DEVELOPMENT NO.:	22042116
APPLICANT:	Arts & Entertainment of South Australia Pty Ltd and Planning
	Studio Pty Ltd
ADDRESS:	1403 ONKAPARINGA VALLEY RD WOODSIDE SA 5244
NATURE OF DEVELOPMENT:	Annual two-day music festival
ZONING INFORMATION:	Zones:
	Productive Rural Landscape
	Overlays:
	 Environment and Food Production Area
	Hazards (Flooding)
	 Hazards (Bushfire - High Risk)
	Hazards (Bushfire - Medium Risk)
	 Hazards (Flooding - General)
	 Hazards (Flooding - Evidence Required)
	Limited Land Division
	Mount Lofty Ranges Water Supply Catchment (Area 2)
	Native Vegetation
	Prescribed Water Resources Area
	Traffic Generating Development
	Urban Transport Routes
	Water Resources
LODGEMENT DATE:	22 December 2022
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2022:24
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	James Booker
	Team Leader Statutory Planning
REFERRALS STATUTORY:	Commissioner of Highways
	Environment Protection Authority
REFERRALS NON-STATUTORY:	Economic Development
	Engineering
	Community Safety
	Environmental Health - Waste
	Environmental Health - Food
	Arboriculture – Street Tree
	Arboriculture – Street Vegetation
	Communication, Engagement and Events

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DETAILED DESCRIPTION OF PROPOSAL:

The proposal involves the commencement of an Annual Two-day Music Festival at 1403 Onkaparinga Valley Road, Woodside. The subject land accommodates the Tomich Winery although the vineyards are located away from the area proposed to accommodate the music festival under assessment within this application and will not be accessible during the event. The annual two-day festival is proposed to accommodate up to 10,000 patrons each day.

The key features of this proposal are:

- Music featuring international and local artists;
- One stage situated towards the western end of the land facing out east towards Onkaparinga Valley Road;
- 11:00am commencement and 11:00pm conclusion (music between 12:00pm and 10:30pm);
- This is a ticketed and licensed event available for persons 18+ years;
- A total of five access points to the site for patron parking, emergency access and pick-up/set down access, three existing (shown as 1, 5 and 11 in the MFY addendum to the response to representations) and two new (shown as 3 and 8 in the MFY addendum to the response to representations);
- 2,300 on-site car parking spaces available to patrons with up to 175 staff members being shuttled by bus to the site;
- Provision to be made for on-site bus parking and a set-down/pick-up for taxis and ride share vehicles;
- Food vans and bars provided at both the southern and northern ends of the site;
- A large area labelled a "Food and Wine Village";
- A large shaded bar to be provided central to the site;
- 200 portable toilets to be located on site; and
- A number of temporary structures are proposed such as the Stage. These structures are excluded from the definition of development in accordance with clause 4(11) of Schedule 4 of the Planning, Development and Infrastructure (General) Regulations 2017.

BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
Withdrawn – May 2022	21/290/473	Construction of a restaurant (max 75 seats) and cellar door building, retaining walls (max height 1m) associated car parking and earthworks

Approved - September 2020	20/856/473	Land Division - Boundary realignment (2 into 2)	
Approved – May 2020	19/1034/473	2x freestanding horticultural buildings & associated earthworks	
Approved – February 2020	14/624/473	Change of use to include winery (maximum crush 50 tonnes per annum), associated buildings, earthworks & retaining walls (maximum height of 2.8m)	
Approved – May 2018	2013/272/473	Freestanding advertising sign (1.1m x 2.5m maximum height)	
Approved – March 2018	15/509/473	Land division – realignment of boundaries (2 into 2)	
Refused – June 2009	473/1218/2007	Two signs (measuring 3.2m height x 1.2m width)(non-complying)	
Approved – August 2003	473/763/03	Demolition of farm building	
Approved – October 2003	473/710/03	Change in use from Farm Building (Dairy) to Horticultural Building (Office) associated with viticultural use of the land (horticulture)	
Approved – May 2001	473/D002/01	Land Division -8 allotments into 5	
Approved – April 2001	473/1218/00	Change of land use from farming and horticulture to horticulture (viticulture) and construction of 44 megalitre dam	

SUBJECT LAND & LOCALITY:

Site Description:

The subject land is commonly known as 1403 Onkaparinga Valley Road, Woodside and is operated by Tomich Wines. The land is a large parcel of approximately 46.9ha and has expansive frontage to both Onkaparinga Valley Road and Woodside Road. The land has a primary access point on Onkaparinga Valley Road. The property includes multiple gates and access points to both Onkaparinga Valley Road and Woodside Road.

The Southern and Western portions of the site accommodate the primary production use of the land including extensive vineyards, a winery building and multiple agricultural buildings. A dwelling is also located on site adjacent to the main access point at Onkaparinga Valley Road. The Onkaparinga River runs through the site from the north to south.

The area of the proposed development is in the north-eastern corner of the site, adjacent to the Onkaparinga Valley Road / Woodside Road / Quarry Road round about. This section of the site is currently utilised for grazing and is geographically separated from the winery on site.

Location reference: 1403 ONKAPARINGA VALLEY RD WOODSIDE SA 5244 Title ref.: CT 6256/979 Plan Parcel: D126786 QP51

Locality:

The locality is on the cusp of the township of Woodside and is characterised by large allotments accommodating primary production activities to the east. On the eastern side of Onkaparinga Valley Road is the Employment Zone, and the township of Woodside is beyond to the south. North of the subject land are large rural allotments leading to Charleston in the north-east and Lobethal in the north-west. The immediate locality is situated within the Productive Rural Landscape Zone.

Both Onkaparinga Valley Road and Woodside Road have an 80km/h speed limit and a large roundabout is located at the junction of these roads adjoining the site. An Adelaide Metro bus stop is located south of this roundabout on Onkaparinga Valley Road adjacent to the subject land.

The subject land and that relating to neighbouring representations is provided in *Attachment 2 - Subject Land Map/ Representation Map.* The zoning is shown on the map in *Attachment 3 – Zoning Map*.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

• **PER ELEMENT:** Other - Commercial/Industrial - Annual two day music festival: Code Assessed - Performance Assessed.

• OVERALL APPLICATION CATEGORY:

Code Assessed - Performance Assessed.

• **REASON**

The Planning and Design Code does not list an event such as this as having an Accepted, DTS or Restricted assessment pathway within the corresponding Tables for the zone. As such the development is classified as "Performance Assessed Development" in accordance with section 105(b) and 107 of the Act, requiring the development to be assessed on its merits against the Code.

PUBLIC NOTIFICATION

• **REASON**

A music festival is not listed in Table 5 of the Productive Rural Landscape Zone as being exempt from public notification. Additionally, this proposal has not been considered as being a minor form of development by Council staff.

Public notification was undertaken from 9 January 2023 to 30 January 2023.

• LIST OF REPRESENTATIONS

Five (5) representations were received during the public notification period. Of these, three (3) were identical, uploaded to the PlanSA Portal by the same representor, and it is considered that two of these representations were uploaded in error.

Of the three (3) valid representations received, one was in support of the proposal while the other two are in support of the proposal but have some concerns. Only one representor wishes to be heard by the Panel.

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Russell Miatake	99 Buckleys Road, Lobethal	No	
Christine Schloithe (MusicSA)	192-200 Pulteney Street, Adelaide	No	
Douglas Burd	1480 Onkaparinga Valley Road, Charleston	Yes	Self

• SUMMARY

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

- Noise concerns;
- Traffic concerns;
- Traffic mistakenly coming down Buckleys Road seeking parking;
- Application should be a once off event in the first instance;
- Noise Management Plan fails to identify 1480 Onkaparinga Valley Road within the 65dBA noise contour and therefore should be offered a mitigation package;
- The 35dBA noise contour seems unlikely given the speaker arrangement, we request an updated assessment;
- Livestock will need to be removed during the event due to noise;
- The 1000 parking spaces is inadequate; and
- Bushfire risk.

Comments in favour of the proposal:

- The proposal is a great opportunity for local artists and is important for the South Australian music industry; and
- The proposal represents an important offering of cultural tourism.

Response to Representations:

- The applicant responded to the representors in the following ways:
 - Welcomed the support of MusicSA;
 - The applicant advised that they will continue to liaise with the Department for Infrastructure and Transport, SA Police and Council;
 - Acknowledged an error in the report and confirming that the land does not have access to Buckleys Road;
 - An increase of on-site parking from 1,500 spaces to 2,300 spaces by utilising an additional area for parking;
 - \circ $\;$ Altering the pick-up set-down location and route for taxi/ride share vehicles;
 - Improvement of pedestrian movement;
 - All staff including security staff will now be transported to site via bus thus reducing the requirement for a large staff parking area;
 - Provided a commitment to consult with local residents pre and post event to minimise adverse impacts;
 - Confirmed that for operational reasons, including the advanced booking of acts, a recurring event was required as opposed to a once off approval

• The applicant will discuss directly with residents within the 65 dB(A) equal noise contour mitigation options which may include treatment packages;

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

AGENCY REFERRALS

• <u>Commissioner of Highways</u>

As the proposal includes a new vehicle access and changes the nature of movement through an existing access point to a State Maintained Road, a referral to the Commissioner of Highways was required in accordance with the Procedural Matters contained within the Urban Transport Routes Overlay.

The Commissioner of Highways did not object to the proposal, however one Condition and three Advisory Notes have been imposed. These have been provided below:

Condition 1

An on-site traffic management plan for event traffic management shall be submitted to the satisfaction of Council and the Department for Infrastructure and Transport prior to any event being held onsite. This plan shall:

- 1. Provide details of all parking (including overflow parking) and traffic flow through the site;
- 2. Identify any passenger set down areas, including any buses accessing the site;
- 3. Identify any pedestrian management measures required;
- 4. Identify all signage required to facilitate the traffic movements.

All access and traffic management for the event shall be in accordance with this plan.

Advisory Note 1

Approval for temporary traffic control will need to be obtained from DIT - Roadworks. The company engaged for traffic control will need to provide DIT with a copy of the traffic management plan (TMP) and seek approval of any temporary traffic control/signage. The TMP will need to show all traffic control devices to be utilised (including variable message signs) and any proposed traffic restrictions during the event (including setup/close down). The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au.

Advisory Note 2

The event shall be developed in accordance with <u>https://dit.sa.gov.au/ data/assets/pdf file/0020/121394/DOCS AND FILES8197504-v5-</u> <u>Guidelines for Events on SA Roads.pdf</u>

Advisory Note 3

Should the applicant want to discuss Adelaide Metro bus services to/from the event contact should be made with Mr Andrew Every, Performance and Planning Lead, Bus, South Australian Public Transport Authority on tel. 7133 2535, mob 0423 822 269 or email Andrew.Every@sa.gov.au.

• Environment Protection Authority (EPA)

The Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay provides a number of referral triggers within its Procedural Matters. The EPA provides a significant degree of oversight of development within this Overlay as any development which generates human wastewater from a peak loading capacity of more than 40 persons is captured as a referral trigger where the site does not have access to a sewer system.

As the proposal caters for up to 10,000 persons each day, a referral to the EPA was required. As the proposal includes portable toilet holding tanks and the removal of all human wastewater off site, the EPA concluded that the proposal would have neutral or beneficial impact upon water quality. The following Advisory Notes were included within their referral response:

Advisory Note 1

The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 2

More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au.

The EPA and DIT referral responses are included as *Attachment 6 – Referral Responses*.

INTERNAL REFERRALS

• Economic Development

This event will have a significant economic benefit to the region. Similar events in other regions have increased tourism visitation and spend.

We have undertaken some economic modelling based on the figures in the Development Application and from feedback on similar events in neighbouring regions (specifically Holdfast Bay Council).

a. Economic Impact Gross Regional Product

Based on the numbers that are expected to attend this event it will generate an additional \$5m spend to the Adelaide Hills Council region's economy which would lead to a corresponding direct increase in value added of \$2m. A further \$571k in value added would be generated from related intermediate industries.

There would be an additional contribution to the Adelaide Hills Council economy through consumption effects as correspondingly more wages and salaries are spent in the local economy. It is estimated that this would result in a further increase in value added of \$193,844.62.

The combination of all direct, industrial and consumption effects would result in an estimated addition in value added of \$3m in the Adelaide Hills Council economy.

Value added by industry represents the industry component of Gross Regional Product (GRP). The impact on the Adelaide Hills Council's GRP as a result of staging this event is directly equivalent to the change in value added outlined above.

In summary, GRP in the Adelaide Hills Council is estimated to increase by \$3m.

b. Employment

Also, the direct addition of \$5m spend to the local economy as a result of staging the Vintage Vibes event in the Adelaide Hills Council is estimated to lead to a corresponding direct increase of employment equivalent to 45.8 annual local jobs across a range of industries. From this direct expansion in the economy it is anticipated that there would be flow on effects into other related intermediate industries, creating an additional employment equivalent to 5.0 annual local jobs.

This addition of employment in the local economy would lead to a corresponding increase in wages and salaries, a proportion of which would be spent on local goods and services, creating a further increase equivalent to 1.6 annual local jobs through consumption impacts.

The combination of all direct, industrial and consumption effects would result in a total estimated increase of employment equivalent to 52.5 annual local jobs located in the Adelaide Hills Council.

Explanatory Notes on how these figures were reached:

"The 52.5 jobs is not a literal number of new FTEs but a collation of the number of hours worked by people as a result of the event expressed as a jobs figure. The employment impact of an event is expressed in local jobs. For example, an event that generates 4 weeks of work for 13 people (52 weeks of work in total), would have an employment impact equivalent to 1.0 annual local job."

c. Adelaide Hills Tourism comments

Adelaide Hills Tourism are supportive of this event as it will generate significant numbers of visitors to the region. Similar music festivals in neighbouring regions have provided economic benefits to the economy by increasing visitation and visitor spend while also building a Tourism brand.

This event is on the same weekend as Adelaide Hills Wellness Wander event. This is an opportunity to add value to both events by including a music component of wellness. Adelaide Hills Tourism will engage with the promoters of the event (Arts & Entertainment South Australia) to investigate opportunities to collaborate. This aligns with one of the goals of Adelaide Hills Tourism's Strategic Plan "We are an integrated and coordinated tourism region that engages the entire visitor economy in bundling and promoting experiences to create a compelling reason to visit".

Engineering

- a) No comments from an engineering perspective as all traffic management proposals will be referred to DIT.
- <u>Community Safety</u>
 - a) No issues but DIT approval will be needed for the TMP.
- <u>Environmental Health Waste</u>
 - a) No issues with the proposed 200 portable toilets for 10,000 people each day for 2 days event. Capacity of proposed portaloo waste tanks is sufficient for volume of wastewater to be produced.

• Environmental Health – Food

a) In relation to food businesses, event organizer will notify Council's Event Officer who will let us know who will be operating. Based on our/other councils inspection compliance records we will determine whether food businesses are required to be inspected during event.

• <u>Arboriculture – Street Tree</u>

- a) Site 1 Southern vehicle entry crossover on OV Rd A mature *E.camaldulensis* tree (River Red Gum) is situated 9.4m to the southern side of 1447 Onkaparinga Valley Rd's southern boundary fence post. Request for new gate location to be no wider than 4.2m and to be orientated adjoining the internal property boundary fence line.
- b) Site 2 Northern vehicle entry crossover on OV Rd An existing long-standing paddock gate is situated to the south of a mature *E.camaldulensis* tree (River Red Gum). Modification of verge adjacent to the existing gate is not authorised due to being located within the structural root zone of the existing tree. Recommendation is to move the crossover and gate location to southern side of two dead trees to south of existing gate. AHC operations team will remove the two dead trees indicated within marked up photo prior to the event.
- c) No vegetation issues identified on public land with bus entry and exit points on OV Rd and Woodside Road.
- d) Site 1 and proposed site 2 No excavation works are to occur within the verge area and only fill to be applied within sunken sections of verge to level.
- <u>Arboriculture Street Vegetation</u>
 - a) Supporting the comments and photographic diagrams provided above in relation to access and distance from the native trees; the location was also site inspected for biodiversity value. No other native vegetation i.e., groundcovers or species were identified within or in proximity to the access points.
- Communication, Engagement and Events
 - a) Their proposal seems to be very thorough and we are supportive of this from an events perspective.
 - b) According to Appendix F: Community consultation and Communication Plan, consultation was to commence in January so that is an important aspect from our point of view.

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	
D01	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	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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 and 2.1	
DPFs: 1.1 and 2.1	

The Productive Rural Landscape Zone recognises a diverse range of land uses within zone, however the Performance Outcomes (POs) and Designated Performance Features (DPFs) of the Zone are silent on this type of development. Although the provisions do not provide specific guidance to the assessment of this application, the primary use of the land is for a winery and vineyard which are envisaged uses within the zone. The zone also recognises that there may be value adding opportunities to such uses, such as function centres and tourist accommodation.

Desired Outcomes (DO) 1 and 2 of the Zone promotes a diverse range of land uses which are predominantly linked with primary production activities and associated value adding uses which maintain the natural and rural character whilst promoting regional identity. This is further reinforced by PO 1.1 which seeks retention of rural land for a range of primary production and horticultural activities and associated value adding of primary produce. The proposal does not interfere with the primary production use of the land, nor does it impede the future use of the land for primary production purposes.

The proposal requires the erection of a stage, bars, toilet blocks, food stalls and other structures. No permanent buildings are proposed and as such the development will not impact upon the scenic qualities of the landscape in accordance with DO1.

Desired Outcome 3 supports development with new and continued investment while promoting co-existence with adjoining activities and minimising conflict. The applicant has provided an acoustic report and traffic report to address mitigation of potential impacts upon sensitive receivers in the area. The proposal achieves the intent of DO3 and presents a value adding opportunity to utilise a portion of the land on an annual basis.

Overlays

Environment and Food Production Area

Desired Outcomes		
D01	Protection of valuable rural, landscape, environmental and food production areas from urban	
	encroachment.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1		
DPFs: 1.1		

PO1.1 of this overlay states that Land Division within the Environment and Food Production Area is undertaken in accordance with Section 7 of the Planning, Development and Infrastructure Act 2016. As this proposal does not include the division of land, this Overlay is not relevant to the assessment of this application.

Hazards (Flooding)

Desired Outcomes		
DO1	Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.	
Performance	Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 2.1		
DPFs:		

Flooding on the subject land is limited to areas directly adjacent to the Onkaparinga River which flows north of the proposed area of development. The proposed development area does not intrude into these areas of flood risk. Furthermore, as the proposed development does not include any permanent structures, this overlay is not relevant to the assessment of this application. The aerial image below shows the areas located within the floodplain on the subject land.



Image showing the 1 in 10 year and 1 in 100 Floodplain of the Onkaparinga River

Hazards (Bushfire - High Risk)

Desired Outco	omes	
DO1	 Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front. 	
DO2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.	
DO3	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		
POs: 1.1, 2.1,	6.3	
DPFs:		

The subject land is located within a High Bushfire Risk Area and experienced some damage from the December 2019 Cudlee Creek fires. As part of the proposal the applicant has submitted an Event Traffic Management Plan which discusses what action may be taken in the case of a bushfire. The event will not proceed in the case where the day of the event is declared a Catastrophic fire risk day or if the Country Fire Service (CFS) directs the concert to not go ahead due to bushfire activity in the area.

PO 1.1 of the overlay speaks to avoiding development which may increase the potential outbreak of fire. Although patron behaviour always carries a risk of unpredictability, the expected large number of festival goers and venue staff would mean that if a fire were to break out it would be noticed and extinguished quickly.

The proposal includes a number of access points and clear points of vehicular movement through the car parking area and drop off area of the site. This is considered to be suitable to allow access for emergency vehicles.

On balance, the fire risk of an event such as this is negligible. It has been conditioned that the event will not go ahead should the day fall on a declared Catastrophic fire risk day or be directed by the CFS to cancel.

Hazards (Bushfire - Medium Risk)

The PlanSA portal identifies this site as being both Medium and High Risk in terms of bushfire hazard. The excerpt from the South Australia Property and Planning Atlas (SAPPA) shows that the site is exclusively within the High Risk area except for a small portion of the land opposite Naughtons Road towards the township of Woodside. As this is approximately 800m from the site of development it is considered that the High Bushfire Risk Overlay is the appropriate overlay against which to assess this proposal.



High bushfire risk

Hazards (Flooding - General)

Desired Outcomes		
D01	Impacts on people, property, infrastructure and the environment from general flood risk are	
	minimised through the appropriate siting and design of development.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 2.1		
DPFs:		

As mentioned previously, the site of the proposed festival is located away from the watercourse which runs through the property. It is considered that flooding does not pose a significant risk to proposal.

Hazards (Flooding - Evidence Required)

Desired Outcomes		
DO1	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.	
Performan	ce Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1		
DPFs:		

The proposed development is sited a sufficient distance from the watercourse on site and as such the proposal does not present as having potential impacts in terms of flooding.

Limited Land Division

Desired Outcomes		
D01	The long term use of land for primary production is maintained by minimising fragmentation	
	through division of land.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1		
DPFs: 1.1		

The proposal does not include division of land and the long term use of the land for primary production is maintained. As such this overlay is considered to be satisfied.

Mount Lofty Ranges Water Supply Catchment (Area 2)

Desired Outcomes	
D01	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 of diversio	
catchments from the Mount Lofty Ranges.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 2.1, 2.4, 2.5, 3.1, 3.2, 4.1	
DPFs: 1.2, 2.1, 2.4	

Wastewater management is an important aspect of development within the Mount Lofty Ranges Water Supply Catchment. To manage human waste generation from the site the development proposes 200 portable toilets as advised by Harnett Engineering. Each portable toilet contains a holding tank which stores the effluent. Portaloos are then removed from site and replaced when required. As such, the proposal does not require any sort of fixed waste management system. Due to the number of attendees to the festival, a referral to the Environment Protection Authority (EPA) was required in accordance with of the Procedural Matters (h) section of the Overlay. The EPA concluded that *"Given that all human wastewaters would be contained in the portable toilet holding tanks and then removed from the site, the EPA considers that the proposal would have a neutral or beneficial impact on water quality".* Additionally, Council's Environmental Health Unit provided comment supporting that the proposed number of toilets is satisfactory for the expected volume of waste.

Council is satisfied that the proposal incorporates industry best practices in terms of managing waste and that the provisions of the Overlay have been satisfied.

Desired Ou	Desired Outcomes		
D01	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity,		
threatened species and vegetation communities, fauna habitat, ecosystem servi			
storage and amenity values.			
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteri			
POs: 1.1			
DPFs: 1.1			

PO 1.1 seeks that development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation. A declaration has been provided by the applicant in accordance with DPF 1.1 stating that the proposal will not involve clearance of native vegetation. The proposed, and potential access points to the site avoid conflict with vegetation on the road verge.

Prescribed Water Resources Area

Desired Ou	Desired Outcomes	
DO1 Sustainable water use in prescribed surface water resources areas maintains the health		
natural flow paths of water courses.		
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1		
DPFs:	DPFs:	

There are no pertinent provisions affecting the proposed development within the Prescribed Water Resources Area Overlay policies. The site has access to a reticulated mains water supply and does not include any aspects which give rise to concerns of water resources. The proposal will not result in the alteration of the natural flow of the watercourse on the site.

Traffic Generating Development

Desired Outcomes		
D01	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for	
	all road users.	
DO2	Provision of safe and efficient access to and from urban transport routes and major urban	
	transport routes.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1, 1.2, 1.3		
DPFs:	DPFs:	

The subject land has access to two roads which are under the care and control of the Commissioner of Highways. These roads are Onkaparinga Valley Road to the south-east and Woodside Road to the north-east of the site. Both roads have an 80km/h posted speed limit.

The proposal plans to utilise five crossovers to these roads, three which are existing and two proposed. In their response to representations the applicant identified additional potential locations of crossovers. These locations have been reviewed by staff at the Department of Infrastructure and Transport (DIT) as well as Council Engineering staff. These locations have been determined to be suitable, however the preference is to keep the number of access points to a minimum to curtail disruption to the road network. Additionally the locations respond to Council's Arborcultural comments. Any changes to the ultimate location will be undertaken in consultation with DIT and Council staff.

The applicant has supplied a Traffic Management Plan prepared by MFY Consultants which detail how the proposal will manage traffic for the event to reduce the number of vehicles going to and from the site. One of the key aspects of the proposal is the encouragement of the use of shared transit options including buses, rideshare vehicles and carpooling. The event organisers have also included the option to purchase a bus ticket in addition to the event ticket.

The proposal provides sufficient area on site to allow for queuing when leaving the venue, in accordance with PO 1.3 of the overlay. In addition, the pick-up/set-down route has been lengthened reducing the risk of queuing onto Onkaparinga Valley Road.

Additionally, the applicant is committed to providing an Event Traffic Management Plan (ETMP) prior to the event in consultation with South Australia Policy team at DIT and Adelaide Hills Council. ETMPs are commonly prepared for large events, whether they require a Development Authorisation or not and are prepared to industry standards in accordance with the requirements of the *Road Traffic Act 1961*, DIT's Guidelines for events on SA Roads, Australian Standards Manual of Uniform Traffic Control Devices and Austroads' Guide to Temporary Traffic Management.

With car, bus and pedestrian traffic entering the locality during the days of the festival, there will be a notable increase in traffic. The applicant has sought advice from MFY traffic consultants to assist in managing this traffic in a manner with minimal impact to the road network. The traffic management plan provided by the applicants addresses the safe and efficient movement of people as far as can be expected. As shown in the MFY report a reduction of speed limit will be required within proximity to the event, including a reduction from 80km/h to 40km/h leading up to the event and 25km/h immediately adjacent to the site.

The free flow of traffic will however, be temporarily disrupted while patrons are travelling to and from the festival and it is acknowledged that there may be a nuisance caused to the community with regard to traffic generation on the days of the festival. These impacts are considered to be minimal however, given the limited frequency of the festival.

Desired Outcomes		
D01	1 Safe and efficient operation of Urban Transport Routes for all road users.	
DO2	DO2 Provision of safe and efficient access to and from Urban Transport Routes.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1, 2.1, 3.1, 4.1, 5.1		
DPFs: 5.1		

Urban Transport Routes

The Procedural Matters within the Urban Transport Routes Overlay require a referral to the Commissioner of Highways should there be a new crossover to a State Maintained Road, as such a referral was undertaken as part of the assessment of this application.

The advice from DIT was simply "No objection, with comments". The comments consisted of one condition and three advisory notes. The condition requires the applicant to supply a Traffic Management Plan prior to each event thus ensuring that if traffic conditions change in this area over time, they can be factored into the proposal. The remaining Advisory Notes speak to additional approval requirements from DIT in regard to temporary traffic control, additional guidance in regard to events on State maintained roads and contact details should the applicant wish to discuss Adelaide Metro bus services to the venue.

Since this referral was undertaken, the applicant has supplied a Traffic Management Plan prepared by MFY Consultants. Several aspects of this report have been updated in response to the representations:

- 1. carparking numbers increased from 1,500 spaces to 2,300 spaces;
- 2. An additional carpark area has been provided (carpark 3);
- 3. A much longer pick-up/set-down route has been provided behind the patron car parking area which will assist in reducing the potential for queuing on Onkaparinga Valley Road as well as improve safety by avoiding a sharing of the access point to Woodside Road with buses;
- 4. The bus route has changed and also the bus access point has changed from the entrance onto the roundabout to point further north on Woodside Road;
- 5. A number of alternative gate locations have been identified should they be required either for operational or constructability reasons; and
- 6. Up to 175 bar, site and security staff will be transported to the site via bus thus reducing the requirement for a large area to accommodate staff parking.

The alternative arrangements have been reviewed by DIT who advised that "the temporary access points can be worked through as part of the traffic management plan so the existing conditions should be fine." The updated proposal has also been reviewed by Council Engineering, Arboriculture and Biodiversity. As the TMP is evolving Council staff will continue to provide input. It is considered that these changes to the proposal are positive and improve the functionality of the site for this large event. It is considered that the proposal satisfies the provisions of the Urban Transport Routes Overlay, in particular POs 1.1, 2.1, 4.1 and 5.1.

Water Resources		
Desired O	Desired Outcomes	
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 stormwater runoff.	
Performar	nce Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1	.4, 1.7	
DPFs:		

As mentioned previously, the subject land includes a watercourse north of the proposed site of the festival. This area will be fenced off from festival goers and as such the function of the watercourse and water quality will not be impacted by this application. A condition has been included restricting patron access within 25 metres of the watercourse (Refer Recommended Condition 6).

Additionally, in the event of wet weather during the festival it has been conditioned that hay bales or another soil erosion control methods be installed adjacent to the watercourse in order to prevent any pollutants entering the watercourse. With these safeguards in place it is considered that the proposal is in accordance with the Water Resources Overlay.

General Development Policies

Advertisements

Desired Outcomes		
DO1	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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1, 1.2		
DPFs: 1.1, 1.2		

Advertising displays are not proposed as part of this application. It is noted that an advertising hoarding has recently been erected on the land announcing the Vintage Vibes event. It is considered that this signage fulfils the criteria of being excluded from the definition of development in accordance with clause 1 (f) of Schedule 4 of the Planning, Development and Infrastructure (General) Regulations 2017 as it announces a social event.

Clearance from Overhead Powerlines

Desired Ou	tcomes	
DO1 Protection of human health and safety when undertaking development in the vicini		
	overhead transmission powerlines.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) crite		
POs: 1.1		
DPFs: 1.1	DPFs: 1.1	

This application does not include any new building work as such, however there are temporary buildings to be erected. In any event no powerlines cross the area of development. The applicant has also provided a declaration stating that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. As such this proposal is consistent with DO 1 as well as PO 1.1.

