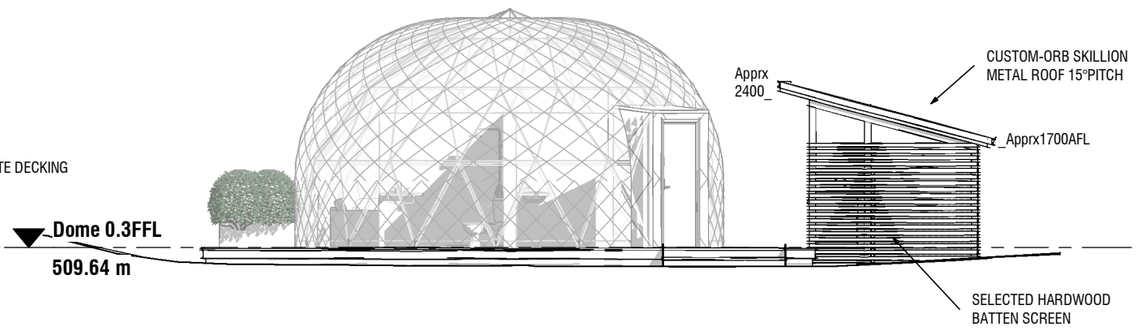


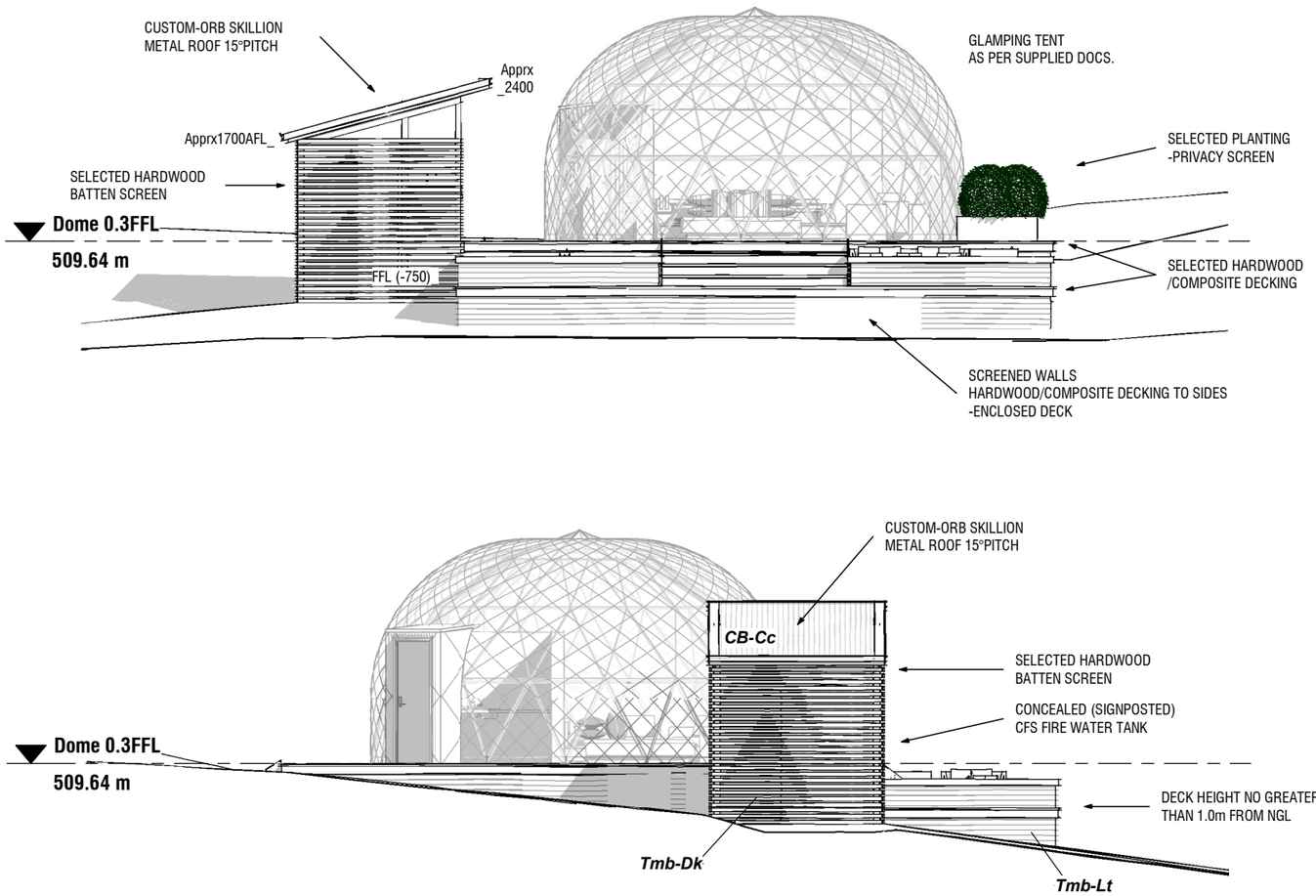
| Date: | Drawn: | Rev: |
|---|---|---|
| 18-07-2022 | PL | |
| Scale: | Dwg No: | PA03 |
| 1 : 100 | 3 of 4 | |

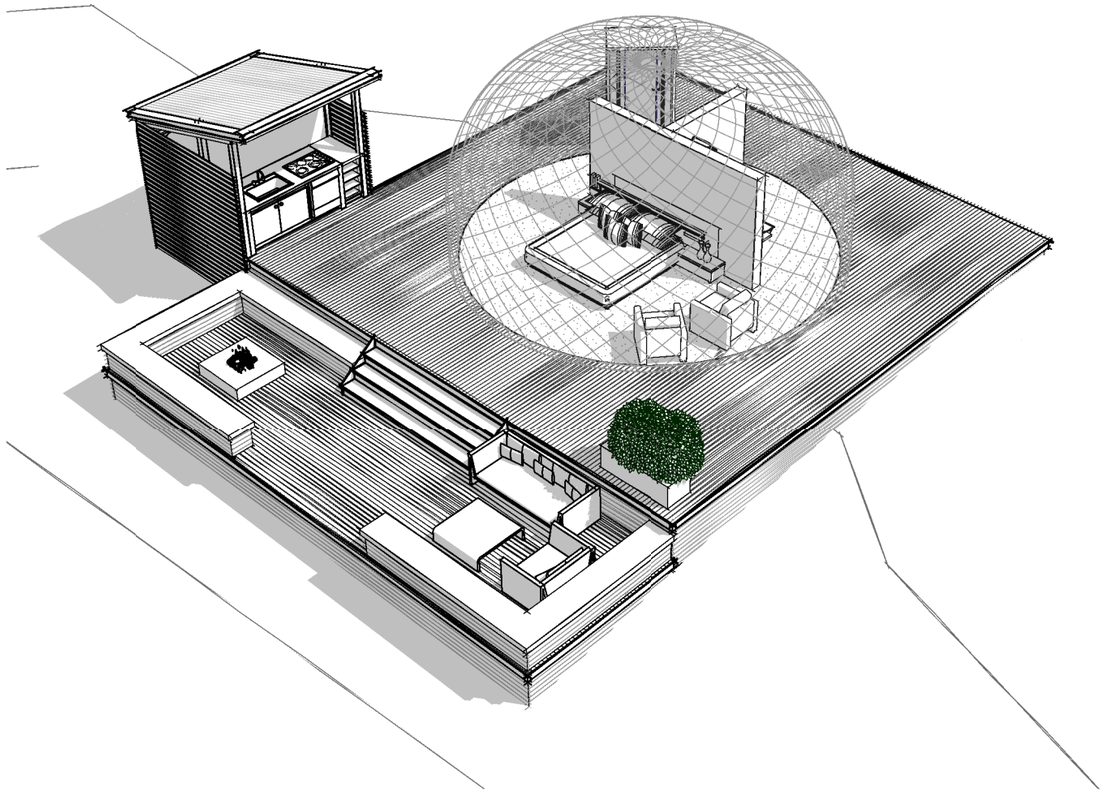
**DESIGNING PLACES**
19 POST OFFICE ROAD LOBETHAL
ABN 50 643 428 118
Ph 0424 364436

0 1 2 4 8






**NOTE: ALL WORK MUST BE IN ACCORDANCE WITH CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS AS 3959-2018 BAL -12.5 REQUIREMENTS**

## Finishes Schedule

| Code | Description |
|---|---|
| CB-Cc | CustomOrb metal roof Colorbond colour CLASSIC CREAM or PAPERBARK |
| Tmb-Dk | Timber Battens HARDWOOD selected Jarrah or Redgum DARK NATURAL GRAIN |
| Tmb-Lt | Timber decking Selected HARDWOOD or COMPOSITE in LIGHT BLEACHED 'Willow-Oak' or similar |

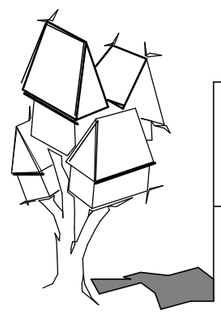
0 1 2 4 8

# PLANNING DRAWINGS

PROPOSED Short-term Accommodation

47 Woolshed Rd. Mt TORRENS CT 5958/951

ELEVATIONS &DETAILS



| Date: | Drawn: | Rev: |
|---|---|---|
| 18-07-2022 | PL | |
| Scale: | Dwg No: | PA04 |
| 1 : 100 | 4 of 4 | |

**DESIGNING PLACES**
19 POST OFFICE ROAD LOBETHAL
ABN 50 643 428 118
Ph 0424 364436

# PLANNING REPORT

## TOURIST ACCOMODATION (X3 DOMES) & ASSOCIATED DECKS

47 Woolshed Road Mount Torrens

ESD PLANNING & DESIGN

# CONTENTS

# SUMMARY

ESD Planning & Design has been engaged by Mr Adam Brownell to prepare a planning application to establish tourist accommodation in the form of three (3) freestanding geodesic tents at 47 Woolshed Road, Mount Torrens.

The application seeks to establish three (3) geodesic tents atop 3 individual decks in association with the existing dwelling on site. Each tent will be open plan and comprises a bed, bathroom and kitchenette. The private outdoor space will include an outdoor kitchen, bath and seated fire pit area. Each tent will be provided with individual water tanks, dedicated for fire fighting purposes and will be connected to an on site waste control system.

The development will involve internally extending the existing access from Woolshed Road, including individual manouvering areas for CFS vehicles.

This report is focused on the basic land use tests of whether tourist accommodation is an appropriate land use in the zone and is consistent with the policy intent contained within the Planning and Design Code version 2022.12 dated 7 July 2022).

The report is to be read in conjunction with the plans prepared by Designing Places dated July 2022 which have been submitted with the application.

In preparing this report we have undertaken a review of the following:

- Certificates of title
- Subject land and locality
- Plans prepared by Designing Places, dated July 2022

# SUBJECT SITE AND LOCALITY

The subject land is less than 1 Kilometre from the Township of Mount Torrens and is located on a large, irregular shaped allotment, referred to as 47 Woolshed Road, Mount Torrens (CT5958/951). The allotment had dual frontage to Woolshed Road and Terlinga road and measures at approximately 20 hectares.

Access to the site is gained via a single width crossover at the southern end of the allotment off Woolshed Road.

Topographically, the land is generally level and gently declines toward the western boundary; the highest point located along the eastern boundary. A tributary intersects the site at the south western boundary, feeding into the existing dam on site. The land is sparsely vegetated with scattered mature river red gums.

The subject land currently contains a two storey dwelling in association with the use of the land for farming, namely grazing cattle. The brick dwelling was established in 2010 and contains five (5) bedrooms, three (3) bathrooms, a large deck, alfresco, swimming pool and separate garage with rumpus room.

Neighbouring allotments to the north, south, east and west of the subject land all contain residences, the existing dwellings are well in excess of 300 metres away from the development site.

Land within the immediate locality is being used for low scale, rural residential activity. The neighbouring property to the north east of the subject land is approximately 3 hectares in overall area and the adjoining neighbour to the south west measures in the order of 15 hectares. There are a number of rural living sized allotments addressing Eden Valley road and Vigars road, each measuring at approximately 16 ha in overall area. The nearest notable viticultural activity is over 700 metres to the North of the subject land, adjacent Basil Roesters Road. The site is located less than 3 km from the township of Eden Valley to the north and less than 5 km from the township of Springton to the south.

*Photo Source: South Australian Property and Planning Atlas (SAPPA)*

*View of subject site, looking north*

*View of subject site looking north west*

*View of existing dwelling*

# PROPOSAL

The application proposes to establish three geodesic (dome) tents which will be used for tourist accommodation purposes. The tent locations have been staggered, observing the following setbacks from Woolshed Road:

Tent 1: 151 metres
Tent 2: 110 metres
Tent 3: 65 metres

The tents will be sited less than 100 metres from one another and will share access off the existing driveway.

Each tent will accommodate no more than two occupants at any one time and will comprise a queen sized bed, bathroom and kitchenette. The tents will sit atop decks with a maximum overall height of 1 metre. The decks will provide an outdoor area including an outdoor kitchen, bath and seated fire pit area.

Each decked space will occupy approximately 130m² and will measure at a maximum of 1 metre above natural ground level. Attached to each deck will be a 7m² screened area which will cater for the outdoor kitchen and water tank. As detailed on the attached plans the outdoor kitchen will also be under cover.

The tents and outdoor kitchen/water tank enclosure will be finished with the following colours and materials:

Geodesic Tent: White Canvas
Enclosure: Timber slats and Classic Cream colorbond

Each tent will be provided with individual water tanks, dedicated for fire fighting purposes, fire alarms, fire extinguisher fire and will be connected to an onsite waste control system.

The development will include the installation of a new Aerobic (Fujiclean) waste control system and irrigation area. The treated water will be reused to irrigate the proposed screen plantings which is to be established adjacent the outdoor entertainment area.

# PROCEDURAL MATTERS

## CHARACTERISATION

Within the Productive Rural Landscape (PRL) Zone, tourist accommodation triggers a performance assessment pathway, warranting an assessment against the relevant code provisions.

A deck is not assigned any assessment pathway within the zone and therefore must undergo a full performance assessment against the code.

## PUBLIC NOTICE

Table 5 of the PRL Zone stipulates that tourist accommodation development is exempt from public notification where it can achieve DPF 6.3 or 6.4. The Performance Features pertain to the height of the built form and association with primary production. The proposed accommodation will operate in association with the existing livestock on site, will be set back more than 40 metres from all property boundaries and will not exceed 7 metres in overall height. However, as the development site will exceed 100m², public notification will be required.

A deck is not listed within the table and technically requires notification unless the relevant authority deems the proposal as minor. We are of the view that as the decks will not measure more than 1 metre above ground level, are generously setback from all boundaries and will incorporate fixed screening, the proposed decks are minor in nature and will not pose any material impact to adjacent land owners.

## REFERRALS

The subject land is located within the Mount Lofty Ranges Water Supply Catchment Area 2. As the procedural matters table within the overlay designates under part (f), tourist accommodation development requires assessment by the EPA. Subsequently, the application will require referral to the EPA.

# PLANNING ASSESSMENT

The subject site is located in a Productive Rural Landscape Zone.

It is also affected by the following overlays:

- Hazards (Bushfire – Medium Risk) Overlay
- Hazards (Flooding - Evidence Required) Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation Overlay
- Urban Transport Routes Overlay
- Water Resources Area Overlay

# ZONE

The Desired Outcomes (DO's) of the (insert zone) are:

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.'*

**LAND USE AND INTENSITY**
**PO 1.1**

Development within the Productive Rural Landscape (PRL) Zone is anticipated to incorporate a variety of land uses, including tourism development which compliment ongoing primary production activities and capitalise on the proximity to metropolitan Adelaide. It is considered that the development satisfies all three DO's

and DPF 1.1 as it will result in tourism development in association with an ongoing primary production activity, is of a modest scale with only three small tents and which will conserve the rural character and scenic quality of the landscape as it will not be able to be seen from any key vistas or areas of public open space.

The small scale tourism accommodation, which is envisaged in DPF 1.1 will also support additional tourism investment in Mount Torrens which currently does not have a large supply of tourism accommodation within the township.

The subject land is sited less than 1 km from the Township of Mount Torrens and is within a central location between the Adelaide Hills and Barossa tourism region.

**SITING AND DESIGN**

**PO 2.1, 2.2**

DPF's 2.1 and 2.2, anticipate that development will not warrant substantial earthworks or excavations and filling which exceeds 1.5 metres. As the site photos depict, the subject land is relatively level, including the area nominated for the access tracks and manouvering areas. However, to limit alteration of the landscape, the development includes the construction of three (3) decks to create level envelopes for the tents. The proposed tents will sit atop the decks on the lower portion of the land to maximise views across the site without being visually dominant in the landscape.

As DPF 2.2 anticipates, the earthworks required to establish the access track extension will not exceed 1.5 metres. The proposed track extension follows the contours, weaving through the site to limit earthworks and for safe and convenient vehicular access.

**SHOPS TOURISM & FUNCTION CENTRES**

**PO 6.3,6.4**

PO's 6.3 and 6.4 anticipate development which will harmonise with the rural amenity of the locality and not be visually prominent in the landscape. The DPFs specify tourism development should not occupy more than 100m² of floor area, be well set back from property boundaries and be no more than 7 metres above natural ground level. In alignment with the performance outcome, the proposed development will observe substantial setbacks from all property boundaries. The development site is set back over 50 metres from Woolshed Road and no less than 40 metres from all other boundaries. The development sites have been carefully selected, being on the lower, declining portion of the allotment.

The decks will measure no more than 1 metre above natural ground level, which is more than 10 metres below the road level. The tents are single storey in nature and occupy a modest 35.8m² of the decked space, well below the anticipated 100m². The decked area will blend with the rural landscape due to the limited height and by using natural materials.

The siting of the tents on a lower portion of the site and modest scale of each tent will ensure the development will not be visually prominent in the landscape.

**ADAPTIVE REUSE OF EXISTING BUILDINGS**

**PO 8.1**

Though the policy envisages re-use of buildings, the existing dwelling will operate in conjunction with the proposed accommodation and will act as a point of refuge in the event of a fire.

**BUILT FORM & CHARACTER**

**PO 11.1**

The development satisfies the PO in that the proposed tents are single storey in nature and associated decks are of a modest height. Moreover, the use of non-reflective materials such as canvas, colour treated steel and timber will ensure the development will not emit glare, as the PO envisages.

# OVERLAYS

## HAZARDS (BUSHFIRE – MEDIUM RISK) OVERLAY

The DO's of this overlay are:

DO1

*'Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change'*

DO2

*'To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.'*

**SITING, BUILT FORM**

**PO 1.1, 2.1 2.2**

The subject site is located in an area designated as medium bushfire risk. Given it is not within a high bushfire risk area, nor is the site heavily vegetated or sloping it is not considered there will be a significant risk of fire in the locality.

It should be noted that the development includes water tanks for each tent which can be accessed by fire fighting appliances if necessary. Moreover, in the event of a bushfire, the existing dwelling on site can be used as a place of refuge.

Our client will not be operating on catastrophic bushfire days and will distribute bushfire survival plans as park of booking itinerary.

**HABITABLE BUILDINGS**

**PO 3.1, 3.2, 3.3**

As PO 3.1 designates, the development will be sited on a lower portion of the site. The subject land is not overly steep nor is there unmanaged grassland or hazardous bushland vegetation within the locality. The site is generally clear of ground fuel and very limited screen planting is proposed as part of the development. An asset protection zone has been included around the curtilage of the tent locations, including the hardstand manouvering areas.

**VEHICLE ACCESS - ROADS, DRIVEWAYS & FIRE TRACKS**

**PO 5.1, 5.2, 5.3**

The policy designates that new accesses must be all weather, of an accessible gradient and incorporate on site manouvering. The proposed driveway extension will follow the existing contours and be constructed with compacted gravel for all weather access. In alignment with DPF 5.2 the driveway will be less than 200m in length, is 3 metres in width and incorporates 'Y' shaped manouvering areas in front of each tent site. The manouvering area has been positioned to allow fire fighting

vehicles to access all sides of the accommodation with a rigid hose and exit in a forward motion.

As PO 5.3 anticipates, the proposed driveway will connect to a public road and does not rely on a fire track as a means of escape.

## MOUNT LOFTY RANGES WATER SUPPLY CATCHMENT (AREA 2) OVERLAY

The DO of this overlay is:

*'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.'*

### WATER QUALITY & WASTEWATER

**PO 1.1,2.1, 2.3, 2.4, 2.5**

The PO anticipates that development within the Watershed will result in a neutral or beneficial environmental outcome with regards to water quality. The proposal includes the installation of a new waste control system which has been specifically designed by an environmental and wastewater engineer. The system is to be installed in a central location on the site, in excess of 50 metres from the water course on site. The new aerobic system will ensure sewage is managed on site and can facilitate the intended capacity of the tourist accommodation without overloading the system. Treated wastewater will be directed to a planted irrigation area for filtration before soaking into the ground. The establishment of a new, engineered system will ensure wastewater will be appropriately managed on site and can accommodate the intended number of patrons without risking failure of the system.

### STORMWATER

**PO 3.1, 3.2, 3.3, 3.4, 3.9, 4.1**

The performance outcomes envisage development which can ensure the appropriate management of stormwater and pollutants to protect Adelaide's water supply. The residential nature of tourist accommodation means stormwater generated by the development is highly unlikely to contain harmful pollutants which would impact water quality in the area. In alignment with DPF 3.4, the outdoor kitchen enclosure will be connected to a rainwater tank in excess of 1000L to maximise capture and reuse on site. Furthermore, the incorporation of decks will avoid the need to undertake earthworks as

outlined in DPF 3.9 and 4.1. Moreover, the proposed access extension will be constructed with compacted gravel to limit vehicle pollutants entering the overland flows.

## NATIVE VEGETATION OVERLAY

The DO of this overlay is:

*'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.'*

**ENVIRONMENTAL PROTECTION**
**PO 1.1, 1.2, 1.3,**

The proposed development does not involve any clearance of native vegetation; all existing vegetation will be retained.

## URBAN TRANSPORT ROUTES OVERLAY

The DO's of this overlay are:

*DO1*
*'Safe and efficient operation of 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.'*

**PO 1.1, 3.1, 4.1, 6.1. 7.1**

As previously discussed in this report, the site is currently serviced by an all weather access off Woolshed Road. The proposed development will involve internally extending that access to spur off to the development site. The existing access is clear of roadside vegetation and not in proximity to any major transport routes or DIT roads.

As PO 3.1 anticipates, the access point is substantially set back from the intersection with Terlinga road and is not in close proximity to an intersection and will be able to achieve necessary site lines in both directions. The new access is considered suitable for the scale of development proposed.

## WATER RESOURCES OVERLAY

The DO's of this overlay are:

*DO1*
*'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.'*

*DO2*
*'Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and storm water runoff.'*

**PO 1.1, 1.2, 1.5, 1.6, 1.7, 1.8**

The subject land contains a low order watercourse which intersects the allotment. The proposed development and new wastewater system will be set back well in excess of 50 metres from the watercourse and will not involve earthworks which would alter the hydrology of the land. There are no works which involve altering bed or banks of any watercourses in the region. The proposed access will be constructed with compacted gravel to limit vehicle pollutants from impacting water quality through overland flows and roof water from the outdoor kitchen enclosure will be captured by connected water tanks.

# KEY ISSUES

## DESIGN (GENERAL POLICY)

The DO of the Design general policy is:

*'Development is:*

1. *Contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area*
2. *Durable - fit for purpose, adaptable and long lasting*
3. *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.*

4. *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.'*

**EXTERNAL APPEARANCE**
**PO 1.4**

PO 1.4 relates to commercial development which warrants the installation of plant equipment and vents. Due to the "glamping" style of accommodation plant equipment and other such technical equipment are not necessary.

**ON-SITE WASTE TREATMENT SYSTEMS**

**PO 6.1 (DWELLING)**

The subject land is of a sufficient size that will facilitate the on site waste control system without encroaching on any other aspects of the development. The effluent disposal area is sited away from the dwelling and dedicated areas for car parking and manoeuvring.