Design

Desired Outcomes		nes
DO1	De	velopment is:
	a)	contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area.
	b)	durable - fit for purpose, adaptable and long lasting 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.
	c)	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.
Performan	ce O	utcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria
POs: 2.1, 2.	2, 2	.3, 2.4, 5.1, 6.1, 7.3, 19.4, 19.5, 31.1
DPFs: 19.4		

The Design Module is geared towards the construction of permanent buildings and how good design can be incorporated into development to contribute positively to local character, be fit for purpose and sustainable. The proposed annual event under assessment isn't considered to be particularly relevant to this section of the Code as there are no permanent structures proposed.

The location of the staging has largely been arranged in accordance with the Noise Management Plan provided by Echo Acoustic Consulting. The stage location is towards the rear of the site facing out towards the public roads. A small backstage area is located behind the stage and all amenities, stalls and bars are located in between the public road and the single stage. The entrance is at the front of the site and the public parking area adjoins the site to the south.

Desired Outcomes			
DO1 Development is located and designed to mitigate adverse effects on or from neighbouring a		Development is located and designed to mitigate adverse effects on or from neighbouring and	
		proximate land uses.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria			
POs: 1.1,1.2, 2.1, 4.1, 4.2, 4.5, 4.6, 6.1, 6.2, 9.1			
	DPFs: 4.1, 4.6		

Interface between Land Uses

One of the significant considerations of this proposal and its impact upon occupiers of neighbouring land is the impact of noise from the event. A number of dwellings are located within the vicinity of the subject land, all situated on large rural allotments. As mentioned previously, Vintage Vibes is proposed to occur over a twoday period with up to 10,000 patrons each day and is to include live music from midday to 10:30pm each day. To ensure the impact of the noise emissions from the site are mitigated, the applicant has commissioned Echo Acoustic Consulting to prepare a Noise Management Plan (NMP). The consultant has stated that the NMP is a live document which requires ongoing actions and reviews before, during and after the event.

An important guiding document which assists with assessments on this nature is the *EPA Information Sheet* 888/11 May 2011 Noise management for outdoor events. The code is silent on outdoor events as the criteria contained within DPF 4.6, which is the only provision relating to music, takes its assessment criteria from the EPA approach's to Assessing music noise from indoor venues, dated October 2021. https://www.epa.sa.gov.au/files/4771136 guide music.pdf

As such the *EPA Information Sheet 888/11 May 2011 Noise management for outdoor events* is the most accurate document for the assessment of a development such as this and if these EPA guidelines are met, it may be considered that PO 4.6 is satisfied based on the short-term nature of the event.

The NMP identifies a 65dB(a) equivalent noise level contour which surrounds the site and encompasses several dwellings within the locality. The applicant has noted that dwellings which fall within this area will be provided with a notification letter and offered a mitigation package. As identified by one of the representors, there does seem to be a number of dwellings which were not identified within the 65dB(A) noise level contour, most notably it appears that "Dwelling 1" may refer to 3 individual dwellings at 1480 Onkaparinga Valley Road and a number of dwellings on Keyannie Road. Nevertheless, it is noted in the report that the final extent of dwellings will be determined in accordance with the NMP.

The acoustic engineer has set out several tasks which will be undertaken both prior to the event taking place and post the event. These include:

- 1. The setting of a Front of House Limit to the allowable noise output in front of the speaker system;
- 2. An acoustic engineer will be required to undertake sound checks at the festival to ensure the noise output is in accordance with the NMP;

- 3. The event will be monitored by an acoustic engineer to ensure compliance with the NMP;
- 4. A complaints procedure shall be established including a point of contact for complainants during the event; and
- 5. A post event report shall be prepared by the acoustic engineer.

It is acknowledged that there are likely to be some localised impacts of the festival relating to noise and traffic. However, these are restricted to the two days of the event which is to be held on an annual basis. In this respect, although there will be some tension between land uses during the event, when balanced against the benefits and its frequency, the impacts are considered to be tolerable and in line with the provisions of the Interface Between Land Uses Module.

Out of Activity Centre Development

Desired Outcomes		
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 Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1,1.	POs: 1.1,1.2	
DPFs:	DPFs:	

The Planning and Design Code identifies specific zones which can be categorised as being Activity Centres. These zones include but are not limited to Local Activity Centre Zones, Suburban Activity Centre Zones, Township Main Street Zones and Urban Activity Centre Zones. The only nearby zones that fit this criteria are the Township Main Street Zones located within Woodside and Lobethal respectively.

The Out of Activity Centre Development module seeks to ensure that development outside of activity centres does not jeopardise the role and function of these centres as the primary location for shopping, entertainment, cultural and social gatherings. Considering this application will only be held annually, it is not considered that the Vintage Vines festival could diminish nearby local centres. In fact it is considered that the for the lead up and duration of the event staff and patrons are likely to utilise local services and bring business to the nearby activity centres. As such the proposal is not in conflict with PO1.1 of this Out of Activity Centre Development Module.

Tourism Development			
Desired Ou	tcomes		
DO1	Tourism development is built in locations that cater to the needs of visitors and positively		
	contributes to South Australia's visitor economy.		
Performan	ce Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1, 2	.1,		
DPFs:			

The tourism development provisions focus primarily on tourist accommodation. However, PO 1.1 (c) does mention events and functions being connected to local food, wine and nature. The site is located on the land of a well-known South Australian winery and the festival accommodates a "Food and Wine Village" selling local products within the festival grounds.

The proposal is expected to attract visitors from across Adelaide as well as from interstate and therefore, the proposal is considered to further develop the tourism industry in the region. As noted within the referral response from Council's Economic Development Team, the event is expected to promote tourism and employment opportunities for the region, including but not limited to overnight stays, increase visitation to wineries, cafes and restaurants in the region. The flow-on effect of this event is expected to be of great

economic benefit to the region and as such, the proposal is considered to be in accordance with the Tourism Development General Development Policies.

Transport, Access and Parking

Desired Ou	tcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable,	
	efficient, convenient and accessible to all users.	
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria		
POs: 1.1, 2.1, 3.1, 3.3, 3.4, 3.5, 5.1		
DPFs: 3.1, 3.5, 5.1		

The Transport, Access and Parking provisions within Part 4 of the Planning and Design Code includes Table 1 – General Off Street Carparking Requirements. Unfortunately, this table does not identify a temporary music event. However we may take some guidance from the Recreational and Entertainment Uses section of this table. The most similar use listed is that of a Concert Hall / Theatre which identifies that 0.2 spaces are required per seat. Although Vintage Vibes is not a seated event it does have a maximum patron capacity of 10,000 persons per day. If the rate of 0.2 spaces per person were applied to this event, the car parking demand of Vintage Vibes would be 2,000 spaces, less than the 2,300 spaces provided.

As mentioned previously, the event organisers have offered the sale of bus tickets along with the event ticket. It is expected that the bus ticket option will cater for approximately 12% of patrons. While other similar events in similar regions such as McLaren Vale have shown that a reasonable expectation is that in excess of 40% of attendees will use ride share providers such as Uber or a shared mini-bus. As such it may be assumed that approximately 50% of attendees will make their way to the festival without using a private vehicle requiting on-site parking.

For those attendees who wish to utilise on-site parking, the event organisers are encouraging carpooling in order to reduce the on site parking demand. As such the cost of parking will be discounted if multiple people arrive in a private vehicle together. In any event, carpooling is a common occurrence when patrons attend any licenced venue. If the remaining 50% of attendees carpool, there would need to be an average rate of 2.2 persons per vehicle.

Although the proposed carparking is informal, Traffic Control operators will be present on site directing traffic to ensure the safety of event attendees and other road users. It is considered that the proposed parking measures are sufficient to accommodate the number of attendees and that other considerations such as the provision of bus tickets and ride share access is adequate to cater for the expected crowds in accordance with PO 5.1, PO 6.1 and PO 6.4 of the Transport, Access and Parking module.

Access points were previously discussed within the Urban Transport Routes Overlay. The proposed access arrangements are consistent with PO 3.1, PO 3.3 and PO 3.5 of the Transport, Access and Parking module.

CONCLUSION

Given the nature and size of the festival, there will be impacts on the community, particularly in terms of noise and traffic. The applicant has provided both a traffic and acoustic report aiming to reduce the negative impacts on the community. The application has undergone a number of internal and external referrals with, all of which have not opposed the proposal. The development is on a large parcel of land, with limited number sensitive receivers within the locality. The annual event will also provide significant positive economic and social benefits to the community as noted by Council's Economic Development Team. As a two-day festival on an annual basis, the proposal is considered, on balance an acceptable form of development.

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 22042116, for Annual two-day music festival by Arts & Entertainment of South Australia Pty Ltd and Planning Studio Pty Ltd at 1403 Onkaparinga Valley Road, Woodside 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) The event shall not go ahead should the day fall on a declared Catastrophic fire risk day.
- 3) Event staff shall be transported to site via buses organised by Vintage Vibes in order to decrease carparking demand.
- 4) Any temporary crossover or alteration to road verge shall be closed within one month of the conclusion of the event to the reasonable satisfaction of the Council Engineering Department.
- 5) Where wet weather occurs in the week prior or, during the event, hay bales (or other soil erosion control methods as approved by Council) shall be placed and secured adjacent the watercourse to prevent materials and liquids entering the watercourse.
- 6) Carparking areas and areas where large numbers of people will congregate on the subject land shall be located at least 25m from any watercourse. Two days prior to the event taking place the watercourse shall be fenced off and the grassed area for car parking and manoeuvring shall be cut to reduce grass to no higher than 10cm.
- 7) The event shall operate a maximum of once per calendar year with a maximum capacity of 10,000 patrons per day (maximum of two days).
- 8) All music from the event shall conclude at 10:30 pm.
- 9) In accordance with Section 4.4 of the Echo Noise Management Plan dated 06 December 2022, noise measurements shall be undertaken during sound checks prior to commencement of, and during the event. Where sound levels exceed the levels as per the report, the acoustic engineer shall adjust the sound system to bring these levels into compliance.
- 10) Two hundred (200) portable toilets shall be provided, and waste shall be removed from site and disposed of in accordance with the submitted Wastewater Management Report.
- 11) No camping or overnight accommodation shall be permitted as part of this event.

- 12) All food waste, dishes, linen and general waste located at the festival shall be disposed of offsite within two days of the conclusion of the event. Records/documentation shall be retained for 12 months by the applicant to verify the above, and such records shall be made available to Council on request.
- 13) No event platforms, stalls or the like shall be erected within the designated on-site car parking areas provided for each annual event.
- 14) An Event Traffic Management Plan shall be reviewed, updated and provided to Council six weeks prior to the annual event each year.
- 15) A copy of the approved Emergency Response Plan and Risk Assessment and Management Plan shall be submitted to Council no later than two weeks prior to each annual event.
- 16) A copy of the updated Certificate of Professional Indemnity and Public Liability Insurance which includes cover for the associated car parking areas and entertainment areas associated with the festival, shall be submitted to Council no later than two weeks prior to each annual event.
- 17) While construction crossovers, no excavation works shall occur within the verge area within proximity to street trees. Fill shall only be applied within sunken sections of verge to level in order to facilitate vehicular access.
- 18) Any future events shall undergo the appropriate consultation with Council/SA Police/DIT/Community members six(6) weeks prior to the event.
- **DIT Conditions**
- 19) An on-site traffic management plan for event traffic management shall be submitted to the satisfaction of Council and the Department for Infrastructure and Transport prior to any event being held onsite. This plan shall:
 - 1. Provide details of all parking (including overflow parking) and traffic flow through the site;
 - 2. Identify any passenger set down areas, including any buses accessing the site;
 - 3. Identify any pedestrian management measures required; and
 - 4. Identify all signage required to facilitate the traffic movements.

All access and traffic management for the event shall be in accordance with this plan.

ADVISORY NOTES

DIT Advisory notes

- Approval for temporary traffic control will need to be obtained from DIT Roadworks. The company engaged for traffic control will need to provide DIT with a copy of the traffic management plan (TMP) and seek approval of any temporary traffic control/signage. The TMP will need to show all traffic control devices to be utilised (including variable message signs) and any proposed traffic restrictions during the event (including setup/close down). The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au.
- 2) The event shall be developed in accordance with <u>https://dit.sa.gov.au/__data/assets/pdf_file/0020/121394/DOCS_AND_FILES8197504-v5-</u> <u>Guidelines_for_Events_on_SA_Roads.pdf</u>

3) Should the applicant want to discuss Adelaide Metro bus services to/from the event contact should be made with Mr Andrew Every, Performance and Planning Lead, Bus, South Australian Public Transport Authority on tel. 7133 2535, mob 0423 822 269 or email <u>Andrew.Every@sa.gov.au</u>.

EPA Advisory Notes

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

Council Advisory Notes

- 6) In relation to food businesses, the event organizer will notify Council's Event Officer who will let Council know what food businesses will be operating.
- 7) The applicants may wish to consider to provision of a bank of portable toilets off site on route to the venue for use by event attendees. Please discuss this further with Council's Event Officer.
- 8) The applicant shall seek liquor licence from the Office of Liquor and Gambling Commissioner for the event. This subsequent authorisation process often includes the imposition of numerous enforceable conditions in an ongoing manner.

General Notes

- 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).

OFFICER MAKING RECOMMENDATION

Name:	James Booker
Title:	Team Leader Statutory Planner





POTENTIAL GATE

MERGE SOUTHBOUND TRAFFIC

EXISTING GATE

DISCLAIMER THESE ARE CONCEPT PLANS ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. MEY P/L DOES NOT REPRESENT THAT THE PLANS ARE IN ANY WAY SUITABLE FOR USE FOR CONSTRUCTION PURPOSES AND DOES NOT GIVE CONSENT TO THEIR USE FOR CONSTRUCTION PURPOSES.

ANY PARTY USING THE PLANS FOR CONSTRUCTION DOES SO AT THE PARTY'S OWN RISK AND WITHOUT THE CONSENT OF MFY P/L

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intage Vibes nr Onkaparinga Valley Road & Woodside Road	Drawing: MFY_220256_01_SH01 Ret Drawn: BH Sca	evision: F cale: 1:2000	níu	Unit 6, 224 Glen Osmond Road FULLARTON SA 5063 T: +61 8 8338 8888
Site Layout	Date: 10.02.2023 Pa	aper Size: A3	Fig. Barking a Transport	E: mfya@mfy.com.au
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PLANNING ASSESSMENT REPORT



SPECIAL EVENT | ANNUAL MUSIC FESTIVAL

TOMICH WINES 1403 ONKAPARINGA VALLEY ROAD WOODSIDE

Prepared for:

AESA Promotions and Everyday People









Proprietary Information Statement

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Document Control

Revision	Description	Author	Review	Date
Draft DV01	Planning Report	EB	Client/BG	12 December 2022
Final	Planning Report	EB	Client/BG	13 December 2022

Approved : Emma Barnes | Director

Date: 13/12/22



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Appendices

А	Site Plan
В	Noise Management Plan Echo Acoustic Consulting
С	Event Traffic Management Plan MFY
D	Wastewater Management Plan Harnett Engineering
E	Letters of Support
F	Community Consultation and Communication Plan Vintage Vibes
G	Security and Crowd Management Plan Vintage Vibes

Risk Management Plan | AESA Promotions + Everyday People Н



1. EXECUTIVE SUMMARY

Category	Details
PROJECT	Special Event Vintage Vibes Music Festival
ADDRESS	1403 Onkaparinga Valley Road, Woodside
CERTIFICATE OF TITLE	Volume: 6256; Folio: 979
SITE AREA (proposal specific)	10.7 hectares
PRIMARY FRONTAGE Onkaparinga Valley Road	652m + 154m (total combined 806 metres)
SECONDARY FRONTAGE Woodside Road	197 metres
RELEVANT AUTHORITY	Council (Adelaide Hills Council)
PLANNING & DESIGN CODE	Version 2022.23, 8 December 2022
ZONING	Productive Rural Landscape (PRuL)
OVERLAYS	Environment and Food Production Area Hazards (Flooding) Hazards (Bushfire - High Risk) Hazards (Flooding - General) Hazards (Flooding – Evidence Required) Limited Land Division Mount Lofty Ranges Water Supply Catchment (Area 2) Native Vegetation Prescribed Water Resources Area Traffic Generating Development Urban Transport Routes Water Resources
VARIATIONS	N/A
EXISTING USE	Dwelling, vineyard, winery, grazing and agricultural buildings in support of primary production
PROPOSAL DESCRIPTION	Special Event Annual Music Festival
AGENCY REFERRALS	Department for Infrastructure and Transport (DIT)
NOTIFICATION	Required
APPLICANT	AESA Promotions and Everyday People
PROJECT DRAFTING	Everyday People
PLANNING	Planning Studio Pty Ltd



TRAFFIC	MFY Pty Ltd
ACOUSTIC	Echo Acoustic Consulting
WASTE MANAGEMENT	Harnett Engineering
CONTACT PERSON	Emma Barnes Planning Studio Pty Ltd 0431 527 636 emma@planingstudio.com.gu



Image supplied. Promotion for 2023 event



2. INTRODUCTION

Planning Studio has been engaged by Arts & Entertainment of South Australia (AESA) and Everyday People ('the organisers') of the 'Vintage Vibes' Music Festival to provide guidance and ongoing assistance in relation to the lodgement and facilitation of a Development Application for conduct of a 'Special Event – Annual Music Festival' to be held on a portion of land at Tomich Wines at 1403 Onkaparinga Valley Road, Woodside.

The first Vintage Vibes festival will be held on **1 - 2 April**, **2023**, with an intent to host the event annually. It is anticipated that the event will have a capacity of up to 10,000 persons each day.

2.1 What is Vintage Vibes?

Vintage Vibes is South Australia's newest two-day music festival and is set for the Adelaide Hills on April 1st & 2nd 2023, bringing a stellar line-up for its inaugural festival, headlined by multi-ARIA Award-winning artists, Gang of Youths, Tash Sultana, Angus & Julia Stone, King Gizzard & The Lizard Wizard, The Temper Trap and Hermitude.

Boasting a line-up that also includes Leo Sayer, Middle Kids, Late Nite Tuff guy, George Alice, Jess Day, West Thebarton, Donny Benet, Adrian Eagle, Kanada The Loop, We Move Like Giants, Wanderers and Druid Fluids Vintage Vibes is set to be two glorious days of music, food, drink and activations, all culminating in the excitement of a major city festival within the relaxed atmosphere of the Adelaide Hills.

The event launched on social media on 1 December 2022, having received substantial government funding and support from Triple J. Feedback regarding the launch of the event has been overwhelmingly positive, with a swell of community support following endorsement from key government agencies and the music industry.

2.2 The Organisers

About AESA:

Arts & Entertainment of South Australia (AESA) is a not-for-profit organisation that supports local creatives and communities.

'Collectively, we have 30 years of experience working in the arts, entertainment, music and hospitality industries. Our experience includes managing artists, activations and events, establishing and operating businesses, including all facets of advertising, marketing, entertainment and music production.

We empower local Artists, Musicians and Entertainers by advancing culture, education and economic empowerment within the creative industries. We advocate for all creative industry professionals and bodies. We embody integrity, honesty and respect within the Arts & Entertainment industries by supporting and assisting those who need it most. We value a transparent industry that requires more voice and recognition within South Australia. Together, we can create respected and celebrated creative industries within our local and national communities.

The Vintage Vibes event will be a celebration of music, food & wine - a two day festival dedicated to reigniting post pandemic in our UNESCO City of Music. The festival will host talent from all over world, our nation and our state over 2 days in the Adelaide Hills.'

Source: AESA Funding grant application



It is acknowledged that the planning and coordination of a major event is significant, with key considerations of traffic, parking, and noise management, and a need to ensure patron behaviour is appropriately and adequately managed and the local community are well informed prior to, during and following the event.

Such considerations, while addressed in the following report, will form the basis of regular and ongoing consultation with SA Police and emergency services, the Department for Infrastructure and Transport, and the Adelaide Hills Council.

This Planning Assessment Report (**'report'**) provides information about the subject site and proposed development, and addresses the merits of the development application against the relevant provisions of the Planning and Design Code (**'the Code'**) as it relates to the proposal, despite the nature of the land use being unique in the context of the usual land use and built form considerations of the Code.

This report has been prepared based on plans for the development prepared by the organisers, MFY Traffic Consultants and recommendations of Echo Acoustic Consulting.

The event is proudly supported by:





Letters of support have also been provided by:

- Adelaide City of Music Ltd
- Lonely Hands Agency
- Creative Climate Action

Letters are provided in Appendix E.



3. SITE AND LOCALITY

The event will be hosted on a portion of land identified as Piece 51 in DP126786, held in Certificate of Title Volume: 6256; Folio: 979 and is known generally as 1403 Onkaparinga Valley Road, Woodside. The land is operated by Tomich Wines.

The land is provided with direct and primary access to Onkaparinga Valley, with secondary access to Woodside Road. Additional access is provided to Buckleys Road to the west and to Pfitzner and Western Branch Roads to the south via adjoining parcels under the same ownership and operation. It is not intended that these access points are utilised as part of the event, but could be made available in the case of emergency.

The Onkaparinga River dissects the land in a north-south direction. The event will be held on a portion of land that is currently used for grazing, to the east of the watercourse. The watercourse will be fenced off and inaccessible during the event.

The existing dwelling, vineyards and winery buildings on the land will not be accessible by members of the public during the two day event.

The land is not identified as a Local or State Heritage Place, but is acknowledged to be within a bushfire risk area. The land was impacted by the Cudlee Creek December 2019 fires. The proposed event is a significant part of the Tomich Wines post bushfire and Covid recovery efforts, and most importantly makes a significant contribution to the post pandemic revival of the live music industry.

The land is located within the **Productive rural Landscape (PRuL) Zone** of the Planning and Design Code ('**the Code**') and more particularly within the following overlays:

- Environment and Food Production Area
- Hazards (Flooding)
- Hazards (Bushfire High Risk)
- Hazards (Flooding General)
- Hazards (Flooding Evidence Required)
- Limited Land Division

- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Traffic Generating Development
- Urban Transport Routes
- Water Resources



4. THE PROPOSAL

4.1 The Event

The development proposal involves seeking Development Approval for the conduct of a two day 'Special Event' in the form of the 'Vintage Vibes' annual music festival at the site of Tomich Wines at Woodside.

The event operating hours are below.

- 10:30am Car park attendants and security in place
- 11:00am Event Gates open
- 12:00pm Music commences and food/beverage stalls open
- 10:30pm Music concludes and bar services ceases
- 11:00pm Event concludes

The festival line-up consists of a number of national and international artists performing on a single, centrally located stage. The main public area will be located to the east and south east of the stage, with Back of House activities located behind the stage. Operations, artist facilities, information, crowd control and SAPOL will be accommodated within the BOH area.

Public areas will be fenced with a double fence arrangement to prevent breaches of security, with the entrance located parallel to the eastern boundary of the site. Within the public area, a series of toilet blocks will provide 200 toilets (or tray equivalents) in the form of portaloos. Food vans and bars will be provided along the northern and southern portion of the site, with a large shaded bar area central to the area. A food and wine village will be positioned within the north-eastern portion of the enclosure.

An additional information, crowd care and SAPOL area will be located within the main public area, in addition to dedicated first aid stations.

A Noise Management Plan, *Preliminary* Event Traffic Management Plan and Waste Management Report have been provided in support of the proposed event. Technical considerations are discussed in more detail below.

The entire event site will be secured, with no access to surrounding vineyards, grazing land or the adjoining Onkaparinga River to the west.

Vintage Vibes is a ticketed, licensed, 18+ event, with a general admission format. The event demographic is expected to be between the ages of 21 - 50 years.

It is intended to host the event annually, with attendance not exceeding 10,000 patrons per day.

The organisers are committed to ensuring that the 2023 Vintage Vibes event is successful, with any deleterious impacts on the local community minimised wherever possible. They will continue to work with the Adelaide Hills Council, SA Police, traffic management contractors, emergency services and medical services to ensure a safe and successful event for patrons, road users and the community.



Notwithstanding, it is important to note that the event is a two day (12 hour/day) music festival. Any detrimental impact to the locality is limited, short term, and must be balanced against the significant social and economic benefits the event brings to the Adelaide Hills and the state of South Australia.

Importantly, the festival is seeking to make a long term commitment to the State in a climate which has been marked by a number of years of cancelled events and withdrawal from SA of other major music festivals (eg. Big Day Out).

Along with the local businesses, such as accommodation, food and beverage providers etc, the festival is an important event and revenue earning opportunity for the music industry of South Australia, and will aide significantly in post pandemic recovery endeavours

A site plan for the event is provided in **Appendix A**, and is further detailed in the Site Layout plan provided in **Appendix C**.

4.2 Technical Considerations

4.2.1 Noise Management Plan

Echo Acoustic Consulting has been engaged to provide ongoing advice in the preparation of site planning and in developing a Noise Management Plan ('NMP') for the event.

The Noise Management Plan has been prepared to address to address 'Interface between Land Uses' provisions of the Code in a manner that the event is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

The NMP has also had regard for the Environment Protection Act, which requires all reasonable and practicable measures to prevent or minimise noise from unreasonably interfering with the acoustic amenity of a locality. Compliance with the EPA Guidelines is considered to satisfy the desired outcome and interface related provisions of the Code.

The NMP provides the following:

- 1. The site plan with the location of the event, neighbouring land-use information and the location and orientation of the stage;
- 2. A live NMP document which requires ongoing actions up to and after the event, and includes:
 - a) The music level targets to be achieved at both dwellings and the Front of House (FOH)
 - b) The music level predictions via a noise contour map
 - c) The dwellings which will be subject to music levels above the target
 - d) The treatment packages for the dwellings which will be subject to music levels above the target
 - e) The community consultation approach
 - f) A pre-event design review procedure
 - g) The sound check procedure
 - h) The music level monitoring methodology during the event at designated dwellings and at the FOH
 - i) The complaint response procedure
 - j) The post event documentation.


The NMP is a live document requiring inputs as the event approaches to ensure it maintains a proactive approach to music level management for the surrounding community.

The following future actions are required under the live NMP:

- 1. The speaker details providing the predicted music level at FOH along with directivity information in 45 degree increments starting from FOH around to directly behind the stage
- 2. Finalisation of the music level predictions based on the speaker details and determination of the 65 dB(A) equal noise contour around the event
- 3. Confirmation of the dwellings which will be subject to music levels above the target
- 4. Discussions with the dwelling occupants to confirm the treatment packages for the dwellings which will be subject to music levels above the target
- 5. Adjustment of the FOH limit and 65 dB(A) contour to suit the discussions
- 6. Community consultation in accordance with the Community Consultation and Communication Plan, Vintage Vibes 2023.
- 7. The pre-event design review procedure
- 8. The sound check procedure
- 9. The music level monitoring during the event
- 10. The complaint response during the event if and as required
- 11. The post event documentation.

Event monitoring will be conducted by an acoustic engineer, with regular music level measurements made at designated measurement locations over the course of the event.

Where the noise measurements indicate that the event exceeds the 65 dB(A) music level limit at any dwelling which is not subject to a treatment package for two contiguous songs, the nominated Vintage Vibes contact/s for the event shall be informed and the margin of music level reduction shall be advised by the acoustic engineer (unless a treatment package is negotiated with the occupants in accordance with the complaint procedure of the NMP).

The music levels shall be re-measured to confirm compliance following notification from the nominated contact/s that music level reductions have been made (if relevant in the absence of an agreed treatment package).

A copy of the Noise Management Plan, prepared by Echo Acoustic Consulting, is provided in **Appendix B**.



4.2.2 Event Traffic Management Plan

MFY has been engaged to provide traffic management advice for the project. A detailed event traffic management plan ('ETMP') will be prepared in consultation with relevant authorities including:

- Adelaide Hills Council;
- The Department for Infrastructure and Transport;
- The South Australian Public Transport Authority; and
- The South Australian Police Force and other emergency services.

A key element to managing the traffic for the event will be encouraging the use of masstransit transport options. Patrons will have the option to purchase a bus pass as part of their ticket, with buses providing transport from various locations in Adelaide and surrounding areas to and from the venue.

The site layout will provide separate transport zones for alternative forms of transport. This will include a main parking area with a capacity of approximately 1,000 spaces, an overflow parking area which can accommodate an additional 500 cars and dedicated staff parking for approximately 250 cars. Sharing of cars with multiple occupants will be encouraged.

Separate provision will be made for bus parking on the site and for set-down/pick-up including for taxis and ride-share vehicles.

Consideration of emergency and incident planning will be included in the ETMP for both the event itself, and the surrounding locality. Importantly, the event will not proceed if the weather conditions are declared as being Catastrophic and/or if directed by the CFS as a result of bushfire activity in the area.

The parking and traffic conditions on the road network will be carefully managed in order to minimise the impact of traffic flow on the road network, with multiple traffic controllers managing the site access points for drivers and pedestrians.

A copy of the Preliminary Event Traffic Management Plan, prepared by MFY Pty Ltd traffic consultants, is provided in **Appendix C**.

4.2.3 Waste Management

A Waste Management Report has also been prepared based on the maximum patron numbers attending the event each day. This assessment has determined a demand for 2 urinals/tray equivalents per 100 people, resulting in a maximum requirement of 200 toilets. Portaloos will be delivered to the site by the contractor, with waste tanks pumped out of holding tanks and disposed of as per portaloo contractors' standards and guidelines.