**EARTHWORKS AND SLOPING LAND**

**PO 8.1**

As mentioned throughout the report, the proposed development will involve constructing 3 decks to accommodate the tents. The decks will create a level platform to establish the tents and associated outdoor area, in response to the gentle decline in the topography.

The development will not involve excavation or filling in excess of 1.5metres as set out in the PO.

## INFRASTRUCTURE AND RENEWABLE ENERGY FACILITIES (GENERAL POLICY)

The DO of the Infrastructure general policy is:

*'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.'*

**WATER SUPPLY**

**PO 11.1**
The subject land is not connected to a reticulated water supply, however roof water captured via the proposed tanks will be able to be repurposed on site. Moreover, the existing dwelling is suitably supplied with additional tanks and water supply from the existing dam on site.

**WASTEWATER SERVICES**
**PO 12.1, 12.2**

The subject land is not connected to SA Water sewer or Community Wastewater Scheme, therefore wastewater is managed on site. The proposed development will not encroach upon areas dedicated for effluent disposal or the proposed new septic tank.

## INTERFACE BETWEEN LAND USES (GENERAL POLICY)

The DO of the Interface between Land Uses general policy is:

*'Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.'*

**PO 9.3, 9.4, 9.5**

The subject land is adjacent other residential uses, however they are well in excess of 300m from the proposed development site, as directed by DPFs 9.3, 9.5 and 9.5. The proposed development is considered to be modest in scale, accommodating no more than six (6) guests at any given time. The tents are separated from one another for privacy and to avoid guests congregating together. The development is intended to be marketed as a secluded retreat, as is suggested by the limited number of guests proposed.

In response to PO 9.5, the modest scale of the proposed development will limit the number of vehicles and vehicle movements from the proposed accommodation. It is considered that based on the ongoing primary production activities within the locality, the proposed development will not create noise or traffic nuisance or be of a greater intensity than existing operations within the locality.

## SITE CONTAMINATION

The DO of the Site Contamination general policy is:

*'Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.'*

**PO1.1**

The subject land has been used for residential activities for a considerable period and is not known to or registered to have facilitated any activities which would involve harmful contaminants.

We are comfortable that the use of the land for grazing purposes will not undermine the suitability of the site for tourist use.

## TOURISM DEVELOPMENT

The DO of the Tourism Development policy is:

*'Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.'*

**PO 1.1, 1.2, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6**

The proposed development will deliver a bespoke development outcome, unique to the Adelaide Hills region. The subject land has been carefully selected to avoid impacting or impinging on ongoing primary production operations in the region and not being a unacceptable risk of bushfire. As PO 1.1 outlines, the development is located in close proximity to the township of Mount Torrens for convenience, providing opportunity for guests to access local businesses and services whilst appreciating the amenity of the rural context.

The tents will be substantially set back from neighbouring properties, with shower and toilet facilities provided for within the tents. Each tent will be appropriately serviced by a new on site waste control system, specifically designed to ensure the system will not impact on the local environment. The tents have been sited on a lower point of the site and are appropriately separated so as to not dominate the landscape.

The tents will be connected to the existing access driveway off Woolshed Road and will have parking space adjacent the tents.

The subject land is substantially sized and will not necessitate any vehicular parking on Woolshed Road. The access will be constructed with compacted gravel to manage stormwater overflow.

## TRANSPORT, ACCESS & PARKING (GENERAL POLICY)

The DO of the Transport, Access & Parking general policy is:

*'A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.'*

**PO 1.4, 3.1, 3.5, 4.1, 5.1, 6.1, 6.2, 6.6**

The proposed new access extension will function in conjunction with the existing access off Woolshed Road and will allow for safe access, egress and manoeuvring by not only private vehicles but commercial and emergency service vehicles which may need to enter the land.

Each tent will only service two people, which will most likely travel in one vehicle. In the event that guests arrive in separate vehicles there is sufficient space for informal parking adjacent the tents or on the manouvering space.

Each tent will be accessible for people with a disability due to the open plan nature of the accommodation. The 'at grade' positioning of the decking will create a level space around the curtilage of the tents.

It is not proposed to seal the car parking areas, as it intended that these car parks consist of a surface that is consistent with the character of the site.

# CONCLUSION

The proposed tourist accommodation is considered to be of an appropriate scale within the context of the subject land and broader locality and is consistent with the desired outcomes within the Productive Rural Landscape Zone.

The development will provide a unique form of tourist accommodation within the region which will enhance the visitor economy within Mount Torrens without interfering with on primary production operations or impinging on viable primary production land. The siting of the dome tents will not detract from the landscape and will be relatively clustered to allow the ongoing use of the land for farming and low intensity animal husbandry.

The development will include the installation of a new waste control system and will not result in clearance of native vegetation or impact biodiversity on the site as the accommodation footprints are outside any areas of significant vegetation.

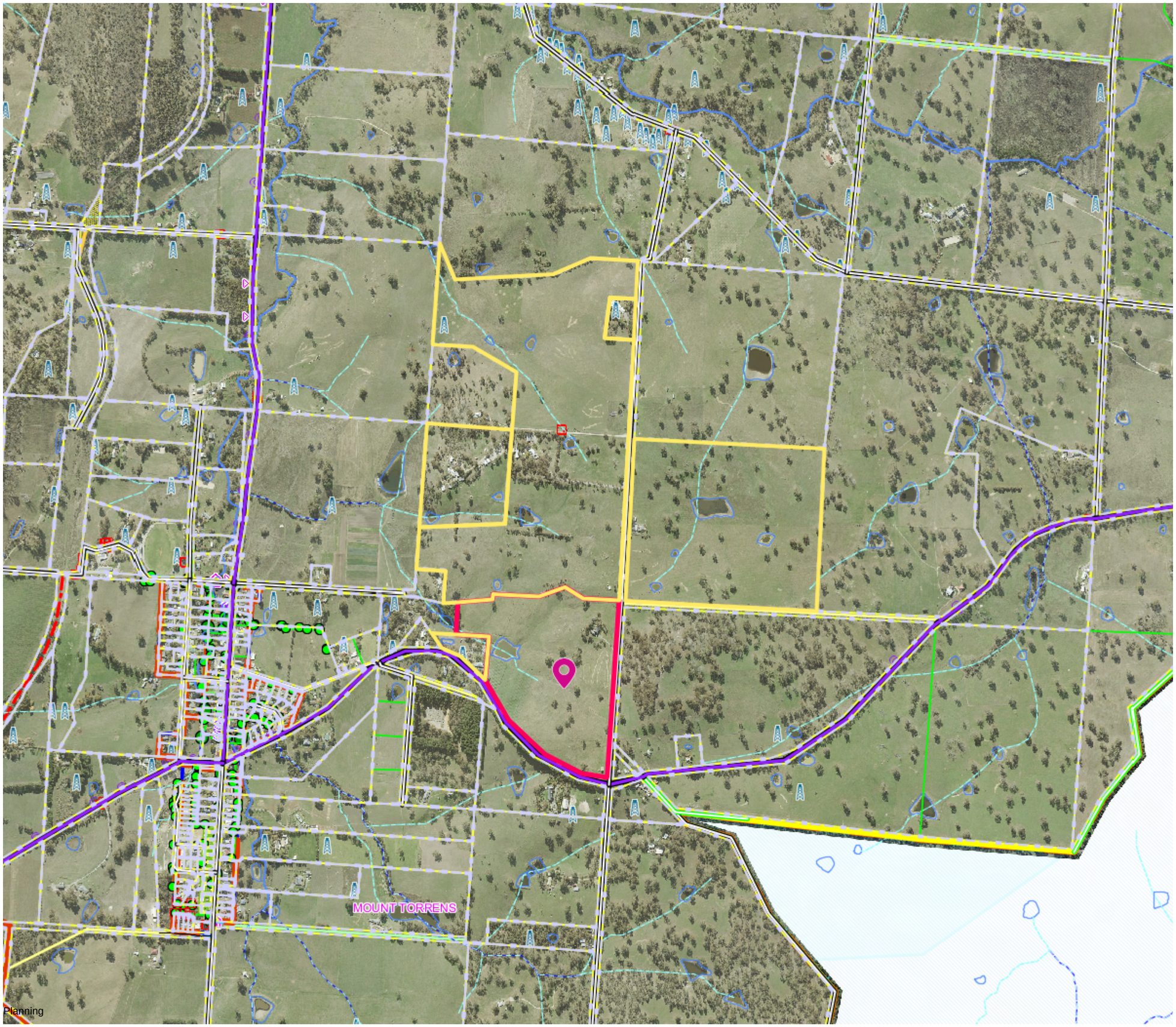
The development has been designed and sited to ensure that emergency vehicles are able to conveniently access each tent and the accommodation will be in convenient distance of the existing dwelling which can act as safe place refuge in the event of a bushfire.

The lightweight nature of the tents in conjunction with the decks will limit the requirement for any earthworks to preserve the existing form of the land, whilst new landscaping will improve the overall visual presentation of the site.

In conclusion, the proposal to establish three Geodesic Tents for the purposes of Tourist Accommodation is consistent with the relevant desired and performance outcomes of the Planning & Design Code (Version 2022.11 dated 23 June 2022). The proposal well and truly achieves the intent of the code and its Desired Outcomes and therefore warrants the granting of planning consent.

Should you have any further information or clarification please do not hesitate to contact me.

**SARAH DAVENPORT**
**SENIOR PLANNER**
Hons. Urban and Regional Planning MPIA

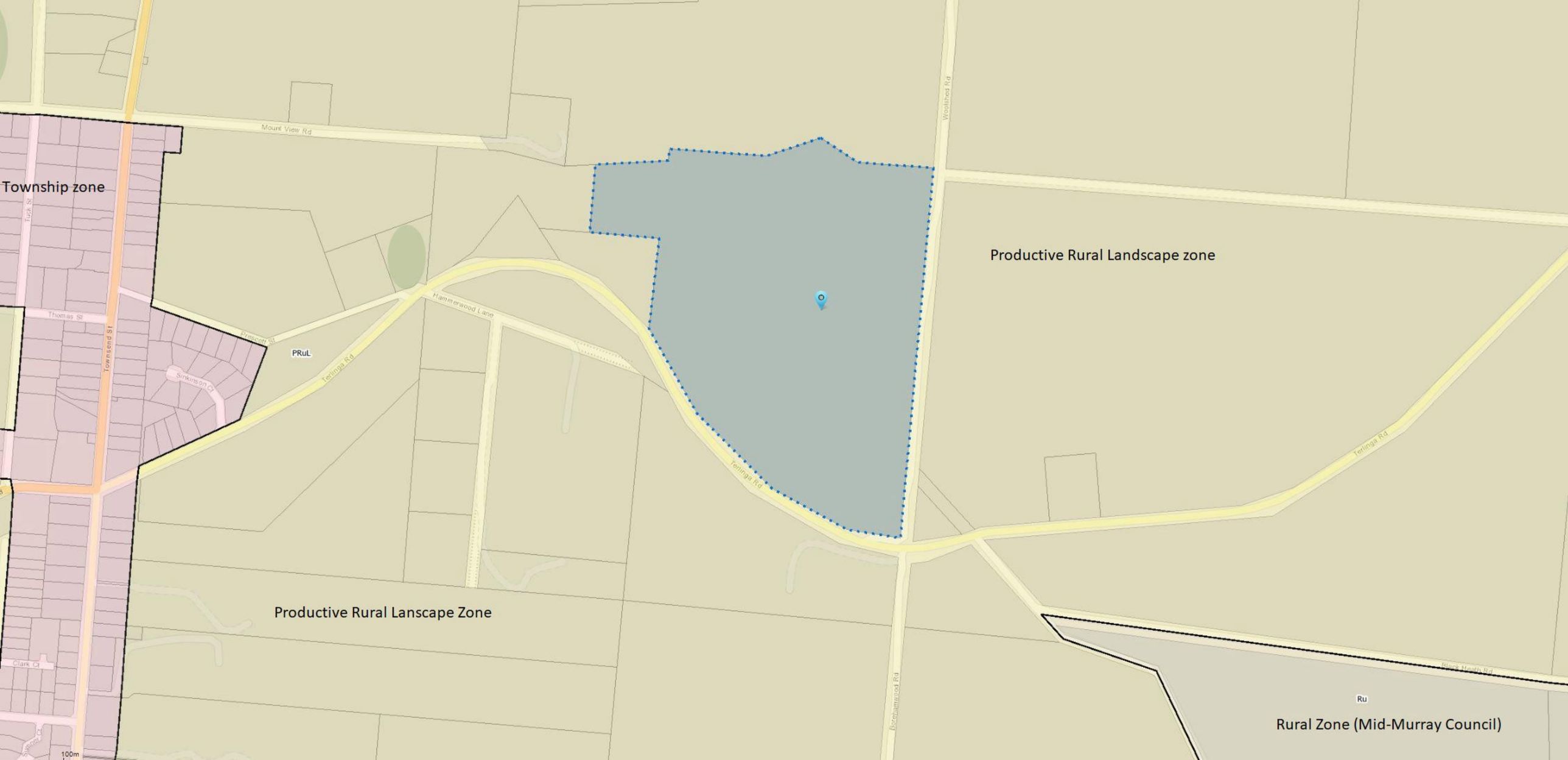



Adelaide Hills COUNCIL

N

**Annotations**

- Representor Land - M Scott
- Representor Land - D Reece
- Representor Land - D & K Broughton
- Representor Land - T Jones
- Representor Land - M Holdsworth
- Subject Land - 47 Woolshed Road, Mount Torrens


Township zone
Productive Rural Landscape zone
Productive Rural Lanscape Zone
Rural Zone (Mid-Murray Council)
Mount View Rd
Hammerwood Lane
Teringa Rd
Woolshed Rd
Thomas St
Townsend St
Kingsley St
Sinkinson Ct
Clark Ct
Borthwick Rd
PRuL
Ru
100m

# Details of Representations

## Application Summary

| | |
|---|---|
| Application ID | 22028489 |
| Proposal | Partial Change of Land use to include three (3) Tourist Accommodation units, Decks (maximum height 1.2 metres) and associated shelter structures |
| Location | 47 WOOLSHED RD MOUNT TORRENS SA 5244 |

## Representations

**Representor 1** - Malcolm Holdsworth

| | |
|---|---|
| Name | Malcolm Holdsworth |
| Address | 3 Anne Stret<br>RIDGEHAVEN<br>SA, 5097<br>Australia |
| Submission Date | 12/10/2022 08:39 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 oppose the development |

**Reasons**

For reference I am currently under contract to purchase 95 Terlinga Road, Mount Torrens SA 5244, which is the adjoining property to that of this proposed development. We purchased this property principally for the unspoiled views and the peace and quiet the location offers. Three "glamping" sites will certainly be a blot on the landscape, as they are visible from the house and gardens, and their close proximity and elevated position will mean we will be overlooked. Secondly, these three sites have the potential for considerable noise pollution, particularly at night, with no onsite oversight to police any curfew requirements that may be implemented. Thirdly, as the Council will be well aware of, the Cuddly Creek bushfire of December 2019 extended to within two metres of the eastern boundary of 95 Terlinga Road and spread across the proposed development location. The planning drawings show fire pits at each of the three location which I believe provide the temptation for people who may not be accustomed to, or be aware of local fire restrictions. It is my understanding that there will be no onsite management of these facilities and consequently constitutes an unnecessary fire hazard in this high fire risk area.

## Attached Documents

| |
|---|
| fire2-1124219.jpg |
| fire3-1124220.jpg |

## Representations

**Representor 2** - David and Kendall Broughton

| | |
|---|---|
| Name | David and Kendall Broughton |
| Address | 101 Woolshed Road<br>MOUNT TORRENS<br>SA, 5244<br>Australia |
| Submission Date | 19/10/2022 04:31 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**<br>See Attached | |

## Attached Documents

| |
|---|
| EmailedRepresentationKendallBroughton-22028489-4084184.pdf |

## Vanessa Inkster

**From:** KENDALL BROUGHTON <ogdrive@bigpond.com>
**Sent:** Wednesday, 19 October 2022 3:55 PM
**To:** Development Admin
**Subject:** Application ID 22028489
**Attachments:** Representation_on_Application_-_Performance_Assessed_Development (1).docx

[EXTERNAL]

Please find my attached repredentation on application form

Sent from Mail for Windows

# REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

*Planning, Development and Infrastructure Act 2016*

| | |
|---|---|
| **Applicant:** | ESD Planning and Design |
| **Development Number:** | 22028489 |
| **Nature of Development:** | : Partial Change of Land use to include three (3) Tourist Accommodation units, Decks, (maximum height 1.2 metres) and associated shelter structures |
| **Zone/Sub-zone/Overlay:** | Productive Rural Landscape |
| **Subject Land:** | 47 Woolshed Road, Mount Torrens SA 5244 |
| **Contact Officer:** | Darren Smith |
| **Phone Number:** | 08 408 0400 |
| **Close Date:** | 20/10/2022 |

| | |
|---|---|
| My name*: David and Kendall Broughton | My phone number: 0412018376 |
| My postal address*: 101 Woolshed Road Mount Torrens SA 5244 | My email: ogdrive@bigpond.com |

* *Indicates mandatory information*

My position is:

☐ I support the development

☐ I support the development with some concerns (detail below)

☒ I oppose the development

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

*We oppose of this Development on so many different levels*
*The last thing we and surrounding neighbours want is to see is something so much out of character to our rural properties.*
*This is Rural Property area not a Tourist Destination.*
*We have no doubt this development will devalue our properties.*
*As cattle breeders we can't be guaranteed our livestock will not be approached or disturbed especially during calving times.*
*Fires when ever wanted on wooden Deck. We have just survived a bushfire.*
*.*
*Why they can build something so out of character when rural property owners have to build sheds and Infrastructure in certain colours and certain positions to blend with the environment.*
*We don't live in the country to have suburbia next door.*
*Why we can't subdivide or add another Title to 52.6Ha but they can build 3 new accommodation units on 21.8Ha*
*Only one way out of Woolshed Road so we can't avoid seeing them.*
*Only one way out if there is a bushfire.*
*Coming up the main road from Mount Torrens (Terlinga Road) it will look like 3 spaceships have landed.*

*Where is the Wastewater and sewage going to?*
*The beautiful hillsides should not be defaced for 3 additional Driveways and parking areas.*
*We really hope the Adelaide Hills Council give this Development no further consideration.*

*[attach additional pages as needed]*

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

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

| | |
|---|---|
| I: | ☒ wish to be heard in support of my submission* |
| | ☐ do not wish to be heard in support of my submission |
| By: | ☐ appearing personally |
| | ☐ being represented by the following person: Click here to enter text. |

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

Signature: K Broughton Date: 29/10/2022

Return Address: 101 Woolshed Road, Mount Torrens SA 5244 *[relevant authority postal address]* or

Email: ogdrive@bigpond.com *[relevant authority email address]* or

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

## Representations

**Representor 3** - Dee Reece

| | |
|---|---|
| Name | Dee Reece |
| Address | 1 GARDINER AVENUE<br>GLENGOWRIE<br>SA, 5044<br>Australia |
| Submission Date | 20/10/2022 02:56 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**<br>See attached | |

## Attached Documents

| |
|---|
| DeeReece-Representation_on_application_-22028489-4094740.pdf |

# REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

*Planning, Development and Infrastructure Act 2016*

| | |
|---|---|
| **Applicant:** | ESD Planning and Design |
| **Development Number:** | 22028489 |
| **Nature of Development:** | : Partial Change of Land use to include three (3) Tourist Accommodation units, Decks, (maximum height 1.2 metres) and associated shelter structures |
| **Zone/Sub-zone/Overlay:** | Productive Rural Landscape |
| **Subject Land:** | 47 Woolshed Road, Mount Torrens SA 5244 |
| **Contact Officer:** | Darren Smith |
| **Phone Number:** | 08 8408 0400 |
| **Close Date:** | 20/10/2022 |

| | |
|---|---|
| My name*: Dee Reece | My phone number: 0405 170 692 |
| My postal address*: 1 Gardiner Ave, Glengowrie 5044 | My email: africa.in.oz@gmail.com |

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

The specific reasons I believe that planning consent should be refused are:
I wish to oppose this development application for the reasons set out below.

I submit this representation in my capacity as the beneficiary of the Will for the Late Rod Prance and confirm I will become the registered proprietor of the property once the estate is finalised. I am happy to provide any supporting documents, should you require it. The address is 86 Woolshed Rd, Mt Torrens.

This development proposal poses various concerns and risks that will adversely impact the local environment, economy, and the safety and wellbeing of those that will be targeted to use the sites – namely tourists. The impacts of these concerns and risks clearly outweigh the benefit the proposed development would have on the local region and economy.

First and foremostly, the use of the land by neighbouring properties is primarily for primary production – that is, agriculture and mixed farm use, including farming cattle. The current use of land is consistent with the Council's land zoning of the area – namely the land zone is described as a 'Productive Rural Landscape Zone'. By allowing this development proposal to be approved, you are removing the opportunity for the land to be used for primary production which would provide far greater benefits to the local economy by providing employment and supply opportunities that follow from the primary production industry. Further, the economic benefits that are derived from using the land for primary production, outweigh the benefits 3 glamping sites would provide to the local area and economy.

The development proposal will certainly have an adverse impact on the capital value of all surrounding properties, which are predominantly primary production properties. A reduction in the value of properties would also inevitably adversely impact the Council, as a reduced council rate would be payable on account of a reduced value in property.

There are grave concerns for the safety and wellbeing of the tourists or those that will use the temporary accommodation site, as they are more than likely unfamiliar with the local environment and the natural hazards that the environment poses. As you are aware the development proposal is set in a fire prone area – the Council only needs to look at the recent fire which ravaged through the area uncontrollably, destroying homes, businesses and land in 2019 to understand the risks this region poses. To allow a development that proposes to have fire pit built in a fire prone zone (regardless of whether the fire pit is built in accordance with fire safety standards or not), with a one-way only out road is nonsensical, illogical, and would be made in complete disregard to the safety, lives and wellbeing of those using the site – not to mention the risk the fire pit will pose to the land nearby, which includes the local farm animals.

Further, Woolshed Road is a dirt road and not suitable for use by those who are not familiar with the roads. In addition, the road on Woolshed is a one-way out road with only one lane. To allow persons who are unfamiliar with the roads to use the roads in its current form and state, will inevitably pose a grave risk to the safety of those that use it. How does the Council propose to mitigate this risk? Will the Council pay to have the roads upgraded to ensure the roads are free from defects and to ensure that there is a safe route both to and from the Land? How will the Council be confident, in the event of another fire, that the safety and lives of those that are using the site will not be in danger?

How does the Council propose to regulate the use of the glamping sites, including the use of the fire pits, to ensure the land is used in accordance with all regulations prescribed for the land use? How will the Council ensure that those that use the site won't encroach on neighbouring properties where farm animals are located? How will the Council ensure there will not be an impact to the local farms nearby? How does the developer propose to deal with the sewage and wastewater at the site?

It is clear from the foregoing that the risks associated with this development proposal outweigh any perceived benefit the development may have on the region. It is submitted that the use of the land should remain consistent with that of agricultural and primary production use. To allow the use of the land for any other purpose, would detract from the Council's intended purpose and use of the land, including the zoning of the land – which as mentioned above, is described as a 'Productive Rural Landscape Zone'.

In light of the above, I strongly oppose this development application and strongly urge the Council to reject the development proposed.

Kind regards

Dee

*[attach additional pages as needed]*

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

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

| | |
|---|---|
| I: | ☒ wish to be heard in support of my submission* |
| | ☐ do not wish to be heard in support of my submission |
| By: | ☐ appearing personally |
| | ☐ being represented by the following person: Click here to enter text. |

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

Signature:  Date: 20 October 2022

Return Address: 1 Gardiner Ave, Glengowrie SA 5044

Email: Africa.in.oz@gmail.com

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

## Representations

**Representor 4** - Margot Scott

| | |
|---|---|
| Name | Margot Scott |
| Address | PO Box 435<br>MOUNT TORRENS<br>SA, 5244<br>Australia |
| Submission Date | 21/10/2022 10:39 AM |
| 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**
I strongly oppose of this development The idea having 3 art inspired domes in a rural environment is so out of character to the historic heritage listed township of Mount Torrens. I am concerned about long term affect on the native wildlife with so many tourists. It opens up a can of worms for other neighbouring properties to enhance their income at the expense of Natural environment. These domes will overlook our property and out buildings which will affect our privacy. I feel the fire pits and tourist that don't understand the fire risk of the area are a major concern.

## Attached Documents

| |
|---|
| MargotScott-Representation-on-application-22028489-4100754.pdf |

# REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

*Planning, Development and Infrastructure Act 2016*

| | |
|---|---|
| **Applicant:** | ESD Planning and Design |
| **Development Number:** | 22028489 |
| **Nature of Development:** | Partial Change of Land use to include three (3) Tourist Accommodation units, Decks (maximum height 1.2 metres) and associated shelter structures |
| **Zone/Sub-zone/Overlay:** | Productive Rural Landscape |
| **Subject Land:** | 47 Woolshed Road Mount Torrens SA 5244 |
| **Contact Officer:** | Darren Smith |
| **Phone Number:** | 08 8408 0400 |
| **Close Date:** | 20/10/2022 |

| | |
|---|---|
| My name*: Margot Scott | My phone number: 0429083948 |
| My postal address*: Box 435 Mount Torrens | My email: margotscott57@gmail.com |

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

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

*I strongly oppose of this development*
*The idea having 3 art inspired domes in a rural environment is so out of character to the historic heritage listed township of Mount Torrens.*
*I am concerned about long term affect on the native wildlife with so many tourists.*
*It opens up a can of worms for other neighbouring properties to enhance their income at the expense of Natural environment.*
*These domes will overlook our property and out buildings which will affect our privacy.*
*I feel the fire pits and tourist that don't understand the fire risk of the area are a major concern.*

*[attach additional pages as needed]*

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

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

| | |
|---|---|
| I: | ☒ wish to be heard in support of my submission* |
| | ☐ do not wish to be heard in support of my submission |
| By: | ☐ appearing personally |
| | ☐ being represented by the following person: Click here to enter text. |

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

Signature: Date: Click here to enter text.

Return Address: Box 435 Mount Torrens

Email: margotscott57@gmail.com

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

## Representations

**Representor 5** - Terry Jones

| | |
|---|---|
| Name | Terry Jones |
| Address | PO BOX 151<br>MOUNT TORRENS<br>SA, 5244<br>Australia |
| Submission Date | 24/10/2022 09:34 AM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| **Reasons**<br>Refer attached form | |

## Attached Documents

| |
|---|
| Representation_on_application_-_performance_assessed_development2-4110631.pdf |

# REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

*Planning, Development and Infrastructure Act 2016*

| | |
|---|---|
| **Applicant:** | ESD Planning and Design |
| **Development Number:** | 22028489 |
| **Nature of Development:** | Other Residential & Tourism Accommodation |
| **Zone/Sub-zone/Overlay:** | Bushfire Adelaide Hills |
| **Subject Land:** | 47 Woolshed Rd Mount Torrens 5244<br>**CT5958/951 Plan Parcel F7496AL53** |
| **Contact Officer:** | Assessment Panel/Assessment Manager at Adelaide Hills Council |
| **Phone Number:** | NIL *[authority phone]* |
| **Close Date:** | Thursday 20 October 2022 at 11.59 pm Aust/Adelaide *[closing date for submissions]* |

| | |
|---|---|
| My name*: Mrs Terry Jones | My phone number: 0416 068 331 |
| My postal address*: PO BOX 151 MOUNT TORRENS 5244 S.A. | My email: justtjo@me.com |

* *Indicates mandatory information*

My position is:

- ☐ I support the development
- ☐ I support the development with some concerns (detail below)
- ☒ I oppose the development

The specific reasons I believe that Planning consent should NOT be Granted are:

*Woolshed Road is a One Way Unsealed Dirt Road, with 6 Rural Residences, 5 are Primary Producers with Cattle Permanently on them.*
*My families concerns are*
*Bush Fires and Fire Risks caused by Outdoor Kitchens and Fire Pits, and then how anyone living past this Property can leave if a Bushfire comes from that end of the One Way Unsealed Dirt Road.*
*Adequate Water Supply, Adequate Human Waste Removal Sewerage Facilities, Noise, Rubbish left.*
*Mount Torrens has been listed as the Whole Town under Heritage Listing.*
*These "Igloo's" are NOT in keeping with the Environment/ Primary Producing Area, and are Out of Character with this Hills Rural Town.*
*They are an Eyesore.*
*I have previously enquired if we could put a Transportable House on our 5 Acres and was told no.*
*And yet we have no near neighbours and cannot been seen.*
*However these Ugly Glamping Tents can be seen from the Main Road, and also Neighbouring Cattle Properties, which will also De Value the Value of existing Homes on Woolshed Road.*
*I vehemently oppose this Application which is just a Money Making Opportunity for these non-resident Owners.*
*Do they have 3-Separate Titles that allow for 3 Permanent extra Housing ?*
*.*

*[attach additional pages as needed]*

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

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

| | |
|---|---|
| I: | ☐ wish to be heard in support of my submission* |
| | ☒ do not wish to be heard in support of my submission |
| By: | ☐ appearing personally |
| | ☐ being represented by the following person: Click here to enter text. |

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

Signature: TERRY LOUISE JONES Date: 20/10/2022

Return Address: PO BOX 151 MOUNT TORRENS 5244 *[relevant authority postal address]* or

Email: justtjo@me.com *[relevant authority email address]* or

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

ESD PLANNING
& DESIGN

14 NOVEMBER 2022

DERYN ATKINSON
ADELAIDE HILLS COUNCIL
PO BOX 44
WOODSIDE SA 5244

Dear Ms Atkinson,

Thank you for forwarding copies of representations received in response to the public notification of Development Application 22028489 which seeks planning consent for a Partial Change of Land Use to include three (3) Tourist Accommodation Units, Decks (maximum height 1.2m) and associated shelter structures at 47 Woolshed Road, Mount Torrens.

Of the five (5) representations submitted during the notification period, four (4) indicated they wished to be heard at Council's Assessment Panel. The representations were submitted by the following people:

| NAME | ADDRESS |
|---|---|
| Malcom Holdsworth | 95 Terlinga Road, Mount Torrens |
| David & Kendall Broughton | 101 Woolsheds Road, Mount Torrens |
| Dee Reece | 86 Woolsheds Road, Mount Torrens |
| Margot Scott | PO Box 435 Mount Torrens |

Each of the five (5) representors have indicated they oppose the development. A detailed response to the concerns raised are detailed below:

**SITING & DESIGN**

Each of the representors have raised concerns that the development will alter the landscape's appearance. There is a perception that the proposed tents will have a negative impact on the landscape and that the tents will be visually prominent.

**RESPONSE:**

In the first instance, we would submit that the siting of the development is entirely appropriate and responds to the topography of the site. The suites and decks are not to be located on a ridgeline and will be sited below the road level, along the contours. The temporary and light weight nature of the tents, allows convenient removal and avoids the need to alter the natural earth form.

The built form is single storey, is 3.7 metres in overall height from the top of the deck and will include significant landscaping for privacy. The canvas cladding material can be altered to a dark green or muted taupe/beige colour to minimise visual appearance in the landscape. This being said, the accommodation will not be apparent from any public road or key vista within the township of Mount Torrens due to the siting of the domes and the undulating topography. See Figure 1 below for an illustration of the dome tent that includes clear panels.

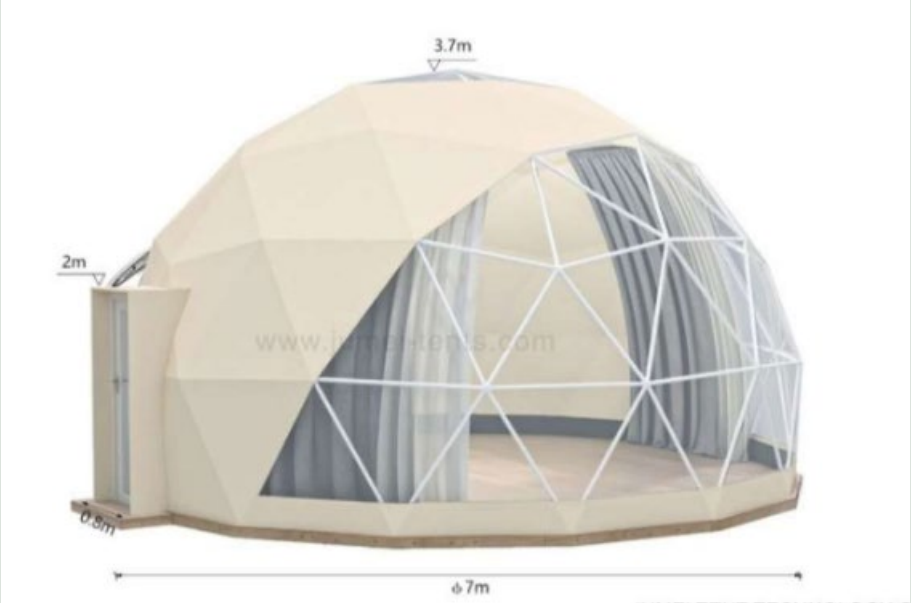



Figure 1.0 – Geodesic Dome Tent Accommodation

In addition, the suites will be setback approximately 300 metres from the nearest dwelling on Terlinga Road. On this basis it is difficult to understand how the suites will 'overlook' neighbouring properties. We are of the view that the tourism accommodation has been sited to accord with the contours of the land and has been deliberately designed to ensure that it will not be visually dominant in the landscape.

## LAND USE AND INTENT OF PRODUCTIVE RURAL LANDSCAPE ZONE

It is understood that the representors are concerned about the proposed tourism land use and are of the view that the proposed development will undermine ongoing primary production activities and encroach on viable primary production land.

## RESPONSE:

Firstly, it is prudent to mention that the subject land will continue to be used for grazing cattle in conjunction with the proposed use. As the development description suggests, the change of use is partial and ancillary to the existing grazing operation.

We think it also necessary to confirm that multiple land uses can be undertaken on land simultaneously, and a new use does not infer the ceasing of other uses. Mr and Mrs Broughton's representation indicates concern that the tourists would disrupt the cattle, also suggest that there is a chance that guests could approaching their livestock. Considering the Broughton property is on the opposite side of the road and in excess of 300m from the development site, it is highly unlikely guests are going to leave the bounds of the property or trespass onto a neighbouring property to harass cattle, particularly when there are cattle on the subject land. However, for comfort, terms and conditions of stay will be mandatory when booking the suites and which will contain standard behavioural terms common in most tourist accommodation services. Any instances of trespass would be a matter for police to manage.

Our client is passionate about offering an immersive rural experience, whereby guests are encouraged to respect and take absorb the local environment.

**WASTEWATER MANAGEMENT**

Each representation has queried the method of wastewater management and the location of the wastewater system.

**RESPONSE:**

As part of the project, our client has engaged a certified environmental engineer who specialises in wastewater management. A waste application has been prepared and lodged with Council, proposing a brand new aerobic system, specially designed to accommodate the maximum number of guests.

Moreover, the proposed design has been presented to the EPA, who have concurred they are satisfied the proposed system will present an improved environmental outcome and will not detrimentally impact groundwater. The endorsed wastewater plan has been appended to this correspondence.

**BUSHFIRE HAZARD**

Each representation has raised concerns regarding Bushfire risk and anticipate issues with the proposed fire pits.

**RESPONSE:**

Firstly we are very mindful of the management of the site which includes ensuring responsible management of bushfire risks. Prior to the lodgement of this application, informal discussions were undertaken with the CFS as well as qualified building surveyors to ensure the protection of guests as well as neighbouring properties.

As the plans demonstrate, each tent has been equipped with individual water tanks for fire fighting purposes.

The tanks are accessible by a CFS vehicle in the event of a fire and will be fixed with the appropriate fixtures, allowing firefighting appliances to access the water supply using their specialised equipment in the event of an emergency.

Secondly, guests will also be equipped with a bushfire survival plan which will be provided prior to booking and must be acknowledged upon booking. The plan will include restriction on operation during catastrophic fire days and restriction of use of the fire pits during fire season. As the owners reside on site, these provisions will be observed by our client and any guests will be subject to the state-wide penalties which apply for operating a fire outside of the designated times.

Each suite will also be fitted with a fire alarm and a fire extinguisher in accordance with the National Construction Code.

**WOOLSHED ROAD SAFETY**

The representations have questioned the nature and quality of Woolshed Road in relation to its capacity to facilitate the proposed development.

**RESPONSE:**

As the planning report suggests, the proposed development is likely to generate an additional three vehicles from the subject land. These vehicles are most likely to attend the site on weekends and will not be regularly entering or exiting the site. The road pavement has been constructed to cater for farm vehicles and is more than suitable to accommodate such small volumes of traffic. The application has been internally referred to Council's engineers who have not raised any concerns with the proposed access or traffic numbers. We are of the view the proximity of the access to Terlinga Road will limit impact on Woolshed Road to the southern portion only and that projected volumes are entirely acceptable.

Our client acknowledges the nature of the locality and is committed to operating their business within the bounds of their approval and will continue to maintain communications and relationships with the community.

Please contact me if you have any queries.

Yours sincerely,

**Elinor Walker**
DIRECTOR
*BA (urb.reg.planning) MPIA*
*ACCREDITED PROFESSIONAL (L2&3)*

P: 0421 556 670
ABN: 14 733 135 840

Suite 4, 2 East Tce ADELAIDE
PO Box 493, Lyndoch SA 5351

mail@esdplanning.com
www.esdplanning.com

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

OFFICIAL

EPA Reference: PDI 423

14 October 2022

Darren Smith
Adelaide Hills Council
PO BOX 44
Woodside SA 5244

dsmith@ahc.sa.gov.au

Dear Darren

**EPA Development Application Referral Response**

| | |
|---|---|
| **Development Application Number** | **22028489** |
| **Applicant** | **ESD Planning and Design C/o Mr AC Rennie** |
| **Location** | **47 Woolshed Road Mount Torrens** |
| **Proposal** | **Partial Change of Land use to include three (3) Tourist Accommodation units, Decks (maximum height 1.2 metres) and associated shelter structures** |

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

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

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

**PROPOSAL**

Three one-bedroom geodesic tents for tourist accommodation have been proposed for a site at 47 Woolshed Road, Mt Torrens. A dwelling and shed already exist on the property. The existing dwelling has an on-site wastewater system which does not form part of this development application. The proposed tourist accommodation would require the installation of a new wastewater management system.

**SITE**

The subject site consists of Allotment 53 in Filed Plan 7496, Certificate of Title Volume 5958 Folio 951 in the Hundred of Talunga. The site is irregular in shape and is approximately 19 hectares in size. Surrounding land uses primarily consist of rural residential allotments.

The subject site is located within the:

- Productive Rural Landscape Zone
- Environment and Food Production Area Overlay
- Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay
- Prescribed Water Resources Area Overlay.

**ENVIRONMENTAL ASSESSMENT**

**CONSIDERATION**

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

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

The trigger for referral of this development application to the EPA was for the proposal being a *'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.

**Water Quality**

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.

Wastewater

A new aerobic on-site wastewater management system (FujiClean ACE1200) is proposed for the site, to cater for the tourist accommodation. Wastewater from this system will be irrigated on site to a good quality woodlot. To demonstrate a neutral or beneficial environmental impact from this development, a nutrient balance has been provided demonstrating that an irrigation area of 240m$^2$ is required for nutrient uptake by the trees. Bunds are proposed to be constructed upgradient and down gradient of the irrigation area to divert stormwater runoff.

The irrigation area would be located on site in a place more than 50m from the nearest watercourse and bores, more than 1.2m from the seasonal groundwater table and not in the 10% Annual Exceedance Probability (AEP) flood zone. The irrigation area is proposed to be located on an 18% slope. While this is less steep than the required 20%, the irrigation area will still need to be terraced or raised to reduce the slope and the potential for runoff from the area (see directed condition 1(c) below).

Stormwater

New driveways are proposed to be constructed leading to each of the tents. Consideration should be given to ensure that runoff from these driveways is directed to vegetated areas adjacent to the driveways to allow for soakage and infiltration. Construction of the tourist accommodation should occur in a manner that prevents erosion and soil transport to the nearby dam and watercourse, or off the property. Measures should be implemented to minimise soil exposure and disturbance, and control and minimise surface runoff entering and leaving disturbed areas. This can be achieved by installing and maintaining sediment and erosion control devices, appropriately managing any stockpiles and rehabilitating disturbed areas. A note in this regard is included below.

Each of the three proposed tents would include a Concealed (Signposted) CFS Fire Tank with 5000 litre capacity. It is expected that rainwater collected from the skillion roof shelter would drain to these storage tanks. This is acceptable to the EPA.

**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 conditions to any approval:**

1. The on-site wastewater system must be installed in accordance with that proposed in the Wastewater Engineer's Report titled "*Aerobic with Surface Sprays for Proposed Accommodation*

*Area Report 1979 47 Woolshed Rd Mt Torrens*", prepared by Archer Environmental, dated 12 July 2022, and must include:

a. the installation of a FujiClean ACE1200 system
b. the construction of a 240m$^2$ irrigation area, to be located more than 50m from the nearest watercourse, dam or bore, 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 plants from the SA Health *On-Site Wastewater Systems Code (2013)* which is terraced or raised to reduce the slope and the potential for runoff
d. bunding to direct surface runoff away from the irrigation area and creating a bund downhill to prevent any runoff, from over-irrigation, moving off site.

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

- The applicant is 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 construction, appropriate measures should be put in place to ensure that no soil transport occurs during rain events. This could include using silt fences on the downhill side of the exposed area to capture any soil 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.*
- 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 Josh Gill on 08 8204 2129 or josh.gill2@sa.gov.au.

Yours faithfully

Hayley Riggs
Delegate
**ENVIRONMENT PROTECTION AUTHORITY**

**Address:** **47 WOOLSHED RD MOUNT TORRENS SA 5244**

Click to view a detailed interactive SAILIS in SAILIS

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


### Property Zoning Details

**Overlay**
Environment and Food Production Area
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Limited Land Division
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources Area
Traffic Generating Development
Urban Transport Routes
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.
   - Agricultural building
   - Horticulture
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.

- Shop
- Workers' accommodation

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<br><br>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<br><br>Development comprises one or more of the following:<br><br>(a) Advertisement<br>(b) Agricultural building<br>(c) Brewery<br>(d) Carport<br>(e) Cidery<br>(f) Distillery<br>(g) Dwelling |

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

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

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

| | |
|---|---|
| | (c) have a building height that does not exceed 9m above natural ground level. |
| PO 6.3<br><br>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. | DTS/DPF 6.3<br><br>Tourist accommodation, other than where located in The Cedars Subzone:<br><br>(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<br>(b) in relation to the area used for accommodation:<br>(i) where in a new building, does not exceed a total floor area of 100m$^2$<br>(ii) where in an existing building, does not exceed 150m$^2$<br>(c) does not result in more than one facility being located on the same allotment. |
| PO 6.4<br><br>Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity. | DTS/DPF 6.4<br><br>Tourist accommodation in new buildings:<br><br>(a) is setback from all property boundaries by at least 40m<br>(b) has a building height that does not exceed 7m above natural ground level. |
| PO 6.5<br><br>Function centres are associated with the primary use of the land for primary production or primary production related value adding industry. | DTS/DPF 6.5<br><br>Function centres, other than where located in The Cedars Subzone:<br><br>(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<br>(b) do not exceed a capacity of 75 persons for customer dining purposes. |
| PO 6.6<br><br>Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity. | DTS/DPF 6.6<br><br>Function centres:<br><br>(a) are located on an allotment having an area of at least 5ha<br>(b) are setback from all property boundaries by at least 40m<br>(c) are not sited within 100m of a sensitive receiver in other ownership<br>(d) have a building height that does not exceed 9m above natural ground level. |
| Offices | |
| PO 7.1<br><br>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry. | DTS/DPF 7.1<br><br>Offices, other than where located in The Cedars Subzone:<br><br>(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<br>(b) have a gross leasable floor area not exceeding 100m$^2$. |

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

| | |
|---|---|
| tourist development. | |
| PO 12.2<br><br>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:<br><br>(a) maintain a pleasant rural character and amenity for occupants<br>(b) manage vegetation within the same allotment to mitigate bushfire hazard. | DTS/DPF 12.2<br><br>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:<br><br>(a) 40m<br>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment. |
| Agricultural Buildings | |
| PO 13.1<br><br>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function. | DTS/DPF 13.1<br><br>Agricultural buildings:<br><br>(a) are located on an allotment having an area of at least 2ha<br>(b) are setback at least 40m from an allotment boundary<br>(c) have a building height not exceeding 10m above natural ground level<br>(d) do not exceed 350m$^2$ in total floor area<br>(e) incorporate the loading and unloading of vehicles within the confines of the allotment. |
| Outbuildings, Carports and Verandahs | |
| PO 14.1<br><br>Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity. | DTS/DPF 14.1<br><br>Outbuildings:<br><br>(a) have a primary street setback that is at least as far back as the building to which it is ancillary<br>(b) have a combined total floor area that does not exceed 100m$^2$<br>(c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end<br>(d) have a total roof height that does not exceed 6m measured from natural ground level<br>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour<br>(f) will not result in more than 2 outbuildings on the same allotment. |
| PO 14.2<br><br>Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity. | DTS/DPF 14.2<br><br>Carports and verandahs:<br><br>(a) are set back from the primary street at least as far back as the building to which it is ancillary<br>(b) have a total floor area that does not exceed 80m$^2$<br>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)<br>(d) have a total roof height that does not exceed 5m measured from natural ground level<br>(e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour. |

| | |
|---|---|
| Concept Plans | |
| PO 15.1<br>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure. | DTS/DPF 15.1<br>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:<br><br>In relation to DTS/DPF 15.1, in instances where:<br><br>(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.<br>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met. |
| Advertisements | |
| PO 16.1<br>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality. | DTS/DPF 16.1<br>Freestanding advertisements:<br><br>(a) do not exceed 2m in height<br>(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**

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

| **Class of Development**<br><br>**(Column A)** | **Exceptions**<br><br>**(Column B)** |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following):<br>(a) advertisement<br>(b) agricultural building | None specified. |

| | |
|---|---|
| (c) air handling unit, air conditioning system or exhaust fan<br>(d) ancillary accommodation<br>(e) building work on railway land<br>(f) carport<br>(g) demolition<br>(h) dwelling<br>(i) dwelling addition<br>(j) farming<br>(k) horse keeping<br>(l) internal building work<br>(m) land division<br>(n) outbuilding<br>(o) private bushfire shelter<br>(p) protective tree netting structure<br>(q) replacement building<br>(r) retaining wall<br>(s) solar photovoltaic panels (roof mounted)<br>(t) shade sail<br>(u) swimming pool or spa pool<br>(v) temporary accommodation in an area affected by bushfire<br>(w) tree damaging activity<br>(x) verandah<br>(y) water tank. | |
| 3. Any development involving any of the following (or of any combination of any of the following):<br>(a) industry<br>(b) store<br>(c) warehouse. | Except development that does not satisfy any of the following:<br>1. Productive Rural Landscape Zone DTS/DPF 4.1<br>2. Productive Rural Landscape Zone DTS/DPF 4.3. |
| 4. Demolition. | Except any of the following:<br>1. the demolition of a State or Local Heritage Place<br>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay. |
| 5. Function centre within The Cedars Subzone. | None specified. |
| 6. Function centre. | Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6. |
| 7. Horticulture. | Except horticulture that does not satisfy any of the following:<br>1. Productive Rural Landscape Zone DTS/DPF 3.1(d)<br>2. Productive Rural Landscape Zone DTS/DPF 3.1(e). |
| 8. Shop within The Cedars Subzone. | None specified. |
| 9. Shop. | Except shop that does not satisfy any of the following: |

| | |
|---|---|
| | 1. Productive Rural Landscape Zone DTS/DPF 6.1<br>2. Productive Rural Landscape Zone DTS/DPF 6.2. |
| 10. Tourist accommodation within The Cedars Subzone. | None specified. |
| 11. Tourist accommodation. | Except tourist accommodation that does not to satisfy any of the following:<br><br>1. Productive Rural Landscape Zone DTS/DPF 6.3<br>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<br><br>Land division undertaken in accordance with Section 7 of the *Planning, Development and Infrastructure Act 2016.* | DTS/DPF 1.1<br><br>None are applicable. |