A copy of the Waste Management Report, prepared by Harnett Engineering, is provided in **Appendix D**.



4.2.4 Community Consultation and Communication

Community consultation and community involvement are considered key elements of the event planning process for Vintage Vibes.

The event organisers have developed a Community Consultation and Communication Plan to assist with ensuring any concerns raised by the community are addressed and the lines of communication are open in an effort to ensure a favourable experience.

The aims of the Community Consultation and Communication Plan are:

- 1. To prepare and provide the following plans, which will be further defined in ongoing consultation with industry experts and Adelaide Hills Council
 - Site Plan
 - Noise Management Plan
 - Traffic Management Plan
- 2. To communicate event plans to the wider Adelaide Hills Community
- 3. To ensure community members feel they have been listened to and have been involved with making this event a success for their community and region
- 4. To provide an avenue for lines of communication to be open between community members and event organisers

The organisers understand that the ongoing support of the community and other stakeholder groups is integral to the success of the Vintage Vibes music festival.

The Vintage Vibes Community Consultation and Communication Plan is provided in **Appendix F**.

4.2.5 Security and Crowd Management

LIMA ONE (*Lima) Security management team has been appointed by Vintage Vibes to manage and coordinate the provision of Security and Crowd Management for the event. In doing so, Lima will engage the services of two security companies to provide on ground security and crowd management services. These companies are yet to be confirmed, however contractual obligations will ensure all staff will be licensed accordingly.

Lima will assist the organisers and the local stakeholders in providing a management resource that will supplement the contracted companies with the primary focus being the following:

- All contracted companies have received the appropriate information.
- Continuity of the event based on previous experience.
- Liaison between event management and the appointed security companies.
- Auditing of contracted companies.
- Management of the Emergency Operations Centre.

The management of security and crowd management personnel will be in accordance with recognised practice and legislative requirements.



The Security and Crowd Management Plan provides an outline of the following:

- Administrative and staffing procedures;
- Emergency Evacuation and Management procedures;
- Conditions of Entry requirements;
- Security Risk Management outline providing an extensive list of hazards, associated risks and treatment;
- Crowd management strategies proactive and reactive;
- Mitigation strategies for crowd management; and
- Mosh pit and stage safety procedures.

Lima has a long and proven track record in Australia and internationally working with the major music management companies and promoters.

Event security co-ordination and management is configured so that the event is selfsufficient internally and immediately surrounding the event, so that Police can focus on the community. Contracted security personnel provide all internal event specific functions (within the defined event area and surrounding area). Any general issues outside the event area will be referred to SA Police (as relevant).

The Crowd Management planning document is limited to the contracted securities provisions for internal and external security services [event asset protection, crowd direction, crowd behaviour, restricted area access control, residential/surrounding area observation and response vehicle and foot patrols of surrounding streets, as required].

The aim of the contracted security service provision is to:

- Provide a visible security presence.
- Maintain a professional security image throughout the event operations.
- Respond to the organiser and associated stakeholders security concerns.

With the ongoing heightened security alert in respect of safety at mass gatherings, security staff will be observant of general crowd behaviour. The event has not been identified as a threat and is therefore considered to be relatively low risk.

The (DRAFT) Security and Crowd Management Plan is provided in **Appendix G**.



4.2.6 Risk Management

A (working draft) Risk Management Plan (RMP) and accompanying Risk Register have been prepared for the event. The RMP sets out roles and responsibilities for a range of stakeholders and associated core functions.

The scope of the RMP is to:

- 1. Identify, analyse and prioritise the risks associated with holding the Vintage Vibes event;
- 2. Record these risks on a standard "Risk Register";
- 3. Develop strategies to mitigate those identified risks by:
 - a. Reducing the LIKELIHOOD of those risks occurring and/or;
 - b. Reducing the CONSEQUENCES of those risks should they occur
- 4. Objectively document these mitigating strategies in standardised "Action Plans".
- 5. It is intended that this Risk Management Plan be the basis of an objective post event debrief at which time both the Risk Register and the Action Plans will be revisited and updated as required;
- 6. Specific sources of risk that are to be addressed in this plan are:
 - Administrative issues
 - Approvals
 - Entertainment Area
 - Fire
 - Hazardous materials
 - Human behaviour
 - Major incidents
 - Medical incidents
 - Parking issues

- Pedestrian traffic
- Personnel
- Public transport
- Public utilities
- Stage
- Technical
- Temporary structures
- Vehicular traffic management
- Weather

The Risk Management Plan has been prepared using the qualitative methods outlined AS/NZS 4360 as per the tables in the annexures of the document.

Risks are analysed in terms of likelihood and consequence in the context of the existing controls.

The Risk Management Plan (Working Draft) and associated Risk Register are provided in **Appendix H**.

4.2.7 Insurance

The organisers are currently finalising Public and Products Liability Insurance relevant to the event. While a copy of the policy is not available at this time, it can be provided closer to the event upon request.

The policy, or an alternate policy with the same terms, would be renewed to cover the period of any subsequent annual events.



5. PROCEDURAL REQUIREMENTS

5.1 Relevant Authority

The relevant authority to determine the application is the Adelaide Hills Council ('the **Council**').

The relevant Code version for the purpose of assessment is Version 2022.23, 8 December 2022. The Code is subject to change, although any broad change that would impact on the subject land is unlikely in the short to medium term given the very recent introduction of the new planning system and Code. At the time of writing, the Council is not known to be progressing any Code Amendments that would impact on the subject land or the proposal.

The legislation and version of the Planning & Design Code in place at the time of lodgement is relevant to assessment.

5.2 Procedural Matters

5.2.1 Nature of Development

The subject land is located within the **Productive Rural Landscape Zone** (*'the Zone'*) under the Planning and Design Code.

The proposed use has been described as 'Special Event – Annual Music Festival'. The Code fails to include 'Special Event' within the Land Use Definitions Table within Part 7 of the Code.

Accordingly, a term not defined in the Code will have its ordinary meaning unless the term is defined in the *Planning, Development and Infrastructure Act 2016* or its Regulations (or any relevant practice direction or practice guideline issued by the State Planning Commission) in which case that meaning will apply.

While there is no current reference to a Special Event within the Planning, Development and Infrastructure Act or Regulations, a 'special event' was previously considered in Schedule 9 of the Development Regulations 2017 (public notice categories) as follows:

- 11(1) Any development which comprises a special event if—
 - (a) the special event will not be held over more than 3 consecutive days; and
 - (b) in the opinion of the relevant authority, an event of a similar or greater size, or of a similar or greater impact on surrounding areas, has not been held on the same site (or substantially the same site) within 6 months immediately preceding the day or days on which the special event is proposed to occur.
 - (2) In subclause (1)—

special event means a community, cultural, arts, entertainment, recreational, sporting or other similar event that is to be held over a limited period of time.

While the above (former) legislative clause deals with the assignment of a category of development, which is not relevant under the Code, it is useful in providing guidance regarding the description of the proposal.

The proposed event is consistent with this description.



In considering the built form components of the event, Schedule 4 of the Planning, Development and Infrastructure Regulations 2017 (Exclusions from definition of development—general) provides the following:

- Sch 4(4)(11) The construction of a temporary building by, or with the authorisation of, a council where the building—
 - (a) does not remain on the site for more than 60 days; and
 - (b) is erected for the use of the council, or for some other public or community purpose approved by the council; and
 - (c) does not carry any advertising material (other than material which is incidental to the purpose for which the building is erected).

The stage, and other supporting structures and temporary buildings for use at the event, are exempt from 'development' and do not require approval.

Similar festival events have had benefit of the above and have not required consent for such events in the past.

Given the absence of a specific planning assessment pathway for a Special Event, the proposed land use is not identified as an 'accepted' or 'deemed-to-satisfy' use, nor 'restricted' development within the Zone.

Therefore, the proposal defaults to a **performance based assessment** against the relevant policies contained within the Planning & Design Code.

5.2.2 Notification

Table 5 of the Zone provides an exemption for several land uses which are exempt from notification.

The proposed land use does not appear within the list of exemptions.

The proposal will be subject to notification.



5.2.3 Agency Referrals

The subject land is located within a number of Overlays, which may trigger mandatory referrals to State Government agencies. In particular, the Urban Transport Routes Overlay stipulates the following:

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: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements through an existing access (except where deemed to be minor in the relevant authority) authority 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.

A Schedule 9 referral to the Commissioner of Highways (via Department for Infrastructure and Transport) is required. Early pre-lodgement consultation, initiated by MFY, is underway.

It should be noted that the Traffic Guidance Schemes contained within **Appendix C** will form the basis of the development of a detailed Event Traffic Management Plan (ETMP) which will be prepared in consultation with SAPOL, DIT and the Adelaide Hills Council.

While the site is located within the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay, the use of portaloos during the event, where all waste will be managed on site for disposal off site, avoids a need to undergo referral to the Environment Protection Authority.

Similarly, the proposed land use is not a use that requires formal referral to the Country Fire Service. Notwithstanding, it is reiterated that the event will not proceed if the weather conditions are declared as being Catastrophic and/or if directed by the CFS as a result of bushfire activity in the area.

It is also anticipated that the proposal will undergo internal referral to various Council departments, which may include engineering and environmental health in relation to the management of waste and traffic/parking considerations.

The Project Team would welcome further consultation with Council staff, from any relevant departments, in regard to the operational management or technical considerations of the event.



6. PLANNING & DESIGN CODE ASSESSMENT

6.1 Relevant Provisions of the Planning and Design Code

The Planning and Design Code indicates that the following provisions are relevant to an assessment of the proposed development:

Zones

Productive Rural Landscape Zone

Overlays

- Environment and Food Production Area
- Hazards (Flooding)
- Hazards (Bushfire High Risk)
- Hazards (Flooding General)
- Hazards (Flooding Evidence Required)
- Limited Land Division

- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Traffic Generating Development
- Urban Transport Routes
- Water Resources

The provisions of the Code seek to provide guidance with respect to land use and development within rural areas. Encompassing a range of considerations, the provisions are relatively broad in seeking to ensure that development does not detract from the locality, does not increase the risk of pollutants, and effectively manages potentially negative impacts arising from an increase in traffic and noise.

While many of the provisions within the Code are most relevant in determining an appropriate type and scale of 'built form' development, the proposal is unique in that it seeks approval for a 'Special Event' in the form of a two day annual music festival.

The use will undoubtedly impact upon adjoining land owners through the generation of traffic and noise, but effective management of the event will minimise short term impacts. The proposal includes the provision of numerous technical reports that outline ways in which the proposed event will be managed to mitigate impacts as much as possible.

The event is limited to a 12 hour period over two consecutive days, and while there will be localised impacts during this time, it is short in duration. Mitigation packages will be made available to those deemed most impacted by noise intrusion as outlined within the Noise Management Plan provided in **Appendix B**.

The proposal is somewhat unique in the context of the planning framework.

In this regard, provisions that consider the need to mitigate and effectively manage amenity and interface impacts are considered most relevant.



6.2 Assessment

6.2.1 Productive Rural Landscape Zone

The subject land is located within the Productive Rural Landscape Zone.

It is anticipated that the land has been zoned in this manner to 'protect' it from expansion of residential development and to form a buffer between the residential township of Woodside and the rural surrounds, ensuring a continuation of primary production on the land and within the locality.

While it serves to protect primary production to a large extent, the Desired Outcomes of the Zone also clearly anticipate enhancement of tourism and lifestyle opportunities, and a need to support investment in the region where land use conflicts can be mitigated and appropriately managed.

	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.

The Desired Outcomes (**'DO'**) of the Productive Rural Landscape Zone seek to capitalise on the region's tourist and lifestyle opportunities whilst conserving its unique character and sensitive environmental areas. DO 1 can be interpreted to express a strong link between the natural environment and a diverse range of land uses.

There is no doubt that the proposal addresses DO1 in seeking to enhance the tourism opportunities of the subject land. While the Vintage Vibes event is proposed as a two day limited annual event, it directly responds to Zone DO1, DO2 and DO3 in providing a tourist attraction of sorts that will bring patrons and businesses to the Adelaide Hills. The event seeks to promote the region and provides significant opportunities for involvement by the local community and businesses. Such an event provides significant opportunities for the enhancement of the tourist industry and local economy in the Adelaide Hills.

Cultural events are subjective and there will always be an element of the community who do not agree, or want to support them. Support for the event will be due recognition of the significant social and economic opportunities it provides. It will undoubtedly result in increased income to accommodation providers, food and beverage providers, local businesses and food stall operators.



6.2.1.1 Performance outcomes

The following 'performance outcome' provisions of the Productive Rural Landscape Zone within the Code are considered most relevant with respect to the nature of the land use proposed and its suitability within the context of the locality and the environs within which it is located.

Performance Outcomes	Designated Performance Feature	Assessment Comment
Land Use and Intensity		
PO 1.1: The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.	DTS/DPF None of the listed land uses are relevant to the proposal	Discussion The proposal directly respond to a desire for increased tourism development within the Zone. While not directly associated with primary production, the opportunity to host a short term social/cultural event within the Adelaide Hills is adequately balanced with the desire to protect and enhance primary production.
Sifing and Design		
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.	Discussion Parking areas and trafficable routes will be temporarily graded and finished with materials suitable for the intended purpose. Access to the site is provided via a state maintained public road.

The Code does not provide policy direction or performance outcomes associated with temporary, short term special events. As such, it is difficult to undertake an assessment against those provisions, broad or specific, that would normally be used in assessment of a change of use or built form proposal. Notwithstanding, it is important to note that there is anticipation of tourist facilities and events, and the Adelaide Hills has a long association with the hosting of large regional and industry related events.

The proposed event would not be the first of it's kind to be held within the area.

The site of the proposed event is some 10 hectares in area, and is generally well equipped to deal with large crowds, having previously hosted large numbers for events associated with Crush and Winter Reds festivals, the Tour Down Under and the Lobethal Grand Prix concert series. In addition, the organisers are well experienced event managers, have a long standing association with managing festivals and other events throughout Australia and have good relationships with national and international



agents/managers, which will enable them to deliver the event with absolute certainty. The project team is made up of numerous specialists in various fields. Technical assessments of the varying impacts of the event have been undertaken, and subsequent site specific management plans have been prepared and reported.

The land is suitable for use for the proposed two day annual music festival.

6.2.2 Urban Transport Routes Overlay

	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 Outcome
PO 1.1	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.
PO 2.1	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 performance of the road and maintain safe vehicle movements.
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.
PO 9.1	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.
PO 10.1	Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.

Management of the impacts arising from an increase in traffic volumes and movement, and the need to ensure the adequate provision of carparking, is one of the key considerations of the proposal.

To this end, it is considered that the ETMP responds to the desires of the above provisions and endeavours to ensure that traffic management is undertaken in a coordinated and controlled manner, and that traffic disturbances to the existing road network will be minimised, and short in duration.



While the proposal will result in a significant increase in traffic volume and demand on the local and arterial network on the two days of the event, suitable and sufficient management practices will be employed to ensure compliance at all times with the ETMP.

The organisers are cognizant of the need for effective traffic management. MFY has been engaged to design the traffic management plans (refer **Appendix C**) and to be responsible for continued consultation with both the Department for Infrastructure and Transport and Council, and in the ETMP implementation on event day.

A traffic management contractor will be engaged for the duration of the event. Details of the preferred contractor will be provided in the final ETMP, with contact details to be provided to all relevant stakeholders prior to the event.

Considerable pre-event planning in regard to traffic management and parking has endeavoured to provide a site arrangement and management plan to facilitate the free flow of traffic as much as possible, thereby significantly reducing the impacts associated with traffic and parking for the event.

6.2.3 General Development Policies | Interface Between Land Uses

	Desired Outcome	
DO 1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.	
	Performance Outcome	
PO 1.2	Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	
PO 2.1	Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:	
	a) the nature of the development	
	b) measures to mitigate off-site impacts	
	c) the extent to which the development is desired in the zone	
	 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. 	
PO 4.6	Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	

Echo Acoustic Consulting were engaged early in the preparation of the event and have contributed to the development of a site plan and stage arrangement for the event. Having attended the site in October 2022, Echo have prepared a Noise Management Plan which



considers the location, timeframe and patron capacity of the event and provides a series of recommendations and actions that seek to minimise noise impacts in the direction of the closest townships (Woodside and Charleston) as far as is practicable when considering other site factors such as natural topography and traffic management.

Echo has also provided an assessment against the most relevant provision of the Code, relating to the impact of noise. Interface between Land Uses DTS/DPF 4.6 provides music level criteria that are based on the EPA approach of assessing music noise from indoor venues, dated October 2021.

DTS 4.6 is applied to indoor venues (mainly function venues and nightclubs) which can operate late into the night on any night of the week on a regular basis. Such stringent criteria do not apply to an isolated outdoor event which is finished by 10.30pm over a 2 day period. The South Australian EPA Information Sheet 888/11 May 2011 Noise management for outdoor events (the EPA guidelines) has been specifically developed to address such events.

Operation of an event in accordance with the EPA Guidelines satisfies the general environmental duty under the Environment Protection Act 1993 (the EP Act). The EP Act requires an event to take all reasonable and practicable measures to prevent or minimise environmental harm. The definition of environmental harm includes noise at a level and duration which unreasonably interferes with the amenity of a locality.

The EPA Guidelines recommend the preparation of a noise management plan for the event developed in conjunction with an acoustic engineer which includes:

- 1. A site plan including the location of the event, neighbouring land-use details, location and orientation of stages and public address or audio systems.
- 2. The distribution of a notification letter to surrounding potentially noiseaffected premises used for residential or business purposes
- 3. An acoustic monitoring methodology during the event to ensure that all reasonable and practicable measures are taken
- 4. A complaints register.

Echo Acoustic Consulting have advised that compliance with the EPA Guidelines will satisfy the subjective requirements of the Desired and Performance Outcomes Interface between land uses DO 1, PO 1.2 and PO 2.1.

DTS PO 4.6 provides a music level target to be achieved. However, it is considered that Performance Outcome PO 4.6 will be satisfied for Vintage Vibes where the EPA Guidelines are implemented, which provides a framework for actions and measures in recognition of the short term and transient nature of most events.

In the absence of a music level target in the EPA Guidelines, reference is made to Part 5.3 Division 4 of the Victorian EPA's Environment Protection Regulations 2021 S.R. No. 47/2021 and document 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues (the Noise Protocol).

Following confirmation of the layout of the site for the event, Echo have identified three dwellings that are located within the desired 65dB(A) music level contour, that are likely to be exposed to music levels above the target. It is proposed that these residents will be offered mitigation packages.



It is acknowledged that there will be short term impacts, primarily relating to traffic and noise, experienced by some of the land/residents within the locality. It is also understood that there are a small number (3) of residential dwellings within the locality that can expect to be subjected to noise levels that exceed the 65 dB(A) target.

Notwithstanding, there has been a significant amount of technical assessment and reporting undertaken that has resulted in the development of a series of management plans to assist in ensuring that deleterious impacts are minimised.

To further assist in ameliorating the impacts to residents, the organisers will be embarking on a consultation program that is additional to legislative requirements, and in some circumstances will be offering mitigation packages to identified affected residents within close proximity to the site. There will also be multiple avenues by which any issues that arise on the day can be addressed without delay.

It must be recognised that amenity impacts will be short in duration and managed sufficiently.



7. CONCLUSION

The proposed development satisfies the general intent of the Planning and Design Code to ensure that development is appropriate and undertaken in a manner that will not result in any adverse or deleterious impacts upon land, or users of land, within the locality of the development.

While there are an extensive number of provisions within the Code that consider the use of land and the potential impacts that arise, the most pertinent considerations are the appropriateness of the proposed short term land use, traffic management, noise impact, and its compatibility with other existing land uses within the locality.

The generation of economic and employment opportunities that arise from the proposal must be given substantial weight.

The proposal is an appropriate form of development when assessed against the relevant provisions of the Planning and Design Code for the following reasons:

- the proposed event is short term, limited to an annual two day event;
- the event will be limited to a maximum of 10,000 patrons;
- Noise, traffic and waste impacts are able to be appropriately and effectively managed over the course of the event;
- Pre and post event consultation and communication will continue with key stakeholders prior to and following the event;
- Security, crowd and risk management strategies have been developed and will be implemented throughout the event;
- results in job creation, both through temporary festival related roles, and further opportunities for existing and future employees;
- it assists in the revitalisation of the events & live music sectors within South Australia, while further developing local music culture within Adelaide and the broader region;
- provides further opportunities for local artists to develop and share new musical endeavours;
- increases tourist exposure and expenditure within the Adelaide Hills region;
- provides positive social and economic benefits to surrounding businesses, including restaurants, hotels and accommodation within the Adelaide Hills region; and
- Raises profile of Adelaide, including status as a UNESCO City of Music

The proposal to hold an annual two day music event, with a relatively short duration of 12 hours on each of the days, is an appropriate form of development within the Productive Rural Landscape Zone, sufficiently addressing the criteria contained within the Zone, relevant Overlays and within General Development Policies.

The proposal warrants the granting of Development Approval.



APPENDIX A

Site Plan





APPENDIX B

Noise Management Plan

Echo Acoustic Consulting





Vintage Vibes

Noise Management Plan

6 December 2022 Reference ID: 121-2



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Abbreviations

DO	Desired Outcome of the Code
DTS	Deemed to Satisfy criteria of the Code
EP Act	Environment Protection Act 1993 (SA EPA)
EPA	South Australian Environment Protection Authority
FOH	Front of House
NMP	Noise Management Plan
PO	Performance Outcome of the Code

Glossary

Acoustic engineer	An engineer eligible for Membership of the Australian Acoustical Society
A-weighting	A mathematical adjustment to the measured noise levels to represent the human response to sound. An <i>A-weighted noise level</i> is presented as dB(A).
Ambient noise level	The noise level associated with the environment in the absence of the activity under investigation.
Background noise level	The noise level exceeded for 90% of the measurement period. The background noise level represents the lulls in the ambient environment.
Code	Planning and Design Code Version 2022.20 dated 27 October 2022, PlanSA.
EP Act	Environment Protection Act 1993
Equivalent noise level	The A-weighted noise level which is equivalent to a noise level which varies over time. The descriptor is L_{Aeq} . The L_{Aeq} is also referenced as an average noise level for simplicity.
dB	The logarithmic unit of measurement to define the magnitude of a fluctuating air pressure wave. Used as the unit for <i>sound</i> or <i>noise level</i> .
Frequency	Represents the number of fluctuating air pressure waves in one second. High frequency sound (high pitch or squeal) will generate many waves and low frequency sound (bass or rumble) will generate a small number of waves. The unit of frequency is Hz
Noise	An interchangeable term with sound but which is most often described as <i>unwanted sound</i> .
Octave Band	The segregation of sound into discrete frequency components. For example, the 63 Hz octave band is a low frequency component of sound/noise, and the 2000 Hz octave band is a high frequency component of sound/noise



Sound	An activity or operation which generates a fluctuating air pressure wave. The ear drum can perceive both the frequency (pitch) and the magnitude (loudness) of the fluctuations to convert those waves to sound.
Sound pressure level	The magnitude of sound (or noise) at a position. The sound pressure level can vary according to location relative to the noise source, and operational, meteorological and topographical influences. The terms <i>Sound Pressure Level</i> and <i>Noise Level</i> are used interchangeably in this assessment.



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1. Introduction

Vintage Vibes is a proposed music, food & wine festival to be held at Tomich Wines (1403 Onkaparinga Valley Road, Woodside) as an annual event over two days on 1 and 2 April 2023 (between midday and 10.30pm) with up to 10,000 ticket holders on each of the days (the event).

A desired outcome of the interface provisions in the *Planning and Design Code* Version 2022.20 dated 27 October 2022 (the Code) is for Vintage Vibes to be *located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*

The South Australian Environment Protection Authority (**EPA**) has developed the *EPA Information Sheet* 888/11 May 2011 Noise management for outdoor events (the **EPA guidelines**) to assist outdoor events in satisfying the *Environment Protection Act 1993* (the **EP Act**). The EP Act requires all reasonable and practicable measures to prevent or minimise noise from *unreasonably interfering with the acoustic amenity of a locality*. Compliance with the EPA Guidelines is considered to satisfy the desired outcome and interface related provisions of the Code.

The EPA Guidelines recommend the development of a Noise Management Plan (**NMP**) and provides guidance on the NMP framework. Other documents exist which can inform the content of a NMP, including Part 5.3 Division 4 of the Victorian EPA's *Environment Protection Regulations 2021 S.R. No.* 47/2021 (the **Regulations**), and the *Document 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (the **Noise Protocol**).

A key feature of a successful NMP is early acoustic engineering involvement so that the management of music levels is proactive throughout the planning process rather than reactive during the actual event.

This document provides the following:

- 1. The site plan with the location of the event, neighbouring land-use information and the location and orientation of the stage
- 2. A live NMP document which requires ongoing actions up to and after the event, and includes:
 - a. The music level targets to be achieved at both dwellings and the Front of House (FOH)
 - b. The music level predictions via a noise contour map
 - c. The dwellings which will be subject to music levels above the target
 - d. The treatment packages for the dwellings which will be subject to music levels above the target
 - e. The community consultation approach
 - f. A pre-event design review procedure
 - g. The sound check procedure
 - h. The music level monitoring methodology during the event at designated dwellings and at the FOH
 - i. The complaint response procedure
 - j. The post event documentation.



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6 December 2022 Reference ID: 121-2 The NMP is a live document requiring inputs as the event approaches to ensure it maintains a proactive approach to music level management for the surrounding community.

The following future actions are required under the live NMP:

- 1. The speaker details providing the predicted music level at FOH along with directivity information in 45 degree increments starting from FOH around to directly behind the stage
- 2. Finalisation of the music level predictions based on the speaker details and determination of the 65 dB(A) equal noise contour around the event
- 3. Confirmation of the dwellings which will be subject to music levels above the target
- 4. Discussions with the dwelling occupants to confirm the treatment packages for the dwellings which will be subject to music levels above the target
- 5. Adjustment of the FOH limit and 65 dB(A) contour to suit the discussions
- 6. Community consultation in accordance with the *Community Consultation and Communication Plan, Vintage Vibes 2023.*
- 7. The pre-event design review procedure
- 8. The sound check procedure
- 9. The music level monitoring during the event
- 10. The complaint response during the event if and as required
- 11. The post event documentation.



2. Site Plan

A site inspection was conducted with the project team on Thursday 20 October to discuss the stage orientation options to minimise noise impacts in the direction of the closest townships (Woodside and Charleston) as far as is practicable when considering other site factors such as natural topography and traffic management. The site plan below outlines the proposed location of the event, neighbouring land-use information and the location and orientation of the stage. The dwelling locations are indicative only and required to be confirmed under the NMP.





Source Plan SA – SA Property & Planning Atlas



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3. Assessment Criteria

3.1. The Code

The facility and nearest dwellings are in a *Productive Rural Landscape Zone* within the *Planning and Design Code* Version 2022.20 dated 27 October 2022 (the Code). The following provisions within the Code are considered relevant to the environmental noise assessment.

Interface between Land Uses (Part 4 – General Development Policies)

Desired Outcome DO 1

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

Performance Outcome PO 1.2

Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is *designed to minimise adverse impacts*.

Performance Outcome PO 2.1

Non-residential development *does not unreasonably impact the amenity of sensitive receivers* (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:

- a) the nature of the development
- b) measures to mitigate off-site impacts
- c) the extent to which the development is desired in the zone
- d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.

Performance Outcome PO 4.6

Development incorporating music *achieves suitable acoustic amenity* when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.

Deemed to Satisfy Criteria DTS 4.6

Development incorporating music includes noise attenuation measures that will achieve the following noise levels:

Assessment location	Music noise level
Externally at the nearest existing or	Less than 8dB above the level of background noise $(L_{90,15min})$ in any
envisaged noise sensitive location	octave band of the sound spectrum ($L_{OCT10,15} < L_{OCT90,15} + 8dB$)



3.2. The EPA Guidelines

The key interface issue for Vintage Vibes is the impact of music. *Interface between land uses DTS 4.6* provides music level criteria that are based on the EPA approach of *Assessing music noise from indoor venues*, dated October 2021.

DTS 4.6 is applied to indoor venues (mainly function venues and nightclubs) which can operate late into the night on any night of the week on a regular basis. Such stringent criteria do not apply to an isolated outdoor event which is finished by 10.30pm over a 2 day period. The South Australian *EPA Information Sheet 888/11 May 2011 Noise management for outdoor events* (the **EPA guidelines**) has been specifically developed to address such events.

Operation of an event in accordance with the EPA Guidelines satisfies the general environmental duty under the *Environment Protection Act 1993* (the EP Act). The EP Act requires an event to take all reasonable and practicable measures to prevent or minimise environmental harm. The definition of environmental harm includes noise at a level and duration *which unreasonably interferes with the amenity of a locality.*

The EPA Guidelines recommend the preparation of a noise management plan for the event developed in conjunction with an acoustic engineer which includes:

- 1. A site plan including the location of the event, neighbouring land-use details, location and orientation of stages and public address or audio systems.
- 2. The distribution of a notification letter to surrounding potentially noise-affected premises used for residential or business purposes
- 3. An acoustic monitoring methodology during the event to ensure that all reasonable and practicable measures are taken
- 4. A complaints register.

Compliance with the EPA Guidelines will satisfy the subjective requirements of the Desired and Performance Outcomes *Interface between land uses DO 1, PO 1.2 and PO 2.1.*

DTS PO 4.6 provides a music level target to be achieved. However, it is considered that *Performance Outcome PO 4.6* will be satisfied for Vintage Vibes where the EPA Guidelines are implemented, which provides a framework for actions and measures in recognition of the short term and transient nature of most events.