### Procedural Matters (PM)

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| | | | |

| | | | |
|---|---|---|---|
| None | None | None | None |

## Hazards (Bushfire - Medium Risk) Overlay

### Assessment Provisions (AP)

| Desired Outcome | |
|---|---|
| DO 1 | Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change. |
| DO 2 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| PO 1.1<br>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 1.1<br>None are applicable. |
| Built Form | |
| PO 2.1<br>Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | DTS/DPF 2.2<br>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. |
| Habitable Buildings | |
| PO 3.1<br>To minimise the threat, impact and potential exposure to | DTS/DPF 3.1<br>None are applicable. |

| | |
|---|---|
| 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. | |
| PO 3.2<br><br>Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | DTS/DPF 3.2<br><br>Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):<br><br>(a) the asset protection zone has a minimum width of at least:<br>(i) 50 metres to unmanaged grasslands<br>(ii) 100 metres to hazardous bushland vegetation<br><br>(b) the asset protection zone is contained wholly within the allotment of the development. |
| PO 3.3<br><br>Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*. | DTS/DPF 3.3<br><br>None are applicable. |
| Land Division | |
| PO 4.1<br><br>Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF 4.1<br><br>None are applicable. |
| PO 4.2<br><br>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire. | DTS/DPF 4.3<br><br>None are applicable. |
| PO 4.4<br><br>Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | DTS/DPF 4.4<br><br>None are applicable. |
| Vehicle Access - Roads, Driveways and Fire Tracks | |
| PO 5.1 | DTS/DPF 5.1 |

| | |
|---|---|
| Roads are designed and constructed to facilitate the safe and effective:<br><br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br>(b) evacuation of residents, occupants and visitors. | Roads:<br><br>(a) are constructed with a formed, all-weather surface<br>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road<br>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road<br>(d) have a minimum formed road width of 6m<br>(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)<br>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)<br>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:<br>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3)<br>or<br>(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)<br><br>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.2<br><br>Access to habitable buildings is designed and constructed to facilitate the safe and effective:<br><br>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel<br><br>(b) evacuation of residents, occupants and visitors. | DTS/DPF 5.2<br><br>Access is in accordance with (a) or (b):<br><br>(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<br>(b) driveways:<br>(i) do not exceed 600m in length<br>(ii) are constructed with a formed, all-weather surface<br>(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)<br>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway<br>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway<br>(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)<br>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)<br>(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)<br>(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)<br>(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:<br>A. a loop road around the building<br>or<br>B. a turning area with a minimum radius of 12.5m (Figure 3)<br>or<br>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)<br>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 5.3<br>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 5.3<br>None are applicable. |

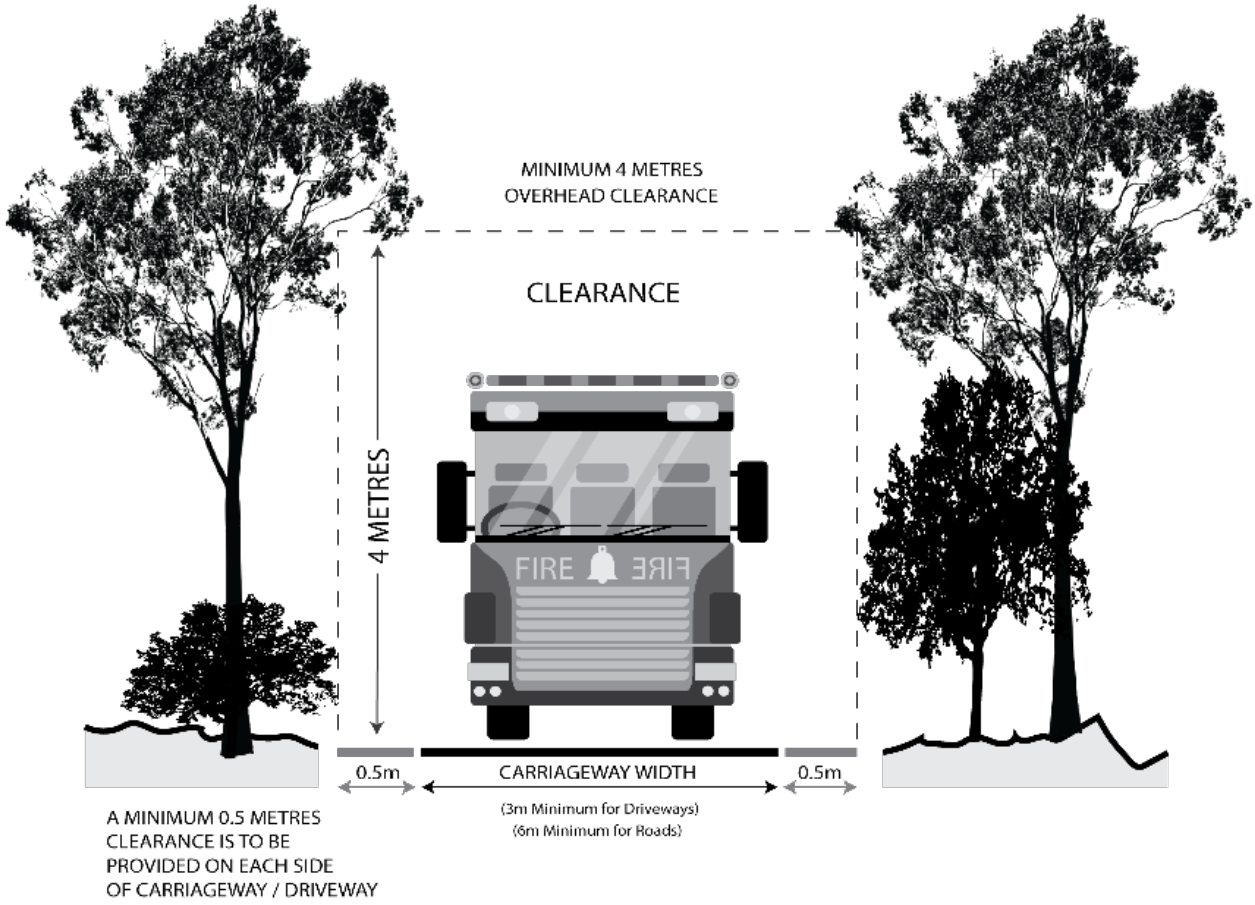
## Procedural Matters (PM) - Referrals

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

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

## Figures and Diagrams

| **Fire Engine and Appliance Clearances** |
|---|
| Figure 1 - Overhead and Side Clearances |




**Roads and Driveway Design**

Figure 2 - Road and Driveway Curves

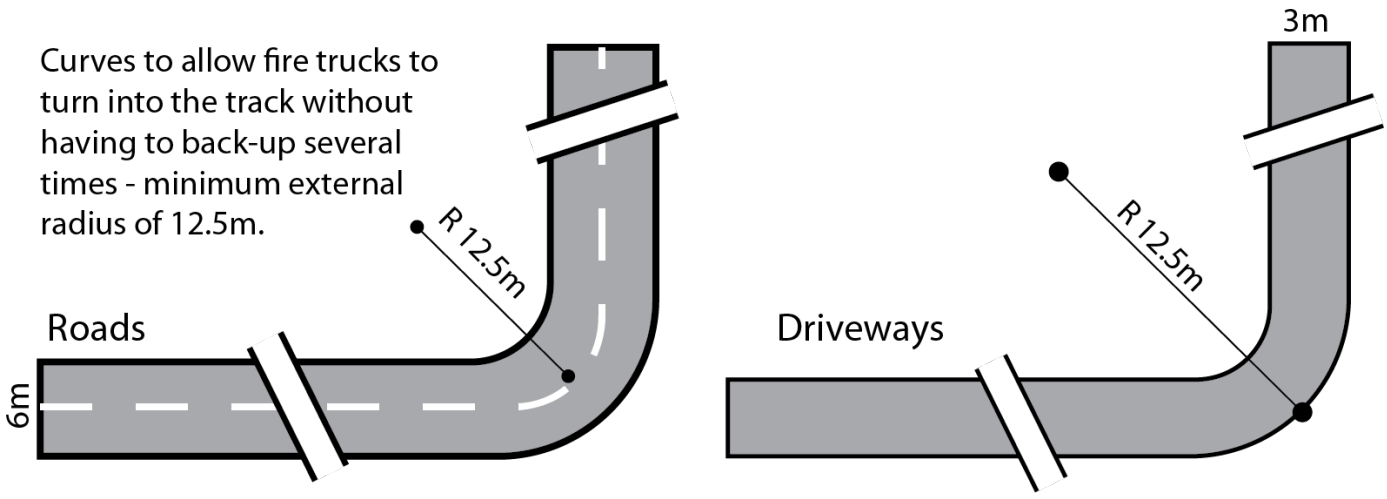
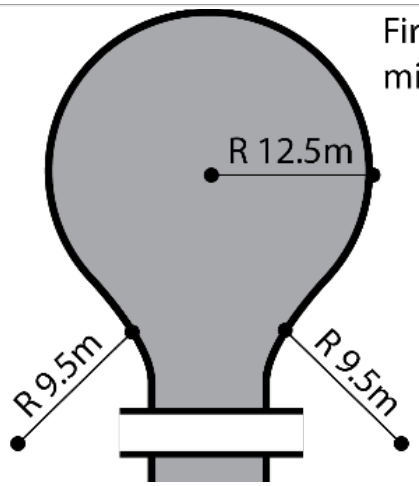
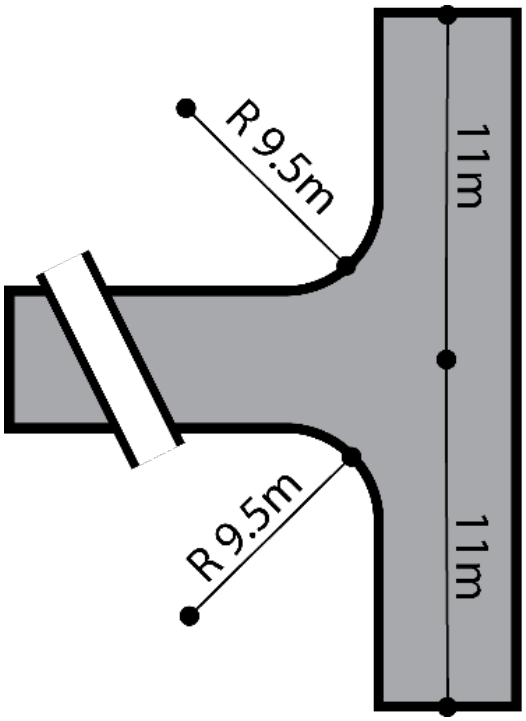



Figure 3 - Full Circle Turning Area




Fire truck turning area - minimum radius 12.5m

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




"T" shaped turning area for fire trucks to reverse into so they can turn around
- minimum length 11m.

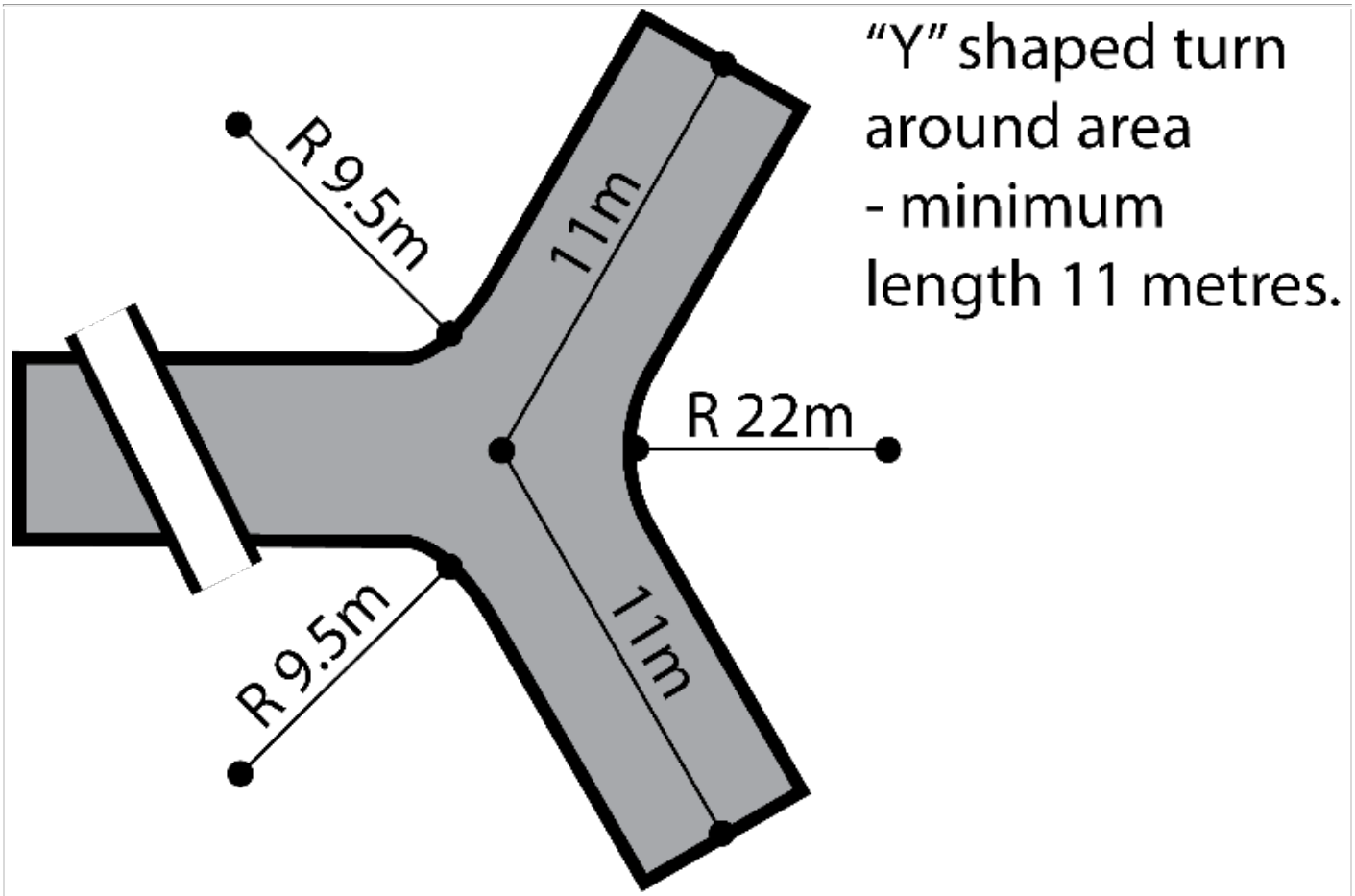
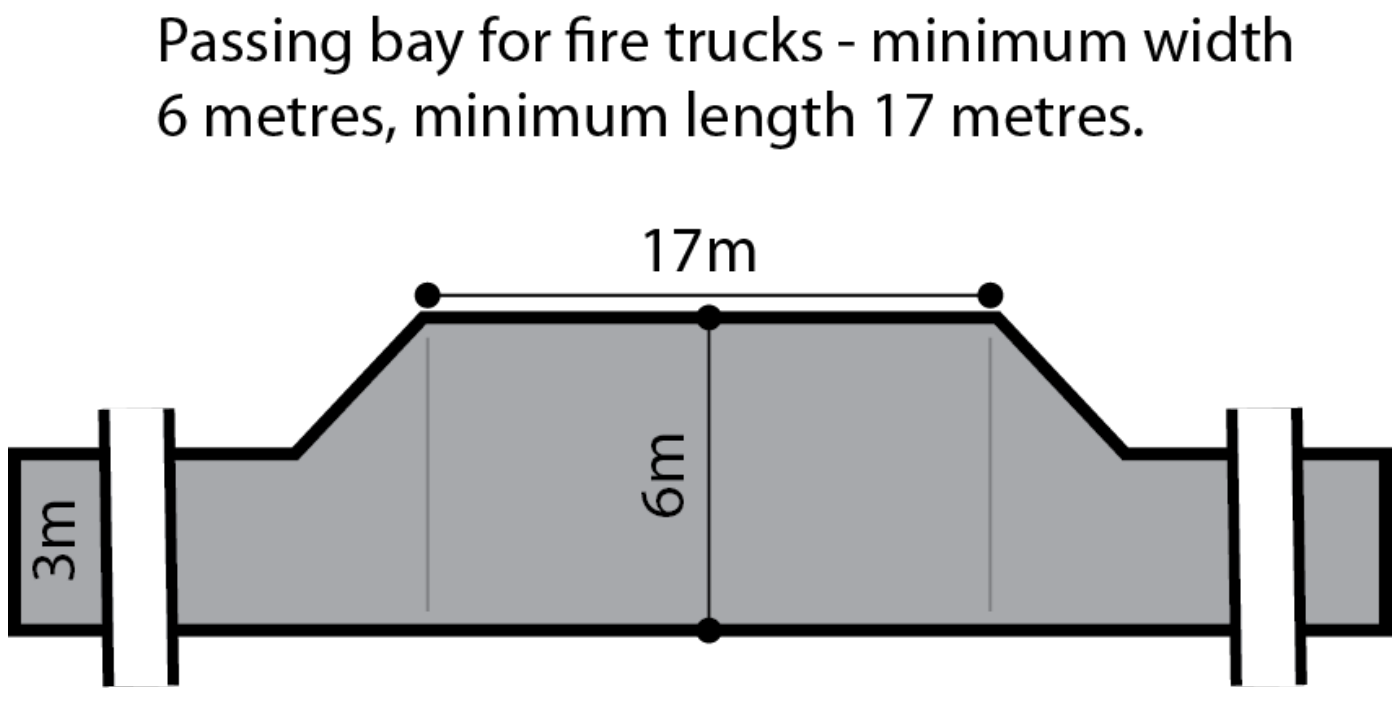



Figure 5 - Driveway Passing Bays




## Hazards (Flooding - Evidence Required) Overlay

**Assessment Provisions (AP)**

| Desired Outcome |
| --- |

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Flood Resilience | |
| PO 1.1<br>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<br>Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above:<br>(a) the highest point of top of kerb of the primary street<br>or<br>(b) the highest point of natural ground level at the primary street boundary where there is no kerb |
| Environmental Protection | |
| PO 2.1<br>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<br>Development does not involve the storage of hazardous materials. |

### Procedural Matters (PM) - Referrals

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

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

## 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<br>Land division does not result in the creation of an additional allotment. | DTS/DPF 1.1<br>No additional allotments are created. |
| PO 1.2<br>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<br>None are applicable. |

### Procedural Matters (PM) - Referrals

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

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

## Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay

### Assessment Provisions (AP)

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Wastewater | |
| DTS/DPF 2.4<br>All components of an effluent disposal area are:<br>(a) set back 50 metres or more from a watercourse<br>(b) set back 100 metres or more from a public water supply reservoir<br>(c) located on land with a slope no greater than 1-in-5 (20%)<br>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table<br>(e) above the 10% AEP flood level. | Stormwater |
| DTS/DPF 3.4<br>Development includes:<br>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and | DTS/DPF 3.5<br>Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L. |

| | |
|---|---|
| outbuildings or<br>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m$^2$. | |
| DTS/DPF 3.6<br>Shops and tourist accommodation satisfy all the following:<br>(a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores<br>(b) are located 100m or more from public water supply reservoirs and diversion weirs<br>(c) are located on land with a slope not exceeding 20%<br>(d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L<br>(e) includes swales that divert clean stormwater away from areas where it could be polluted. | DTS/DPF 3.9<br>Excavation and/or filling satisfy all the following:<br>(a) is located 50m or more from watercourses<br>(b) is located 100m or more from public water supply reservoirs and diversion weirs<br>(c) does not involve excavation exceeding a vertical height of 0.75m<br>(d) does not involve filling exceeding a vertical height of 0.75m<br>(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<br>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<br>None are applicable. |
| PO 1.2<br>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<br>Development does not involve any one or combination of the following:<br>(a) landfill<br>(b) special industry. |
| Wastewater | |
| PO 2.1 | DTS/DPF 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. | Development including alterations and additions, in combination with existing built form and activities within an allotment:<br>(a) do not generate a combined total of more than 1500 litres of wastewater per day<br>and<br>(b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards<br><br>or is otherwise connected to a sewer or community wastewater management system. |
| PO 2.2<br>Dairy development is of a scale and design that will avoid adverse water quality impacts. | DTS/DPF 2.2<br>Dairy development satisfies all of the following:<br>(a) is located at least 100 metres from any watercourse, dam, bore or well<br>(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<br>(c) treated wastewater irrigation areas:<br>(i) have a slope of less than 1-in-5 (20 percent)<br>(ii) are greater than 100 metres from any watercourse, dam, bore or well<br><br>are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater. |
| PO 2.3<br>Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse water quality impacts. | DTS/DPF 2.3<br>Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following:<br>(a) disposes of all wastewater to a sewerage or community wastewater management system,<br>or<br>(b) operates at a scale that generates less than 5 million litres of wastewater per year, and<br>(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<br>(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:<br>A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of well<br>B. in close proximity to wine making, wine storage and wastewater treatment facilities<br>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<br>D. to be impervious; and<br>E. to minimise the interception of any natural or artificial stormwater flow. |
| PO 2.4<br>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site. | DTS/DPF 2.4<br>Development results in:<br>(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<br>or<br>(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<br>Surface and groundwater protected from wastewater discharge pollution. | DTS/DPF 2.5<br>All components of an effluent disposal area are:<br>(a) setback 50 metres or more from a watercourse<br>(b) setback 100 metres of more from a public water supply reservoir<br>(c) located on land with a slope no greater than 1-in-5 (20%)<br>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table<br>(e) above the 10% AEP flood level. |
| Stormwater | |
| PO 3.1<br>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Polluted stormwater is treated prior to discharge from the site. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality. | DTS/DPF 3.4<br>Development includes:<br>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings<br>or<br>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100$m^2$. |
| PO 3.5 | DTS/DPF 3.5 |

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

| Landscapes and Natural Features | |
|---|---|
| PO 4.1<br><br>Development minimises the need to modify landscapes and natural features. | DTS/DPF 4.1<br><br>None are applicable. |
| Land Division | |
| PO 5.1<br><br>Land division does not result in an increased risk of pollution to surface or underground water. | DTS/DPF 5.1<br><br>Land division does not create additional allotments and satisfies (a) and/or (b):<br><br>(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<br>or<br>(b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features. |
| PO 5.2<br><br>Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists. | DTS/DPF 5.2<br><br>None are applicable. |

## Procedural Matters (PM)

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

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

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

## Native Vegetation Overlay

**Assessment Provisions (AP)**

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Environmental Protection | |
| PO 1.1<br><br>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance. | DTS/DPF 1.1<br><br>An application is accompanied by:<br><br>(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:<br>(i) in connection with a relevant access point and / or driveway<br>(ii) within 10m of a building (other than a residential building or tourist accommodation)<br>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control<br>(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<br><br>or<br><br>(b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'. |
| PO 1.2<br><br>Native vegetation clearance in association with development avoids the following:<br><br>(a) significant wildlife habitat and movement corridors<br>(b) rare, vulnerable or endangered plants species<br>(c) native vegetation that is significant because it is located in an area which has been extensively cleared<br>(d) native vegetation that is growing in, or in association with, a wetland environment. | DTS/DPF 1.2<br><br>None are applicable. |

| | |
|---|---|
| PO 1.3<br><br>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:<br><br>(a) the spread of pest plants and phytophthora<br>(b) the spread of non-indigenous plants species<br>(c) excessive nutrient loading of the soil or loading arising from surface water runoff<br>(d) soil compaction<br>(e) chemical spray drift. | DTS/DPF 1.3<br><br>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:<br><br>(a) horticulture<br>(b) intensive animal husbandry<br>(c) dairy<br>(d) commercial forestry<br>(e) aquaculture. |
| PO 1.4<br><br>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species. | DTS/DPF 1.4<br><br>None are applicable. |
| Land division | |
| PO 2.1<br><br>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like. | DTS/DPF 2.1<br><br>Land division where:<br><br>(a) an application is accompanied by one of the following:<br>(i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991*<br>(ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land<br>(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'<br><br>or<br>(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<br>or<br>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*. |

## Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development that is the subject of a report | Native Vegetation Council | To provide expert assessment | Development |

| | | | |
|---|---|---|---|
| prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'. | | and direction to the relevant authority on the potential impacts of development on native vegetation. | 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<br><br>All development, but in particular development involving any of the following:<br><br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry<br><br>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas. | DTS/DPF 1.1<br><br>Development satisfies either of the following:<br><br>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use<br>or<br>(b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*. |
| PO 1.2<br><br>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users. | DTS/DPF 1.2<br><br>None are applicable. |

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---|---|---|
| Development that comprises the erection, 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 *Landscape South Australia Act 2019* that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development. | 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. |
| Any of the following classes of development:<br>(a) horticulture<br>(b) activities requiring irrigation<br>(c) aquaculture<br>(d) industry<br>(e) intensive animal husbandry<br>(f) commercial forestry | The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*. | To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources. | Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*. | | | |

## 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 | |
| PO 1.1<br><br>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network. | DTS/DPF 1.1<br><br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br><br>(a) land division creating 50 or more additional allotments<br>(b) commercial development with a gross floor area of 10,000m2 or more<br>(c) retail development with a gross floor area of 2,000m2 or more<br>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(e) industry with a gross floor area of 20,000m2 or more<br>(f) educational facilities with a capacity of 250 students or more. |
| PO 1.2<br><br>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development. | DTS/DPF 1.2<br><br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br><br>(a) land division creating 50 or more additional allotments<br>(b) commercial development with a gross floor area of 10,000m2 or more<br>(c) retail development with a gross floor area of 2,000m2 or more<br>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(e) industry with a gross floor area of 20,000m2 or more<br>(f) educational facilities with a capacity of 250 students or more. |
| PO 1.3<br><br>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<br><br>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:<br><br>(a) land division creating 50 or more additional allotments<br>(b) commercial development with a gross floor area of 10,000m2 or more<br>(c) retail development with a gross floor area of 2,000m2 or more<br>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more<br>(e) industry with a gross floor area of 20,000m2 or more<br>(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 |
|---|---|---|---|
| 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:<br>(a) land division creating 50 or more additional allotments<br>(b) commercial development with a gross floor area of 10,000m$^2$ or more<br>(c) retail development with a gross floor area of 2,000m$^2$ or more<br>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m$^2$ or more<br>(e) industry with a gross floor area of 20,000m$^2$ or more<br>(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. |

## Urban Transport Routes Overlay

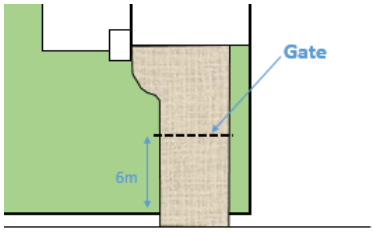
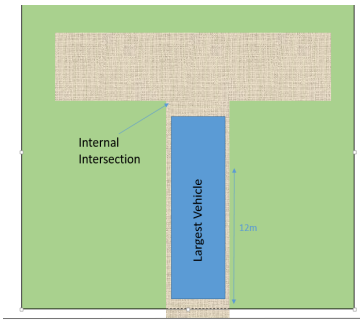
### Assessment Provisions (AP)

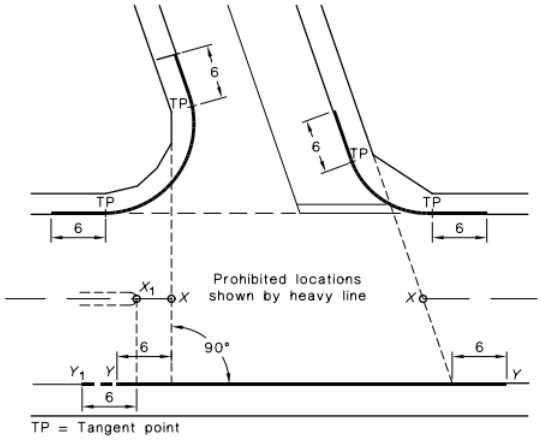
| Desired Outcome | |
|---|---|
| DO 1 | Safe and efficient operation of Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from Urban Transport Routes. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Access - Safe Entry and Exit (Traffic Flow) | |
| PO 1.1<br><br>Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads. | DTS/DPF 1.1<br><br>An access point satisfies (a), (b) or (c):<br><br>(a) where servicing a single (1) dwelling / residential allotment:<br>(i) it will not result in more than one access point<br>(ii) vehicles can enter and exit the site in a forward direction<br>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road |

| | |
|---|---|
| | (v) it will have a width of between 3m and 4m (measured at the site boundary)<br><br>(b) where the development will result in 2 and up to 6 dwellings:<br>(i) (i) it will not result in more than one access point servicing the development site<br>(ii) vehicles can enter and exit the site in a forward direction<br>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road<br>(v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site)<br><br>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:<br>(i) it will not result in more than one access point servicing the development site<br>(ii) vehicles can enter and exit the site using left turn only movements<br>(iii) vehicles can enter and exit the site in a forward direction<br>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees<br>(v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less<br>(vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m<br>(vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m<br>(viii) provides for simultaneous two-way vehicle movements at the access:<br>A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road<br><br>and<br>B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road. |
| Access - On-Site Queuing | |
| PO 2.1<br><br>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional | DTS/DPF 2.1<br><br>An access point in accordance with one of the following:<br><br>(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram: |

| | |
|---|---|
| performance of the road and maintain safe vehicle movements. |  <br>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:<br>(i) is expected to be serviced by vehicles with a length no greater than 6.4m<br>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)<br><br>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:<br>(i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle<br>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)<br>(iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop<br>(iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:<br>  |
| | Access - (Location Spacing) - Existing Access Point |
| PO 3.1<br><br>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development. | DTS/DPF 3.1<br><br>An existing access point satisfies (a), (b) or (c):<br><br>(a) it will not service, or is not intended to service, more than 6 dwellings<br>(b) it is not located on a Controlled Access Road and will not service development that will result in (b) a larger class of vehicle expected to access the site using the existing access<br>(c) is not located on a Controlled Access Road and development constitutes:<br>(i) a change of use between an office <500m² gross leasable floor area |

| | |
|---|---|
| | and a consulting room <500m² gross leasable floor area or vice versa<br>(ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment<br>(iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area<br>(iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area<br>(v) an office or consulting room with a <500m² gross leasable floor area. |
| Access – Location (Spacing) – New Access Points | |
| PO 4.1<br><br>New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road. | DTS/DPF 4.1<br><br>A new access point satisfies (a), (b) or (c):<br><br>(a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram:<br>  <br><br>NOTE:<br>The points marked $X_1$ and $X$ are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension $Y$-$Y$ extends to Point $Y_1$.<br><br>(b) where the development site is intended to serve between 1 and 6 dwellings and access from a local road (being a road that is not a State Maintained Road) is not available, the new access:<br>(i) is not located on a Controlled Access Road<br>(ii) is not located on a section of road affected by double barrier lines<br>(iii) will be on a road with a speed environment of 70km/h or less<br>(iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)<br>(v) located minimum of 6m from a median opening or pedestrian crossing<br><br>(c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:<br><br>**Speed Limit** / **Separation between access points** / **Separation from public road junctions and merging/terminating lanes**<br>50 km/h or less / No spacing requirement / 20m<br>60 km/h / 30m / 73m |

| | | |
|---|---|---|
| 70 km/h | 40m | 92m |
| 80 km/h | 50m | 114m |
| 90 km/h | 65m | 139m |
| 100 km/h | 80m | 165m |
| 110 km/h | 100m | 193m |

Access - Location (Sight Lines)

PO 5.1

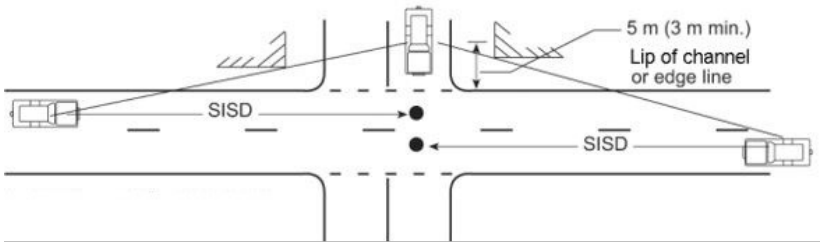
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

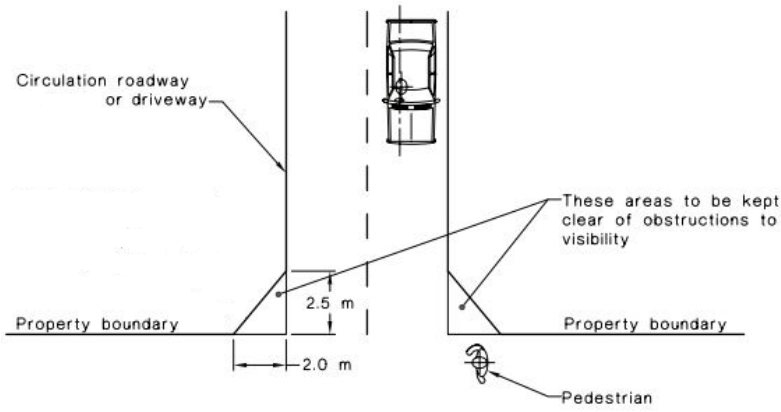
An access point satisfies (a) or (b):

(a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

| Speed Limit | Access point serving 1-6 dwellings | Access point serving all other development |
|---|---|---|
| 40 km/h or less | 40m | 73m |
| 50 km/h | 55m | 97m |
| 60 km/h | 73m | 123m |
| 70 km/h | 92m | 151m |
| 80 km/h | 114m | 181m |
| 90 km/h | 139m | 214m |
| 100 km/h | 165m | 248m |
| 110km/h | 193m | 285m |



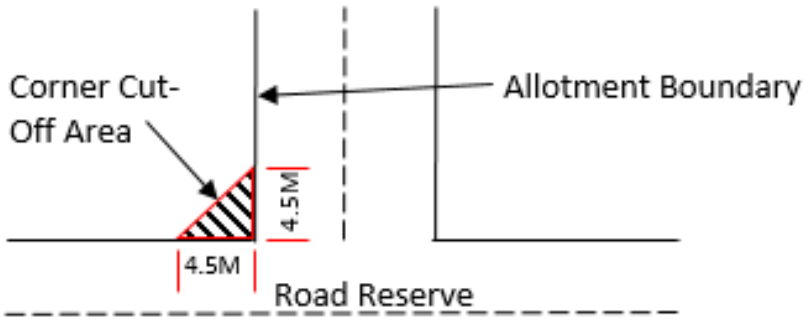

(b) pedestrian sightlines in accordance with the following diagram:




Access – Mud and Debris

PO 6.1

DTS/DPF 6.1

| | |
|---|---|
| Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions. | Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer). |
| Access - Stormwater | |
| PO 7.1<br><br>Access points are designed to minimise negative impact on roadside drainage of water. | DTS/DPF 7.1<br><br>Development does not:<br><br>(a) decrease the capacity of an existing drainage point<br>(b) restrict or prevent the flow of stormwater through an existing drainage point and system. |
| Building on Road Reserve | |
| PO 8.1<br><br>Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users. | DTS/DPF 8.1<br><br>Buildings or structures are not located on, above or below the road reserve. |
| Public Road Junctions | |
| PO 9.1<br><br>New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road. | DTS/DPF 9.1<br><br>Development does not comprise any of the following:<br><br>(a) creating a new junction with a public road<br>(b) opening an unmade public road junction<br>(c) modifying an existing public road junction. |
| Corner Cut-Offs | |
| PO 10.1<br><br>Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety. | DTS/DPF 10.1<br><br>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:<br><br>  |

## 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 |
|---|---|---|---|
| Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:<br>(a) creation of a new access or junction<br>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)<br>(c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). | 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<br>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<br>None are applicable. |
| PO 1.2 | DTS/DPF 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. | None are applicable. |
| PO 1.3<br><br>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<br><br>None are applicable. |
| PO 1.4<br><br>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<br><br>None are applicable. |
| PO 1.5<br><br>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:<br><br>(a) reduce the impacts on native aquatic ecosystems<br>(b) minimise soil loss eroding into the watercourse. | DTS/DPF 1.5<br><br>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<br><br>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:<br><br>(a) the construction of an erosion control structure<br>(b) devices or structures used to extract or regulate water flowing in a watercourse<br>(c) devices used for scientific purposes<br>(d) the rehabilitation of watercourses. | DTS/DPF 1.6<br><br>None are applicable. |
| PO 1.7<br><br>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation. | DTS/DPF 1.7<br><br>None are applicable. |
| PO 1.8<br><br>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<br><br>None are applicable. |
| PO 1.9<br><br>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<br><br>None are applicable. |

### Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory |
|---|---|---|---|

| | | | Reference |
|---|---|---|---|
| None | None | None | None |

# Part 4 - General Development Policies

## Advertisements

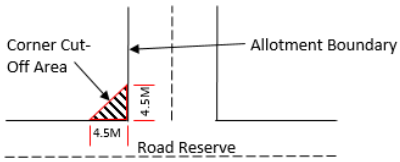
### Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Appearance | |
| PO 1.1<br><br>Advertisements are compatible and integrated with the design of the building and/or land they are located on. | DTS/DPF 1.1<br><br>Advertisements attached to a building satisfy all of the following:<br><br>(a) are not located in a Neighbourhood-type zone<br>(b) where they are flush with a wall:<br>(i) if located at canopy level, are in the form of a fascia sign<br>(ii) if located above canopy level:<br>A. do not have any part rising above parapet height<br>B. are not attached to the roof of the building<br><br>(c) where they are not flush with a wall:<br>(i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure<br>(ii) if attached to a two-storey building:<br>A. has no part located above the finished floor level of the second storey of the building<br>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.<br><br>(d) if located below canopy level, are flush with a wall<br>(e) if located at canopy level, are in the form of a fascia sign<br>(f) if located above a canopy:<br>(i) are flush with a wall<br>(ii) do not have any part rising above parapet height<br>(iii) are not attached to the roof of the building.<br><br>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure<br>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building<br>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached. |
| PO 1.2<br><br>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality. | DTS/DPF 1.2<br><br>Where development comprises an advertising hoarding, the supporting structure is:<br><br>(a) concealed by the associated advertisement and decorative detailing<br>or<br>(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<br><br>Advertising does not encroach on public land or the land of an adjacent allotment. | DTS/DPF 1.3<br><br>Advertisements and/or advertising hoardings are contained within the boundaries of the site. |
| PO 1.4<br><br>Where possible, advertisements on public land are integrated with existing structures and infrastructure. | DTS/DPF 1.4<br><br>Advertisements on public land that meet at least one of the following:<br><br>(a) achieves Advertisements DTS/DPF 1.1<br>(b) are integrated with a bus shelter. |
| PO 1.5<br><br>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality. | DTS/DPF 1.5<br><br>None are applicable. |
| Proliferation of Advertisements | |
| PO 2.1<br><br>Proliferation of advertisements is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.1<br><br>No more than one freestanding advertisement is displayed per occupancy. |
| PO 2.2<br><br>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness. | DTS/DPF 2.2<br><br>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure. |

| | |
|---|---|
| PO 2.3<br>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness. | DTS/DPF 2.3<br>Advertisements satisfy all of the following:<br>(a) are attached to a building<br>(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<br>(c) do not result in more than one sign per occupancy that is not flush with a wall. |
| Advertising Content | |
| PO 3.1<br>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<br>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<br>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | DTS/DPF 4.1<br>Advertisements do not incorporate any illumination. |
| Safety | |
| PO 5.1<br>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | DTS/DPF 5.1<br>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. |
| PO 5.2<br>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | DTS/DPF 5.2<br>No advertisement illumination is proposed. |
| PO 5.3<br>Advertisements and/or advertising hoardings do not create a hazard to drivers by:<br>(a) being liable to interpretation by drivers as an official traffic sign or signal<br>(b) obscuring or impairing drivers' view of official traffic signs or signals<br>(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<br>Advertisements satisfy all of the following:<br>(a) are not located in a public road or rail reserve<br>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram<br>  |
| PO 5.4<br>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<br>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 | DTS/DPF 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. | Where the advertisement or advertising hoarding is:<br>(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<br>(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<br>(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:<br>(a) 110 km/h road - 14m<br>(b) 100 km/h road - 13m<br>(c) 90 km/h road - 10m<br>(d) 70 or 80 km/h road - 8.5m. |
| PO 5.6<br>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<br>Advertising:<br>(a) is not illuminated<br>(b) does not incorporate a moving or changing display or message<br>(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<br>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<br>None are applicable. |
| PO 1.2<br>Animal keeping and horse keeping is located and managed to | DTS/DPF 1.2<br>None are applicable. |

| | |
|---|---|
| minimise the potential transmission of disease to other operations where animals are kept. | |
| Horse Keeping | |
| PO 2.1<br><br>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<br><br>None are applicable. |
| PO 2.2<br><br>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<br><br>Stables, horse shelters and associated yards are sited in accordance with all of the following:<br>(a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership<br>(b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment. |
| PO 2.3<br><br>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<br><br>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<br><br>To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse. | DTS/DPF 2.4<br><br>Stables, horse shelters and associated yards are set back 50m or more from a watercourse. |
| PO 2.5<br><br>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<br><br>Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10). |
| Kennels | |
| PO 3.1<br><br>Kennel flooring is constructed with an impervious material to facilitate regular cleaning. | DTS/DPF 3.1<br><br>The floors of kennels satisfy all of the following:<br>(a) are constructed of impervious concrete<br>(b) are designed to be self-draining when washed down. |
| PO 3.2<br><br>Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:<br>(a) adopting appropriate separation distances<br>(b) orientating openings away from sensitive receivers. | DTS/DPF 3.2<br><br>Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership. |
| PO 3.3<br><br>Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour. | DTS/DPF 3.3<br><br>Kennels are sited in association with a permanent dwelling on the land. |

| Wastes | |
|---|---|
| PO 4.1<br><br>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<br><br>None are applicable. |
| PO 4.2<br><br>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<br><br>Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. |

## Aquaculture

### Assessment Provisions (AP)

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

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

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

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

| | |
|---|---|
| water sports<br>(c) areas of outstanding visual or environmental value<br>(d) areas of high tourism value<br>(e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties<br>(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | |
| PO 2.6<br>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:<br>(a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water<br>(b) positioning structures to protrude the minimum distance practicable above the surface of the water<br>(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<br>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>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<br>None are applicable. |
| PO 2.9<br>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<br>None are applicable. |
| PO 2.10<br>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*. | DTS/DPF 2.10<br>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*. |
| PO 2.11<br>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:<br>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape<br>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable | DTS/DPF 2.11<br>None are applicable. |

| | |
|---|---|
| (c) incorporating appropriate waste treatment and disposal. | |
| Navigation and Safety | |
| PO 3.1<br>Marine aquaculture sites are suitably marked to maintain navigational safety. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Marine aquaculture is sited to provide adequate separation between farms for safe navigation. | DTS/DPF 3.2<br>None are applicable. |
| Environmental Management | |
| PO 4.1<br>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<br>None are applicable. |
| PO 4.2<br>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<br>None are applicable. |
| PO 4.3<br>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning. | DTS/DPF 4.3<br>None are applicable. |
| PO 4.4<br>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<br>None are applicable. |

## Beverage Production in Rural Areas

### Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Odour and Noise | |
| PO 1.1<br>Beverage production activities are designed and sited to minimise odour impacts on rural amenity. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>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<br>None are applicable. |
| PO 1.4<br>Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | DTS/DPF 1.4<br>Brew kettles are fitted with a vapour condenser. |
| PO 1.5<br>Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | DTS/DPF 1.5<br>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<br>Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.1<br>Wastewater management systems are set back 50m or more from the banks of watercourses and bores. |
| PO 2.2<br>The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>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<br>None are applicable. |
| PO 2.4<br>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<br>None are applicable. |

| Wastewater Irrigation | |
|---|---|
| PO 3.1<br><br>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<br><br>None are applicable. |
| PO 3.2<br><br>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<br><br>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3<br><br>Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:<br><br>(a) waterlogged areas<br>(b) land within 50m of a creek, swamp or domestic or stock water bore<br>(c) land subject to flooding<br>(d) steeply sloping land<br>(e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 3.3<br><br>None are applicable. |