In the absence of a music level target in the EPA Guidelines, reference is made to Part 5.3 Division 4 of the Victorian EPA's *Environment Protection Regulations 2021 S.R. No. 47/2021* and *document 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues* (the **Noise Protocol**).



The Noise Protocol establishes a music level target of 65 dB(A) at a dwelling as an equivalent noise level over a 30 minute assessment period.

Based on the above, the requirements of the Desired and Performance Outcomes Interface between land uses DO 1, PO 1.2, PO 2.1 and PO 4.6 can collectively be satisfied by the preparation of an NMP which is compliant with the framework established by the EPA Guidelines and a music level target of an $L_{Aeq 30 \text{ minutes}}$ of 65 dB(A) at dwellings.



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Vintage Vibes - Noise Management Plan

4. Noise Management Plan

This NMP is prepared based on Sections 1 to 3 above.

4.1. Predicted Music Levels

The music levels from the stage arrangement shall be predicted by an acoustic engineer using the noise calculation method provided by the *International Standard ISO1613-2:1996 "Acoustics - Attenuation of sound during propagation outdoors - Part 2 General method of calculation"*, and a directivity and music level map prepared for the proposed speaker arrangement (by the speaker contractor).

The directivity and music level map shall also indicate the proposed music level directly in front of the stage at 30m, known as the Front of House (the **FOH**).

A 65 dB(A) equal music level contour shall be provided in all directions from the stage to enable the identification of isolated dwellings in the *Productive Rural Landscape Zone* inside that contour.

The 65 dB(A) equal music level contour shall also be utilised to ensure the music levels in the *Township Zones* of Woodside and Charleston achieve 65 dB(A).

Preliminary data has been provided for a comparable speaker arrangement utilised for a previous event. Based on that preliminary data and a FOH music level of 95 dB(A), the following contours have been prepared. Figure 2 is provided for indicative purposes only and will be updated when the final speaker arrangement (tailored to suit the individual acts) is confirmed.



Figure 2 Preliminary music level contour



Source Plan SA – SA Property & Planning Atlas



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Vintage Vibes - Noise Management Plan

4.2. Notification Letter and Mitigation Packages

The 65 dB(A) music level contour shall be utilised to identify each dwelling, or group of dwellings, predicted to be exposed to music levels above the target.

The predicted music level at each identified dwelling, or each group of dwellings, shall be provided to assist Vintage Vibes in determining the extent of notification and developing an appropriate treatment package.

The distribution of a notification letter to surrounding potentially noise-affected premises used for residential or business purposes and other community notification measures will be in accordance with the (separate) *Community Consultation and Communication Plan, Vintage Vibes 2023*.

The noise mitigation package offered to dwellings that are predicted to exceed 65dB(A), unless modified through discussions with a dwelling occupant, will comprise:

- 1. Full access to the event and food and drink vouchers for the occupants, or
- 2. Accommodation on the day/s of the event to an equivalent value as item 1.

Based on the preliminary predicted music levels, dwellings 1, 2, and 7 identified in Figure 1 would be offered a noise mitigation package. The final extent of dwellings is to be determined in accordance with this NMP.

The timing of the discussions will also be in accordance with the (separate) *Community Consultation and Communication Plan, Vintage Vibes 2023.*



4.3. FOH Limit

A Front of House (FOH) music level limit shall be established by an acoustic engineer based on the final speaker arrangement combined with the predicted 65 dB(A) music level contour and the number of dwelling treatment packages required (for example, a higher FOH music level limit might be established in the circumstance where the 65 dB(A) music level contour can be extended outwards without affecting large numbers of additional dwellings).

Preliminary data has been provided for a comparable speaker arrangement which indicates that a FOH music level could be in the order of an $L_{Aeq 30 \text{ minutes}}$ of 95 dB(A)

The FOH music level limit shall be formally provided to the individual acts for contractual and compliance purposes during the event.

The FOH music level limit can be modified during sound check, or the event based monitoring, as conducted in accordance with this NMP.

All FOH audio systems shall be supervised and operated by professional and experienced audio engineers who are aware of the FOH music level limits.

The FOH systems shall provide for control of the individual octave band outputs from the stage speakers, from 32 Hz through to 4000 Hz.

A Design Review shall occur by an acoustic engineer at least one month prior to the event to confirm that the FOH music level limit has been confirmed with the artists, that the FOH systems have the necessary output controls, and that the final speaker arrangement is consistent with the information on which the FOH limit and 65 dB(A) equal music level contour was based.



4.4. Sound Check

Access for the acoustic engineer shall be provided by Vintage Vibes to the FOH during sound check along with a location to house the unattended automatic noise monitoring device at the FOH.

The unattended automatic noise monitoring device shall be placed at the FOH and record contiguous one minute A-weighted equivalent noise levels for a portion of sound check and the full extent of the event.

The display of the unattended automatic noise monitoring device shall be visible to the audio engineers.

The FOH music level limit (established in accordance with the NMP) shall also be displayed at the FOH.

During sound check, the music levels shall be measured concurrently at both the FOH and one of the designated event monitoring locations (refer to the event monitoring methodology below).

The FOH music levels shall be compared against the FOH limit established in accordance with the NMP and the music levels at the designated location/s shall be compared with the predicted music level at that location.

In the circumstance where the sound check test described above indicates the FOH music level limit is to be adjusted (increased or decreased) in accordance with determination by an acoustic engineer accounting for the influence of meteorological conditions (including those that will occur during the event), then that adjustment can be made.

Vintage Vibes shall brief the FOH technicians with the FOH music level limit prior to each day of the event.



4.5. Event Monitoring

Event monitoring shall be conducted by an acoustic engineer.

A Vintage Vibes contact/s shall be confirmed at sound check. The designated contact/s shall be available to the acoustic engineer for the full extent of the event and shall have the ability to direct the music level at the FOH.

Vintage Vibes will provide a reliable means of communication and access to the designated contact/s and event respectively for the acoustic engineers.

The 65 dB(A) music level contour shall be utilised to identify the designated measurement locations during the event. A minimum of four measurement locations shall be identified near the 65 dB(A) music level contour in the direction of the nearest dwellings outside the contour.

Regular music level measurements shall be made at the designated measurement locations over the course of the event.

Where the noise measurements indicate that the event exceeds the 65 dB(A) music level limit at any dwelling which is not subject to a treatment package for two contiguous songs, the nominated Vintage Vibes contact/s for the event shall be informed and the margin of music level reduction shall be advised by the acoustic engineer (unless a treatment package is negotiated with the occupants in accordance with the complaint procedure of the NMP).

The music levels shall be re-measured to confirm compliance following notification from the nominated contact/s that music level reductions have been made (if relevant in the absence of an agreed treatment package).



4.6. Complaints

Contact arrangements for complaints during the event shall be provided in accordance with the (separate) *Community Consultation and Communication Plan, Vintage Vibes 2023*.

The arrangements to contact Vintage Vibes shall be maintained for the full extent of the event.

A copy of the NMP shall be forwarded to key authorities prior to the event with a request to forward any complaints received by these authorities to the Vintage Vibes designated contact.

A complaint register (the **register**) shall be maintained and is to be made available to the Council on request.

The register may be electronic in the form of an *Excel* spreadsheet or similar or can be in hard copy only but shall contain the following *minimum information*:

- 1. the time of the complaint
- 2. the dwelling location if that information is made available by the complainant
- 3. the action taken to address the complaint.

The following procedure shall be followed on receipt of a complaint:

- 1. The location of the dwelling shall be confirmed (where made available) against the 65 dB(A) contour in the NMP
- 2. Where the dwelling is inside the contour (exposed to music levels higher than 65 dB(A)) and is subject to a treatment package, no further action is required
- 3. Where the dwelling is inside the contour (exposed to music levels higher than 65 dB(A)) and has not been identified, then a treatment package shall be provided
- 4. Where the dwelling is outside the contour and relevant music level measurements have been taken at a location closer to the stage, in the same direction and similar weather conditions as the dwelling which indicates compliance with the 65 dB(A) music level limit, no further action is required
- 5. Where the dwelling is outside the contour and relevant music level measurements have not been taken at a location closer to the stage, in the same direction and similar weather conditions as the dwelling which indicates compliance with the 65 dB(A) music level limit, then a music level measurement shall be made
- 6. Where the dwelling is exposed to music levels higher than the 65 dB(A) music level limit, then a treatment package shall be provided, or the music levels shall be reduced to ensure compliance
- 7. Where the dwelling is not exposed to music levels higher than 65 dB(A) music level limit, then no further action is required

Complainants shall be advised of actions undertaken, including no action, and the register shall be updated to include the *minimum information* requirements.


4.7. Post Event

A post event report will be prepared by the acoustic engineer within 28 days of the event and submitted to the relevant authorities by Vintage Vibes. The post event report shall summarise the monitoring regime and provide the following minimum information:

- 1. Identification of the dwellings subject to treatment packages
- 2. Identification of the designated measurement locations
- 3. Summary of the NMP requirements
- 4. The measured music levels at the FOH for the duration of the event
- 5. The measured music level results at the designated measurement locations
- 6. A comparison of the results against the NMP requirements
- 7. A recommendation for any changes to the NMP.



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References

SA EPA Noise management for outdoor events Updated May 2011 EPA 888/11

Environment Protection Act 1993, SA EPA

Planning and Design Code Version 2022.20 dated 27 October 2022, PlanSA

EPA Victoria Environment Protection Regulations 2021 S.R. No. 47/2021 Part 5.3—Noise Division 4

EPA Victoria Publication 1826.4: Noise limit and assessment protocol for the control of noise from commercial, industrial and trade premises and entertainment venues

Community Consultation and Communication Plan, Vintage Vibes 2023

SA EPA: Assessing music noise from indoor venues, dated October 2021

International Standard ISO1613-2:1996 "Acoustics - Attenuation of sound during propagation outdoors - Part 2 General method of calculation"



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APPENDIX C

Event Traffic Management Plan

MFY Pty Ltd

JML/22-0256

9 December 2022

Ms Emma Barnes Planning Studio 347 Unley Road MALVERN SA 5061 níy

Traffic • Parking • Transport

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MFY Pty Ltd ABN 79 102 630 759

Dear Emma,

PROPOSED VINTAGE VIBES EVENT CORNER ONKAPARINGA VALLEY ROAD AND WOODSIDE ROAD, WOODSIDE

We refer to the proposed Vintage Vibes event which is proposed to be held on the grounds of the Tomich Winery on 1 and 2 April 2023.

We have undertaken a review of the transport and access options for the site, summarised below and documented on the attached drawing (MFY_220256_01_SH01).

Potential Event Traffic Guidance Schemes have also been developed to assist with the consultation phase of the festival (MFY_220256_02_SH01 and SH02). These will form the basis for the development of a detailed Event Traffic Management Plan (ETMP), which will be prepared in consultation with South Australia Police (SAPOL), the Department for Infrastructure and Transport (DIT) and Adelaide Hills Council.

The ETMP will be prepared in accordance with the requirements of the *Road Traffic Act 1961*, DIT's *Guidelines for Events on SA Roads*, Australian Standards *Manual of Uniform Traffic Control Devices* and Austroads' *Guide to Temporary Traffic Management*.

1 SUBJECT SITE

The subject site is located on the south-western corner of the intersection of Onkaparinga Valley Road and Woodside Road, Woodside. The roads are under the care and control of the Commissioner of Highways.

Both roads are subject to an 80 km/h posted speed limit in proximity to the subject site. They are dual lane roads, generally unkerbed with relatively wide shoulders in the order of 2.5 m to 3 m. The intersection of the two roads is treated with a roundabout and the roads are kerbed on the approaches to the roundabout, with indented Adelaide Metro bus stops south of the roundabout.

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Data obtained from DIT identifies the following traffic volumes based on counts undertaken in 2018:

- Onkaparinga Valley Road 8,500 vehicles per day (vpd) on Saturday with 6% commercial vehicles (CVs) and 6,900 vpd on Sunday with 5% CVs; and
- Woodside Road 4,700 vpd on Saturday with 6% CVs and 4,000 vpd on Sunday with 5% CVs.

The traffic volumes on Onkaparinga Valley Road were relatively consistent through the late morning and afternoon, peaking at approximately 800 vehicles per hour at lunchtime and reducing to approximately 100 vehicles per hour by 10 pm.

2 PROPOSAL

The festival is anticipated to attract up to 10,000 concert patrons, with the stage and concert area located to the northern side of the land. The gates will open at 11:00 am and the performances will finish at 10:30 pm on both days.

This will allow for the provision of a large on-site parking area to the south of the concert which will have capacity for approximately 1,500 vehicles. The public parking area will have two access points on Onkaparinga Valley Road. A designated parking area for people with disabilities will be provided close to the entrance to the event and sharing of cars by multiple occupants will be encouraged.

A separate staff parking area with capacity for approximately 250 vehicles will be accessed via Woodside Road. This access will also be used for event set-up and emergency access to the site. Consideration is also being given to providing shuttle buses for staff to/from the CBD and/or dedicated park and ride areas.

A key element to managing the traffic for the event will be encouraging the use of mass-transit transport options. To the east of the site, there will be separate zones to provide a dedicated setdown/pick-up area for private and ride share vehicles, as well as for buses which will be hired specifically for the event. Patrons will have the option to purchase a bus pass as part of their ticket, with buses providing transport from various locations in Adelaide and surrounding areas to and from the venue. A temporary crossover will be constructed to allow buses to exit the site directly into the roundabout.

To further increase capacity for patrons exiting the site, discussions are also underway with the South Australian Public Transport Authority with a view to potentially increasing the provision of Adelaide Metro services for the event. Additional parking for Adelaide Metro buses has been nominated on the western side of Onkaparinga Valley Road if necessary.

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3 TRAFFIC MANAGEMENT

Drivers leaving the site will be subject to delays, as is usual for the dispersion of large crowds following an event such as this. Community consultation, including advance warning of the event and potential delays on the road network, will be undertaken in the lead-up to the event.

In order to minimise the impact of the additional traffic on the road network, the access points to/from the site will be subject to traffic control or traffic marshals to ensure safe movements and to distribute traffic evenly to manage flows to the north and the south. The traffic controllers will be primarily focussed on maintaining traffic flow along the adjacent road network particularly for buses. This will also assist in mitigating the impact on drivers travelling past the site at peak traffic times associated with patrons arriving at and leaving the event.

The majority of drivers will approach the site to/from the south. In order to maximise capacity on Onkaparinga Valley Road, an additional lane will be created for south-bound traffic leaving the parking area by utilising the shoulders of the road. This will allow the set-down/pick-up and bus traffic to travel in a continuous lane which will not need to be stopped to allow drivers to turn right out of the parking area.

Additional capacity will be provided for south-bound drivers leaving the parking area by directing them to a northern exit point. These drivers will be able to turn left onto Onkaparinga Valley Road and then turn at the roundabout to travel in all directions, including south. Internal traffic management will manage the flow of traffic internally to distribute the exit movements to the two access points.

The location and orientation of the site layout will allow for almost complete segregation of pedestrians routes from the primary trafficable areas. Any locations where pedestrians are required to cross internal roadways will be managed by traffic controllers.

4 RISK MANAGEMENT

The ETMP will incorporate a detailed risk assessment for all aspects of the pedestrian and traffic management, both on the site and on the adjacent road network.

The risk assessment will also consider emergency and incident management requirements, in conjunction with SAPOL, DIT, Council, the Country Fire Service and other stakeholders.

The event will not proceed if the forecast weather conditions are Catastrophic and/or if directed by the CFS as a result of bushfire activity in the area.

The implementation of the EMTP will be dynamic in order to respond to real-time issues, such as adjusting the location of advance warning and reduced speed limit signage to address back of queue risks.

22-0268 9 December 2022 Page 4 of 4



5 SUMMARY

The site layout will provide separate transport zones for alternative forms of transport. This will include a main parking area with a capacity of approximately 1,000 spaces, an overflow parking area which can accommodate an additional 500 cars and dedicated staff parking. Sharing of cars with multiple occupants will be encouraged.

A key element to managing the traffic for the event will be encouraging the use of mass-transit transport options. Separate provision will be made for bus parking on the site and for setdown/pick-up including for taxis and ride-share vehicles.

Consideration of emergency and incident planning will be included in the ETMP for both the event itself, and the surrounding locality. Importantly, the event will not proceed if the weather conditions are declared Catastrophic.

The parking and traffic conditions on the road network will be carefully managed in order to minimise the impact of traffic flow on the road network, with multiple traffic controllers managing the site access points for drivers and pedestrians.

Please contact me should you require clarification or further information.

Yours sincerely, MFY PTY LTD

Allovell

JAYNE LOVELL Senior Associate





DISCLAIMER THESE ARE CONCEPT PLANS ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. MEY P/L DOES NOT REPRESENT THAT THE PLANS ARE IN ANY WAY SUITABLE FOR USE FOR CONSTRUCTION PURPOSES AND DOES NOT GIVE CONSENT TO THEIR USE FOR CONSTRUCTION PURPOSES.

ANY PARTY USING THE PLANS FOR CONSTRUCTION DOES SO AT THE PARTY'S OWN RISK AND WITHOUT THE CONSENT OF MFY P/L

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Cnr Onkaparinga Valley Road & Woodside Road	Drawing: Drawn:	BH 06.12.2022	Scale:	1:2000		FULLARTON SA 5063 T: +61 8 8338 8888
Site Layout	Date.	00.12.2022	Taper Size.		Turffin - Dayling - Transport	E: mtya@mty.com.au
					— Traffic • Parking • Transport —	

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Vintage Vibes Cnr Onkaparinga Valley Road & Woodside Road	Drawing: MFY_220256_01_SH01 Drawn: BH Date: 20.12.2022		Revision: D Scale: 1:2000 Paper Size: A3		níų	Unit 6, 224 Glen Osmond Road FULLARTON SA 5063 T: +61 8 8338 8888
Site Layout					Traffic - Darking - Transport	E: mrya@mry.com.au
					— Traffic • Parking • Transport —	

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Vintage Vibes Cnr Onkaparinga Valley Road and Woodside Road Advanced Event Traffic Guidance Scheme for Discussion

Drawing:	MFY_220256_02_SH01
Drawn:	BH
Date:	09.12.2022

Revision: Α Scale: NTS Paper Size: A3



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Unit 6, 224 Glen Osmond Road FULLARTON SA 5063 T: +61 8 8338 8888 E: mfya@mfy.com.au



PUBLIC PARKING ACCESS TO/FROM SOUTH

DISCLAIMER THESE ARE CONCEPT PLANS ON AND NOT INTENDED TO BE USED FOR CONSTRUCTION. MFY P/L DOES NOT REPRESENT THAT THE PLANS ARE IN ANY WAY SUITABLE FOR USE FOR CONSTRUCTION PURPOSES AND DOES NOT GIVE CONSENT TO THEIR USE FOR CONSTRUCTION SUPPOSES ANY PARTY USING THE PLANS FOR CONSTRUCTION DOES SO AT THE PARTY'S OWN RISK AND WITHOUT THE CONSENT OF MEY P/L

Vintage Vibes Unit 6, 224 Glen Osmond Road FULLARTON SA 5063 Drawing: MFY_220256_02_SH02 Revision: А Cnr Onkaparinga Valley Road and Woodside Road 1:2000 Drawn: BH Scale: T: +61 8 8338 8888 E: mfya@mfy.com.au 09.12.2022 Date: Paper Size: A3 Site Event Traffic Guidance Scheme - For Discussion Traffic • Parking • Transport



APPENDIX D

Wastewater Management Plan

Harnett Engineering



WASTEWATER MANAGEMENT REPORT

ADDRESS:	TOMICH WINES, CORNER OF ONKAPARINGA VALLEY ROAD & WOODSIDE ROAD, S.A.
CLIENT:	D. & S. RESOURCES
JOB NUMBER:	HE35422

NOVEMBER 2022

HARNETT ENGINEERING

SAM HARNETT BE.Hons (UniSA) MIE Aust, NER 27 TWELFTH STREET GAWLER SOUTH SA 5118 PHONE: 0402 518 871 EMAIL: <u>sam@harnettengineering.com.au</u>

Design Brief - Statement

This report contains advice supplied by Harnett Engineering for a wastewater management system. Should the owner have any issues with any part of this service then the owner must contact Harnett Engineering in writing prior to any commencement of any work in order to determine if an adjustment is required to the design brief.

Design Brief

The design brief used for the design of wastewater disposal by Harnett Engineering for building projects is to complete the minimum design requirements in accordance with the Building standards of Australia and any other relevant building rules/codes at the time of production of this report.

INDEX

1.0 Wastewater System Design Requirements

Volume of wastewater produced	=	50,000L/day
Public toilets DF	=	5L/person/day
Number of persons using system P	=	10,000/day
Wastewater capacity	=	<u>64,000L</u>
Each portaloo has a waste tank of	=	320L
	=	200 toilets or tray equivalents
Number of toilets	=	2 urinals or tray equivalent per 100 people

Portaloo waste tanks are to be pumped out of holding tanks and disposed of as per portaloo contractors' standards and guidelines.



APPENDIX E

Letters of Support



Letter of Support for Vintage Vibes Festival Development Application

To Whom It May Concern,

Adelaide's UNESCO City of Music designation in 2015 recognised not just the city, but the entire strength and diversity of South Australia's music ecosystem.

The designation provides a unique platform to promote activity and build opportunities for the State's entire music ecosystem across the UNESCO Creative City Network and beyond.

The state's commitment to vibrant festivals and live music is a corner stone of receiving the designation. The efforts to support the music sector during covid saw Adelaide recently nominated Best Global Music City, and Best Late Night Economy Initiative at the Music Cities Awards in Tulsa, Oklahoma.

South Australia's festivals greatly contribute to the economic and cultural health of the state, entertaining and attracting tourists and locals alike and providing important experience and career pathways for South Australian artists, tourism, hospitality, and music professionals.

Adelaide City of Music supports efforts to use music to activate and promote the state through music.

Embracing our spectacular Adelaide Hills, its food and wine, and importantly, South Australian music, Vintage Vibes Festival, represents an excellent opportunity to use music to promote and bring audiences to region.

Programmed by the Adelaide Festival of the Arts Music Curator, Blake Gilchrist, Vintage Vibes ensures a high mix of local, Australian, and international contemporary acts and a diverse range of entertainment.

For more information please feel free to contact Joe Hay, General Manager of Adelaide City of Music Ltd. on the details provided below.

Regards

Joe

Joe Hay General Manager

Adelaide City of Music Ltd <u>200 Pulteney Street</u> <u>Adelaide SA 5001</u> T: <u>+61 8 7320 3333</u> M: <u>+61 424 477 985</u> W: <u>adelaidecityofmusic.com.au</u>



Tuesday, 15 November 2022

To whom it may concern,

My name is Harry Moore and I am the general manager and senior agent for Lonely Lands Agency. We are an Australian booking and touring company who represent some of the nation's premiere artists, including Boy & Bear, Dan Sultan, Illy, Ocean Alley, Tash Sultana, Tones And I, Ziggy Alberts and more.

Lonely Lands Agency fully supports Vintage Vibes as part of their festival development application. Regional festivals in South Australia are few and far between which emphasises how critically important Vintage Vibes is to the Australian festival touring circuit. Blake Gilchrist and his team have an excellent reputation amongst not only our team but the wider music industry.

Lonely Lands Agency are thrilled to have Tash Sultana as part of the line-up for 2023 and we look forward to working alongside Vintage Vibes for many years to come.

Should you have any questions please do not hesitate to ask.

Kind regards,

HomesMoore

Harry Moore General Manager & Senior Agent

Lonely Lands Agency 51 Wangaratta St, Richmond, VIC 3121 www.lonelylandsagency.com



Thursday, 17 November 2022

To whom it may concern,

My name is Beatrice Jeavons and I am an Environmental Consultant with Creative Climate Action and Green Music Australia. I work with artists, musicians and arts organisations to reduce their environmental impact, take climate action and reduce emissions.

I fully support Vintage Vibes and congratulate their early consultation during the development stages to address sustainability challenges and ensure the event embeds environmental best practices into all operations and programming.

Blake Gilchrist and the team have been very proactive and I'm excited to be on board to drive sustainability initiatives and climate action across the event. Vintage Vibes will be leading within the sector by centring emissions reductions, artist engagement, waste management, climate advocacy and conservation at the heart of planning and decision-making.

I look forward to working with Blake and the team across the 23 Festival, as well as future events as the event grows and evolves over the years.

If you have any questions or would like to chat in more detail please don't hesitate to reach out.

Best, Beatrice Jeavons, Environmental Consultant 0400 348 862 gday@creativeclimateaction.com



APPENDIX F

Community Consultation and Communication Plan

Vintage Vibes

Vintage Vibes

COMMUNITY CONSULTATION AND COMMUNICATION PLAN

Woodside COMMUNITY CONSULTATION AND COMMUNICATION PLAN

ABOUT

Community consultation and community involvement are considered key elements of the event planning process for Vintage Vibes (VV).

For the 2023 Vintage Vibes Event, the organisers have created a *Community Consultation and Communication Plan* to assist with ensuring the concerns raised by the community are addressed and the lines of communication are open in an effort to ensure a favourable experience.

AIMS

The aims of this Community Consultation and Communication Plan are:

- 1. To respond to the feedback received by local community members by providing the following plans in consultation with industry experts and Adelaide Hills Council
 - Traffic Management Plan
 - Noise Management Plan
 - o Site Plan
- 2. To communicate Event plans to the wider Adelaide Hills Community
- 3. To ensure community members feel they have been listened to and have been involved with making this event a success for their community and region
- 4. To provide an avenue for lines of communication to be open between community members and event organisers

Vintage Vibes

COMMUNITY CONSULTATION AND COMMUNICATION PLAN

IMPLEMENTATION AND COMMUNICATION

Directly with Council

- 1. Submit Development Application and take on board feedback
- Work with Adelaide Hills Council (AHC) to have a VV section on their website under 'Community involvement' where the Council could post notices / announcements about VV Community Involvement and planning information for the public (from Dates and Venues Announcement time)
- 3. Hold the first stakeholder meeting and council consultation in January 2023
- 4. Hold the second stakeholder meeting and council consultation in February 2023
- 5. Hold the third stakeholder meeting and council consultation in March 2023

*Council Consultation provides the opportunity for Council to be informed in a face to face forum on VV's planning process, provide feedback where appropriate and convey any community sentiments which have been tabled directly to them

Directly to residents – at least 4 week prior to the event directly, personally and individually addressing:

- 1. Each adjoining household of the site
- 2. Businesses within the main street of Woodside and Charleston

This strategy gives AESA Promotions an opportunity to talk with stakeholders over the phone or show them in person the plans (Traffic, Noise, Site Map) and how it will assist with their concerns and the event outcome.

It should be noted this is in addition to notification requirements arising in the assessment of the Development Application as required by legislation.

Vintage Vibes

COMMUNITY CONSULTATION AND COMMUNICATION PLAN

To the Broader Community --- early 2023

- 1. Introduce Vintage Vibes to the Woodside and Adelaide Hills Community through
 - An interview in The Courier upon receipt of Music Development Office Major Event Grant
 - An Interview in The Courier (tbc) about the event
 - Involvement Program (*please see attached document*) for the Adelaide Hills region
 - Release the 'We Love Woodside' via VV's Social Media, sharing to our social the offerings of the local area
- 2. Announce 2023 VV Artist Line up via VV's social media avenues and the local, state and national media (1 December 2022)
- 3. Announce complete Woodside Community Involvement program via VV's social media avenues and the local, state and national media (March 2023)
- 4. Commence social media campaign around the VV 'Survival Guide' and patron messaging for the events (which includes patrons to respect the communities they're visiting (March 2023)
- Complete a letterbox drop of VV's 'Resident's Event Notification' directly to the residents located in the agreed area around the venue, advising them of;
 - o Event address and hours of operation
 - Key traffic management and/or road closures
 - Hours which noise may be heard
 - VV outside hours hotline (phone number to call) with any concerns prior to or post event; and
 - Event day hotline (phone number to call) with any concerns on event day
- Place VV's 'Event Notification' in The Courier, it will be a public announcement version of the 'Resident's Event Notification' (March 2023)
- 7. Ensure the Event Hotline (and outside hours hotline) are open and managed from the hours outlined in the Resident's Event Notification and Event Notification
- Collect all feedback post Event from community members (including residents) and stakeholder for discussion in the deb brief (May 2023)

ADDITIONAL COMMUNITY INVOLVEMENT BETWEEN Vintage Vibes AND ADELAIDE HILLS

Vintage Vibes facilitates a community involvement program as part of AESA Promotions' commitment to the region. The Community Involvement Program is set up to create and develop opportunities for the local youth, the music and arts community and local businesses to engage in VV events.

VV understands without the support of local communities VV would not exist as it does today and we actively seek to provide opportunities that will in turn assist with education and growth in the local areas that host our events.

Small Businesses

VV actively seeks to engage local businesses to provide a range of services and support across our events. With a community oriented, grassroots approach VV elects to give preference to local suppliers as well as suppliers & businesses that will have a long running history with the event.

Local Businesses have the opportunity to be involved through;

- \circ ~ Being involved as a sponsor and having a presence at VV ~
- Selling Tickets
- Being involved as a front of house caterer or providing produce for back of house catering
- Food and beverage sales

Education and Experience

• VV Volunteer program aims to provide an opportunity and supportive network for local community youth groups and education facilities, where young people of all backgrounds and skill levels can come and engage with Industry professionals and like minded people.