## Bulk Handling and Storage Facilities

### Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |
| PO 1.1<br><br>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<br><br>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:<br><br>(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<br>(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<br>(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<br>(d) coal handling with:<br>a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more<br>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<br>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<br>None are applicable. |
| PO 2.2<br>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration. | DTS/DPF 2.2<br>None are applicable. |
| Access and Parking | |
| PO 3.1<br>Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site. | DTS/DPF 3.1<br>Roadways and vehicle parking areas are sealed with an all-weather surface. |
| Slipways, Wharves and Pontoons | |
| PO 4.1<br>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<br>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<br><br>Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1<br><br>One of the following is satisfied:<br><br>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the *Electricity Act 1996*<br>(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:<br><br>(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<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All development | |
| External Appearance | |
| PO 1.1<br><br>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1<br><br>None are applicable. |

| | |
|---|---|
| PO 1.2<br><br>Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3<br><br>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<br><br>None are applicable. |
| PO 1.4<br><br>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:<br><br>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces<br>(b) screening rooftop plant and equipment from view<br>(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<br><br>Development does not incorporate any structures that protrude beyond the roofline. |
| PO 1.5<br><br>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<br><br>None are applicable. |
| Safety | |
| PO 2.1<br><br>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<br><br>None are applicable. |
| PO 2.2<br><br>Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4<br><br>None are applicable. |
| PO 2.5 | DTS/DPF 2.5 |

| | |
|---|---|
| Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | None are applicable. |
| Landscaping | |
| PO 3.1<br><br>Soft landscaping and tree planting is incorporated to:<br><br>(a) minimise heat absorption and reflection<br>(b) maximise shade and shelter<br>(c) maximise stormwater infiltration<br>(d) enhance the appearance of land and streetscapes<br>(e) contribute to biodiversity. | DTS/DPF 3.1<br><br>None are applicable. |
| PO 3.2<br><br>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<br><br>None are applicable. |
| Environmental Performance | |
| PO 4.1<br><br>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<br><br>None are applicable. |
| PO 4.2<br><br>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>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<br><br>None are applicable. |
| Water Sensitive Design | |
| PO 5.1<br><br>Development is sited and designed to maintain natural hydrological systems without negatively impacting:<br><br>(a) the quantity and quality of surface water and groundwater<br>(b) the depth and directional flow of surface water and groundwater<br>(c) the quality and function of natural springs. | DTS/DPF 5.1<br><br>None are applicable. |
| On-site Waste Treatment Systems | |
| PO 6.1<br><br>Dedicated on-site effluent disposal areas do not include any | DTS/DPF 6.1<br><br>Effluent disposal drainage areas do not: |

| | |
|---|---|
| areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking. | (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<br>(b) use an area also used as a driveway<br>(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<br>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:<br>(a) limiting protrusion above finished ground level<br>(b) screening through appropriate planting, fencing and mounding<br>(c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>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<br>None are applicable. |
| PO 7.3<br>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3<br>None are applicable. |
| PO 7.4<br>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4<br>None are applicable. |
| PO 7.5<br>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<br>None are applicable. |
| PO 7.6<br>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6<br>None are applicable. |
| PO 7.7<br>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<br>None are applicable. |
| Earthworks and sloping land | |
| PO 8.1 | DTS/DPF 8.1 |

| | |
|---|---|
| Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | Development does not involve any of the following:<br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br>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<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br>None are applicable. |
| PO 8.4<br>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<br>None are applicable. |
| PO 8.5<br>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | DTS/DPF 8.5<br>None are applicable. |
| Fences and Walls | |
| PO 9.1<br>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1<br>None are applicable. |
| PO 9.2<br>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2<br>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<br>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 10.1<br>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: |

| | |
|---|---|
| | (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(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<br>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 10.2<br>One of the following is satisfied:<br>(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<br>or<br>(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:<br>(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<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| All Residential development | |
| Front elevations and passive surveillance | |
| PO 11.1<br>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1<br>Each dwelling with a frontage to a public street:<br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street. |
| PO 11.2<br>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 11.2<br>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and amenity | |
| PO 12.1<br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 12.1<br>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<br>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking | DTS/DPF 12.2<br>None are applicable. |

| | |
|---|---|
| areas and access ways to mitigate noise and artificial light intrusion. | |
| **Ancillary Development** | |
| PO 13.1<br><br>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<br><br>Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br><br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br><br>(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:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(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<br><br>(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<br>(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<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance |

| | |
|---|---|
| | with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following table:<br><table><tr><th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)</th><th>Minimum percentage of site</th></tr><tr><td><150</td><td>10%</td></tr><tr><td>150-200</td><td>15%</td></tr><tr><td>201-450</td><td>20%</td></tr><tr><td>>450</td><td>25%</td></tr></table><br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 13.2<br><br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site. | DTS/DPF 13.2<br><br>Ancillary buildings and structures do not result in:<br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 13.3<br><br>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 13.3<br><br>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:<br>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment<br>or<br>(b) located at least 12m from the nearest habitable room located on an adjoining allotment. |
| Garage appearance | |
| PO 14.1<br><br>Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 14.1<br><br>Garages and carports facing a street:<br>(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<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a garage door / opening not exceeding 7m in width<br>(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 | DTS/DPF 15.1 |
|---|---|
| The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | None are applicable |
| **Dwelling additions** | |
| PO 16.1 | DTS / DPF 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. | Dwelling additions:<br>(a) are not constructed, added to or altered so that any part is situated closer to a public street<br>(b) do not result in:<br>(i) excavation exceeding a vertical height of 1m<br>(ii) filling exceeding a vertical height of 1m<br>(iii) a total combined excavation and filling vertical height of 2m or more<br>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space<br>(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<br>(vi) upper level windows facing side or rear boundaries unless:<br>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<br>or<br>B. have sill heights greater than or equal to 1.5m above finished floor level<br>or<br>C. incorporate screening to a height of 1.5m above finished floor level<br>(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:<br>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<br>B. 1.7m above finished floor level in all other cases. |
| **Private Open Space** | |
| PO 17.1 | DTS/DPF 17.1 |
| Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | Private open space is provided in accordance with Design Table 1 - Private Open Space. |
| **Water Sensitive Design** | |
| PO 18.1 | DTS/DPF 18.1 |
| Residential development creating a common driveway / access | 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. | that services 5 or more dwellings achieves the following stormwater runoff outcomes:<br>(a) 80 per cent reduction in average annual total suspended solids<br>(b) 60 per cent reduction in average annual total phosphorus<br>(c) 45 per cent reduction in average annual total nitrogen. |
| PO 18.2<br>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 18.2<br>Development creating a common driveway / access that services 5 or more dwellings:<br>(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<br>or<br>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<br>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. |
| Car parking, access and manoeuvrability | |
| PO 19.1<br>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient. | DTS/DPF 19.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 19.2<br>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient. | DTS/DPF 19.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m |
| PO 19.3<br>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking. | DTS/DPF 19.3<br>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site. |

| | |
|---|---|
| PO 19.4<br><br>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees. | DTS/DPF 19.4<br><br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br><br>(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<br><br>(b) where newly proposed:<br>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads<br>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing<br>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. |
| PO 19.5<br><br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 19.5<br><br>Driveways are designed and sited so that:<br><br>(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<br>(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<br>(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site |
| PO 19.6<br><br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 19.6<br><br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br><br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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<br><br>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view. | DTS/DPF 20.1<br><br>None are applicable. |
| Design of Transportable Dwellings | |
| PO 21.1<br><br>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 21.1<br><br>Buildings satisfy (a) or (b):<br><br>(a) are not transportable<br>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<br>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<br>Dwellings have a minimum internal floor area in accordance with the following table:<br>**Number of bedrooms** / **Minimum internal floor area**<br>Studio / $35m^2$<br>1 bedroom / $50m^2$<br>2 bedroom / $65m^2$<br>3+ bedrooms / $80m^2$ and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom |
| PO 22.2<br>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 22.2<br>None are applicable. |
| PO 22.3<br>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | DTS/DPF 22.3<br>None are applicable. |
| PO 22.4<br>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 22.4<br>Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| Communal Open Space | |
| PO 23.1<br>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<br>None are applicable. |
| PO 23.2<br>Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 23.2<br>Communal open space incorporates a minimum dimension of 5 metres. |
| PO 23.3<br>Communal open space is designed and sited to: | DTS/DPF 23.3<br>None are applicable. |

| | |
|---|---|
| (a) be conveniently accessed by the dwellings which it services<br>(b) have regard to acoustic, safety, security and wind effects. | |
| PO 23.4<br>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 23.4<br>None are applicable. |
| PO 23.5<br>Communal open space is designed and sited to:<br>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings<br>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 23.5<br>None are applicable. |
| Carparking, access and manoeuvrability | |
| PO 24.1<br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 24.1<br>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:<br>(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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<br>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 24.2<br>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 24.3<br>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 24.3<br>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:<br>(a) have a minimum width of 3m<br>(b) for driveways servicing more than 3 dwellings:<br>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street<br>(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<br>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | DTS/DPF 24.4<br>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. |

| | |
|---|---|
| PO 24.5<br><br>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<br><br>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<br><br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 24.6<br><br>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<br><br>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 25.1<br><br>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<br><br>Soft landscaping is provided that improves the appearance of common driveways. | DTS/DPF 25.2<br><br>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<br><br>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<br><br>None are applicable. |
| PO 26.2<br><br>Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2<br><br>None are applicable. |
| PO 26.3<br><br>Provision is made for suitable household waste and recyclable material storage facilities which are:<br><br>(a) located away, or screened, from public view, and<br>(b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3<br><br>None are applicable. |
| PO 26.4<br><br>Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4<br><br>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 26.5<br><br>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<br><br>None are applicable. |
| PO 26.6<br><br>Services including gas and water meters are conveniently located | DTS/DPF 26.6<br><br>None are applicable. |

| | |
|---|---|
| and screened from public view. | |
| Supported accommodation and retirement facilities | |
| **Siting and Configuration** | |
| PO 27.1<br>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<br>None are applicable. |
| **Movement and Access** | |
| PO 28.1<br>Development is designed to support safe and convenient access and movement for residents by providing:<br>(a) ground-level access or lifted access to all units<br>(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<br>(c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability<br>(d) kerb ramps at pedestrian crossing points. | DTS/DPF 28.1<br>None are applicable. |
| **Communal Open Space** | |
| PO 29.1<br>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<br>None are applicable. |
| PO 29.2<br>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<br>None are applicable. |
| PO 29.3<br>Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 29.3<br>Communal open space incorporates a minimum dimension of 5 metres. |
| PO 29.4<br>Communal open space is designed and sited to:<br>(a) be conveniently accessed by the dwellings which it services<br>(b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 29.4<br>None are applicable. |
| PO 29.5<br>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 29.5<br>None are applicable. |
| PO 29.6<br>Communal open space is designed and sited to:<br>(a) in relation to rooftop or elevated gardens, minimise | DTS/DPF 29.6<br>None are applicable. |

| | |
|---|---|
| overlooking into habitable room windows or onto the useable private open space of other dwellings<br>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | |
| Site Facilities / Waste Storage | |
| PO 30.1<br>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | DTS/DPF 30.1<br>None are applicable. |
| PO 30.2<br>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 30.2<br>None are applicable. |
| PO 30.3<br>Provision is made for suitable external clothes drying facilities. | DTS/DPF 28.3<br>None are applicable. |
| PO 30.4<br>Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view. | DTS/DPF 30.4<br>None are applicable. |
| PO 30.5<br>Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 30.5<br>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 30.6<br>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time. | DTS/DPF 30.6<br>None are applicable. |
| PO 30.7<br>Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 30.7<br>None are applicable. |
| All non-residential development | |
| Water Sensitive Design | |
| PO 31.1<br>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<br>None are applicable. |
| PO 31.2<br>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<br>None are applicable. |
| Wash-down and Waste Loading and Unloading | |

| PO 32.1 | DTS/DPF 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:<br>(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<br>(b) paved with an impervious material to facilitate wastewater collection<br>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area<br>(d) designed to drain wastewater to either:<br>(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<br>or<br>(ii) a holding tank and its subsequent removal off-site on a regular basis. | None are applicable. |

**Table 1 - Private Open Space**

| Dwelling Type | Minimum Rate |
|---|---|
| Dwelling (at ground level) | Total private open space area:<br>(a) Site area <301m2: 24m2 located behind the building line.<br>(b) Site area ≥ 301m2: 60m2 located behind the building line.<br>Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m. |
| Dwelling (above ground level) | Studio (no separate bedroom): 4$m^2$ with a minimum dimension 1.8m<br>One bedroom: 8$m^2$ with a minimum dimension 2.1m<br>Two bedroom dwelling: 11$m^2$ with a minimum dimension 2.4m<br>Three + bedroom dwelling: 15$m^2$ with a minimum dimension 2.6m |
| Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park | Total area: 16$m^2$, which may be used as second car parking space, provided on each site intended for residential occupation. |

## Design in Urban Areas

### Assessment Provisions (AP)

| Desired Outcome | |
|---|---|
| DO 1 | Development is:<br>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality<br>(b) durable - fit for purpose, adaptable and long lasting<br>(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<br>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All Development | |
| External Appearance | |
| PO 1.1<br>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>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<br>None are applicable. |
| PO 1.4<br>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:<br>(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces<br>(b) screening rooftop plant and equipment from view<br>(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<br>Development does not incorporate any structures that protrude beyond the roofline. |
| PO 1.5<br>The negative visual impact of outdoor storage, waste | DTS/DPF 1.5<br>None are applicable. |

| | |
|---|---|
| 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. | |
| **Safety** | |
| PO 2.1<br><br>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<br><br>None are applicable. |
| PO 2.2<br><br>Development is designed to differentiate public, communal and private areas. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4<br><br>None are applicable. |
| PO 2.5<br><br>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<br><br>None are applicable. |
| **Landscaping** | |
| PO 3.1<br><br>Soft landscaping and tree planting are incorporated to:<br><br>(a) minimise heat absorption and reflection<br>(b) maximise shade and shelter<br>(c) maximise stormwater infiltration<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 3.1<br><br>None are applicable. |
| **Environmental Performance** | |
| PO 4.1<br><br>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<br><br>None are applicable. |
| PO 4.2<br><br>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2<br><br>None are applicable. |

| | |
|---|---|
| PO 4.3<br><br>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<br><br>None are applicable. |
| **Water Sensitive Design** | |
| PO 5.1<br><br>Development is sited and designed to maintain natural hydrological systems without negatively impacting:<br><br>(a) the quantity and quality of surface water and groundwater<br>(b) the depth and directional flow of surface water and groundwater<br>(c) the quality and function of natural springs. | DTS/DPF 5.1<br><br>None are applicable. |
| **On-site Waste Treatment Systems** | |
| PO 6.1<br><br>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<br><br>Effluent disposal drainage areas do not:<br><br>(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<br>(b) use an area also used as a driveway<br>(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| **Car parking appearance** | |
| PO 7.1<br><br>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:<br>(a) limiting protrusion above finished ground level<br>(b) screening through appropriate planting, fencing and mounding<br>(c) limiting the width of openings and integrating them into the building structure. | DTS/DPF 7.1<br><br>None are applicable. |
| PO 7.2<br><br>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2<br><br>None are applicable. |
| PO 7.3<br><br>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3<br><br>None are applicable. |
| PO 7.4<br><br>Street-level vehicle parking areas incorporate tree planting to | DTS/DPF 7.4<br><br>Vehicle parking areas that are open to the sky and comprise 10 |

| | |
|---|---|
| provide shade, reduce solar heat absorption and reflection. | or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. |
| PO 7.5<br><br>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<br><br>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:<br><br>(a) 1m along all public road frontages and allotment boundaries<br>(b) 1m between double rows of car parking spaces. |
| PO 7.6<br><br>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6<br><br>None are applicable. |
| PO 7.7<br><br>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<br><br>None are applicable. |
| Earthworks and sloping land | |
| PO 8.1<br><br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1<br><br>Development does not involve any of the following:<br><br>(a) excavation exceeding a vertical height of 1m<br>(b) filling exceeding a vertical height of 1m<br>(c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2<br><br>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2<br><br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):<br><br>(a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway<br>(b) are constructed with an all-weather trafficable surface. |
| PO 8.3<br><br>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):<br><br>(a) do not contribute to the instability of embankments and cuttings<br>(b) provide level transition areas for the safe movement of people and goods to and from the development<br>(c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3<br><br>None are applicable. |
| PO 8.4<br><br>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<br><br>None are applicable. |

| | |
|---|---|
| | |
| PO 8.5<br><br>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5<br><br>None are applicable. |
| Fences and walls | |
| PO 9.1<br><br>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<br><br>None are applicable. |
| PO 9.2<br><br>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<br><br>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<br><br>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<br><br>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:<br>(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<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(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<br><br>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<br><br>One of the following is satisfied:<br>(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<br>or<br>(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:<br>(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<br>or<br>(ii) 1.7m above finished floor level in all other cases |
| Site Facilities / Waste Storage (excluding low rise residential development) | |
| PO 11.1<br><br>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 | DTS/DPF 11.1<br><br>None are applicable. |

| | |
|---|---|
| is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | |
| PO 11.2<br>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<br>None are applicable. |
| PO 11.3<br>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | DTS/DPF 11.3<br>None are applicable. |
| PO 11.4<br>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<br>None are applicable. |
| PO 11.5<br>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<br>None are applicable. |
| All Development - Medium and High Rise | |
| External Appearance | |
| PO 12.1<br>Buildings positively contribute to the character of the local area by responding to local context. | DTS/DPF 12.1<br>None are applicable. |
| PO 12.2<br>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<br>None are applicable. |
| PO 12.3<br>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | DTS/DPF 12.3<br>None are applicable. |
| PO 12.4<br>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | DTS/DPF 12.4<br>None are applicable. |
| PO 12.5<br>External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | DTS/DPF 12.5<br>Buildings utilise a combination of the following external materials and finishes:<br>(a) masonry<br>(b) natural stone<br>(c) pre-finished materials that minimise staining, discolouring or deterioration. |
| PO 12.6<br>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | DTS/DPF 12.6<br>Building street frontages incorporate:<br>(a) active uses such as shops or offices<br>(b) prominent entry areas for multi-storey buildings (where it is a common entry)<br>(c) habitable rooms of dwellings<br>(d) areas of communal public realm with public art or the |

| | |
|---|---|
| | like, where consistent with the zone and/or subzone provisions. |
| PO 12.7<br><br>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | DTS/DPF 12.7<br><br>Entrances to multi-storey buildings are:<br><br>(a) oriented towards the street<br>(b) clearly visible and easily identifiable from the street and vehicle parking areas<br>(c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses<br>(d) designed to provide shelter, a sense of personal address and transitional space around the entry<br>(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors<br>(f) designed to avoid the creation of potential areas of entrapment. |
| PO 12.8<br><br>Building services, plant and mechanical equipment are screened from the public realm. | DTS/DPF 12.8<br><br>None are applicable. |
| Landscaping | |
| PO 13.1<br><br>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<br><br>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<br><br>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings. | DTS/DPF 13.2<br><br>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired. |

| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones |
|---|---|---|---|
| <300 $m^2$ | 10 $m^2$ | 1.5m | 1 small tree / 10 $m^2$ |
| 300-1500 $m^2$ | 7% site area | 3m | 1 medium tree / 30 $m^2$ |
| >1500 $m^2$ | 7% site area | 6m | 1 large or medium tree / 60 $m^2$ |

| **Tree size and site area definitions** | |
|---|---|
| Small tree | 4-6m mature height and 2-4m canopy spread |
| Medium tree | 6-12m mature height and 4-8m canopy spread |

| | |
|---|---|
| | Large tree: 12m mature height and >8m canopy spread<br>Site area: The total area for development site, not average area per dwelling |
| PO 13.3<br>Deep soil zones with access to natural light are provided to assist in maintaining vegetation health. | DTS/DPF 13.3<br>None are applicable. |
| PO 13.4<br>Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height. | DTS/DPF 13.4<br>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<br>Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1<br>None are applicable. |
| PO 14.2<br>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2<br>None are applicable. |
| PO 14.3<br>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:<br>(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street<br>(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas<br>(c) the placement of buildings and use of setbacks to deflect the wind at ground level<br>(d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3<br>None are applicable. |
| Car Parking | |
| PO 15.1<br>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1<br>Multi-level vehicle parking structures within buildings:<br>(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<br><br>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale. | DTS/DPF 15.2<br><br>None are applicable. |
| Overlooking/Visual Privacy | |
| PO 16.1<br><br>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:<br><br>(a) appropriate site layout and building orientation<br>(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<br>(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<br>(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | DTS/DPF 16.1<br><br>None are applicable. |
| All residential development | |
| Front elevations and passive surveillance | |
| PO 17.1<br><br>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 17.1<br><br>Each dwelling with a frontage to a public street:<br><br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least $2m^2$ facing the primary street. |
| PO 17.2<br><br>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors. | DTS/DPF 17.2<br><br>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary. |
| Outlook and Amenity | |
| PO 18.1<br><br>Living rooms have an external outlook to provide a high standard of amenity for occupants. | DTS/DPF 18.1<br><br>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<br><br>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<br><br>None are applicable. |

| Ancillary Development | |
|---|---|
| PO 19.1<br><br>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<br><br>Ancillary buildings:<br>(a) are ancillary to a dwelling erected on the same site<br>(b) have a floor area not exceeding 60m2<br>(c) are not constructed, added to or altered so that any part is situated:<br>(i) in front of any part of the building line of the dwelling to which it is ancillary<br>or<br>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)<br><br>(d) in the case of a garage or carport, the garage or carport:<br>(i) is set back at least 5.5m from the boundary of the primary street<br>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:<br>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser<br>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width<br><br>(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:<br>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary<br>and<br>(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<br><br>(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<br>(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<br>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)<br>(i) have a roof height where no part of the roof is more than 5m above the natural ground level<br>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour<br>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:<br>(i) a total area as determined by the following |

| | |
|---|---|
| | table:<br><br>**Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$)** / **Minimum percentage of site**<br><br><150 / 10%<br>150-200 / 15%<br>201-450 / 20%<br>>450 / 25%<br><br>(ii) the amount of existing soft landscaping prior to the development occurring. |
| PO 19.2<br><br>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site. | DTS/DPF 19.2<br><br>Ancillary buildings and structures do not result in:<br><br>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space<br>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| PO 19.3<br><br>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers. | DTS/DPF 19.3<br><br>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:<br><br>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment<br>or<br>(b) located at least 12m from the nearest habitable room located on an adjoining allotment. |
| Residential Development - Low Rise | |
| External appearance | |
| PO 20.1<br><br>Garaging is designed to not detract from the streetscape or appearance of a dwelling. | DTS/DPF 20.1<br><br>Garages and carports facing a street:<br><br>(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<br>(b) are set back at least 5.5m from the boundary of the primary street<br>(c) have a garage door / opening width not exceeding 7m<br>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. |

| | |
|---|---|
| PO 20.2<br><br>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas. | DTS/DPF 20.2<br><br>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:<br><br>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line<br>(b) a porch or portico projects at least 1m from the building wall<br>(c) a balcony projects from the building wall<br>(d) a verandah projects at least 1m from the building wall<br>(e) eaves of a minimum 400mm width extend along the width of the front elevation<br>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm<br>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 20.3<br><br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 20.3<br><br>None are applicable |
| Private Open Space | |
| PO 21.1<br><br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 21.1<br><br>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| PO 21.2<br><br>Private open space is positioned to provide convenient access from internal living areas. | DTS/DPF 21.2<br><br>Private open space is directly accessible from a habitable room. |
| Landscaping | |
| PO 22.1<br><br>Soft landscaping is incorporated into development to:<br><br>(a) minimise heat absorption and reflection<br>(b) contribute shade and shelter<br>(c) provide for stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 22.1<br><br>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br><br>(a) a total area as determined by the following table:<br><br>**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%<br>150-200 \| 15%<br>>200-450 \| 20%<br>>450 \| 25%<br>(b) at least 30% of any land between the primary street boundary and the primary building line. |
| Car parking, access and manoeuvrability | |
| PO 23.1<br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.1<br>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):<br>(a) single width car parking spaces:<br>(i) a minimum length of 5.4m per space<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br>(b) double width car parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.4m<br>(iii) minimum garage door width of 2.4m per space. |
| PO 23.2<br>Uncovered car parking space are of dimensions to be functional, accessible and convenient. | DTS/DPF 23.2<br>Uncovered car parking spaces have:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 23.3<br>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking. | DTS/DPF 23.3<br>Driveways and access points satisfy (a) or (b):<br>(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<br>(b) sites with a frontage to a public road greater than 10m:<br>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;<br>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. |
| PO 23.4<br>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street | DTS/DPF 23.4<br>Vehicle access to designated car parking spaces satisfy (a) or (b): |

| | |
|---|---|
| infrastructure or street trees. | (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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 23.5<br><br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5<br><br>Driveways are designed and sited so that:<br>(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<br>(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.<br>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site |
| PO 23.6<br><br>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6<br><br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| PO 24.1<br><br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1<br><br>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:<br>(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and<br>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |

| | |
|---|---|
| **Design of Transportable Buildings** | |
| PO 25.1<br><br>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1<br><br>Buildings satisfy (a) or (b):<br><br>(a) are not transportable<br>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| **Residential Development - Medium and High Rise (including serviced apartments)** | |
| **Outlook and Visual Privacy** | |
| PO 26.1<br><br>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space. | DTS/DPF 26.1<br><br>Buildings:<br><br>(a) provide a habitable room at ground or first level with a window facing toward the street<br>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. |
| PO 26.2<br><br>The visual privacy of ground level dwellings within multi-level buildings is protected. | DTS/DPF 26.2<br><br>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m. |
| **Private Open Space** | |
| PO 27.1<br><br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 27.1<br><br>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space. |
| **Residential amenity in multi-level buildings** | |
| PO 28.1<br><br>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<br><br>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<br><br>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:<br><br>(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy<br>(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<br><br>Balconies utilise one or a combination of the following design elements:<br><br>(a) sun screens<br>(b) pergolas<br>(c) louvres<br>(d) green facades<br>(e) openable walls. |
| PO 28.3<br><br>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living. | DTS/DPF 28.3<br><br>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m. |

| | |
|---|---|
| PO 28.4<br><br>Dwellings are provided with sufficient space for storage to meet likely occupant needs. | DTS/DPF 28.4<br><br>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:<br><br>(a) studio: not less than $6m^3$<br>(b) 1 bedroom dwelling / apartment: not less than $8m^3$<br>(c) 2 bedroom dwelling / apartment: not less than $10m^3$<br>(d) 3+ bedroom dwelling / apartment: not less than $12m^3$. |
| PO 28.5<br><br>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<br><br>Light wells:<br><br>(a) are not used as the primary source of outlook for living rooms<br>(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms<br>(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. |
| PO 28.6<br><br>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<br><br>None are applicable. |
| PO 28.7<br><br>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<br><br>None are applicable. |
| Dwelling Configuration | |
| PO 29.1<br><br>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity. | DTS/DPF 29.1<br><br>Buildings containing in excess of 10 dwellings provide at least one of each of the following:<br><br>(a) studio (where there is no separate bedroom)<br>(b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$<br>(c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$<br>(d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom. |
| PO 29.2<br><br>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible. | DTS/DPF 29.2<br><br>None are applicable. |
| Common Areas | |
| PO 30.1<br><br>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and | DTS/DPF 30.1<br><br>Common corridor or circulation areas: |

| | |
|---|---|
| visitor waiting areas. | (a) have a minimum ceiling height of 2.7m<br>(b) provide access to no more than 8 dwellings<br>(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<br>Dwellings are of a suitable size to provide a high standard of amenity for occupants. | DTS/DPF 31.1<br>Dwellings have a minimum internal floor area in accordance with the following table: |