Music and the Arts

- **Musicians** Local and emerging artists are encouraged to get in touch with VV or put their music on Triple j to be in the running for one of six local artist slots on the line up
- **Theatres** Local theatre groups or drama students are engaged to dress up in theme and assist the front gate team with communicating key messages and information to VV ticket holders in a fun and friendly way whilst reinforcing the spirit of VV
- **Textiles and Design** Décor & Soft Furnishings for the back of house artist compound and industry bar created by local design students
- **Photography** provides access and experience for an up and coming photographer



APPENDIX G

Security and Crowd Management Plan

Vintage Vibes



DRAFT Security and Crowd Management Plan

Vintage Vibes Woodside, South Australia (Draft)

Execution

LIMA ONE (*Lima) Security management team has been appointed by Vintage Vibes to manage and coordinate the provision of Security and Crowd Management for this event. In doing so, Lima will engage the services of two TBC companies to provide the manpower. These companies are yet to be confirmed. All staff will be licensed accordingly.

Lima will assist the promoters and the Local Stakeholders in providing a management resource that will supplement the contracted companies with the primary focus being the following:

- All contracted companies have received the appropriate information.
- Continuity of the event-based on previous experience.
- Liaison between Event management and the Security companies.
- Auditing of contracted companies.
- Management of the EOC.

The management of that manpower will be in accordance with recognised practice as well as legislative requirements.

Lima has a long and proven track record in Australia and internationally working with the major music management companies and promoters.

Pre Event

Responsibilities

Ensure effective and accurate administration of procedures and personnel details for Event Security.

Administration Management

Administration of the event will be the responsibility of the contracted companies and will be managing compliance (Licensing); the reporting function is outlined below



Specific Duties

The Administration Officer is to assist in the employment of personnel for Event Security. This process involves preparing employment forms and income tax declarations. The Administration Officer is also responsible for verifying and noting details of or copying applicants' security licences, first aid certificates and other licence details.

The Administration Officer is to assist with the ordering and distribution of security uniforms. The Administration Officer is to insure all employees have provided uniform sizes.

The Administration Officer is responsible for confirming all availabilities for pre-event training and event operation for security personnel.

The Administration Officer is to complete all job and equipment orders for the purchase and or hire of items required. The Administration Officer administers all accounts and obtains all necessary approvals relating to the purchase and or hire of equipment.

The Administration Officer is to assist with the training of personnel by performing the following administration duties:

- Preparation and administration of rosters and consequently time sheets
- Design and administer a roster system.
- Equipment distribution
- Uniform allocations

The Administration Officer is to assist with the organisation of security manuals and forms for the event.

Staffing

All staff engaged by will be licensed under the specific Legislation that is applicable for South Australia this being a Crowd Controllers and/or a Security Guard licence for the event. Any subcontracted staff will be required to fall under the direction and guidance of management. All Subcontractors must be from recognised security providers. All staff will have experience with major events and will be rostered according to their abilities.

Sub-contracting

The Primary Contractors will be responsible for all Subcontractors. All subcontractors employed will be required to provide all relevant legislative requirements prior to the event.

Agents Licence

твс

Event Management

Management

The management of the staff employed by the engaged security companies will fall under clear guidelines. Overall responsibility for the staff will fall under the guidance of Glen Roebuck.



Event Administration

The "event" shall be considered as those operational hours of 1100hrs-2300hrs on Saturday 1st and Sunday 2nd April 2023.

Sign on Locations/Procedures

All staff, prior to the commencement of their shift will be provided with the following information:

The location of their sign-on; the uniform and equipment required for the event; parking information and contact number for administration

Rostering

All staff will be rostered according to the security requirements for each specific event or festival, this should be in consultation with the Client, Event Manager, Site Manager, Production Manager and Police as each party will have specific requirements and requests.

The following is to be taken into consideration for the actual numbers of staff rostered.

Is the site closed or Open; Type of Event; Infrastructure on site; Specific Requirements; Staff should be rostered according to their capabilities, Experience and Training. Security will also assist in the emergency management of these sites acting within the realms of the Event Emergency Management Plan.

Event Management



Manager, Market Manager

Sign On and Off Procedures

An appropriate time sheet will be in place, generated by the Time Target rostering system.

On reporting for duty staff will be issued with an individual number. This number is located on the left breast and is visible for all to see. Guards will be stood down if they attempt to conceal this number. Staff wearing a numbered shirt has complied with the administrative checks.

Each shirt will be individually numbered. This number will allow for the following:

- Assist in the sign on process
- Assist in the identification of staff
- Assist in the placement of staff

Uniforms

All staff will be required to wear the following uniform:

- Black pants/cargo pants; black shoes/boots
- Appropriate company uniform (-Wet weather gear will be provided
- PPE as applicable
- Visible security licence shall be considered as part of the uniform

Adelaide and TBC staff will display their licence on their chest per SA licensing requirements.

Staff Welfare

No staff will ever be forced into an unreasonable situation. Regular staff welfare checks will be conducted by supervisors, and additional staff will be called if necessary.

All staff will be provided with sun smart uniforms, sunscreen and hats. They will be distributed water throughout the day.

Breaks

The provision of breaks will be done as determined by the area supervisor.

Performance

All Security Officers are to comply with directions from the Security Management Team. Security Officers are to ensure that they are courteous at all times to the Client, Stakeholders and general public and always demonstrate professionalism in their performance of duty. Unprofessional behaviour will not be tolerated. Security officers are not to smoke whilst in position – an area will be defined for staff to smoke on breaks.

Injuries

All security staff injured on duty will report to their Supervisor. Relevant WH&S and Workers Compensation forms are to be completed prior to completion of duty.

First Aid

A fully equipped First Aid post will be located on site, location TBC. Security Officers requiring first aid are to report to this location for treatment. Any patrons sustaining injury or suffering illness are to be treated at a First Aid post, if circumstances allow. More serious injuries are to be responded to in accordance with respective emergency and access plans.

Equipment

Prior to commencing duty Security Officers are to be provided with appropriate equipment to fulfil their tasks. No equipment is to be removed from the event at the completion of duty.

Defective equipment is to be immediately reported to Security Manager. Defective equipment is to be replaced as soon as practicable.

Loss of equipment is to be reported and recorded in the Security Incident Log. Security Manager is to investigate and report investigation findings to the Security Manager immediately.

These items include articles, which ensure that OH&S standards are maintained and that the safety and comfort of all staff is considered.

The following list of stores and equipment is indicative of what event security will require for any outdoor event or festival.

Radio Communication; High noise headsets; Speaker microphones/ear pieces; Lightweight headsets (Boom mics); Torches; Hi Vis Vest; Earplugs; Sunscreen; Id tags; Maps of the event/ Site Details/Briefing Sheets; Specific Job Descriptions; Accreditation information; Wet Weather Gear

Occupational Health and Safety

All staff will be provided with the relevant PPE for the positions that they are rostered for; access to the company OH & S policy will be made available at the sign on sign off location.

Compliance to the Security Industry Regulations

Record keeping and Management of staff, including:

- Register of Ejections and Refusal of Entry
- Requirement for licence to be shown
- Staff briefings, all staff will have access to the management plan with specific duty statements written for positions

Fitness for Work

All staff engaged to work at the site will adhere to their companies' respective fitness to work policy, contractors will be required to follow their own policy unless it is deemed as unsatisfactory to management, in which case the contracted security companies' policy shall be adhered too.

Emergency Evacuation and Management

All Contracted security will fall under the Emergency Management Plan.

Contingency and Emergency Procedures

All contracted Security Management are responsible for ensuring that all Security staff employed for Vintage Vibes Woodside, are conversant with their duties and requirements for action under the Emergency Management Plan.

Incident Response Procedure

In the event of a security incident the responding Security Officer is to immediately advise the Security Command Centre by radio the exact location from the map provided of the nature of the incident, assistance required and likelihood of the incident escalating.

Investigations

All security incidents occurring during the Event or other are to be reported to the Emergency Command Centre (ECC) where they are to be fully documented and investigated by Security Response Teams and or Supervisors. In completing an incident report involving personal injury or damage, all details are to be correct, spelling checked and photos [if applicable] attached.

Copies of all incident reports involving personal injury or property are to be immediately forwarded to the EOC Manager.

Alcohol, Drugs and Weapons

Alcohol and drugs can be a catalyst for, and can exacerbate, unruly behaviour and hooliganism in a crowd.

There are a number of strategies listed below that have been implemented by the client:

- Advertising contains the message that drugs, weapons and fireworks will not be permitted into the event.
- Intoxicated persons will be asked to leave the event.
- If any drugs or potential weapons are found Security for the event will not take possession of any article but refer it to the police. (if it is safe to do so weapons may be secured until Police arrive)

Person's Consent for Search Procedures

All persons wishing to attend the site will be required to pass through a security checkpoint where they will be given the option to agree to the following procedures:

Any Ticket Holder will be considered to have given "implied consent" due to the purchase of a ticket. Refusal to allow for the following will be considered as refusal of acceptance of the conditions of entry and therefore the individual may be refused entry.

- Present ticket for scanning
- Present bags for inspection if requested
- Remove items from the bag when requested
- Dispose of prohibited items in the bins provided or remove them from site
- Place items back into their bags after inspection

There should be no storage facilities for Prohibited

Items

Any items found during this consented search by security staff which are considered dangerous or illegal, will be referred onto the Police who will deal with the matter.

Security will NOT TAKE POSSESSION of any item considered prohibited. The individual will be responsible for disposal.

Conditions of Entry¹

Entry is at own risk. The right to refuse entry is reserved.

- Vintage Vibes is an 18+ event, with the entire site licenced. The following items are ALLOWED INTO Vintage Vibes
- Asthma Puffer
- BAG Handbags and small to medium sized backpacks
- CAMERAS Small still cameras only (including those with a recording function)
- CIGARETTES
- COSTUMES Patrons dressed in costumes, onesies and body paint
- EpiPen
- FOOD
- MAKE-UP Travel sized make-up and hand moisturizer

- MEDICATION Over-the-counter medication (personal use quantity only)
- MEDICATION Prescription Medication (personal use quantity only) (must be approved by VV Medical team member)
- SUNSCREEN
- WATER Bottle must be sealed or empty

The following items are PROHIBITED AT Vintage Vibes

- ALCOHOL BYO
- CAMERAS PROFESSIONAL / SLR Unless they have an accredited media pass or letter of authorisation
- CHAIRS Including Folding
- DRUGS
- ESKIES and bulky picnic baskets
- FIREWORKS
- GLASS Including Perfume bottles
- PASS OUTS
- PETS
- PROFESSIONAL EQUIPMENT Professional sound and lighting equipment
- SHARP OBJECTS Including knives as part of picnic sets
- SOFT DRINK ETC Soft drink, juice, flavoured and sports water
- UMBRELLAS
- VIDEO CAMERAS Unless they have an accredited media pass or letter of authorisation
- WATER BOTTLES UNSEALED
- WEAPONS

ARRIVING AT Vintage Vibes

Security will be working to ensure the entry process for patrons is secure, safe and efficient yet welcoming through;

- Asking patrons to have their ticket and valid photo ID ready
- Asking patrons to have any bags and containers ready for inspection
- Asking patrons without bags to join the express lane
- Asking patrons to dispose of any BYO alcohol and / or illicit substances
- Asking male patrons to lift their shirts up as they're walking through the main gate entry
- Respectful and non-intrusive pat downs of patrons
- Patrons who are wearing onesies or are assessed to be clearly carrying large quantities in private areas of items they shouldn't be to step to the side (and away from view) to be searched
- Security may refuse entry to any patron who is deemed unfit to enter the event. If in question, consult with the Gate Manager.

If the patron is an adult – the patron is asked to return when they are fit for entry

If the patron is a minor – the 'Management of Minors' policy is applied by the minor being escorted to the Red Frogs Chill out Area or First Aid area for monitoring

Checking valid photo ID to ensure patrons receive the correct wristbands

Security Risk Assessment

In accordance with its obligations to practice effective risk management, this document assesses the risks of each of its contracted security operations. A full Risk Assessment has been completed by Everyday People.

Event Scope

VINTAGE VIBES is an 18+ event with entry gained by purchase of a ticket.

Despite the favourable crowd dynamics, Mass Gathering Crowd Congestion (including safety by design factors) in key areas remains a risk consideration.

Risk Scope

This document is an internal Risk Assessment restricted to crowd management and security related issues. It includes only identified risks which may impact on the service provision of Lima as event contractors for the client and the event staged at the Supreme Court Gardens venue.

It does not consider general event risk factors such as financial and public relations risks. It does not consider Occupational Health & Safety (OHS) risk hazards. The contracted security companies will have specific OHS risk assessments for its employees which are implemented for all operations. It does not consider Client obligations of the 'Controllers of Premises' to manage risk hazards for 'others' or 'visitors' in the workplace which forms a component of site and event Occupational Health & Safety Management systems, other than where specifically a component of detailed crowd management duties.

This security assessment provides an overview of the security issues that may impact on the 'Event' activities related to this concert. Each has been assessed using risk management principles and a risk rating developed in accordance with the consequences and the likelihood of the risk eventuating. Recommendations have been developed to suggest how to manage specific security issues and reduce the risk.

Risk Overview

Risks are evaluated on a two dimensional matrix using a qualitative rating of the likelihood and the scale of the possible consequence. This form of evaluation provides a good graphical representation of how serious this risk is or where the individual risk lies within a group of risks. This method is outlined in Appendix E of Risk Management AS/NZS 4360:1999.

Risk Treatment

Treatment of the risk associated with hazards identified will involve appropriately selecting a treatment option.

Risk Criteria

Hazard	Risk/s	Treatment/s
Mass gathering crowd congestion – Iow level.	Patron injury crowd circulation pinch-points.	Review plans for any variation to site plan; ensure no new pinch-points or
	Patron injury crowd crush seating	reduction in crowd areas.
	area.	Review temporary infrastructure
	Obstruction to security, medical and emergency response.	prior to opening for compliance with plans.

	Obstruction to general patron movement. Patron dissatisfaction and anxiety escalation related to above. Asset loss (future claims).	Re-brief all security personnel re Crowd Management operational principles.
Hazard	Risk/s	Treatment/s
Intoxication	Patron injury (aggression or violence)	Risk accepted by Licensee. Security to monitor crowd behaviour for signs of
	Patron injury (slips, trips and falls)	intoxication.
	Patron dissatisfaction (disharmony based on behaviour of intoxicated patrons).	Security patrol response to identified behavioural issues to request behavioural modification.
	Poor reputation.	Security re-deployment to consider post performance re-deployment to
	Asset loss (PR/damage).	northern end of site
		Security to request SA Police response where escorted removal is deemed appropriate.
Hazard	Risk/s	Treatment/s
Broken Glass	Patron / staff injury. Asset loss (future claims)	Site Management risk control (cleaning response).
	Asset loss (PR/damage).	CONTRACTED SECURITY to notify site
Syringes	Poor reputation.	management of any identified emerging hazards during operations.
		Security to assist in isolating hazards pending site management
		Safe work practices, Not to handle without gloves, use grip tool or use a hard barrier to pickup, place syringe in 'Sharps' container
Hazard	Risk/s	Treatment/s
--	---	---
Lost Persons	Injury. Asset loss (future claims). Asset loss (PR damage).	Agreed Lost Persons/Child Meeting Point. Agreed Lost Persons Communications Protocol. Security to implement CONTRACTED SECURITY Lost Persons – Missing Person SOP.
Hazard Patron ingress / Egress	Risk/s Pedestrian, vehicle collision injury Resultant traffic congestion Restriction and delay of emergency vehicle ingress/egress	Treatment/sTraffic Management staffing.Lighting.Vehicles on-site to travel slow speedwith hazard lights on.Re-deploy security personnel toegress areas to manage pedestriantraffic, equip with traffic vests &jackets.Deploy accredited Traffic Controlpersonnel capable of up-scalingTraffic Control on demand.PA & Megaphone Announcementsand Directions on egress.
Hazard Uneven Ground - Slips, trips and falls. Surface / Poor lighting	Risk/s Slips, trips and falls	Treatment/s Subject to Site Management risk control. CONTRACTED SECURITY to notify site management of any identified emerging hazards during operations. Security to assist in isolating hazards pending site management hazard treatment.

Hazard	Risk/s	Treatment/s
	Injury.	
Intrastructure instability or collapse		Subject to Site Management risk control.
including impact of severe weather	Asset loss (future insurance	
	claims).	CONTRACTED SECORTLY TO NOTITY SITE
		management of any identified emerging
	Asset loss (PR and goodwill	hazards during operations.
	associated with above).	
		Security to assist in isolating hazards
		pending site management mitigation.
Hazard	Risk/s	Treatment/s
A marcal and delayed the C	Injury.	
Armed or violent theft		Subject to Catering Cash Handling
	Asset loss (future insurance	Risk Control.
	claims).	Convertiente en entites este sins este
		security to monitor catering areas.
	Asset loss (fines and	Security to respond in accordance
	prosecutions).	
	Asset loss (PR and goodwill	or Violent Theft Emergency Response
	associated with above).	Protocols.
		The sheet of the
Hazard	Risk/s	i reatment/s
Romb or Emergency Hazard Threat	Injury.	Agreed AS compliant amorgonou rosponso
Bomb of Emergency mazaru mreat	Deufermennen delen (C. 1	Agreed AS compliant emergency response
	Performance delay / failure.	procedures.
	Evacuation failure	Implementation within Showgrounds
		amargancy response procedures
		emergency response procedures.
		Immediate SA Police response on site
		Refer to the Emergency Management Plan
		for more detail.
Hazard	Risk/s	Treatment/s
	Injury.	
Unusual Acts or Deranged Persons		Immediate security response.
	Asset loss (future insurance	
	claims).	Support of SA Police as relevant
	Asset loss (PR and goodwill	
	associated with above).	

Hazard Patrons climbing on obstacles (event assets or trees)	Risk/s Injury. Asset loss environmental damage.	Treatment/s Security to monitor for patrons climbing on objects. Security to deter any attempts to climb. [Security is not to attempt to remove climbers or to follow climbers in accordance with CONTRACTED SECURITY OHS provisions].
Hazard Performance Delay or Cancellation	Risk/s Patron dissatisfaction / frustration. Unscheduled venue egress. Injury. PR damage (as above).	Treatment/s Effective delay or cancellation communication plans.
Hazard	Risk/s	Treatment/s
Fuel spill	Asset loss environmental damage. Asset loss (fines and prosecutions). Fire. Asset loss (future insurance claims). Injury	Site staff safe work methods. Replace faulty equipment. Spill Response kit to be held at the site office.

Crowd Management Strategy

Crowd Management - Proactive, Crowd Control-Reactive

Contracted Security personnel provide all internal event specific functions (within the defined event area and surrounding residential streets). Any general issues outside the event area are the responsibility of the SA Police (as relevant). This planning document is limited to the contracted securities provisions for internal and external security services [event asset protection, crowd direction, crowd behaviour, restricted area access control, resident area observation and response vehicle and foot patrols of surrounding streets, as required].

The aim of the contracted security service provision is to:

- Provide a visible security presence.
- Maintain a professional security image throughout the event operations.
- Respond to the Client and associated stakeholders security concerns.

With the ongoing heightened security alert in respect of safety at mass gatherings, security staff will be observant of general crowd behaviour. The event has not been identified as a threat and is therefore considered to be relatively low risk.

The entertainment is designed to appeal to a 21-50 demographic. The crowd definition would be classed as a low-level cohesive crowd. That is, they all have a common interest to attend the event for festive entertainment but are unlikely to form group behaviour characteristics. It is noted that major crowd behaviour risk occurs usually when individuals act as a group.

The crowd is expected to be predominately orderly and well behaved, with crowd management issues limited and related to attempts to fence jump, potential queues and congestion at catering sales points, directional issues and some intoxication at catering areas at the conclusion of the event. Incident presentation is expected to be medium-level.

Key security philosophy will be professionalism, excellence in customer service and effective crowd management. As Lima personnel represent a key point of contact for the general public within the event area, courteous professionalism and exceptional customer service in addition to security patrol and crowd management, will be integral to the success of the Event.

In addition, as for all mass gatherings, due consideration will be given to crowd management strategies. Within Australia 'critical crowd densities' are set down by Emergency Management Australia guidelines. They are published within 'Safe & Healthy Mass Gatherings', a skills management manual produced by EMA (Federal Government department) and distributed widely throughout the industry. They were first produced in 1989 and revised in August 1996.

The following reference documents have also been referred to:

The Event Safety Guide ISBN 0-7176-2453

Managing Crowd Safely ISBN 0-7176 -1834-X

It is critical that event design ensures that this critical crowd density is not reached. This means considering the overall venue space, all of the factors which are not usable within the venue space, the likely circulation patterns of patrons and then making sure that when all of the people have arrived that each of them has 0.46 square metres to move. For all entertainment events the assessment must assume that all of the people attending may be within the main entertainment viewing area at the one time (at some time during the event program).

Safe venue design must include crowd segregation systems which maintain critical crowd densities with relative consideration to the force generated by crowd mass. The likely force generated must consider crowd dynamics. Crowd segregation can only be ensured by the use of crowd barrier systems (barriers) and supported by secondary design features (additional viewing screens, effective sound systems, access to facilities). These systems must then be supported by adequate staff resources and effective communications systems (see other design sections). For low risk events crowd segregation can be achieved by directional signage, strategic staffing and sight line obstruction.

Force The force created by the dynamic movements of a crowd can result from pushing and pulling in any direction. They create potentially unsafe pressure loads within a crowded space. Dynamic crowd movements, combined with excessive crowd densities (below 0.28 m²) can create dangerous forces upon the human body, including haemorrhaging and mechanical asphyxia.

Information This relates to audible and visual messages provided to the crowd, which affect individual perceptions and reactions to the environmental stimuli presented to the crowd. By providing a lack of accurate and timely information to a crowd, the event organiser can invoke an undesirable response from the stimuli presented. These may be based upon the patrons' perceptions of a risk rather than the real risk.

For example, if a person in a crowd sees smoke, they may automatically assume there to be a fire and react to evacuate. The source of the smoke may be from some other non-hazardous source, yet the perceived risk of fire, without adequate information, may invoke a panic response if information about the source of the smoke is not provided.

Space These involve the load capacities of the public spaces within a temporary or permanent venue including dance floors, doorways, and ingress and exit routes. It is the space or floor area that will host a crowd. It is usually measured in m²/person. Factors that can affect the amount of space include:

Venue Capacity – The total capacity of each part of the venue will be derived by fire engineering standards and the 2010 Building Code of Australia (for permanent venue structures).

Configuration – Layout and configuration of temporary structures within available space.

Traffic Flow – The anticipated flow patterns on ingress / egress and crowd milling areas throughout the event.

Maximum Occupancies – Maximum occupancies on stairs, ramps and escalators at any one time.

Time This is the period of exposure to excessive crowd densities. This can be demonstrated where a crush is experienced along egress routes during mass egress from the venue at the end of an event. The venue can reduce the periods of intense crowd densities through staggering post event entertainment for egress and staggering public transport arrival times on ingress.

Mitigation Strategies for Crowd Management

The following strategies and work practices are to be in place for the event, the intent is to minimise the potential for Crowd Management Issues.

The aim of Crowd management and crowd control is to maintain order, prevent deviation from desired behaviour, and reestablish order should it break down, thereby ensuring maximum enjoyment and value for the assembled gathering.

In the first instance this is the responsibility of event organisers, however this function will pass to local authorities, such as police, fire and ambulance, when the situation is beyond the resources and capability of the organisers.

Spectator management refers to planning and preparation issues such as ticket sales and collection, ushering, seating, parking, public announcements, toilets, washrooms, etc.

Crowd control refers to mechanisms used to reinstate order, such as limited access control, admission control, and arrests.

A crowd is defined as any number of people coming together in any place for any reason. Crowds occur in shopping centres, railway stations and stadia on a daily basis, and occasionally in places not designed specifically for large numbers of people, for example green field sites or the main street where crowds in excess of one million people may gather for celebrations.

In the planning process it is important to have an understanding of both individual and crowd dynamics and how these factors interrelate. The following is in no way the complete detail required; rather it is an indication to issues most frequently encountered. The issues need expansion for each particular crowd and venue.

General issues for consideration

Key crowd issues to be addressed are as follows:

- Size Maximum numbers permitted are often established by regulation for safety reasons.
- Demographics Composition of the audience, including age and gender mix. .

- Metering Control procedures used to prevent critical crowd densities from developing in specific areas. Especially useful in managing potential "bottlenecks"
- Throughput Capacities
- Outdoor Concerts additional considerations: Control and distribution of spectators in the field; Suggested minimum space allocation of 0.46 square metres per person on grounds with no seats and some form of sectoring and barrier management by security is important.

Entrances and Exits

Important considerations for the entry and exit of spectators are as follows:

• Entrances—these provide the organiser and security the ability for supervision of the crowd, marshalling and directing crowds; access for emergency services; and egress and evacuation routes.

Entrances should be clearly sign posted be in working order; Allow access for wheelchairs; and have separation of pedestrian and vehicular traffic.

• Entrance Management—this should allow flexible opening and closing times, however advertised times are preferred. The following practices will assist in entrance management.

- Keep entrances clear of all other activities;
- Keep queues away from entrances;
- Ensure there are sufficient numbers of suitable barriers, fences, gates and turnstiles;
- Locate ticket sales and pick-up points in line with, but separate from entrances;
- Arrange to have a public address system or alternative system to provide information to the crowd;
- Provide sufficient staff that is appropriately trained.
- Ensure that control points for searches to detect prohibited items, such as alcohol, social drugs, glass, metal containers and weapons, are in place and do not affect movement;
- Provide toilets, if queues are expected to be long; and

• Exit Management — this should ensure fire/exit doors are not locked. If there are concerns about illegal entry then doors could be fitted with alarms.

- Ensure exit doors open in the direction of escape and are confirmed operational;
- Check placement, function and signposting of exits;
- Ensure that doors that do not lead to an exit are so marked to prevent 'dead end' entrapment and the potential for panic;
- Ensure all exit corridors are free of all impediments to crowd movement;
- Ensure turnstiles are freewheeling or can operate in reverse.
- Ensure exit corridors are not crossed by cables which can create trip hazards. (If this is unavoidable, the cord should be marked and insulated to prevent damage and potential electrical risks).

Ingress Rates.

The rate at which patrons enter the site will give an indication of the site capacity at any given time as well as allow for the planning of entrance breakdown, the following calculations have been based on documentation from the UK and Europe.

Reference Source:

A comparative Study of Crowd Behaviour at Two Major Music Events (Chris Kemp, Iain Hill, Mick Upton ISBN 1 904031 25 0).

Currently the flow rate of pedestrians is measured at 40 persons per minute; this is based on a turnstile entrance with a unit width of 525mm.

Egress Rates

The rate at which the crowd moves off site is crucial in the initial planning as this will determine the amount of emergency gates that are required for the event. The following Calculations are based on standard UK practices:

The unit width is calculated as 550mm and a flow rate of 40 persons per minute (reduced to 30 per minute for this exercise).

Ticketing

Ticketing can be seen as the first measure in achieving crowd control. The following issues need to be considered:

• Advanced ticketing is possible; Advanced ticketing is preferred as it allows organisers to anticipate audience numbers and plan accordingly, and enables information about services and their location to be passed on to ticket-holders before the event, for example, first aid, water sources, toilets and personal needs.

- Single ticketed entrance; Directing spectators to arrive via specific entrances can reduce congestion at entrances.
- Staggering stage playing times allows for reduced congestion at entrances.

Barrier types

Effective use of barriers can avoid many problems, including congestion in thoroughfares. Issues to be considered in the planning phase include the following:

• What types of barriers are required? Is a solid physical barrier required, or would a psychological barrier such as barrier tape suffice? The use of psychological barriers is only suitable for orderly crowds. Any physical barrier must be able to withstand crowd surges.

• Can barriers be used to section the crowd and create passages for Emergency personnel to evacuate ill or injured spectators?

Video screens

Video or projection screens aid in management as they can assist in the following.

- Entertainment before and between acts;
- Information regarding facilities and important messages; and
- Close-up vision of on-stage action for spectators as a means of reducing crowd movement toward the stage.

Alcohol, Drugs, and Weapons

Alcohol and drugs can be a catalyst for, and can exacerbate, unruly behaviour and hooliganism in a crowd.

There are a number of strategies listed below that have been implemented with varying degrees of success in reducing the problem:

• The prohibition of the sale of alcoholic beverages at events where unruly audiences are expected, or where a significant number of the patrons will be under the legal drinking age.

• If alcohol is to be sold, then a low alcohol content beverage can be made available. Alcohol sale times can be controlled and beverages dispensed only in disposable cups.

• If lawful within the State, advance tickets and display advertising should contain the message that alcohol, drugs, weapons and fireworks will not be permitted into the event, and that purchase of tickets is deemed as consent to a search of persons and property for prohibited material prior to admission.

• Searches of personal belongings (jackets, purses, bags, etc.) and confiscation (by Security or Police as appropriate) of any alcohol, drugs and weapons, further reduces related problems.

• Signs in event parking areas and at admission gates should also display the same warning as above, to discourage patrons from bringing alcohol or drugs into the event. There are, however, possible negative consequences to such signage. Some patrons may attempt to consume a quantity of alcohol intended for the entire event prior to admission, ultimately causing problems for the event medical staff. Alternatively, it could also have the effect of spectators leaving the alcohol in their car, only to be consumed in the parking lot at the end of the event prior to departure. The most desirable approach is to discourage patrons from bringing alcohol to the event in the first place.