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

| | |
|---|---|
| PO 31.2<br>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 31.2<br>None are applicable. |
| PO 31.3<br>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<br>None are applicable. |
| PO 31.4<br>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 31.4<br>Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| **Communal Open Space** | |
| PO 32.1<br>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<br>None are applicable. |
| PO 32.2<br>Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 32.2<br>Communal open space incorporates a minimum dimension of 5 metres. |
| PO 32.3<br>Communal open space is designed and sited to:<br>(a) be conveniently accessed by the dwellings which it services | DTS/DPF 32.3<br>None are applicable. |

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

| | |
|---|---|
| Dwellings are adequately separated from common driveways and manoeuvring areas. | Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft landscaping | |
| PO 34.1<br><br>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 34.1<br><br>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<br><br>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 34.2<br><br>Battle-axe or common driveways satisfy (a) and (b):<br><br>(a) are constructed of a minimum of 50% permeable or porous material<br>(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<br><br>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<br><br>None are applicable. |
| PO 35.2<br><br>Provision is made for suitable external clothes drying facilities. | DTS/DPF 35.2<br><br>None are applicable. |
| PO 35.3<br><br>Provision is made for suitable household waste and recyclable material storage facilities which are:<br><br>(a) located away, or screened, from public view, and<br>(b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 35.3<br><br>None are applicable. |
| PO 35.4<br><br>Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 35.4<br><br>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |
| PO 35.5<br><br>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<br><br>None are applicable. |
| PO 35.6<br><br>Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 35.6<br><br>None are applicable. |
| Water sensitive urban design | |

| | |
|---|---|
| PO 36.1<br><br>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<br><br>None are applicable. |
| PO 36.2<br><br>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<br><br>None are applicable. |
| Supported Accommodation and retirement facilities | |
| Siting, Configuration and Design | |
| PO 37.1<br><br>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<br><br>None are applicable. |
| PO 37.2<br><br>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<br><br>None are applicable. |
| Movement and Access | |
| PO 38.1<br><br>Development is designed to support safe and convenient access and movement for residents by providing:<br><br>(a) ground-level access or lifted access to all units<br>(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<br>(c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability<br>(d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1<br><br>None are applicable. |
| Communal Open Space | |
| PO 39.1<br><br>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 39.1<br><br>None are applicable. |
| PO 39.2<br><br>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 39.2<br><br>None are applicable. |
| PO 39.3<br><br>Communal open space is of sufficient size and dimensions to | DTS/DPF 39.3<br><br>Communal open space incorporates a minimum dimension of 5 |

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

| | |
|---|---|
| Services, including gas and water meters, are conveniently located and screened from public view. | None are applicable. |
| **Student Accommodation** | |
| PO 41.1<br><br>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<br><br>Student accommodation provides:<br><br>(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units<br>(b) common or shared facilities to enable a more efficient use of space, including:<br>(i) shared cooking, laundry and external drying facilities<br>(ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space<br>(iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students<br>(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<br>(v) bicycle parking at the rate of one space for every 2 students. |
| PO 41.2<br><br>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<br><br>None are applicable. |
| All non-residential development | |
| **Water Sensitive Design** | |
| PO 42.1<br><br>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater. | DTS/DPF 42.1<br><br>None are applicable. |
| PO 42.2<br><br>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state. | DTS/DPF 42.2<br><br>None are applicable. |
| PO 42.3<br><br>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems. | DTS/DPF 42.3<br><br>None are applicable. |
| **Wash-down and Waste Loading and Unloading** | |
| PO 43.1 | DTS/DPF 43.1 |

| | |
|---|---|
| Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:<br>(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<br>(b) paved with an impervious material to facilitate wastewater collection<br>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area<br>(d) are designed to drain wastewater to either:<br>(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<br>or<br>(ii) a holding tank and its subsequent removal off-site on a regular basis. | None are applicable. |
| Laneway Development | |
| Infrastructure and Access | |
| PO 44.1<br>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:<br>(a) existing utility infrastructure and services are capable of accommodating the development<br>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)<br>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)<br>(d) safety of pedestrians or vehicle movement is maintained<br>(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. | DTS/DPF 44.1<br>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. |

**Table 1 - Private Open Space**

| Dwelling Type | Dwelling / Site Configuration | Minimum Rate |
|---|---|---|
| Dwelling (at ground level, other than a residential flat building that includes above ground dwellings) | | Total private open space area:<br>(a) Site area <301m2: 24m2 located behind the building line.<br>(b) Site area ≥ 301m2: 60m2 located behind the building line.<br>Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m. |

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

## Forestry

### Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |
| PO 1.1<br>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<br>None are applicable. |
| PO 1.2<br>Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2<br>Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3<br>Commercial forestry plantations and operations associated with | DTS/DPF 1.3<br>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. | their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| PO 1.4<br><br>Commercial forestry plantations are separated from reserves gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992* to minimise fire risk and potential for weed infestation. | DTS/DPF 1.4<br><br>Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the *National Parks and Wildlife Act 1972* and/or *Wilderness Protection Act 1992*. |
| Water Protection | |
| PO 2.1<br><br>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<br><br>None are applicable. |
| PO 2.2<br><br>Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources. | DTS/DPF 2.2<br><br>Commercial forestry plantations:<br><br>(a) do not involve cultivation (excluding spot cultivation) in drainage lines<br>(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)<br>(c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole ( with no direct connection to an aquifer). |
| Fire Management | |
| PO 3.1<br><br>Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements. | DTS/DPF 3.1<br><br>Commercial forestry plantations provide:<br><br>(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less<br>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha<br>(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. |
| PO 3.2<br><br>Commercial forestry plantations incorporate appropriate fire management access tracks. | DTS/DPF 3.2<br><br>Commercial forestry plantation fire management access tracks:<br><br>(a) are incorporated within all firebreaks<br>(b) are 7m or more wide with a vertical clearance of 4m or more<br>(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<br>(d) partition the plantation into units of 40ha or less in area. |
| Power-line Clearances | |

PO 4.1

Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.

DTS/DPF 4.1

Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

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

## Housing Renewal

### Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br>Residential development provides a range of housing choices. | DTS/DPF 1.1<br>Development comprises one or more of the following:<br>(a) detached dwellings<br>(b) semi-detached dwellings<br>(c) row dwellings |

| | |
|---|---|
| | (d) group dwellings<br>(e) residential flat buildings. |
| PO 1.2<br>Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2<br>None are applicable. |
| Building Height | |
| PO 2.1<br>Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1<br>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<br>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<br>None are applicable. |
| Primary Street Setback | |
| PO 3.1<br>Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1<br>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<br>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<br>Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |
| Boundary Walls | |
| PO 5.1<br>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation. | DTS/DPF 5.1<br>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):<br>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height<br>(b) do not:<br>(i) exceed 3.2m in height from the lower of the natural or finished ground level<br>(ii) exceed 11.5m in length<br>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary<br>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| PO 5.2<br>Dwellings in a semi-detached, row or terrace arrangement | DTS/DPF 5.2<br>Dwellings in a semi-detached or row arrangement are set back |

| | |
|---|---|
| maintain space between buildings consistent with a suburban streetscape character. | 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<br><br>Buildings are set back from side boundaries to provide:<br><br>(a) separation between dwellings in a way that contributes to a suburban character<br>(b) access to natural light and ventilation for neighbours. | DTS/DPF 6.1<br><br>Other than walls located on a side boundary, buildings are set back from side boundaries:<br><br>(a) at least 900mm where the wall height is up to 3m<br>(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m<br>(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<br><br>Buildings are set back from rear boundaries to provide:<br><br>(a) separation between dwellings in a way that contributes to a suburban character<br>(b) access to natural light and ventilation for neighbours<br>(c) private open space<br>(d) space for landscaping and vegetation. | DTS/DPF 7.1<br><br>Dwellings are set back from the rear boundary:<br><br>(a) 3m or more for the first building level<br>(b) 5m or more for any subsequent building level. |
| Buildings elevation design | |
| PO 8.1<br><br>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas. | DTS/DPF 8.1<br><br>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:<br><br>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line<br>(b) a porch or portico projects at least 1m from the building elevation<br>(c) a balcony projects from the building elevation<br>(d) a verandah projects at least 1m from the building elevation<br>(e) eaves of a minimum 400mm width extend along the width of the front elevation<br>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.<br>(g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| PO 8.2<br><br>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 8.2<br><br>Each dwelling with a frontage to a public street:<br><br>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m<br>(b) has an aggregate window area of at least 2m$^2$ facing the |

<table>
<tr><td></td><td>primary street</td></tr>
<tr><td>PO 8.3<br><br>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</td><td>DTS/DPF 8.3<br><br>None are applicable.</td></tr>
<tr><td>PO 8.4<br><br>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</td><td>DTS/DPF 8.4<br><br>None are applicable.</td></tr>
<tr><td>PO 8.5<br><br>Entrances to multi-storey buildings are:<br><br>(a) oriented towards the street<br>(b) visible and easily identifiable from the street<br>(c) designed to include a common mail box structure.</td><td>DTS/DPF 8.5<br><br>None are applicable.</td></tr>
<tr><td colspan="2">Outlook and amenity</td></tr>
<tr><td>PO 9.1<br><br>Living rooms have an external outlook to provide a high standard of amenity for occupants.</td><td>DTS/DPF 9.1<br><br>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</td></tr>
<tr><td>PO 9.2<br><br>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</td><td>DTS/DPF 9.2<br><br>None are applicable.</td></tr>
<tr><td colspan="2">Private Open Space</td></tr>
<tr><td>PO 10.1<br><br>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</td><td>DTS/DPF 10.1<br><br>Private open space is provided in accordance with the following table:<br><br>
<table>
<tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr>
<tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m$^2$ located behind the building line<br><br>Minimum adjacent to a living room: 16m$^2$ with a minimum dimension 3m</td></tr>
<tr><td rowspan="2">Dwelling (above ground level)</td><td>Studio</td><td>4m$^2$ / minimum dimension 1.8m</td></tr>
<tr><td>One bedroom dwelling</td><td>8m$^2$ / minimum dimension 2.1m</td></tr>
</table>
</td></tr>
</table>

| | | | |
|---|---|---|---|
| | | | |
| | | Two bedroom dwelling | 11m$^2$ / minimum dimension 2.4m |
| | | Three + bedroom dwelling | 15 m$^2$ / minimum dimension 2.6m |
| PO 10.2<br><br>Private open space positioned to provide convenient access from internal living areas. | DTS/DPF 10.2<br><br>At least 50% of the required area of private open space is accessible from a habitable room. | | |
| PO 10.3<br><br>Private open space is positioned and designed to:<br><br>(a) provide useable outdoor space that suits the needs of occupants;<br>(b) take advantage of desirable orientation and vistas; and<br>(c) adequately define public and private space. | DTS/DPF 10.3<br><br>None are applicable. | | |
| Visual privacy | | | |
| PO 11.1<br><br>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 11.1<br><br>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:<br><br>(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<br>(b) have sill heights greater than or equal to 1.5m above finished floor level<br>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. | | |
| PO 11.2<br><br>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<br><br>One of the following is satisfied:<br><br>(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<br>or<br>(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:<br>(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<br>or<br>(ii) 1.7m above finished floor level in all other cases | | |
| Landscaping | | | |

| | |
|---|---|
| PO 12.1<br><br>Soft landscaping is incorporated into development to:<br><br>(a) minimise heat absorption and reflection<br>(b) maximise shade and shelter<br>(c) maximise stormwater infiltration and biodiversity<br>(d) enhance the appearance of land and streetscapes. | DTS/DPF 12.1<br><br>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):<br><br>(a) a total area as determined by the following table:<br><br>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) ($m^2$) — Minimum percentage of site<br><150 — 10%<br><200 — 15%<br>200-450 — 20%<br>>450 — 25%<br><br>(b) at least 30% of land between the road boundary and the building line. |
| Water Sensitive Design | |
| PO 13.1<br><br>Residential development is designed to capture and use stormwater to:<br><br>(a) maximise efficient use of water resources<br>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded<br>(c) manage runoff quality to maintain, as close as practical, pre-development conditions. | DTS/DPF 13.1<br><br>None are applicable. |
| Car Parking | |
| PO 14.1<br><br>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport. | DTS/DPF 14.1<br><br>On-site car parking is provided at the following rates per dwelling:<br><br>(a) 2 or fewer bedrooms - 1 car parking space<br>(b) 3 or more bedrooms - 2 car parking spaces. |
| PO 14.2<br><br>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.2<br><br>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):<br><br>(a) single parking spaces:<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 3.0m<br>(iii) a minimum garage door width of 2.4m<br><br>(b) double parking spaces (side by side):<br>(i) a minimum length of 5.4m<br>(ii) a minimum width of 5.5m<br>(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:<br>(a) a minimum length of 5.4m<br>(b) a minimum width of 2.4m<br>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 14.4<br>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | DTS/DPF 14.4<br>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<br>Residential flat buildings provide dedicated areas for bicycle parking. | DTS/DPF 14.5<br>Residential flat buildings provide one bicycle parking space per dwelling. |
| Overshadowing | |
| PO 15.1<br>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | DTS/DPF 15.1<br>None are applicable. |
| Waste | |
| PO 16.1<br>Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 16.1<br>A waste bin storage area is provided behind the primary building line that:<br>(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and<br>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| PO 16.2<br>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:<br>(a) easily and safely accessible for residents and for collection vehicles<br>(b) screened from adjoining land and public roads<br>(c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | DTS/DPF 16.2<br>None are applicable. |
| Vehicle Access | |
| PO 17.1<br>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking. | DTS/DPF 17.1<br>None are applicable. |

| | |
|---|---|
| PO 17.2<br><br>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees. | DTS/DPF 17.2<br><br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br><br>(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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 17.3<br><br>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 17.3<br><br>Driveways are designed and sited so that:<br><br>(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<br>(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.<br>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site. |
| PO 17.4<br><br>Driveways and access points are designed and distributed to optimise the provision of on-street parking. | DTS/DPF 17.4<br><br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br><br>1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>3. minimum car park length of 6m for an intermediate space located between two other parking spaces. |
| PO 17.5<br><br>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | DTS/DPF 17.5<br><br>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:<br><br>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)<br>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly<br>(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<br><br>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<br><br>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<br><br>Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 17.7<br><br>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<br><br>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | DTS/DPF 18.1<br><br>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:<br><br>(a) studio: not less than $6m^3$<br>(b) 1 bedroom dwelling / apartment: not less than $8m^3$<br>(c) 2 bedroom dwelling / apartment: not less than $10m^3$<br>(d) 3+ bedroom dwelling / apartment: not less than $12m^3$. |
| Earthworks | |
| PO 19.1<br><br>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 19.1<br><br>The development does not involve:<br><br>(a) excavation exceeding a vertical height of 1m<br>or<br>(b) filling exceeding a vertical height of 1m<br>or<br>(c) a total combined excavation and filling vertical height exceeding 2m. |
| Service connections and infrastructure | |
| PO 20.1<br><br>Dwellings are provided with appropriate service connections and infrastructure. | DTS/DPF 20.1<br><br>The site and building:<br><br>(a) have the ability to be connected to a permanent potable water supply<br>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011*<br>(c) have the ability to be connected to electricity supply<br>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes<br>(e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*. |
| Site contamination | |
| PO 21.1<br><br>Land that is suitable for sensitive land uses to provide a safe | DTS/DPF 21.1<br><br>Development satisfies (a), (b), (c) or (d): |

| | |
|---|---|
| environment. | (a) does not involve a change in the use of land<br>(b) involves a change in the use of land that does not constitute a change to a more sensitive use<br>(c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form)<br>(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:<br>(i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that<br>A. site contamination does not exist (or no longer exists) at the land<br>or<br>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>or<br>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)<br>and<br>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / |
|---|---|

| | Designated Performance Feature |
|---|---|
| General | |
| PO 1.1<br><br>Development is located and designed to minimise hazard or nuisance to adjacent development and land uses. | DTS/DPF 1.1<br><br>None are applicable. |
| Visual Amenity | |
| PO 2.1<br><br>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:<br><br>(a) utilising features of the natural landscape to obscure views where practicable<br>(b) siting development below ridgelines where practicable<br>(c) avoiding visually sensitive and significant landscapes<br>(d) using materials and finishes with low-reflectivity and colours that complement the surroundings<br>(e) using existing vegetation to screen buildings<br>(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<br><br>None are applicable. |
| PO 2.2<br><br>Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.2<br><br>None are applicable. |
| PO 2.3<br><br>Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.3<br><br>None are applicable. |
| Rehabilitation | |
| PO 3.1<br><br>Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | DTS/DPF 3.1<br><br>None are applicable. |
| Hazard Management | |

| | |
|---|---|
| PO 4.1<br><br>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | DTS/DPF 4.1<br><br>None are applicable. |
| PO 4.2<br><br>Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3<br><br>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. | DTS/DPF 4.3<br><br>None are applicable. |
| Electricity Infrastructure and Battery Storage Facilities | |
| PO 5.1<br><br>Electricity infrastructure is located to minimise visual impacts through techniques including:<br><br>(a) siting utilities and services:<br>(i) on areas already cleared of native vegetation<br>(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity<br><br>(b) grouping utility buildings and structures with non-residential development, where practicable. | DTS/DPF 5.1<br><br>None are applicable. |
| PO 5.2<br><br>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV. | DTS/DPF 5.2<br><br>None are applicable. |
| PO 5.3<br><br>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts. | DTS/DPF 5.3<br><br>None are applicable. |
| Telecommunication Facilities | |
| PO 6.1<br><br>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is | DTS/DPF 6.1<br><br>None are applicable. |

| | |
|---|---|
| managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity. | |
| PO 6.2<br>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2<br>None are applicable. |
| PO 6.3<br>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:<br>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose<br>or all of the following:<br>(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<br>(c) using materials and finishes that complement the environment<br>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3<br>None are applicable. |
| Renewable Energy Facilities | |
| PO 7.1<br>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<br>None are applicable. |
| Renewable Energy Facilities (Wind Farm) | |
| PO 8.1<br>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1<br>Wind turbine generators are:<br>(a) set back at least 2000m from the base of a turbine to any of the following zones:<br>(i) Rural Settlement Zone<br>(ii) Township Zone<br>(iii) Rural Living Zone<br>(iv) Rural Neighbourhood Zone<br>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).<br>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |

| | |
|---|---|
| PO 8.2<br><br>The visual impact of wind turbine generators on natural landscapes is managed by:<br><br>(a) designing wind turbine generators to be uniform in colour, size and shape<br>(b) coordinating blade rotation and direction<br>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2<br><br>None are applicable. |
| PO 8.3<br><br>Wind turbine generators and ancillary development minimise potential for bird and bat strike. | DTS/DPF 8.3<br><br>None are applicable. |
| PO 8.4<br><br>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations. | DTS/DPF 8.4<br><br>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5<br><br>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<br><br>None are applicable. |
| Renewable Energy Facilities (Solar Power) | |
| PO 9.1<br><br>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<br><br>None are applicable. |
| PO 9.2<br><br>Ground mounted solar power facilities allow for movement of wildlife by:<br><br>(a) incorporating wildlife corridors and habitat refuges<br>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility. | DTS/DPF 9.2<br><br>None are applicable. |
| PO 9.3<br><br>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership. | DTS/DPF 9.3<br><br>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria: |

| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood |
|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| | | | | | **and Rural Living Zones[1]** |
| | 50MW> | 80ha+ | 30m | 500m | 2km |
| | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km |
| | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km |
| | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m |
| | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m |
| | <100kW | <0.5ha | 5m | 500m | 25m |

Notes:

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

| | |
|---|---|
| PO 9.4<br><br>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations. | DTS/DPF 9.4<br><br>None are applicable. |
| Hydropower / Pumped Hydropower Facilities | |
| PO 10.1<br><br>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure. | DTS/DPF 10.1<br><br>None are applicable. |
| PO 10.2<br><br>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<br><br>None are applicable. |
| PO 10.3<br><br>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<br><br>None are applicable. |
| Water Supply | |
| PO 11.1 | DTS/DPF 11.1 |

| | |
|---|---|
| Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use. | 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<br><br>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<br><br>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:<br><br>(a) exclusively for domestic use<br>(b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | |
| PO 12.1<br><br>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:<br><br>(a) it is wholly located and contained within the allotment of the development it will service<br>(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<br>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1<br><br>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:<br><br>(a) the system is wholly located and contained within the allotment of development it will service; and<br>(b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2<br><br>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<br><br>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<br><br>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<br><br>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2<br><br>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 | DTS/DPF 13.2<br><br>None are applicable. |

| | |
|---|---|
| operated to minimise environmental impact. | |

## 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<br><br>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<br><br>None are applicable. |
| PO 1.2<br><br>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<br><br>None are applicable. |
| PO 1.3<br><br>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<br><br>None are applicable. |
| PO 1.4<br><br>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<br><br>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<br><br>Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from | DTS/DPF 1.5<br><br>Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads. |

| | |
|---|---|
| odour on the general public. | |
| Waste | |
| PO 2.1<br><br>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:<br><br>(a) avoid attracting and harbouring vermin<br>(b) avoid polluting water resources<br>(c) be located outside 1% AEP flood event areas. | DTS/DPF 2.1<br><br>None are applicable. |
| Soil and Water Protection | |
| PO 3.1<br><br>To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:<br><br>(a) public water supply reservoirs<br>(b) major watercourses (third order or higher stream)<br>(c) any other watercourse, bore or well used for domestic or stock water supplies. | DTS/DPF 3.1<br><br>Intensive animal husbandry operations are set back:<br><br>(a) 800m or more from a public water supply reservoir<br>(b) 200m or more from a major watercourse (third order or higher stream)<br>(c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| PO 3.2<br><br>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:<br><br>(a) have sufficient capacity to hold effluent and runoff from the operations on site<br>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | DTS/DPF 3.2<br><br>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 | |

<table>
<tr><td>PO 1.1<br><br>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.</td><td>DTS/DPF 1.1<br><br>None are applicable.</td></tr>
<tr><td>PO 1.2<br><br>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.</td><td>DTS/DPF 1.2<br><br>None are applicable.</td></tr>
<tr><td colspan="2">Hours of Operation</td></tr>
<tr><td>PO 2.1<br><br>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:<br><br>(a) the nature of the development<br>(b) measures to mitigate off-site impacts<br>(c) the extent to which the development is desired in the zone<br>(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.</td><td>DTS/DPF 2.1<br><br>Development operating within the following hours:<br><br><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<br><br>8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday<br><br>8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:<br><br>(a) restaurant<br>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday<br><br>8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>PO 3.1<br><br>Overshadowing of habitable room windows of adjacent residential land uses in:<br><br>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight<br>b. other zones is managed to enable access to direct winter sunlight.</td><td>DTS/DPF 3.1<br><br>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.</td></tr>
<tr><td>PO 3.2<br><br>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</td><td>DTS/DPF 3.2<br><br>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</td></tr>
</table>

| | |
|---|---|
| a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight<br>b. other zones is managed to enable access to direct winter sunlight. | neighbourhood-type zone in accordance with the following:<br><br>a. for ground level private open space, the smaller of the following:<br>i. half the existing ground level open space<br>or<br>ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)<br>b. for ground level communal open space, at least half of the existing ground level open space. |
| PO 3.3<br><br>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:<br><br>(a) the form of development contemplated in the zone<br>(b) the orientation of the solar energy facilities<br>(c) the extent to which the solar energy facilities are already overshadowed. | DTS/DPF 3.3<br><br>None are applicable. |
| PO 3.4<br><br>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker. | DTS/DPF 3.4<br><br>None are applicable. |
| Activities Generating Noise or Vibration | |
| PO 4.1<br><br>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1<br><br>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. |
| PO 4.2<br><br>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:<br><br>(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<br>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers<br>(c) housing plant and equipment within an enclosed structure or acoustic enclosure<br>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2<br><br>None are applicable. |
| PO 4.3 | DTS/DPF 4.3 |

| | |
|---|---|
| Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers). | The pump and/or filtration system ancillary to a dwelling erected on the same site is:<br>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment<br>or<br>(b) located at least 12m from the nearest habitable room located on an adjoining allotment. |
| PO 4.4<br>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment. | DTS/DPF 4.4<br>Adjacent land is used for residential purposes. |
| PO 4.5<br>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.5<br>None are applicable. |
| PO 4.6<br>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers. | DTS/DPF 4.6<br>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:<br>**Assessment location** / **Music noise level**<br>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 (LOCT10,15 < LOCT90,15 + 8dB) |
| Air Quality | |
| PO 5.1<br>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>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:<br>(a) incorporating appropriate treatment technology before exhaust emissions are released<br>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. | DTS/DPF 5.2<br>None are applicable. |

| | |
|---|---|
| Light Spill | |
| PO 6.1<br><br>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 6.1<br><br>None are applicable. |
| PO 6.2<br><br>External lighting is not hazardous to motorists and cyclists. | DTS/DPF 6.2<br><br>None are applicable. |
| Solar Reflectivity / Glare | |
| PO 7.1<br><br>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1<br><br>None are applicable. |
| Electrical Interference | |
| PO 8.1<br><br>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1<br><br>The building or structure:<br><br>(a) is no greater than 10m in height, measured from existing ground level<br>or<br>(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<br><br>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1<br><br>None are applicable. |
| PO 9.2<br><br>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2<br><br>None are applicable. |
| PO 9.3<br><br>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3<br><br>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4<br><br>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage | DTS/DPF 9.4<br><br>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 |

| | |
|---|---|
| and disposal facilities and do not prejudice the continued operation of these activities. | ownership. |
| PO 9.5<br><br>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5<br><br>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:<br><br>(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<br>(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<br>(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<br>(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<br>(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes. |
| PO 9.6<br><br>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities. | DTS/DPF 9.6<br><br>None are applicable. |
| PO 9.7<br><br>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7<br><br>None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | |
| PO 10.1<br><br>Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1<br><br>Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971*. |