If it has been decided to confiscate prohibited goods, arrangements for the storage and disposal of these goods are required. Different approaches to seized alcohol have been used. In some cases the alcohol has been opened by security personnel and dumped into large drums in front of the patron. This has created a hostile audience and conflict with security and event management before the event has commenced.

Two strategies that can be applied to all prohibited material (not just alcohol) are as follows:

- Giving the spectator the option of returning it to his/her car, with a subsequent loss of place in line.
- Tagging it with "peel and stick" numbered stickers for return after the event.

Such an approach can also be applied to any potential weapons found, if confiscation, for whatever reason, is deemed inappropriate.

Spectators

Psychological issues related to spectators can be grouped into the following areas:

- The effects on individuals of event hazards, crowding, moshing and Physical stressors.
- Crowd behaviour, before, during and after an event. This includes the prediction, prevention and management of potentially hazardous behaviours.

• The psychological environment, expectations of conflict, delays, confusion, or vulnerability, for example, at memorial services.

• Crowd and individual behaviour in emergency situations, for example, a fire. Considerations include best methods of instruction, types of instruction, predicting and responding to hazardous behaviours e.g. Re-entry or disorderly evacuation.

• The longer term effects of an emergency on the spectators - group and individual approaches to assisting the psychological recovery. This includes means of identifying, contacting and providing services for those affected.

Crowd Deconstruction

In Crowd management and security it is important to understand the mentality of the crowd and the individuals that are attending the site; this will reflect on the way that security deals with members of the public at any given situation.

No one event will be similar, and can be affected by many differing factors that vary from Day to Day. Even some events (Concert over several days) will be affected by differing factors-Transport Delays, Weather.

NOTES ON HUMAN BEHAVIOUR

- People are action or goal orientated. The reason for being there Models (initiates Physical) behaviour.
- Behaviour takes place within existing roles. These roles may be part of the crowd or that of ticket collector or security guard.
- Role related rules Model behaviour. The rules model behaviour of the person in the role and also how people will react to them.
- People actively interpret their surroundings. Behaviour is based on this interpretation.
- Behaviour is 'setting defined'. The nature and purpose of the place influence what goes on and what is deemed appropriate behaviour.
- Behaviour is modelled by expectations and understanding. The understanding of the usual behaviour for that place, and expectations about people in particular roles is used to interpret what is going on about them and to model their actions. For example, running in an underground railway does not signify a fire.
- Behaviour is modelled by its organised context. Simply this relates to how the system functions normally. If it is unable to cope, then during a disaster it will not cope.
- Behaviour is modelled by its historical context. Over time, people establish a view of the place and relationships with people found there. These relationships and experiences play a role in shaping action and interaction.

*From Ian Donald, Crowd Behaviour at the King's Cross Underground Disaster, Lessons Learned from Crowd Related Disasters, Easingwold Papers No. 4, Home Office Emergency Planning College (1992).

Crowd notes

Crowds are complex social structures.

- Social ROLE is the behaviour set we carry out in a given context.
- Social NORM is the Manual line set used to deal with others in their role.
- Crowd Roles:
 - Active Core: carry out action of crowd.
 - Cheerleaders: verbal support for leaders.
 - Observers: follow actions but rarely take part.
- Gatherings are organised into roles that have differing behaviours and are spatially distributed.
- Phases in Culture Development -- Vocalisation -- Verbalisation -Gesticulation.
- Significance of crowds:
 - Increases probability of a dangerous occurrence.
 - Increases potential number of victims.
 - Makes communication slower and more difficult.
 - Makes changes in action slower and more difficult.
 - Diffusion of responsibility (someone else will do it).

Panics and Crazes

Panic in a group is the flight from a real or perceived threat in which escape appears to be the only effective response. What appears to be panic is usually the result of poor inputs (especially communications or the lack of) and previous knowledge and experience.

Craze in a group is the temporary, short-lived competitive rush by a group toward some attractive object. Tends to occur on entering, exacerbated by the lack of information.

De-individualisation

Is defined as a loss of self-awareness and evaluation apprehension in group situations that foster anonymity. Whilst obviously related to individual behaviour it must be considered closely with Crowd Deconstruction behaviour may be:

- mild lessening of restraint for example, screaming during a concert;
- impulsive self-gratification for example, theft, vandalism, molestation.

Defusing

The tedium created by waiting and/or the perception that other gates are being opened first or later arrivals are being admitted first can create problems. Such things as appropriate music, use of humour, food and beverage services moving through the group, cheerful security staff moving through the group and good communication including a public address system, can help defuse the situation.

Critical Crowd Densities

The objective should be to prevent the build-up of large accumulations of patrons particularly within short time periods in confined spaces especially if they are frustrated by the inability to see what is happening.

Critical Crowd Densities

A study by Fruin (1981) identifies critical crowd densities as a common

Characteristic of crowd disasters. Critical crowd densities are approached when the floor space per standing person is reduced to about 0.5 m2.

Considering the various movements or positions spectators will occupy, approximate minimal mobility requirements have been empirically identified by Fruin (1981) as follows:

- Pedestrians moving in a stream require average areas of 2.3 m2 per person to attain normal walking speed, and to pass and avoid others.
- At 0.93 m2 per person, walking becomes significantly restricted, and speeds noticeably reduced.
- Building Codes Australia Table D1.13-Area per Person According to use 0.5m2 per person (Dance Floor)
- At 0.46 m2 per person, the maximum capacity of a corridor or walkway is attained with movement at a shuffling gait and movement possible only as a group. This would be characteristic of a group exiting a stadium or theatre.
- At less than 0.46 m2 per person average, individual pedestrian mobility becomes increasingly restricted.
- Building Codes Australia Table D1.13-Area per person According to use 0.3m2 per person (Standing Viewing area)
- At approximately 0.28 m2 per person, involuntary contact and brushing against others occurs. This is a behavioural threshold generally avoided by the public, except in crowded elevators and buses.
- Below 0.19 m2 per person, potentially dangerous crowd forces and psychological pressures begin to develop.

Fruin (1981) contended that "The combined pressure of massed pedestrians and shock-wave effects that run through crowds at critical density levels produce forces which are impossible for individuals, even small groups of individuals, to

resist".

It can be seen from the above that it may be necessary for the provision of a monitoring system such as closed circuit television monitoring of crowd movements that will provide the services with warning that some action is necessary to prevent a major incident.

The following table is can assist security in deciding crowd types, also indicated is the anticipated crowd type during the course of the site being open.

Crowd Type	Description
Ambulatory	Walking, usually calm.
Disability/Limited Movement	Crowd has limited or restricted movement. Requires additional Planning
Cohesive/Spectator	Watching Specific activity
Expressive /Revels	Emotional release, for example, cheering movement in unison

Darticipatory	Involved in actual event for eventual community for run
Participatory	involved in actual event, for example community fun fun

Aggressive/Hostile	Initially verbal open to lawlessness
Demonstrator	Organised to some degree, for example, pickets, marches
Escape/Trampling	Danger may be real or imaginary
Dense/Suffocating	Reduction of individuals physical movement
Rushing/Looting	Attempt to acquire/obtain/steal something for example tickets
Violent	Attack/Terrorizing

Key-Expected Crowd Movement

Critical Crowd Movement

It is important that security are Proactive rather than reactive to any crowd movements, as to react to a situation implies that control has already been lost due to the concern that there is a problem. This proactive approach will come from initial planning and the monitoring of all aspects of the site. Considerations that any movement of the public around the site may impact somewhere else must be in the forefront of any planning and implementation.

It is anticipated that during the course of the event that possible congestion may arise at the following areas.

Alcohol Outlets

Remedy:

- Implementation of a "Run" using Bike rack fencing, this allows for designated entry and exit locations, the ability for security to control the public and to direct them towards service.
- Will also allow for ID checks to be carried out prior to the public attending the outlet.
- Adequate signage will be required.
- Adequate security and management for these outlets.
- Adequate response security for licensed premises.
- Satisfy and comply with all Police Licensing Requirements

Toilets

Remedy:

- Adequate signage to alternative facilities.
- Use of security to direct the public to alternatives
- Provision of Asset Management for repairs

Movement around the site

Remedy:

• Provision of Movement corridors to allow the public access across the site, allows for designated areas for congregations of the public. Will also assist the emergency services.

General Movement

Remedy:

- Provision of adequate information for staff to inform the public with regards to Transport and facilities etc.
- Adequate security numbers to allow any problem areas to deal with accordingly.

Front of Stages

Remedy:

- Adequate security in the Pit areas
- Playing times for bands to be selected according to demographics-allowing for movement around stage areas.
- No obstructions, correctly constructed barriers.
- Monitoring.
- "Shut Down "procedures in place for the bands in case of emergency, to be provided by the Promoter.
- Extraction and recovery of patrons and staff in the event of a collapse to be provided.

Entry

Remedy:

- Adequate security rostered
- Clear Signage
- Adequate search Tables

Emergency Ingress and Egress Points.

Remedy:

- Clearly marked entry and exit points, adequate security, and clear routes of movement, clear of obstructions.
- All gates manned
- All gates UNLOCKED

Clear Out of the site.

At the conclusion of the Event security will clear from the main stage towards the entrance, adequate security should be on site and all exit points clearly marked and signposted.

Crowd Catalyst

As well as crowd types it is also important to note the potential Catalyst for Crowd problems, this will allow for a proactive approach to crowd management rather than reactive.

Catalyst/Reason	Example
Operational	Parking, no show performers, cancellations
Event Activities	Smoke, Fire, Lasers, noise
Performers Actions	Sexual/Violent Gestures, challenges, Type of Music.
Spectator Factors	Drugs, Alcohol, rush to seats or areas
Security Factors	Excessive or unreasonable force, abuse of authority.
Social Factors	Racial Tensions, team rivalries

Weather	Heat, Humidity, rain, lack of ventilation
Natural Disaster	Earthquake, deluge of rain, flash flood
Man Made Disaster	Structural failure, toxic substance

The best deterrent is to have a distinct presence at all pedestrian entry points so that there is a visual impact of control systems in place as the public observes the event site. This will ensure the public's perception of the event is that of a safe site controlled by proper authorities, this will also reduce the incidents that may occur. This perception is best achieved by the existence of adequate staffing resources. Security will be supported by distinct event uniforms, with strategic positions supported by Hi-Vis vests.

Historically industry practice is to follow the policy of Liquor Licensing regarding ratios in Licensed Areas, which is 1:100, and Unlicensed areas, which is 1:150. It has also been industry practice to provide 2-licensed security for the first 100 patrons at an event. It has been demonstrated that the above ratios can be negotiated if the security provider has extensive experience in events and/or the event is an annual event that has been tested. Based on our experience at this venue, and with this event, it is our recommendation that we would be able to secure and operate with the ratio which has applied previously at this event.

Crowd Management Planning Considerations

Security guards are provided as a treatment method for risk controls. Provision of security does not guarantee risk elimination or a safe environment. In this instance security guards are provided as a visual presence as part of the overall inherent risk reduction strategy.

Security figures are based on but not limited to the following:

- 1. Risk identification of client and associated stakeholders.
- 2. Deployment determined by event organisers noting general requirement for 1:100 ratios for concert events is not applied.
- 3. Responsibility for defined event area and listed residential street patrols.
- 4. The assistance of all regulatory bodies as required.
- 5. Signage indicating the limitations of responsibility for patrons
- 6. Capacity is determined as 10,000 patrons.
- 7. Staff redeployment authorised as required as events proceed.
- 8. Psychological crowd classification of Level II Cohesive Spectator Crowd.
- 9. The engagement of First Aid Services.
- 10. Provision of night safety security lighting ambient light provided during and after events
- 11. External review of any regulatory authorities where required (traffic management and access related).

Mosh Pits and Stages

Purpose

The purpose of this document is to inform operational personnel of the safety procedures implemented by Everyday People for VV to minimize the risk to patrons and employees in the mosh pit.

Scope

The safety procedures outlined in this document apply to all VINTAGE VIBES employees, contractors, volunteers and sub - contractors engaged in "mosh pit" Security, Crowd Control and Medical Response at the VINTAGE VIBES.

Reference documents and credit

- QLD WorkCover Advisory Standard for Manual Tasks Involving the Handling of People
- NOHSC Manual handling Code of Practice
- Big Day Out Safety Manual Richard Cuttler (Owner of Document), currently this document is the only written procedure that is in use in Australia and has been recognised by the SA Government.

Definitions

Mosh Pit.	An undefined area within the crowd where patrons are "moshing". Pit			
Boss.	The Security Pit Supervisor.			
Moshing.	An all-encompassing term to describe dancing, head banging, slam dancing, crowd surfing and other activities that occur usually in front of the main stage.			
Crowd Surfing.	The act of climbing onto the other patrons in the crowd so they can pass you hand over hand across the crowd.			
Slam Dancing.	An activity that entails patrons slamming into each other, usually conducted by holding their hands at their sides whilst slamming their chests together.			
Swirls.	Swirls appear to begin by patrons swaying or moving sideways before this movement develops into a group of patrons running around in a circular motion. These swirls usually result in a collapse.			
Mosh Pit Barrier.	The Mosh pit crash barrier is used by security to form a clear area between the front of stage and the patrons. In addition, the barriers are designed to allow security officers to access the mosh pit and to assist them in retrieving patrons from the mosh pit.			
Front of House.	The mixing tower in front of the stage.			

Security Pit.	The barricaded gap between the stage and the mosh pit
OH&S	Occupational Health and Safety
DRSABC	Danger, Response, Send, Airway, Breathing, Circulation

Occupational Health and Safety legislation in Australia

Each Australian State and Territory has a principal Occupational Health and Safety (OH&S) Act that sets out requirements for ensuring that workplaces are safe and healthy. The key principle in each Act is the 'duty of care' responsibility given to employers to provide a safe place of work for employees and the general public. Commonly included in each Act are requirements for:

- Promoting occupational health and safety in the workplace;
- Providing systems of work that are safe and without risk to health;
- Preventing industrial injuries and diseases;
- Protecting the health and safety of the public in relation to work activities;
- Rehabilitation and maximum recovery from incapacity of injured workers.

Specific regulations support the principal Act by providing more detailed requirements for specific hazards. Regulations are legally binding and enforceable.

When no specific regulations exist, companies still have a legal obligation to ensure the safety of employees and the general public.

At the time of writing this document no specific safety regulations or codes of practice exist for crowd safety or safety in Mosh pits.

Introduction

Since the evolution of crowd surfing and moshing at concerts a new dimension of risk has been added to crowd safety. Certain bands and music openly encourage crowd surfing and moshing by both band members and patrons. This includes both band members and patrons jumping from the stage into the crowd.

As the Principal Contractor Everyday People has a legal obligation in protecting the health and safety of employees and the public in relation to work activities. In essence this means if Everyday People introduces the catalyst, i.e. the music, then Everyday People is responsible for the consequences, i.e. the moshing and must ensure the safety of patrons from the effects of the music.

This document outlines the safety measures implemented by Everyday People in an attempt to provide a safer venue for patrons, employees and band members from the activities in the mosh pit.

Equipment

The Security Pit

To eliminate the risk of patrons being crushed against the stage a 3 metre wide Security Pit manned by Security Guards will be constructed in front of the stage.

This pit is primarily an emergency exit for patrons in the front rows and in the 'mosh pit".

In addition the security pit enables a number of different personnel to perform a variety of functions; these include but are not limited to: ,

- Providing a means of exit for crowd surfers,
- Restricting patrons access to the stage,
- Allowing security access to patrons in distress,
- Allowing access to and from first aid care,
- Allowing FIRST AID access to patrons in distress,
- Allowing the distribution of water to patrons, and
- Ensuring band members cannot leap from the stage to crowd surf.

Mosh Pit "Crash Barrier" and Fencing

The mosh pit crash barrier is a 1.2 metre high steel barricade sheeted with expanded metal mesh that is specially designed to:

- Allow assisted access into and out of the pit,
- Assist security guards to remove patrons from the mosh pit,
- Withstand the force of the crowd,
- Allow vision through the barrier to ground level,

Once patrons come over the barrier and enter the security pit they are to be directed by security to the side of the stage where they can re-enter the arena.

To ensure clear access back to the arena the punter barrier extends far enough either side of the stage to form a "Shute" to channel members of the public back into the crowd and to the rear.

First Aid Stations

To provide first aid care for patrons, a first aid station is located between the southern bar and market stall area within the main patron area, with an additional first aid area provided within the designated Crowd Care area (BOH section). All first aid posts will be manned constantly throughout the concert to provide first aid care and to liaise with the ambulance service for transferring patients.

Communication Equipment

Crowd communications

In an emergency, communication with the crowd is vital to ensure their cooperation with rescue procedures. This can be achieved by either the Public address systems or through electronic signage.

The role of addressing the crowd in an emergency situation is the responsibility of the Promoter or the Event

Manager.

Radios

To ensure constant communications whilst the music is playing, radios should be fitted with High Noise headsets. High noise headsets allow the wearer the ability to hear communications in high noise areas and are combined with a noise cancelling microphone which assists in the transmission of information messages that can be heard more clearly than standard Push to talk (PTT) microphones.

Other variants of high noise communications are available and may be worn by staff.

Lighting

Security lights must be positioned on the FOH tower to provide lighting in emergencies such as a crowd collapse.

Power supply for lighting is to be provided by Generators positioned backstage.

Video Screen

The use of a video screen behind the Front of House Tower splits the crowd and reduces the need for the crowd to push forward to see the act. The decision to install video screens is to be made by the Promoters.

Roles and Responsibilities

Promoter

The Promoter has overall responsibility for the safety of patrons and employees and has a legal obligation to ensure safety procedures are developed and implemented. This includes:

- Liaising with the act on stage and the Security Manager,
- Stopping the show when necessary to assist rescue operations,
- Ensuring security and safety procedures are being implemented.

All core event staff will monitor their respective radio channels at all times and will be fitted with a radio system capable of operating in excessive noise areas.

Security Manager

The Security Manager is responsible for ensuring a consistent approach to security safety procedures for the Vintage Vibes site. Mosh Pit responsibilities for the Security Manager will include but not be limited to:

- Ensuring there is an adequate number of guards in the pit in relation to crowd safety demands,
- Assisting security in the pit,
- Liaising with Security personnel, Promoter and the act,
- Assisting and directing rescue procedures in the "mosh pit"

The Security Manager will monitor the "Security" radio channel at all times and will be fitted with a radio

system capable of operating in excessive noise areas.

Security Supervisors

Two Security Supervisors will supervise all security operations in the pit.

Qualifications

Security Supervisors must hold a current Security Officer/Crowd Controllers qualification and a current Senior First Aid Certificate.

Uniform and Personal Protective Equipment (PPE)

The security supervisor will be distinguished from the other guards by a white shirt with "Security Supervisor" printed on the shirt.

The following items of safety equipment are to be worn or carried by security supervisors,

- Hearing protection (to be worn at all times in areas of excessive noise),
- Gloves (one pair of medical gloves to be carried at all times),
- Sunscreen (will be provided in the pit),
- Hats, and
- Safety glasses (sunglasses during the day, clear glasses at night) as required.

Communications

To keep in constant communication with spotters the Security Supervisor will wear earphones from the hard wire communication system.

Roles and responsibilities

The roles and responsibilities of the Security supervisor include but are not limited to:

- Supervising security guards in the pit,
- Communications with "spotters", as required,
- Coordinating search and rescue operations in the "mosh pit" through communications with spotters,
- Ensuring the implementation of safety procedures in the pit,
- Liaising with FIRST AID and security,

Mosh Pit Security Guards/ (Crowd Controllers) *Qualifications*

All Security Guards must hold a current Crowd Controller qualification and a current first aid certificate.

Uniform and Personal Protective Equipment (PPE)

All Security Guards will wear the uniform provided.

The following items of PPE are to be worn or carried by all security officers,

- Hearing protection (to be worn at all times in areas of excessive noise),
- Sunscreen (will be provided in the pit),

Hats

Roles and responsibilities

Working in the pit requires a special attitude from Security guards as they have to work with and assist the patrons in the mosh pit. The roles and responsibilities of security guards in the pit include but are not limited to:

- Assisting and rescuing patrons from mosh pit,
- "Catching" crowd surfers,
- Protecting the band and Securing the stage,
- Rescuing patrons in distress,
- Distributing water to patrons, and
- Radioing BASE to notify FIRST AID of injured person

Mosh Pit Security Spotters (where applicable) *Qualifications*

All Security Spotters must hold a current Security Officer/ Crowd Controller qualification and a current first aid certificate.

Uniform and Personal Protective Equipment.

All Security Spotters will wear the uniform provided.

The following items of PPE are to be worn or carried by all security spotters,

- hearing protection (to be worn at all times in areas of excessive noise), and
- Sunscreen.

Communications.

Spotters must be in constant communication with the pit supervisor.

Roles and responsibilities

Spotters will be placed in FOH where they will communicate with the supervisor and:

- monitor crowd surfers who may fall in the crowd,
- Monitor crowd movements,
- Observe and report crowd problems such as a "collapse", and
- Observe and report unlawful behaviour.

Procedures Removal of patrons from mosh pit. *Purpose*

The purpose of this procedure is to outline the safe working practices in assisting patrons from the Mosh Pit.

The two methods of removing patrons from the pit covered in this procedure include:

- Catching crowd surfers and
- Lifting a patron over the security crash barrier

Scope

This procedure applies to all personnel working in the Security and Mosh Pit.

Catching surfers

The step on the crash barrier is to assist guards in lifting patrons from the mosh pit. It should not be used for catching crowd surfers unless the surfer is in distress or needs to be removed to enable the rescue of a patron against the barrier.

No specific standards can be set in the art of catching crowd surfers, as the guard must assess each situation as it happens. However this document can provide some guidelines and recommendations to help minimise the chance of injury to the patrons and the guards.

It is recommended that guards should:

- 1. Wait until surfers come over the barrier and then catch them as they roll off the crowd. Always attempt to support the patron's head. If the patron is too large for the guard to catch, every effort should be made to at least support the patron's head whilst letting the feet fall to the ground.
- 2. Step backwards to compensate for the weight of the patron as they are caught. This will reduce the twisting motion in setting a patron down beside you and reduce the chance of striking colleagues with the legs of patrons. Guards in the second row are to support front row guards as they move backwards and ensure the path is clear at all times.
- 3. Ensure the dignity of the patrons by assisting patrons in retaining their clothes and being mindful of where guards place their hands on the patrons.

Lifting patrons from pit

Security is to constantly monitor the condition of patrons in the crowd and remove any patrons that are in distress or if the patrons' request to be moved. The barrier is equipped with a step for security staff to utilize when performing a lift to extract patrons from the mosh pit and to allow security access to the pit in an emergency.

To work in the Mosh pit for the duration of the event Mosh pit guards need to be physically fit and strong. However it is well documented that it is not necessarily the weight of an object being lifted that can cause a back injury.

Lifting techniques are important no matter how strong you are.

The practice of stepping up onto the barrier, then bending forward to lift a patron (who may weigh in excess of 100 kg) using just lower back muscles. Then twisting around to place the patron onto the ground or stepping down and backwards of the barrier with the patron in your arms is against all principles of safe lifting.

The following procedures will outline lifting techniques that may help to minimise the risk and reduce the injuries to guards as they perform lifts from the pit.

Guards should be aware of the risks of injury when lifting "cold' and should make every attempt to warm up and stretch before commencing work in the pit. To reduce the likelihood of back injuries it is recommended that two guards conduct all lifts.

However, circumstances on the day will generally dictate the terms and manner of the lift especially in emergency situations.

There are a multitude of factors involved with any lift or rescue of patrons from the mosh pit but broadly speaking we can list the tasks in to three categories that include:

- 1. A patron against the barrier who wants to be removed,
- 2. A patron in distress who is within reach but is back from the barrier,
- 3. A crushed or trapped patron who needs immediate assistance.

Patrons against the barrier.

Utilising all the procedures of safe lifting, guards should:

- 1. Step up onto the barrier step and position yourself in as stable a position as possible in front of the patron.
- 2. Move the weight (patron) as close as possible to your body then lift using your legs not your back.
- 3. Gain assistance from other guards or other patrons as needed.
- 4. Step backward off the step supported by your colleagues and place the patron on the ground without twisting your body.

In addition, when the front row security officer stands up on the step to extract a patron, the officer alongside or behind is to assist by supporting the officer as he steps off the barrier.

Patrons in distress not against the barrier

When a patron is positioned so the guard is forced to lean forward to conduct the lift then it is recommended that two guards perform the lift.

Emergency lifts.

In an emergency, assistance from other guards may not be available and guards will need to use their own judgment when making a lift. Assistance can usually be obtained from the patrons in the crowd and guards are encouraged to speak to patrons calmly to gain their trust and assistance.

One technique that may be used in a crush is to position yourself over the patient and get the patient to grab you around the neck then use your arms to push the patron immediately behind the injured patient as you lift. This helps to reduce the pressure on the patient and reduces the load on your lower back.

Make sure you communicate with all involved at all times and be aware of the patrons' fear in these circumstances. If the patient is wearing strong clothing such as jeans with a belt, these can provide a good handle for lifting as well as ensuring they are not torn from the patient during the lift.

Keeping the pit clear.

As an emergency exit it is essential that the pit area is kept clear at all times. Rubbish thrown by patrons into the pit can become a trip hazard for guards and patrons and must be cleared away at every opportunity. Patrons in the pit are at risk from other patrons and guards falling onto them so they must be removed from the pit immediately by directing them to the exits. Patrons wishing to take photos or dance in the pit are not aware of the events unfolding behind them and can hinder security operations.

Job rotation

To help reduce fatigue for Security personnel working in the pit, a job rotation procedure will see guards rotated from their position in the front row to a position in the back row. It should be noted that due to the difference in the acts performing throughout the day and the crowd behaviour to these acts, the demands on security vary throughout the day. For this reason rest periods for guards will coincide with the demand.

Crowd Collapse

Patrons collapsing in the crowd come under two categories. A single patron collapses through a medical

condition or a patron falling from surfing and multiple patrons collapsing through swirls.

"Swirls" is the name given to the practice of patrons moving to and fro with the music until the movement becomes circular. In the circular motion patrons have been observed collapsing as they moved and stepped backwards. The structure of this form of collapse is contrary to the accepted view of a crowd crush as the patrons are moving backwards and not forwards. This information is important for emergency personnel in disentangling the patrons and identifying the patrons at most risk.

Purpose

To outline the procedures to follow in the event of a single or multiple collapse of patrons in the Mosh Pit.

Scope

This procedure applies to all personnel involved in crowd control and safety at the VINTAGE VIBES site.

Identification

Early identification of a collapse is vital in providing care to the injured. Crowd spotters are to be positioned in "Front of House" at a height that will allow for an uninterrupted view of the crowd.

Communications must be established with the spotter and the pit boss at all times through hard wire or high noise headsets.

Spotters are to inform the pit supervisor of a collapse immediately using the position code outlined in the Security Plans at the end of this document.

Response

The risk assessment of a collapse in the mosh pit has identified the medical response to patrons utilising the DRABC procedure.

Danger: Upon identifying a collapse, security guards closest to the collapse are to enter the mosh pit and to provide a barrier by holding back the crowd from the collapsed patrons.

Response: To enable communications between emergency crews and patrons the act will be stopped by the Production Manager in consultation with the Security Manager.

Crowd behaviour at this stage must be monitored by the Production Manager who will attempt to solicit the cooperation of the crowd.

The Security Manager and a FIRST AID staff member will enter the mosh pit to coordinate the removal of fallen patrons and administer first aid.

Airway: First aid staff working on patrons in a collapse will triage patients to ensure airway control as a first priority. Unconscious patients should be fitted with an oropharyngeal airway and removed as priority patients.

Breathing: EAR can be administered if a patron is trapped but the priority is to move the patient out of danger and to the relative safety of the security pit behind the barrier.

Circulation: Dangerous bleeds can be controlled with wound dressings if the patient cannot be moved immediately.

Patrons must be moved to safety behind the crash barrier as soon as possible where CPR can be performed if needed.

It is important to remember that the pit is an emergency exit route for patrons and emergency crews. Injured patrons should not be treated in the pit unless life-threatening conditions apply.

Secondary assessments: of patients must be conducted in the safety of the First Aid tent.

Communication

The Promoter has the authority to stop the show to reduce crowd activity and allow better communications

with rescue personnel who may not be in radio contact once they enter the mosh pit.

Lighting

Lighting from FOH will be used at night to illuminate the area involved.

Unconfirmed fall in crowd

Unconfirmed reports of injuries sometimes occur when patrons in the pit report injuries they have witnessed further back in the crowd.

Crowd spotters and pit security are to monitor crowd surfers as they fall to ensure they recover from any fall. FIRST AID are to respond to any reported fall in the Mosh Pit.

These reports cannot be ignored and must be reported to the pit supervisor immediately. Upon receiving a report the pit supervisor will assemble a security team to conduct a walk through inspections of the mosh pit.

These inspections may involve up to 12 personnel who will walk independently and parallel to each other through the mosh pit from opposite sides to attempt to find the patient.

Unconscious patients must not be moved and must be reported to FIRST AID immediately.

Patrons on Stage

Purpose

To outline the procedures to be followed for an unauthorised patron on the stage.

Scope

This procedure applies to all personnel involved in crowd control and safety at the VINTAGE VIBES site.

Procedure

Patrons on stage are the responsibility of the backstage security. Pit Security should not be involved in the removal of patrons on stage unless assistance is requested.