## Land Division

### Assessment Provisions (AP)

| Desired Outcome | |
|---|---|
| DO 1 | Land division:<br>(a) creates allotments with the appropriate dimensions and shape for their intended use<br>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure<br>(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<br>(d) facilitates solar access through allotment orientation<br>(e) creates a compact urban form that supports active travel, walkability and the use of public transport<br>(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<br>Land division creates allotments suitable for their intended use. | DTS/DPF 1.1<br>Division of land satisfies (a) or (b):<br>(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes<br>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2<br>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<br>None are applicable. |
| **Design and Layout** | |
| PO 2.1<br>Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3<br>None are applicable. |
| PO 2.4<br>Land division is integrated with site features, adjacent land uses, | DTS/DPF 2.4<br>None are applicable. |

| | |
|---|---|
| the existing transport network and available infrastructure. | |
| PO 2.5<br>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<br>None are applicable. |
| PO 2.6<br>Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6<br>None are applicable. |
| PO 2.7<br>Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7<br>None are applicable. |
| PO 2.8<br>Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8<br>None are applicable. |
| Roads and Access | |
| PO 3.1<br>Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Land division does not impede access to publicly owned open space and/or recreation facilities. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>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<br>None are applicable. |
| PO 3.5<br>Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture. | DTS/DPF 3.5<br>None are applicable. |
| PO 3.6<br>Road reserves accommodate stormwater drainage and public utilities. | DTS/DPF 3.6<br>None are applicable. |
| PO 3.7<br>Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | DTS/DPF 3.7<br>None are applicable. |
| PO 3.8 | DTS/DPF 3.8 |

| | |
|---|---|
| Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | None are applicable. |
| PO 3.9<br><br>Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | DTS/DPF 3.9<br><br>None are applicable. |
| PO 3.10<br><br>Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | DTS/DPF 3.10<br><br>None are applicable. |
| PO 3.11<br><br>Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | DTS/DPF 3.11<br><br>None are applicable. |
| Infrastructure | |
| PO 4.1<br><br>Land division incorporates public utility services within road reserves or dedicated easements. | DTS/DPF 4.1<br><br>None are applicable. |
| PO 4.2<br><br>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<br><br>Each allotment can be connected to:<br><br>(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<br>or<br>(b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards. |
| PO 4.3<br><br>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<br><br>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<br><br>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<br><br>None are applicable. |
| PO 4.5<br><br>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<br><br>None are applicable. |
| PO 4.6 | DTS/DPF 4.6 |

| | |
|---|---|
| Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature. | None are applicable. |
| Minor Land Division (Under 20 Allotments) | |
| **Open Space** | |
| PO 5.1<br>Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1<br>None are applicable. |
| **Solar Orientation** | |
| PO 6.1<br>Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1<br>None are applicable. |
| **Water Sensitive Design** | |
| PO 7.1<br>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<br>None are applicable. |
| PO 7.2<br>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<br>None are applicable. |
| **Battle-Axe Development** | |
| PO 8.1<br>Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1<br>Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2<br>Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2<br>The handle of a battle-axe development:<br>(a) has a minimum width of 4m<br>or<br>(b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3<br>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<br>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<br>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4<br>Battle-axe or common driveways satisfy (a) and (b):<br>(a) are constructed of a minimum of 50% permeable or porous material<br>(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<br>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<br>None are applicable. |
| PO 9.2<br>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<br>None are applicable. |
| PO 9.3<br>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3<br>None are applicable. |
| Water Sensitive Design | |
| PO 10.1<br>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<br>None are applicable. |
| PO 10.2<br>Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.2<br>None are applicable. |
| PO 10.3<br>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<br>None are applicable. |
| Solar Orientation | |
| PO 11.1<br>Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1<br>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<br>Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>Navigation and access channels are not impaired by marinas and on-water structures. | DTS/DPF 1.3<br>None are applicable. |
| PO 1.4<br>Commercial shipping lanes are not impaired by marinas and on-water structures. | DTS/DPF 1.4<br>Marinas and on-water structures are set back 250m or more from commercial shipping lanes. |
| PO 1.5<br>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<br>On-water structures are set back:<br>(a) 3km or more from upstream water supply pumping station take-off points<br>(b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6<br>Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6<br>None are applicable. |
| Environmental Protection | |
| PO 2.1<br>Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1<br>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<br>Recreation facilities are compatible with surrounding land uses and activities. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Open space areas include natural or landscaped areas using locally indigenous plant species and large trees. | DTS/DPF 1.2<br>None are applicable. |
| Design and Siting | |
| PO 2.1<br>Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | DTS/DPF 2.1<br>None are applicable. |
| PO 2.2<br>Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | DTS/DPF 2.3<br>None are applicable. |
| Pedestrians and Cyclists | |
| PO 3.1<br>Open space incorporates:<br>(a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; | DTS/DPF 3.1<br>None are applicable. |

| | |
|---|---|
| (b) safe crossing points where pedestrian routes intersect the road network;<br>(c) easily identified access points. | |
| Usability | |
| PO 4.1<br>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<br>None are applicable. |
| Safety and Security | |
| PO 5.1<br>Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | DTS/DPF 5.1<br>None are applicable. |
| PO 5.2<br>Play equipment is located to maximise opportunities for passive surveillance. | DTS/DPF 5.2<br>None are applicable. |
| PO 5.3<br>Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | DTS/DPF 5.3<br>None are applicable. |
| PO 5.4<br>Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | DTS/DPF 5.4<br>None are applicable. |
| PO 5.5<br>Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | DTS/DPF 5.5<br>None are applicable. |
| PO 5.6<br>Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | DTS/DPF 5.6<br>None are applicable. |
| Signage | |
| PO 6.1<br>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<br>None are applicable. |
| Buildings and Structures | |
| PO 7.1<br>Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | DTS/DPF 7.1<br>None are applicable. |
| PO 7.2<br>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<br>None are applicable. |

| | |
|---|---|
| PO 7.3<br><br>Development in open space is constructed to minimise the extent of impervious surfaces. | DTS/DPF 7.3<br><br>None are applicable. |
| PO 7.4<br><br>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<br><br>None are applicable. |
| Landscaping | |
| PO 8.1<br><br>Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | DTS/DPF 8.1<br><br>None are applicable. |
| PO 8.2<br><br>Landscaping in open space and recreation facilities provides shade and windbreaks:<br><br>(a) along cyclist and pedestrian routes;<br>(b) around picnic and barbecue areas;<br>(c) in car parking areas. | DTS/DPF 8.2<br><br>None are applicable. |
| PO 8.3<br><br>Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | DTS/DPF 8.3<br><br>None are applicable. |
| PO 8.4<br><br>Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | DTS/DPF 8.4<br><br>None are applicable. |

## Out of Activity Centre Development

### Assessment Provisions (AP)

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1<br><br>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:<br><br>(a) as primary locations for shopping, administrative, cultural, entertainment and community services<br>(b) as a focus for regular social and business gatherings | DTS/DPF 1.1<br><br>None are applicable. |

| | |
|---|---|
| (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities. | |
| PO 1.2<br><br>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:<br><br>(a) that support the needs of local residents and workers, particularly in underserviced locations<br>(b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. | DTS/DPF 1.2<br><br>None are applicable. |

## Resource Extraction

### Assessment Provisions (AP)

| Desired Outcome | |
|---|---|
| DO 1 | Resource extraction activities are developed in a manner that minimises human and environmental impacts. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Land Use and Intensity | |
| PO 1.1<br><br>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<br><br>None are applicable. |
| PO 1.2<br><br>Resource extraction activities avoid damage to cultural sites or artefacts. | DTS/DPF 1.2<br><br>None are applicable. |
| Water Quality | |
| PO 2.1<br><br>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<br><br>None are applicable. |

| | |
|---|---|
| Separation Treatments, Buffers and Landscaping | |
| PO 3.1<br><br>Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1<br><br>None are applicable. |
| PO 3.2<br><br>Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2<br><br>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<br><br>Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1<br><br>Development satisfies (a), (b), (c) or (d):<br><br>(a) does not involve a change in the use of land<br>(b) involves a change in the use of land that does not constitute a change to a more sensitive use<br>(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)<br>(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:<br>(i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that-<br>A. site contamination does not exist (or no longer exists) at the land<br>or<br>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)<br>or<br>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)<br><br>and<br>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

## Tourism Development

### Assessment Provisions (AP)

| Desired Outcome | |
|---|---|
| DO 1 | Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| General | |
| PO 1.1<br><br>Tourism development complements and contributes to local, natural, cultural or historical context where:<br><br>(a) it supports immersive natural experiences<br>(b) it showcases South Australia's landscapes and produce<br>(c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1<br><br>None are applicable. |
| PO 1.2<br><br>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<br><br>None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1<br><br>Potential conflicts between long-term residents and short-term | DTS/DPF 2.1<br><br>None are applicable. |

| | |
|---|---|
| tourists are minimised through suitable siting and design measures. | |
| PO 2.2<br>Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2<br>None are applicable. |
| PO 2.3<br>Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3<br>12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4<br>Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4<br>None are applicable. |
| PO 2.5<br>Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5<br>None are applicable. |
| PO 2.6<br>Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6<br>None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1<br>Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1<br>None are applicable. |
| PO 3.2<br>Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided. | DTS/DPF 3.2<br>None are applicable. |
| PO 3.3<br>Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3<br>None are applicable. |
| PO 3.4<br>Tourist accommodation is designed to prevent conversion to private dwellings through:<br>(a) comprising a minimum of 10 accommodation units<br>(b) clustering separated individual accommodation units<br>(c) being of a size unsuitable for a private dwelling | DTS/DPF 3.4<br>None are applicable. |

| | |
|---|---|
| (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. | |

## Transport, Access and Parking

### Assessment Provisions (AP)

| Desired Outcome | |
|---|---|
| DO 1 | A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users. |

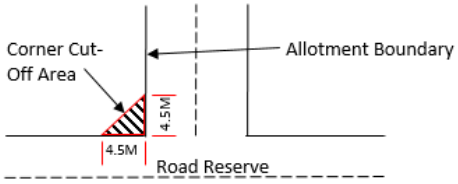
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Movement Systems | |
| PO 1.1<br>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system. | DTS/DPF 1.1<br>None are applicable. |
| PO 1.2<br>Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers. | DTS/DPF 1.2<br>None are applicable. |
| PO 1.3<br>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<br>None are applicable. |
| PO 1.4<br>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<br>All vehicle manoeuvring occurs onsite. |
| Sightlines | |
| PO 2.1<br>Sightlines at intersections, pedestrian and cycle crossings, and | DTS/DPF 2.1<br>None are applicable. |

| | |
|---|---|
| crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians. | |
| PO 2.2<br><br>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians. | DTS/DPF 2.2<br><br>None are applicable. |
| Vehicle Access | |
| PO 3.1<br><br>Safe and convenient access minimises impact or interruption on the operation of public roads. | DTS/DPF 3.1<br><br>The access is:<br>(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<br>or<br>(b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. |
| PO 3.2<br><br>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<br><br>None are applicable. |
| PO 3.3<br><br>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<br><br>None are applicable. |
| PO 3.4<br><br>Access points are sited and designed to minimise any adverse impacts on neighbouring properties. | DTS/DPF 3.4<br><br>None are applicable. |
| PO 3.5<br><br>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets. | DTS/DPF 3.5<br><br>Vehicle access to designated car parking spaces satisfy (a) or (b):<br>(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<br>(b) where newly proposed, is set back:<br>(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<br>(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<br>(iii) 6m or more from the tangent point of an intersection of 2 or more roads<br>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 3.6 | DTS/DPF 3.6 |

| | |
|---|---|
| Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate). | Driveways and access points:<br>(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<br>(b) for sites with a frontage to a public road greater than 20m:<br>(i) a single access point no greater than 6m in width is provided<br>or<br>(ii) not more than two access points with a width of 3.5m each are provided. |
| PO 3.7<br>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation. | DTS/DPF 3.7<br>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:<br>(a) 80 km/h road - 110m<br>(b) 70 km/h road - 90m<br>(c) 60 km/h road - 70m<br>(d) 50km/h or less road - 50m. |
| PO 3.8<br>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated. | DTS/DPF 3.8<br>None are applicable. |
| PO 3.9<br>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | DTS/DPF 3.9<br>None are applicable. |
| Access for People with Disabilities | |
| PO 4.1<br>Development is sited and designed to provide safe, dignified and convenient access for people with a disability. | DTS/DPF 4.1<br>None are applicable. |
| Vehicle Parking Rates | |
| PO 5.1<br>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:<br>(a) availability of on-street car parking<br>(b) shared use of other parking areas<br>(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<br>(d) the adaptive reuse of a State or Local Heritage Place. | DTS/DPF 5.1<br>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:<br>(a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements<br>(b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas<br>(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<br><br>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<br><br>Movement between vehicle parking areas within the site can occur without the need to use a public road. |
| PO 6.2<br><br>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<br><br>None are applicable. |
| PO 6.3<br><br>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<br><br>None are applicable. |
| PO 6.4<br><br>Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | DTS/DPF 6.4<br><br>None are applicable. |
| PO 6.5<br><br>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<br><br>None are applicable. |
| PO 6.6<br><br>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6<br><br>Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7<br><br>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7<br><br>None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | |
| PO 7.1<br><br>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<br><br>None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | |
| PO 8.1<br><br>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1<br><br>None are applicable. |
| PO 8.2<br><br>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2<br><br>None are applicable. |
| Bicycle Parking in Designated Areas | |

| | |
|---|---|
| PO 9.1<br><br>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1<br><br>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<br><br>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<br><br>None are applicable. |
| PO 9.3<br><br>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<br><br>None are applicable. |
| Corner Cut-Offs | |
| PO 10.1<br><br>Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1<br><br>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:<br><br>  <br> |

### 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)<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| **Aged / Supported Accommodation** | |
| **Retirement village** | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.<br><br>0.2 spaces per dwelling for visitor parking. |
| **Supported accommodation** | 0.3 spaces per bed. |
| **Residential Development (Other)** | |
| **Ancillary accommodation** | No additional requirements beyond those associated with the main dwelling. |
| **Residential park** | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.<br><br>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.<br><br>0.2 spaces per dwelling for visitor parking. |
| **Student accommodation** | 0.3 spaces per bed. |
| **Workers' accommodation** | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| **Tourist** | |

| | |
|---|---|
| **Caravan park / tourist park** | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.<br><br>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.<br><br>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| **Tourist accommodation** | 1 car parking space per accommodation unit / guest room. |
| **Commercial Uses** | |
| **Auction room/ depot** | 1 space per 100m$^2$ of building floor area plus an additional 2 spaces. |
| **Automotive collision repair** | 3 spaces per service bay. |
| **Call centre** | 8 spaces per 100m$^2$ of gross leasable floor area. |
| **Motor repair station** | 3 spaces per service bay. |
| **Office** | 4 spaces per 100m$^2$ of gross leasable floor area. |
| **Retail fuel outlet** | 3 spaces per 100m$^2$ gross leasable floor area. |
| **Service trade premises** | 2.5 spaces per 100m$^2$ of gross leasable floor area<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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.<br><br>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<br><br>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<br><br>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<br><br>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**<br><br>**Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.** | | **Designated Areas** |
|---|---|---|---|
| | **Minimum number of spaces** | **Maximum number of spaces** | |
| **Development generally** | | | |
| **All classes of development** | No minimum. | No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: | Capital City Zone<br><br>City Main Street Zone<br><br>City Riverbank Zone |

| | | | |
|---|---|---|---|
| | | 1 space for each dwelling with a total floor area less than 75 square metres<br><br>2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres<br><br>3 spaces for each dwelling with a total floor area greater than 150 square metres.<br><br>Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings. | Adelaide Park Lands Zone<br><br>Business Neighbourhood Zone (within the City of Adelaide)<br><br>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<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street ) Zone<br><br>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<br><br>Suburban Activity Centre Zone<br><br>Suburban Business Zone<br><br>Business Neighbourhood Zone<br><br>Suburban Main Street Zone<br><br>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<br><br>Urban Activity Centre Zone<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street ) Zone<br><br>Urban Neighbourhood Zone |
| **Residential development** | | | |
| **Residential component** | Dwelling with no separate | None specified. | City Living Zone |

| | | | |
|---|---|---|---|
| **of a multi-storey building** | bedroom -0.25 spaces per dwelling<br><br>1 bedroom dwelling - 0.75 spaces per dwelling<br><br>2 bedroom dwelling - 1 space per dwelling<br><br>3 or more bedroom dwelling - 1.25 spaces per dwelling<br><br>0.25 spaces per dwelling for visitor parking. | | Strategic Innovation Zone<br><br>Urban Activity Centre Zone<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street ) Zone<br><br>Urban Neighbourhood Zone |
| **Residential flat building** | Dwelling with no separate bedroom -0.25 spaces per dwelling<br><br>1 bedroom dwelling - 0.75 spaces per dwelling<br><br>2 bedroom dwelling - 1 space per dwelling<br><br>3 or more bedroom dwelling - 1.25 spaces per dwelling<br><br>0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone<br><br>Urban Activity Centre Zone<br><br>Urban Corridor (Boulevard) Zone<br><br>Urban Corridor (Business) Zone<br><br>Urban Corridor (Living) Zone<br><br>Urban Corridor (Main Street ) Zone<br><br>Urban Neighbourhood Zone |

Table 2 - Criteria:
The following criteria are used in conjunction with Table 2. The 'Exception' column identifies locations where the criteria do not apply and the car parking rates in Table 2 are applicable.

| Criteria | Exceptions |
|---|---|
| **The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:**<br><br>(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)<br>(b) is within 400 metres of a bus interchange(1)<br>(c) is within 400 metres of an O-Bahn interchange(1)<br>(d) is within 400 metres of a passenger rail station(1)<br>(e) is within 400 metres of a passenger tram station(1)<br>(f) is within 400 metres of the Adelaide Parklands. | (a) All zones in the City of Adelaide<br>(b) Strategic Innovation Zone in the following locations:<br>(i) City of Burnside<br>(ii) City of Marion<br>(iii) City of Mitcham<br><br>(c) Urban Corridor (Boulevard) Zone<br>(d) Urban Corridor (Business) Zone<br>(e) Urban Corridor (Living) Zone<br>(f) Urban Corridor (Main Street ) Zone<br>(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<br><br>Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type. |
|---|---|
| **Consulting Room** | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. |
| **Educational establishment** | For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.<br><br>For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students. |
| **Hospital** | 1 space per 15 beds plus 1 space per 30 beds for visitors. |
| **Indoor recreation facility** | 1 space per 4 employees plus 1 space per 200$m^2$ 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 200$m^2$ of gross leasable floor area plus 2 spaces plus 1 space per 1000$m^2$ 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 300$m^2$ of gross leasable floor area plus 1 space for every 600$m^2$ 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**<br><br>**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<br>Strategic Innovation Zone<br>Suburban Activity Centre Zone<br>Suburban Business Zone<br>Suburban Main Street Zone<br>Urban Activity Centre Zone<br>Urban Corridor (Boulevard) Zone<br>Urban Corridor (Business) Zone<br>Urban Corridor (Living) Zone<br>Urban Corridor (Main Street ) Zone<br>Urban Neighbourhood Zone | Metropolitan Adelaide |

## Waste Treatment and Management Facilities

### Assessment Provisions (AP)

| Desired Outcome | |
|---|---|
| DO 1 | Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting | |

| | |
|---|---|
| PO 1.1<br><br>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<br><br>None are applicable. |
| Soil and Water Protection | |
| PO 2.1<br><br>Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as:<br><br>(a) containing potential groundwater and surface water contaminants within waste operations areas<br>(b) diverting clean stormwater away from waste operations areas and potentially contaminated areas<br>(c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. | DTS/DPF 2.1<br><br>None are applicable. |
| PO 2.2<br><br>Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | DTS/DPF 2.2<br><br>Wastewater lagoons are set back 50m or more from watercourse banks. |
| PO 2.3<br><br>Wastewater lagoons are designed and sited to:<br><br>(a) avoid intersecting underground waters;<br>(b) avoid inundation by flood waters;<br>(c) ensure lagoon contents do not overflow;<br>(d) include a liner designed to prevent leakage. | DTS/DPF 2.3<br><br>None are applicable. |
| PO 2.4<br><br>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<br><br>Waste operations areas are set back 100m or more from watercourse banks. |
| Amenity | |
| PO 3.1<br><br>Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity. | DTS/DPF 3.1<br><br>None are applicable. |
| PO 3.2<br><br>Access routes to waste treatment and management facilities via residential streets is avoided. | DTS/DPF 3.2<br><br>None are applicable. |
| PO 3.3<br><br>Litter control measures minimise the incidence of windblown litter. | DTS/DPF 3.3<br><br>None are applicable. |

| | |
|---|---|
| PO 3.4<br>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<br>None are applicable. |
| Access | |
| PO 4.1<br>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<br>None are applicable. |
| PO 4.2<br>Suitable access for emergency vehicles is provided to and within waste treatment or management sites. | DTS/DPF 4.2<br>None are applicable. |
| Fencing and Security | |
| PO 5.1<br>Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public. | DTS/DPF 5.1<br>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<br>Landfill gas emissions are managed in an environmentally acceptable manner. | DTS/DPF 6.1<br>None are applicable. |
| PO 6.2<br>Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2<br>Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3<br>Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3<br>None are applicable. |
| PO 6.4<br>Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4<br>Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | |
| PO 7.1<br>Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1<br>Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2<br>Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2<br>None are applicable. |
| PO 7.3<br>Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation | DTS/DPF 7.3<br>Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or |

| | |
|---|---|
| and enjoyment. | a Conservation Zone. |
| PO 7.4<br><br>Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4<br><br>None are applicable. |
| PO 7.5<br><br>Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5<br><br>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<br><br>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<br><br>None are applicable. |
| PO 8.2<br><br>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<br><br>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<br><br>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<br><br>None are applicable. |
| PO 1.2<br><br>Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land. | DTS/DPF 1.2<br><br>None are applicable. |
| PO 1.3 | DTS/DPF 1.3 |

| | |
|---|---|
| Workers' accommodation and settlements are built with materials and colours that blend with the landscape. | None are applicable. |
| PO 1.4<br><br>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<br><br>None are applicable. |

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