Environmental Emergencies

Introduction

Environmental emergencies for crowds in the mosh pit during Australian summer months include high temperatures, fire and rain storms.

Heat Exhaustion

To minimise the risk of dehydration a supply of potable water is to be made available to patrons during the event. This water is to be distributed by security and must be available in the pit prior to the start of the concert.

Security will assess patrons as they leave the pit for signs of heat exhaustion and all patrons requiring treatment will be referred to one of the first aid posts.

Rain storms

Weather reports and updates must be obtained prior to the event and during production day by the Site Manager. The decision to cancel a show due to rain and or pending storms will be made by the Promoter

The VINTAGE VIBES stage and "mosh pits" are assembled on grass arenas. In the event of rain or from water introduced for crowd cooling a wet and muddy "mosh pits" may introduce an extra hazard for patrons, security

personnel and band members.

Experience has shown that mud in the "mosh pit" provides missiles for patrons to throw at each other, security and the stage. A more dangerous concern in a wet and muddy "mosh pit" is the risk of patrons slipping over and possibly "drowning" in a crowd collapse.

Fire

Fires in the Security Pit and stage area may be started by a number of factors that include but are not limited to:

Pyrotechnics

The Security Manager must be informed of the contents of each show. This includes pyrotechnics, crowd participation or any other inclusions that are more than playing music and may impact on security and safety operations in the pit.

Flares

Despite every effort to ensure such items are not bought into the VINTAGE VIBES site there are still occasions when flares are smuggled into the venue. Once ignited in the crowd these may be thrown at the stage or into the security pit.

At least one operational fire extinguisher and a sand bucket shall be placed in front of each stage for the duration. In addition one fireproof glove will be placed in the pit to assist in the removal of flares thrown into the pit or on stage.

Mosh Pit Procedures Position Descriptions

#	Position	Position Function & Responsibilities
1	Security Base Operator	Radio net controller
		Action routine requests.
		Keep a running log of the event.
		Act as communications officer to the Chief Warden, in case of emergency
		Monitor CCTV as appropriate
2	Stage Barriers	Be in position for Gates Open.
		Monitor the crowd and remove patrons behaving aggressively.
		Assist any patrons showing signs of distress [refer to SOPs for concerts].
		Report any problems via radio and call for assistance if required
		Prevent unauthorised access to stage during performances. Monitor crowd dynamics for safety
		Escort any patrons that have come over the barrier to stage left or right.
		Explain the eviction procedure to all offending patrons to deter them from coming over again
		Maintain all house rules. If in doubt, any issues are to be relayed to your Supervisor via radio for clarification or decision.
3	Entry / Exit Teams	Prevent unauthorised access to the venue before and during the event.
		Thoroughly check identification
		and or intoxication
		Monitor patrons and maintain crowd movement in an orderly behaviour.
		Restrict entry to intoxicated patrons. Contact your supervisor immediately for each and every case.
		Request patrons declare any prohibited items and / or restricted items (including alcohol within their possession or dispose of any alcohol in opened vessels via waste bins provided – observe disposal)
		Refer to communications on prohibited items at all times.
		Conduct visual search of all bags on entry – refer to 'Bag Search Standard Operating Procedure'.
		Respect standard search procedures, do not open bags, request patrons to open and remove contents of all bags if necessary.
		Searches include all prohibited items such as Alcohol, Glass, Cans, and Drugs
		Any Dangerous Items (knives, illicit drugs, weapons, alcohol, recording & photography equipment) require the response team to escort patrons to a place where they can assess and address the situation. Request relocation away from queue / lines to prevent further congestion.
		Any person found with an illegal item (weapons / Drugs) must be handed immediately to Police
		DO NOT CONFISCATE ANY DRUGS; leave them with the person for the Police to take control of.
		If it is safe to do so, contain any weapons until Police arrive.
		If it is not safe DO NOT OBSTRUCT THE PERSONS ESCAPE, other people may be injured during any restraining manoeuvres.
		Entry Points must be supported by 'dump' waste bins for unwanted prohibited items.
		Maintain a clear entry / exit for patrons.
		Ensure no unauthorised access through fire exits
		Maintain all house rules.
		Ensure no patrons are standing or dancing on the seats.
		Restrict patrons from climbing on the structure.
		Do not allow patrons to re-enter the venue once they have left on egress.
		Maintain all house rules. If in doubt, any issues are to be relayed to your Supervisor via radio for clarification or decision

4	Perimeter Security (Internal & External)	Stand with your back to the perimeter or fence line and maintain eye contact with your colleagues assigned to the same task. Constantly patrol your area and direct persons seeming to loiter to the entry points
		Maintain minimal spacing and be wary of patrons who may attempt to distract your attention as others attempt to breach the perimeter.
		Act as a deterrent for perimeter breaches / fence jumpers by being observant and vigilant in your assigned area.
		Maintain radio contact with your Supervisor / Control and advice on suspicious activity; seek further assistance or resources, if required.
		Advise your Supervisor via radio about gatherings of people in your vicinity.
		Restrict general public access to the event site other than ticketed /accredited patrons via official ticketed entry points
		Monitor general crowd behaviour surrounding the event.
		Direct patrons away from restricted or unsafe zones in the surrounding area.
		Do not allow patrons to re-enter the venue once they have left on egress

		If in doubt, any issues are to be relayed to your Supervisor via radio for clarification or decision
5	Queue Management	Provide security presence at pre-entry.
		If required, assist with / complete the barrier set up at entry.
		Monitor crowd behaviour, by observing observe and maintain orderly queues, monitor anti social behaviour
		Monitor levels of intoxication
		Restrict entry to intoxicated patrons. Contact your supervisor immediately for each and every case.
		Check for obvious prohibited items (including alcohol) and direct patrons away from the event area. [for illegal items radio for Police response]
		Prepare patrons for entry searches. Reinforce entry conditions and requirements.
		Provide general event information as requested.
		Provide directional information.
		Redirect non-ticketed patrons to the ticket office, if tickets are available.
		Assist in progressing along normal pedestrian pathways in the event of long queues. Assist first aid and emergency response as requested.
6	Rover / Rapid Response Teams	If in doubt, any issues are to be relayed to your Supervisor via radio for clarification or decision
-		Respond to any incident as requested via the two way radio. Assess the situation and resolve any conflict. Advise outcome and document any incident in the incident register.
	RSA Eviction Teams	Assess intoxication levels of the crowd throughout your assigned area and report observations to the RSA Mgr or Security Control periodically.
		Ensure Lima employees display licenses and adhere to their position guidelines - dependent on requirements and rostered or ad-hoc re-deployments
		Redeploy & assist entry teams with the processing of patrons entering the venue.
		Assist patrons with directions to seating and other facilities within the venue.
		Respond to all requests and instructions from Security Supervisors.
		Patrol through the crowd communicating with patrons.
		Monitor compliance with all house rules.
		Monitor ISA throughout the event area. Monitor intoxication and provide immediate standby first aid response – refer to Alcohol Intoxication & Drug Awareness Guidelines (and to the intoxicated assessment checklist)
		Response teams' patrol in pairs at all times. Eviction teams of three, at all times.
		Monitor and protect assets and infrastructure. Assist first aid and emergency response as requested
7	Descentible Consistent Alaskal (DCA)	If in doubt, any issues are to be relayed to your Supervisor via radio for clarification or decision.
	Bar Monitors	Monitor the patrons for signs of intoxication: Breath smells of alcohol, unsteady on their feet, slurred speech, dilated pupils, and impaired motor skills.
		Advise base of your location and the situation, request supervisor to attend for intoxication assessment.
		Request the suspected intoxicated person move to the side of the bar, clear of any service areas, to be met and assisted by a response team or supervisor for assessment.
		Monitor compliance with the house policy: Offer alternatives, provision of food & water, maximum purchase numbers are being adhered to.
		Assist with the closure of the Bar – when advised by the RSA Manager or Beverage Manager that the bar will be closed. Stand on the end of the queue and advise any other patrons that the bar is now closed & offer an alternative location (if any) or advice that all alcohol service has been closed off.
8	RSA Spotters	Be in position on spotter stands so full bar areas can be observed.
		Observe movement of all persons near bar areas, queues and bar ticket outlets.
		Monitor the patrons for signs of intoxication: Unsteady on their feet, impaired motor skills, wrestling with others or any other behaviour that would indicate a person being intoxicated. (Refer to the intoxicated assessment checklist).
		Direct bar monitors or response team to any persons that appear intoxicated.

9 Pathway Security	Patrol through crowd communicating with patrons where necessary re conditions of entry	
		Advise the public that pathways are emergency evacuation routes and must be kept clear at all times
		Keep walking within your area – if you stop so will the crowd
		Be sure to be direct but courteous in your dealings with the members of the public
		Monitor compliance with all house rules.
		Monitor RSA throughout the event area.
		Monitor intoxication and provide immediate standby first aid response – refer to Alcohol Intoxication & Drug Awareness Guidelines.
		Patrol in pairs at all times.
		Monitor and protect assets and infrastructure.
		Assist first aid and emergency response as requested
		If in doubt, any issues are to be relayed to your Supervisor via radio for clarification or decision.

10	Vehicle Patrols Internal and external, Where applicable.	Internal scooter patrols to continually patrol all back of house areas between gates 5 and gate 10 and Gate 11.
		Any trespassers should be guided towards the closest exit gate.
		Perimeter Supervisor to coordinate response teams to assist for large groups or aggressive trespassers.
		Supervisor to keep Base up to date on all occurrences.
		Gate staff to be made aware of any evictions or uncontrolled groups moving towards their location.
		External vehicle patrols are to maintain a continual presence for the assigned hours.
		Report any adverse activity to Base.
		Respond to resident hotline complaints re anti-social behaviour at their properties.
		DO NOT PUT YOURSELF IN DANGER.
		Report any situation that may require Police presence to Base.
		Police will not attend to anything other than a crime that is or has taken place, and would be prioritised on what else was occurring in the Claremont Police area.
		Don't count on the Police to back you up, STAY SAFE.
		Record all contacts and remain professional at all times.

Appendix A – Accident / Incident report form

Accident/Incident Report

Work Site	Date
Where the accident/incident happened	Time
Person reporting the accident/incident	
Description	

Person(s) injured

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Injury sustained (if any)

Action taken at the scene

Other action required

(Note that if workers compensation is applicable contact administration to commence application process)

Witness(es)

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Signature(s)

OHS investigation

Name (please print) Signature Date EO (please print) Signature Date

___/___/____

Please circle as appropriate:

Cause	Reason	Location	Nature	Degree	Result
Motor vehicle	Excessive workload	Head/neck	Abrasions	Fatal	Hospital
Motorcycle	Health	Chest/abdomen	Lacerations	Major	Sick leave
Other transport	Horseplay	Back/spine	Foreign body	minor	Light duty
Machinery in motion	Alcohol/drugs	Back/pelvis	Crush/pinch		Full duty
Machine tool	Weather hazard	Thigh L/R	Strain/hernia		Other
Explosion	Natural hazard	Leg/knee L/R	Sprain		
Electricity	Sport	Foot L/R	Fracture		
Heat/hot substances	Self-inflicted/deliberate	Ankle L/R	Dislocation		
Poison substances	Inexperience	Shoulder L/R	Amputation		
Corrosive substances	Disregard of rules	Arm/elbow L/R	Poisoning		
Fall/ slip/trip	Unsatisfactory	Hand/wrist L/R	Drowning		
Falling object	conditions	Fingers/thumb L/R	Multiple		
Body contact sport	Circumstances beyond control	Toes L/R	Other		
Strike/struck by	Lack of forethought	Eye L/R			
Assault other person	Distraction from task	Other			
Animal/reptile	Unsafe act				
Handling object	Other				
Hand tool	Unknown				
Other					
Unknown					

Staff member (print name)

.

___/___/____

Section 1 (to be completed by Supervisor)			
1. Name			
Time Dat	e		
(a) Nature of injury/incident			
(b) Where did it occur?			
Witness	Phone No.		
2. First Aid/Medical Attention			
(a) Is First Aid required?	Y N		
I. Туре			
II. Provided by			
L (b) Is further medical attention required?	J LJ Y N		
I. Who is a medical practitioner?			
II. When was medical attention provided?			
(c) Conversations with injured			
(d) Where did it occur?			
(e) Has details been entered int <u>o the injury</u> register?	YN		
3. OHS Issues			
(a) What caused the injury?			
(b) What has been done to address the issue?			
Signed	Date		

.

.

Section 2 (to be completed by the manager)					
1. Workers Compensation	(Insert Date)				
(a) Insurer notified					
(b) Claim form provided to employee					
(c) Form and medical certificate received					
(d) Referred to WorkCover Insurer					
2. WorkCover Accident Report Notification					
(a) Is a WorkCover accident report requir	red? Y N				
(b) Date sent to WorkCover					
3. Injury Management					
(a) Is injury management required?	YN				
(b) Date referred to return-to-work coord	linator for action				
Signed	Date				
4. Referred to the General Manager for info	rmation or				
Signed	Date				
5 Client Complaints					
5. Cheft Complaints					
Details of calls, date, who spoken to and who made call					
Signed	Date				



APPENDIX H

Risk Management Plan

AESA Promotions + Everyday People
PRESENTED BY AESA PROMOTIONS AND EVERYDAY PEOPLE

SATURDAY, 1st & 2nd APRIL 2023 TOMICH WINES WOODSIDE, SOUTH AUSTRALIA

RISK MANAGEMENT PLAN (DRAFT)

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1 Confidentiality Notice

The information contained in this Risk Management Plan (and any Appendices or Annexures) is **STRICTLY CONFIDENTIAL** and is only intended for the use of individuals and entities named in the "Working Group".

This document is not to be copied, disseminated or distributed without the express authorisation of AESA Promotions and Everyday People.

2 Context/Scope

'Vintage Vibes' is an 18+ event to be held at Tomich Winery, Woodside on Saturday and Sunday April 1st & 2nd 2023.

Operating hours of the event are:

- 11.00am Event gates open
- 12.00pm Music commences and bars open
- 10:30pm Music concludes and bar service will cease
- 11.00pm Event concludes.

The event is organised and promoted by AESA Promotions and Everyday People.

The Risk Management Plan is developed based on a maximum number of 10,000 patrons. The Working Group will be kept up to date with tickets sales and estimated number of patrons closer to the event.

AESA Promotions and Everyday People will oversee the operation of the bars and sale of alcohol through its catering contractor Independent Events. International, national and local music artists will provide the entertainment. There will also be an amusement ride, merch stand, ATM, info desk, cloak room and food stalls.

In staging this event the goals of AESA Promotions and Everyday People are to:

- 1. Present the cream of national and international artists;
- 2. Provide high quality entertainment in a safe and controlled environment;
- 3. Provision of youth lifestyle and entertainment activities.

The scope of this plan is to:

- 1. Identify, analyse and prioritise the risks associated with staging Vintage Vibes;
- 2. Record these risks on a standard "Risk Register";
- 3. Develop strategies to mitigate those identified risks by:
 - a. Reducing the LIKELIHOOD of those risks occurring and/or;
 - b. Reducing the CONSEQUENCES of those risks should they occur
- 4. Objectively document these mitigating strategies in standardised "Action Plans".
- 5. It is intended that this Risk Management Plan be the basis of an objective post event debrief at which time both the Risk Register and the Action Plans will be revisited and updated as required;
- 6. Specific sources of risk that are to be addressed in this plan are:

- Administrative issues
- Approvals
- Entertainment Area
- > Fire
- Hazardous materials
- Human behavior
- > Major incidents
- Medical incidents
- Parking issues
- Pedestrian traffic
- \triangleright

> Personnel

- > Public transport
- > Public utilities
- Stage
- > Technical
- Temporary structures
- Vehicular traffic
- management
- Weather

3 Criteria

This Risk Management Plan is prepared using the QUALITATIVE method outlined AS/NZS 4360 as per the tables in the annexures.

Risks will be analysed in terms of LIKELIHOOD and CONSEQUENCE in the context of the existing controls.

4 Roles/Responsibilities of stakeholders

The below table sets out the core functions of the various participating stakeholders.

Stakeholder	Core functions
AESA Promotions and Everyday People	Organiser - control and coordination of the event
Tomich Wines	Provision of venue and related services
Adelaide Hills Council	 Implementation of health regulations
Environmental Protection Authority	Implementation of noise regulations
Mt Barker Police	 Assisting in times of emergency Assistance with control of crime Maintenance of the peace Liaising with traffic management and road safety Emergency management coordination
Secure Events and Assets	General event and perimeter security services
Lima One Security	RSA security (including entry gate)
First Care Medical	First aid services
S.A.A.S.	Ambulance services

5 Risk Register

See accompanying document.

6 Action Plans

ITEM:	6.1 Hur	nan Behavior – Disorderly	y Conduct	
Initial assessment		Likelihood – B	Consequence – 1	Result – Moderate
Final assessment		Likelihood – D	Consequence – 1	Result – Low

PREVENTATIVE ACTIONS (Training Administrative Structural)

• Have a highly visible security presence both outside and inside the venue.

- Security to be dressed in highly visible uniform.
- Police attendance at the event.
- Erect signs advising that no drinking is allowed outside the venue.
- Responsible service of alcohol (RSA) Implement RSA Management Plan.
- Bar staff to be trained in RSA requirements.
- Toilets and rubbish bins located outside the venue in key positions.
- Drop off/pick up point for privately chartered buses to be inside the venue.
- Security briefing to outline their responsibilities and duties. Include floating security teams.

RESPONSE ACTIONS (Training Administrative Structural)

- All event staff to report disorderly conduct to security.
- Security to respond.
- Police to assist if necessary.

Resource requirements:	Security and Police.
Responsibilities:	 Event organiser, security & Police.
Timing:	Continuous.
Reporting:	Security to report in incident register.
Monitoring:	Security team leader.

ITEM:	6.1 Hur	nan Behavior – Patrons A	ccessing Unauthorised A	reas
Initial assess	ment	Likelihood – A	Consequence – 3	Result – Extreme
Final assessment		Likelihood – C	Consequence – 1	Result – Low

- Fence unauthorised areas.
- Security in place at unauthorised areas.
- Security to be dressed in highly visible uniform.
- Security patrols external to the venue and in key residential areas.
- Detailed laminate/ID system for security checks.
- Particular focus on boundaries to property to prevent unauthorised access.

	RESPONSE ACTIONS (Training Administrative Structural)
•	Provide mobile, roaming and static security to unauthorised areas.
•	Provide fencing teams to repair any fence breach.

Resource requirements:	 Fencing, security, laminate/ID system. 	
Responsibilities:	Security & event organiser.	
Timing:	Continuous.	
Reporting:	Security Incident Register.	
Monitoring:	Continuous by all personnel.	

ITEM:	ITEM: 6.1 Human Behavior – Disorderly		y Conduct on Entry	
Initial assess	ment	Likelihood – C	Consequence – 2	Result – Moderate
Final assessment		Likelihood – C	Consequence – 1	Result – Low

• Security at entry gates.

• Security to be dressed in highly visible uniform.

- Use of loud hailers and signage to inform crowd of appropriate behaviour / conditions of entry.
- Bins and toilets to be placed at entry gate and drop off/pick up areas.
- Bike rack fencing to be used to create raceways to control entry.

	RESPONSE ACTIONS (Training Administrative Structural)
•	Use of loud hailers to communicate with large numbers of patrons.
٠	Initiate security response. Refer (draft) Security Management Plan.
•	Call Police if the situation is not controllable.

Resource requirements:	Bins, toilets, security and loud hailers.
Responsibilities:	Security & Event Organiser.
Timing:	Continuous.
Reporting:	Security Incident Register.
Monitoring:	Continuous by security.

ITEM:	6.1 Hur	nan Behavior – Alcohol A	ffected Persons	
Initial assessment		Likelihood – A	Consequence - 3	Result – Extreme
Final assessment		Likelihood – D	Consequence - 1	Result – Low

• Searching of patrons prior to entry at Festival. Confiscate alcohol if found.

- Alcohol affected persons will be refused entry to the event until they sober up. They will be looked after until this time by Red Frogs at the marquee outside the entry gate.
- Security presence dressed in highly visible uniform.
- Security and parking staff to patrol patron car park to ensure patrons are not drinking in their cars.
- Signs to be erected in car park to advise patrons that drinking in their cars is not permitted.
- First aid/drug aware staff (including Red Frogs) on site.
- Restriction of alcohol to minors.
- Provision of free water at all bars and around the event.
- Implementation of the RSA Management Plan.
- Sufficient lighting at bars so that bar staff and security can identify intoxicated patrons.
- No passouts from Festival.

RESPONSE ACTIONS	(Training Administrative Structural)

- Implement RSA Management Plan.
- Take alcohol affected person to Red Frogs chill out tent. Monitor them. Request first aid assistance if required.

Resource requirements:	Professional first aid officers.Red Frogs team.First aid posts.
------------------------	---

Responsibilities:	First Care Medical, Red Frogs, event organiser, all event staff and security.
Timing:	Continuous.
Reporting:	Security to report in incident register.
Monitoring:	Continuous by all event staff and security.

ITEM:	6.1 Hur	nan Behavior – Drug Affe	cted Persons	
Initial assessment		Likelihood – A	Consequence - 3	Result – Extreme
Final assessr	nent	Likelihood – C	Consequence - 1	Result – Low

- Searching of patrons prior to entry at Festival. Confiscate drugs if found. Notify Police.
- Security presence in a highly visible uniform.
- Security and parking staff to patrol patron car park to ensure patrons are not taking drugs in their cars.
- First aid/drug aware staff (including Red Frogs) on site.
- Provision of free water at all bars and around the event.
- No passouts from Festival.

RESPONS	SE ACTIONS (Training Administrative Structural)			
In case of overdose – adm	ninister first aid.			
	-			
Resource requirements:	Professional first aid officers and first aid post.			
	Red Frogs team.			
Responsibilities:	 First Care Medical, Red Frogs, event organiser, all event staff and security. 			
Timing:	Continuous.			
Reporting:	Security to report in incident register.			
·				
Monitoring:	Continuous.			

ITEM:	6.1 Hur	nan Behavior – Criminal A	Activity	
Initial assessment		Likelihood - C	Consequence – 2	Result – Moderate
Final assessr	nent	Likelihood – D	Consequence – 2	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	Security presence – in a highly visible uniform.

Security presence
 Police presence.

RESPONS	E ACTIONS	(Training Administrative Structural)	
• Initiate security response.			
Inform Police.			
Resource requirements:			

Responsibilities:	 Police, security and event organiser.
Timing:	Continuous.
Reporting:	 Security to report in incident register.
Monitoring:	Security and Police.

ITEM:	6.1 Hur	nan Behavior – Asset Dar	nage Event	
Initial assessment		Likelihood - C	Consequence – 3	Result – High
Final assessment		Likelihood - D	Consequence – 2	Result – Low

- Double fence off sensitive areas where possible.
- Highly visible security presence.
- Strong lighting presence in sensitive areas.
- No passouts from Festival.

RESPONS	SE ACTIONS (Training Administrative Structural)	
Security to respond.		
Request Police response	if necessary.	
Resource requirements:	Security, fencing.	
Event organiser, security.		
Timina:		
	• Continuous.	
Reporting:	Security to report in incident register.	
Monitoring:	 Security and event personnel. 	

ITEM:	6.1 Hur	man Behavior – Asset Dar	mage Surrounding Areas	
Initial assessment		Likelihood - C	Consequence – 4	Result – Extreme
Final assessr	nent	Likelihood - D	Consequence – 2	Result – Low

- Security to be placed in static locations for protection of sensitive surrounding areas.
- Dedicated cleaning crew to patrol surrounding areas.
- Extensive consultation with residents and stakeholders pre-event.
- External security patrols both on foot and in vehicle.
- Event drop off/pick up points located inside the venue.
- Toilets and bins located outside the venue in surrounding areas.
- Dedicated resident complaint phone line.
- Police presence.

RESPONSE ACTIONS (Training Administrative Structural)

- Security to respond to situation.
- Cleaning crew respond to situation.
- Seek Police assistance if necessary.

Resource requirements:	Security, Police, cleaning crew, bins, toilets.
Responsibilities:	Event organiser, security, cleaning crew.
Timing:	Continuous.
Reporting:	Security to report in incident register.
Monitoring:	Security and Police.

ITEM:	6.1 Hur	nan Behavior – Illegal Stro	eet Drinking	
Initial assess	ment	Likelihood – C	Consequence - 1	Result – Low
Final assessr	nent	Likelihood – D	Consequence - 1	Result – Low

- Security and Police presence outside of venue.
- Dedicated cleaning crew to patrol surrounding areas.
- No pass-outs from festival issued.

•

- Security to search patrons' bags prior to entry of festival site.
- Security to confiscate liquor at entry to venue.
- Event drop off/pick up points located inside the venue.
- Dedicated resident complaint phone line.

RESPONS	E ACTIONS	(Training Administrative Structural)
Police to respond to illegal street drinking.		
External cleaning crew to clean up rubbish.		
Resource requirements:	 Security, Po 	lice, cleaning crew, bins.

Responsibilities:	Event organiser, Police, security and cleaning crew.
Timing:	Continuous.
Reporting:	Security to report in incident register.
Monitoring:	Security and Police.

ITEM:	6.1 Hur	nan Behavior – Graffiti		
Initial assess	ment	Likelihood - B	Consequence – 3	Result – High
Final assess	nent	Likelihood - D	Consequence – 1	Result – Low

• Visible security and Police presence.

• Paint prohibited to be brought into the festival.

• Security to search patrons' bag prior to entry of festival site and paints confiscated.

RESPONSE ACTIONS	(Training Administrative Structural)
Offenders to be removed and Police called.	

Resource requirements:	•	Security.
Responsibilities:	•	Event organiser.
		Orationary
l iming:	•	Continuous.
Reporting:	•	Security to report in incident register.
Monitoring:	•	Security, Police and event personnel.

ITEM:	6.1 Hur	nan Behavior – Excessive	e Noise	
Initial assess	ment	Likelihood – C	Consequence - 1	Result – Low
Final assessr	nent	Likelihood – D	Consequence - 1	Result – Low

	PREV	ENTATIVE ACTIONS	(Training A	Administrative	Structural)	

Security and Police presence outside of venue and in surrounding areas. •

- Messaging to patrons to respect the neighbours. No pass-outs issued from festival. •
- •

RESPONS	SE ACTIONS (Training Administrative Structural)
Security and police to response to re	pond.
	1
Resource requirements:	Security and Police.
Responsibilities:	Security, event organiser and Police.
Timing:	Continuous.
Reporting:	Security to report in incident register.
Monitoring:	Security, Police.

ITEM:	6.1 Hur	nan Behavior – Litter		
Initial assess	ment	Likelihood – A	Consequence - 2	Result – High
Final assessr	nent	Likelihood – A	Consequence - 1	Result – High

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	Bins to be placed outside festival gates, around festival site and surrounding areas outside the
	venue.

• No pass-outs issued from festival.

	RESPONSE ACTIONS	(Training Administrative Structural)
•	Cleaning crew to attend rubbish removal cor	ntinuously – both inside venue and external.

Resource requirements:	•	Bins & cleaning crew.
Responsibilities:	•	Event organiser.
Timing:	•	Continuous.
Reporting:	•	Event organiser.
Monitoring:	•	All event personnel required to monitor and report rubbish especially externally of the venue.

ITEM:	6.1 Hur	man Behavior – Bomb Thr	eat	
Initial assessment		Likelihood – C	Consequence - 1	Result – Low
Final assessment		Likelihood – D	Consequence - 1	Result – Low

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Refer (draft) Security Management Plan.	

RESPONS	EACTIONS	(Training Administrative Structural)				
Refer (draft) Security Mana	agement Plan.					
-						
Resource requirements:	•					
Responsibilities:	•					
Timing:	•					
Reporting:	•					
Monitoring:	•					

ITEM:	6.1 Hur	nan Behavior – Illegal Pyr	otechnics	
Initial assess	ment	Likelihood – C	Consequence – 3	Result – High
Final assessr	nent	Likelihood – D	Consequence – 2	Result – Low

· •

Security to conduct bag searches prior to entry of festival. Any pyrotechnics to be confiscated. ٠ Sparklers and open flames banned from festival.

•

RESPONSE ACTIONS (Training Administrative Structural)

Security to respond. •

- In case of fire, on site fire extinguishers to be used and CFS notified. •
- Any injuries to first aid. •

Resource requirements:	Security, Police, First Care Medical.
Responsibilities:	Event organiser.
Timing:	Continuous.
Reporting:	Security to report in incident register.
Monitoring:	Continuous by security and event personnel.

ITEM: 6.1 Hu		nan Behavior – Persons c	on unsafe viewing platform	ns
Initial assess	ment	Likelihood – A	Consequence – 4	Result – Extreme
Final assessr	nent	Likelihood – C	Consequence – 2	Result – Moderate

- Security to observe and deter.
- Climbers will be ejected. Signs to be erected on site.
- Sensitive locations to have continuous security or fenced off.
- Professional first aid crew + first aid post.

	RESPONS	ΕA	CTIONS (Training Administrative Structural)
•	Security to respond.		
•	Entertainment to cease un	til cli	mbers removed.
Resource requirements: •		•	Security, signage, fencing, First Care Medical.
Re	sponsibilities:	•	Event organiser, security.

Timing:	•	Continuous.
Reporting:	•	Security to report in incident register.
Monitoring:	•	Security and all event personnel.

ITEM:	6.1 Hur	man Behavior – Patrons W	Vishing to Enter with Proh	ibited Items
Initial assess	ment	Likelihood – B	Consequence – 1	Result – Moderate
Final assessr	nent	Likelihood – C	Consequence – 1	Result – Low

Security to conduct bag searches prior to entry of festival. Prohibited items confiscated. Report to Police if necessary. •

•

RESPONS	E ACTIONS (Training Administrative Structural)
 Items to be return to car o 	r surrendered voluntarily.
Resource requirements:	Security.
Responsibilities:	Event organiser, security.
Timing:	Continuous.
Reporting:	Gate Manager.
	
Monitoring:	Security and all event personnel.

ITEM:	6.1 Hur	man Behavior – Skate Boa	ard and Roller Blade Activ	ity
Initial assessment		Likelihood – C	Consequence - 1	Result – Low
Final assessr	nent	Likelihood – E	Consequence - 1	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)
٠	Skate boards, scooters, roller blades etc will not be allowed into the festival.

RESPONSE ACTIONS (Training Administrative Structural)				
Security to confiscate or e	ject patron.			
	-			
Resource requirements:	Security searches at front gate.			
Responsibilities:	Event organiser, security.			
Timing:	Continuous.			
Reporting:	Security to report in incident register.			
Monitoring:	Security and all event personnel.			

ITEM:	6.1 Hur	man Behavior – Possessio	on of Unlawful Weapons	
Initial assessment		Likelihood - C	Consequence – 1	Result – Low
Final assessr	nent	Likelihood - D	Consequence – 1	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	Searching patrons as condition of entry to festival prohibiting entry with weapon.
-	

Police presence. •

	RESPONS	E ACTIONS	(Training Administrative Structural)	
•	Patron to be ejected and weapon confiscated.			
•	Police to be notified.			
Re	source requirements:	 Security, Pol 	lice.	

Responsibilities:	Event organiser, security, Police.
Timing:	Continuous.
Reporting:	Security to report in incident register and notify Police.
Monitoring:	Security.

ITEM:	6.1 Hur	nan Behavior – Fence Jur	npers	
Initial assessment		Likelihood – A	Consequence – 1	Result – High
Final assessment		Likelihood – C	Consequence – 2	Result – Moderate

- Highly visible security presence.
- Static perimeter security positions.
- Screening of fences where necessary.

RESPONSE ACTIONS (Training Administrative Structural)

• Security to respond.

• Fencing teams to repair any fence breach.

Resource requirements:	Security.
Responsibilities:	Event organiser, security.
Timing:	Continuous.
Reporting:	Security to report in incident register.
Monitoring:	Security and all event personnel.

ITEM:	6.2 Noi	se – Amplified noise exce	eding limits	
Initial assessment		Likelihood – A	Consequence – 3	Result – Extreme
Final assessr	nent	Likelihood – D	Consequence – 2	Result – Low

PREVENTATIVE ACTIONS (Training Administrative Structural)
------------------------	-------------------------------------

• Constant monitoring of sound at mixing desks and various external locations.

- Community response line used to direct noise monitoring.
- Brief sound engineers operating front of house (FOH) of permissible levels.
- Letter-drop to residents notifying them about the festival (including sound check / system test times) and the resident complaint line number.
- Public notice ads in local papers notifying residents about the festival (including sound check / system test times) and the resident complaint line number.

	RESPONSE ACTIONS (Training Administrative Structural)
•	If a noise complaint is received from a resident, acoustic consultant to take a reading of noise
	emissions at that location, where practicable.
•	Reduce noise levels at mixing desk if running over the allowable limit.

Resource requirements:	 Staff to monitor resident complaint line for the duration of the event. Acoustic consultant to monitor noise emissions for the duration of the event.
Responsibilities:	Event organiser, acoustic consultant.
Timing:	Continuous.
Reporting:	Acoustic consultant to report to event organiser.

Monitoring:	 Post event report to be prepared by acoustic consultant.

ITEM:	6.2 Noi	se – Excessive Noise Sou	nd Check / System Tests	
Initial assessment		Likelihood – A	Consequence – 3	Result – Extreme
Final assessment		Likelihood – D	Consequence – 2	Result – Low

• Inform production staff of allowable sound check / system test times and levels.

- Community response line available for residents.
- Letter-drop to residents notifying them about the festival (including sound check / system test times) and the resident complaint line number.
- Public notice ads in local papers notifying residents about the festival (including sound check / system test times) and the resident complaint line number.

RESPONSE ACTIONS (Training Administrative Structural)			
Reduce noise levels if running over the allowable limit.			
	-		
Resource requirements:	Staff to monitor the resident complaint line during soundcheck.		
Responsibilities:	onsibilities: • Event organiser.		
Timing:	Continuous.		
Reporting: • Event organiser to monitor production staff.			
Monitoring:	Continuous.		

ITEM:	6.2 Noi	se – Excessive Machinery	/ Noise	
Initial assess	ment	Likelihood – C	Consequence – 2	Result – Moderate
Final assessr	nent	Likelihood – D	Consequence – 2	Result – Low

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	All generators to be fitted with mufflers.	

• Restrict operation at night where possible.

RESPONS	SE ACTIONS (Training Administrative Structural)
Reduce noise levels.	
	-
Resource requirements: • Use only silenced, noise compliant equipment.	
Responsibilities:	Event organiser.
Timing:	Continuous.
Reporting:	Any complaints to be reported to site manager.
Monitoring:	Continuous.
	L

ITEM:	6.2 Noi	se – Excessive noise duri	ng crowd egress	
Initial assessment		Likelihood – B	Consequence – 2	Result – High
Final assessment		Likelihood – D	Consequence – 2	Result – Low

• Use of security and parking staff to direct patrons.

- Security to be placed in static locations for extra protection for sensitive residential areas.
- Messaging to patrons to respect the neighbours.
- Parking restricted to designated parking areas inside the venue.
- Road closures around the venue.
- Drop off/pick up points located inside the venue.
- Visible Police presence at end of event.

RESPONS	SE ACTIONS (Training Administrative Structural)
 Security and Police to resp 	bond.
Resource requirements:	Road blocks, security, Police.
Responsibilities:	Event organiser, security and Police.
Timing:	Continuous.
Reporting:	Complaints to be reported to event organiser.
L	1
Monitoring:	Security and complaints line staff.

ITEM:	6.2 Noi	se – Excessive noise on s	set up and pull down	
Initial assessment		Likelihood – C	Consequence – 1	Result – Low
Final assessment		Likelihood – D	Consequence – 1	Result – Low

	PREVENTATIVE ACTIONS (Training Admin	nistrative Structural)
-	Direct all site arous and contractors to keep noise at a minimu	100

Direct all site crew and contractors to keep noise at a minimum.Restrict operation at night as much as possible.

RESPONS	E ACTIONS (Training Administrative Structural)					
Reduce noise levels.	Reduce noise levels.					
Resource requirements:	Site crew.					
Responsibilities:	Event organiser.					
Timing:	Continuous.					
Reporting:	Any complaints to be reported to site manager.					
	· · · · · · · · · · · · · · · · · · ·					
Monitoring:	Continuous.					

ITEM:	6.3 OM	CG Issues – OMCG enter	ing with Colours	
Initial assessment		Likelihood – C	Consequence – 2	Result – Moderate
Final assessment		Likelihood – D	Consequence – 1	Result – Low

• Security instructed to not allow entry of OMCG in colours.

• Signage at front gate prohibiting entry of OMCG in colours.

RESPONSE ACTIONS (Training Administrative Structural)						
Security to eject patron be	Security to eject patron bearing OMCG colours.					
Police to assist if necessar	ry.					
Resource requirements:	Security, signage.					
Responsibilities:	Responsibilities: • Event organiser, security, Police.					
Timing:	Continuous.					
Reporting: • Report to security incident register.						
Monitoring: • Monitored by security at front gate.						
L						

ITEM:	6.3 OMCG Issues – Inter-gang Conflict				
Initial assessment		Likelihood – C	Consequence – 2	Result – Moderate	
Final assessment		Likelihood – D	Consequence – 1	Result – Low	

PREVENTATIVE ACTIONS	(Training Administrative Structural)

Security instructed to not allow entry of OMCG in colours. Signage at front gate prohibiting entry of OMCG in colours. •

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RESPONSE ACTIONS (Training Administrative Structural)					
earing OMCG colours.					
ry.					
Security, Police.					
Responsibilities: • Event organiser, Police and security.					
Timing:					
Reporting: • Security incident register.					
Continuous at gates.					

ITEM:	6.3 OM	CG Issues – Intimidation	of Other Patrons	
Initial assessment		Likelihood – D	Consequence – 2	Result – Low
Final assessment		Likelihood – D	Consequence – 1	Result – Low

PREVENTATIVE ACTIONS	(Training Administrative Structural)

Security instructed to not allow entry of OMCG in colours. Signage at front gate prohibiting entry of OMCG in colours. •

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RESPONSE ACTIONS (Training Administrative Structural)					
 Security to eject patron be 	aring OMCG colours.				
Police to assist if necessar	ry.				
Resource requirements:	Security, Police.				
Responsibilities: • Event organiser, Police and security.					
Timing:	Continuous.				
Reporting: • Security incident register.					
Monitoring:	Continuous.				

ITEM:	6.4 Lig	hting Issues – Lighting Sp	oill in Residential Areas	
Initial assessment		Likelihood – C	Consequence – 2	Result – Moderate
Final assessment		Likelihood – E	Consequence – 1	Result – Low

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Lighting to be focused away from residential	areas.

RESPONS	E ACTIONS (Training Administrative Structural)			
Refocus lighting.				
Resource requirements:	 Lighting towers + existing lighting. 			
Responsibilities:	Event organiser.			
Timing:	Continuous.			
Reporting:	Report any complaints to site manager.			
Monitoring:	All external personnel.			
Monitoring:	All external personnel.			

ITEM:	6.4 Lig	hting Issues – Lack of Toi	let Lighting	
Initial assess	ment	Likelihood – C	Consequence – 2	Result – Moderate
Final assessment		Likelihood – E	Consequence – 1	Result – Low

- Use of toilet blocks with internal lighting where possible.
- Light non internally lit toilet blocks from above.
- Use lighting towers where necessary.

RESPONS	E ACTIONS (Training Administrative Structural)	
Electrician on standby.		
 Relocate lighting tower. 		
Resource requirements:	Electrician and toilet blocks.	
	Lighting towers.	
Responsibilities:	Event organiser.	
[
Timing:	Continuous.	
[
Reporting:	 Report any complaints to site manager. 	
Monitoring:	Cleaners to monitor.	

ITEM:	6.4 Lig	hting Issues – Lack of gro	ound lighting	
Initial assess	ment	Likelihood – C	Consequence – 3	Result – High
Final assess	nent	Likelihood – E	Consequence – 1	Result – Low

PREVENTATIVE ACTIONS	(Training Administrative Structural)
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Pre-show ground lighting check to identify any problem areas. Installation of lighting where needed. •

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RESPONSE ACTIONS	(Training Administrative Structural)	
Use of extra lighting.		

Electrician to respond to any problems. •

Resource requirements:	Extra lighting.Electrician.
Responsibilities:	Event organiser.
Timing:	Continuous.
Reporting:	Report any problems to site manager.
Monitoring:	All event personnel to monitor.

ITEM:	6.5 Puk	olic Transport – Strikes		
Initial assess	ment	Likelihood – E	Consequence - 2	Result – Low
Final assessr	nent	Likelihood – E	Consequence - 1	Result – Low

• N/A – there is no public transport to event site.

• Event buses from surrounding areas (Adelaide, Victor Harbour, Murray Bridge, Crafers and Nuriootpa) will be organised.

RESPONSE ACTIONS (Training Administrative Structural)

- Use privately contracted event buses.
- In the event of transport delays to the event causing likely problems due to crowd dissatisfaction due to failure to see artists, consultation with authorities will be sought to extend the show playing times to achieve crowd satisfaction.
- In the event of transport problems delaying the egress of the crowd consideration will be made to extend the playing times, containing the crowd on site and entertaining them whilst the delays are rectified.

Resource requirements:	 Artists for entertainment. Public address to inform patrons. 			
Responsibilities:	Event organiser.			
Timing:	In the event of transport delays.			
Reporting:	Event organiser.			
Monitoring:	Event organiser.			
ITEM:	6.5 Puk	olic Transport – Breakdow	'n	
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Initial assess	ment	Likelihood – E	Consequence - 2	Result – Low
Final assessment		Likelihood – E	Consequence - 1	Result – Low

- N/A there is no public transport to event site.
- Event buses from surrounding areas (Adelaide, Victor Harbour, Murray Bridge, Crafers and Nuriootpa) will be organised.

RESPONSE ACTIONS (Training Administrative Structural)

- Organise additional bus transportation where possible.
- Provide entertainment for patrons.
- In the event of transport problems delaying the egress of the crowd consideration will be made to extend the playing times, containing the crowd on site and entertaining them whilst the delays are rectified.
- In the event of transport delays to the event causing likely problems due to crowd dissatisfaction due to failure to see artists, consultation with authorities will be sought to extend the show playing times to achieve crowd satisfaction.

Resource requirements:	PA systems.
	Artists for entertainment.
Responsibilities:	Event organiser.
Timing:	In the event of transport delays.
Reporting:	Report to Event organiser.
Monitoring:	Event organiser.

ITEM:	6.5 Puk	olic Transport – Delays		
Initial assess	ment	Likelihood – E	Consequence – 1	Result – Low
Final assessment		Likelihood – E	Consequence – 1	Result – Low

• N/A – there is no public transport to event site.

• Event buses from surrounding areas (Adelaide, Victor Harbour, Murray Bridge, Crafers and Nuriootpa) will be organised.

RESPONSE ACTIONS (Training Administrative Structural)

• Contain patrons inside the venue.

• Communicate the transport problem to the patrons via the public address system.

• If delay is expected to be in excess of an hour, activate alternate transportation.

Resource requirements:	Communications equipment.
Responsibilities:	Event organiser.
Timing:	In the event of transport delays.
Reporting:	Event organiser bus company.
Monitoring:	Event organiser.

ITEM:	6.6 Ver	nicular Traffic – Traffic Co	ngestion	
Initial assess	ment	Likelihood – A	Consequence – 3	Result – Extreme
Final assessment		Likelihood – C	Consequence – 1	Result – Low

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
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- Information on car park location and road closures to be posted on the event website and communicated to all ticket holders.
- Adequate signage for drop off / pick up point.
- Use of signage to direct traffic in accordance with Traffic Management Plan. Signage to be erected in accordance with Traffic Management Plan.
- Encourage patrons to use event buses via information on the event website and essential info sheets emailed to ticket holders.
- Traffic Management Plan and traffic management staff.

	RESPONSE ACTIONS	(Training Administrative Structural)
•	Police may direct traffic if emergency.	
•	Traffic management team to direct traffic.	

Resource requirements:	Signs, Police, traffic management company.
Responsibilities:	Rangers, Police, event organiser, traffic management company.
Timing:	Continuous.
Reporting:	Report any complaints to event organiser.
Monitoring:	Continuous by event organiser, traffic management company.

ITEM:	6.6 Ver	nicular Traffic – Traffic Cra	ash	
Initial assess	ment	Likelihood – D	Consequence – 4	Result – high
Final assessment		Likelihood – E	Consequence – 3	Result – Moderate

	PREVENTATIVE ACTIONS (Training Administrative Structural)
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Minimise traffic congestion by promoting the use of event buses on the event website. Minimise traffic congestion through signage and Traffic Management Plan. ٠

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RESPONS	E ACTIONS (Training Administrative Structural)				
Notify emergency services					
Mobilise first aid.					
Control patrons at site.					
Resource requirements:	First Care Medical. security.				
Responsibilities:	Responsibilities: • Rangers, Police.				
Timing:	Continuous.				
Reporting:	Report incident in security incident register.				
Monitoring:	Continuous by all external personnel.				

ITEM: 6.6 Veh		icular Traffic – Lack of Pa	arking	
Initial assessment		Likelihood – C	Consequence – 3	Result – High
Final assessment		Likelihood – C	Consequence – 1	Result – Low

• Adequate free parking for patrons available within festival site.

- Parking crew to be engaged by organiser.
- Parking information listed on the event website and will be included in essential information sheets emailed to ticket holders.
- Road closures in place to ensure patrons don't park in residential areas.
- Encourage patrons to use event buses via information on the event website and essential information sheets emailed to ticket holders.
- Notify taxi companies so that additional taxis will be available at the end of the event.

RESPONS	SE ACTIONS (Training Administrative Structural)
Police, traffic management	nt staff may direct traffic.
Resource requirements:	Signage, specific event parking, shuttle buses, Rangers, Police.
Responsibilities:	Rangers, Police, event organiser.
Timing:	Continuous.
Reporting:	Report any complaints to event manager.
	·
Monitoring:	Event organiser, Rangers.

ITEM:	6.6 Veh	icular Traffic – Illegal Par	king/Obstructing	
Initial assess	ment	Likelihood – A	Consequence – 3	Result – Extreme
Final assessr	nent	Likelihood – C	Consequence – 1	Result – Low

• Use of signage to direct traffic.

- Traffic management to only allow local traffic to enter Dorsett Lane, Elizabeth Street and Oakwood Road.
- Encourage patrons to use event buses via the event website.
- Adequate patron parking available within Racing Club grounds.

RESPONS	SE ACTIONS (Training Administrative Structural)		
Rangers to fine illegally pa	arked vehicles.		
Resource requirements:	 Signage, shuttle buses, road closures, Rangers, Police. 		
Responsibilities:	Rangers Police traffic management company		
	• Rangers, Police, tranc management company.		
Timing:	Continuous.		
Departing	- Depart any complaints to event exceptions		
Reporting:	Report any complaints to event organiser.		
Monitoring:	All external personnel and Rangers.		

ITEM:	6.6 Veh	nicular Traffic – Lack of Er	mergency Service Access	
Initial assess	ment	Likelihood – D	Consequence – 5	Result – Extreme
Final assessr	nent	Likelihood – E	Consequence – 3	Result – Moderate

PREVENTATIVE ACTIONS	(Training Administrative Structural)	

• Dedicated emergency service access separate to public entrance.

• Place parking restrictions on access ways.

• Emergency service access ways to be patrolled by security.

RESPONSE ACTIONS (Training Administrative Structural)				
Tow away or remove any	blockages.			
[
Resource requirements:	Forklift.			
Responsibilities:	Event organiser			
Timing:	Continuous.			
Dementing				
Reporting:	Report any complaints or problems to site manager.			
Monitoring:	Continuous by event organiser and security.			
5	, , , ,			

ITEM:	6.6 Ver	nicular Traffic – Pedestria	n Accident	
Initial assess	ment	Likelihood – E	Consequence – 5	Result – High
Final assessr	nent	Likelihood – E	Consequence – 3	Result – Moderate

• Traffic management plan.

RESPONSE ACTIONS	(Training Administrative Structural)

• Mobilise first aid.

- Security to control patrons in the vicinity.
- Call emergency services if required.

Resource requirements:	Traffic management, security, Police, First Care Medical.
Responsibilities:	Traffic Management, Police, event organiser.
Timing:	Continuous.
Reporting:	Report any incidents in incident log.
Monitoring:	All external personnel.

ITEM:	6.7 Wea	ather – Inclement Weather	r	
Initial assess	ment	Likelihood – E	Consequence - 1	Result – Low
Final assessr	nent	Likelihood – E	Consequence - 1	Result – Low

- Scheduling of event in Autumn.
- Dome over main stage + big top for second stage.
- Weather proof roofing over stages.
- Ponchos for sale at cloak room.
- Electrical installation to be weather proof.

RESPONS	E ACTIONS (Training Administrative Structural)
Continuation or cancellation	on of show.
 Terraplex/boards for use if 	f wet.
Resource requirements:	Stage roofs, water proof electrical systems.
Deers and the Williams	
Responsibilities:	• Event organiser.
Timina:	In the event of inclement weather
<u></u>	
Reporting:	Event organiser.
Monitoring:	Continuous (Bureau of Meteorology [BOM]).

ITEM:	6.7 Weather – Heavy Rain				
Initial assess	ment	Likelihood – E	Consequence - 1	Result – Low	
Final assessr	nent	Likelihood – E	Consequence - 1	Result – Low	

- Scheduling of event in Autumn.
- Dome over main stage + big top for second stage.
- Weather proof roofing over stages.
- Electrical installation to be weather proof.
- Ponchos for sale at cloak room.

SE ACTIONS (Training Administrative Structural)
on of show.
f wet.
1
Stage roofs, waterproof electrical installation.
Event organiser.
In the event of heavy rain.
Event organiser.
Continuous (Bureau of Meteorology [BOM]).

ITEM:	6.7 We	ather – Total Fire Ban		
Initial assess	ment	Likelihood – C	Consequence - 1	Result – Low
Final assessr	nent	Likelihood – D	Consequence - 1	Result – Low

PREVENTATIVE ACTIONS	(Training Administrative Structural))
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• Express conditions on tickets and event website prohibiting open flames of any kind.

No pyrotechnics.

• Bag searches on entry.

RESPONS	E ACTIONS	(Training Administrative Structural)		
Installation of extra fire safety equipment.				
 In case of fire, CFS to be r 	notified.			
Resource requirements:	Fire safety	y equipment.		
Responsibilities:	Event org	aniser, CFS.		
Timing:	• In the eve	nt of total fire ban		
i ining.				
Reporting:	Event orga	aniser.		
Monitorina:		is – event organiser		
morntornig.				

ITEM:	6.7 Wea	ather – High Winds		
Initial assessment		Likelihood – C	Consequence - 2	Result – Moderate
Final assessr	nent	Likelihood – C	Consequence - 1	Result – Low

- All structures to be engineered and rated for high winds and stages certified by a structural engineer.
- Promoter, in consultation with condoning bodies, may postpone or delay event.
- May require rescheduling and/or overrun of show to meet patrons' satisfaction.
- Secure any items that may pose a threat during high winds.
- RESPONSE ACTIONS (Training Administrative Structural)
 Promoter, in consultation with condoning bodies, may postpone or delay event. Refer (draft) Emergency Management Plan for procedures.
- May require rescheduling and/or overrun of show to meet patrons' satisfaction.

Resource requirements:	•	Weather information. Public address systems.
Responsibilities:	•	Event organiser, SES.
Timing:	•	In the event of strong winds.
Reporting:	•	Event organiser.
Monitoring:	•	Continuous (Bureau of Meteorology [BOM]).

ITEM:	6.7 Wea	ather – Extreme Heat		
Initial assess	ment	Likelihood – C	Consequence - 1	Result – Low
Final assessr	nent	Likelihood – D	Consequence - 1	Result – Low

- Scheduling of event in Autumn.
- Provision of free water at all bars and around the event.
- Provision of free sunscreen at the info point.
- First aid post.
- Provision of shaded areas.

E ACTIONS (Training Administrative Structural)
patrons affected by heat.
Free drinking water, sunscreen, First Care Medical.
Event organiser. First Care Medical
Continuous.
Event organiser.
Continuous – event organiser. First Care Medical

ITEM:	6.7 Weather – Hail storm / lightning			
Initial assess	ment	Likelihood – E	Consequence - 5	Result – High
Final assessr	nent	Likelihood – E	Consequence - 3	Result – Moderate

- •
- Scheduling of event in Autumn. Event organiser to monitor BOM website. •

RESPONS	E ACTIONS (Training Administrative Structural)			
Provision of covered areas.				
 Implement evacuation plan 	n if deemed imminent.			
Resource requirements:	Big top & marquees.			
Responsibilities:	Event organiser, First Care Medical.			
Timing:	Continuous.			
Reporting:	Event organiser.			
Monitoring:	Continuous (BOM).			
.				

ITEM:	6.8 Fire – Building/Temp Structures			
Initial assess	ment	Likelihood – E	Consequence – 5	Result – High
Final assessr	nent	Likelihood – E	Consequence – 3	Result – Moderate

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
-	Can (draft) Canurity Management Dian	

•

See (draft) Security Management Plan. Event to operate under existing Tomich Winery emergency/evacuation plans. •

	RESPONSE ACTIONS (Training Administrative Structural)
•	See (draft) Security Management Plan.
•	Event to operate under existing Tomich Winery emergency/evacuation plans.

Resource requirements:	•
Responsibilities:	•
Timing:	•
Reporting:	•
Monitoring:	•

ITEM:	6.8 Fire	e – Vehicle		
Initial assessment		Likelihood – E	Consequence – 3	Result – Moderate
Final assessment		Likelihood – E	Consequence – 2	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)	
•	See (draft) Security Management Plan.	

Event to operate under existing Tomich Winery emergency/evacuation plans.

	RESPONSE ACTIONS (Training Administrative Structural)
•	See (draft) Security Management Plan.
•	Event to operate under existing Tomich Winery emergency/evacuation plans.

Resource requirements:	•
Responsibilities:	•
Timing:	•
Reporting:	•
Monitoring:	•

ITEM:	6.8 Fire	e – Ground Fires		
Initial assessment		Likelihood – E	Consequence – 3	Result – Moderate
Final assessment		Likelihood – E	Consequence – 2	Result – Low

PREVENTATIVE ACTIONS	(Training Administrative Structural)

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See (draft) Security Management Plan. Event to operate under existing Tomich Winery emergency/evacuation plans. •

	RESPONSE ACTIONS (Training Administrative Structural)
• S	ee (draft) Security Management Plan.
• E'	vent to operate under existing Tomich Winery emergency/evacuation plans.

Resource requirements:	•
Responsibilities:	•
Timing:	•
Reporting:	•
Monitoring:	•

ITEM:	6.9 Tec	hnical – Communications	s Failure	
Initial assessment		Likelihood – E	Consequence – 2	Result – Low
Final assessment		Likelihood – E	Consequence – 1	Result – Low

PREVENTATIVE ACTIONS (Training Administrative Structural)
 Communications available through two way radios, hard-wired phone lines and mobile phones.

RESPONSE ACTIONS (Training Administrative Structural)			
Instigate alternate communications.			
Resource requirements: • Two way radios, hard-wired phone lines, mobile phones.			
Responsibilities: • Event organiser.			
Timing:	In the event of communications failure.		
Reporting: • Event organiser.			
Monitoring:	Event organiser to continually monitor communications.		

ITEM:	6.9 Tec	hnical – Power Failure		
Initial assessment		Likelihood – E	Consequence – 2	Result – Low
Final assessment		Likelihood – E	Consequence – 1	Result – Low

• Power generators on site.

RESPONSE ACTIONS (Training Administrative Structural)

- Onsite electricians to respond.
- Onsite generator technician to respond.
- Utilise emergency ground lighting.
- Notify South Australia Electricity if appropriate.
- Notify patrons of the problem and keep them updated, provide entertainment whilst the problem is rectified.
- May require rescheduling and/or overrun of show to meet patrons' satisfaction.

Resource requirements:	Electrician, generators and generator technician.
Responsibilities:	Event organiser, onsite electrician.
Timing:	Respond to power failure.
Reporting:	Report to event organiser.
Monitoring:	Continuous.

ITEM:	6.9 Tec	hnical – Sound Equipmer	nt Failure	
Initial assess	ment	Likelihood – E	Consequence – 2	Result – Low
Final assessment		Likelihood – E	Consequence – 1	Result – Low

- Multiple sound equipment on site.
- Sound technicians on site.
 - RESPONSE ACTIONS (Training Administrative Structural)
- Sound technicians to respond.
- Notify patrons of the problem and keep them updated, provide entertainment whilst the problem is rectified.
- May require rescheduling and/or overrun of show to meet patrons' satisfaction.

Resource requirements:	Onsite sound technicians.
Responsibilities:	Event organiser.
Timing:	In the event of equipment failure.
Reporting:	Report to event organiser.
Monitoring:	Continuous by all event personnel.

ITEM:	6.9 Tec	hnical – Structural Collap	se	
Initial assess	ment	Likelihood – C	Consequence – 5	Result – Extreme
Final assessr	nent	Likelihood – E	Consequence – 5	Result – High

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Temporary structures to carry structural certification. Erection of temporary structures by qualified personnel. •

RESPONS	E ACTIONS (Training Administrative Structural)
Initiate Security Managem	ent Plan – Emergency Procedures.
First Care Medical to treat	injured patrons.
Resource requirements:	Security, First Care Medical.
Responsibilities:	Event organiser
Timing:	 In the event of structural collapse.
Reporting:	Report in incident register
i coporting.	
Monitoring:	Continuous by all event personnel.

ITEM:	6.10 Cc	ommercial/Legal – Litigati	on against event organise	er
Initial assess	ment	Likelihood – C	Consequence - 5	Result – Extreme
Final assessment		Likelihood – C	Consequence - 2	Result – Moderate

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Implementation of Risk Management Plan.	

RESPONS	SE A	CTIONS (Training Administrative Structural)
 Event organiser to hold cu 	rren	t Public Liability Insurance.
Resource requirements:	•	Public Liability Insurance, Risk Management Plan.
Deenersikilitiee		Frentenneninen
Responsibilities:	•	Event organiser.
Timina:	•	Continuous
Reporting:	•	Event organiser.
Monitoring:	•	Event organiser.

ITEM:	6.11 Me	edical Incidents - <2 Casu	alties	
Initial assess	ment	Likelihood – B	Consequence - 2	Result – High
Final assessment		Likelihood – C	Consequence - 2	Result – Moderate

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Implementation of Risk Management Plan	

C			
RESPONSE ACTIONS (Training Administrative Structural)			
 First Care Medical to treat casualties. First Care Medical standard operating procedure. SAAS to transfer to hospital if necessary. 			
Resource requirements:	source requirements: • First aid post, first aid staff.		
Responsibilities:	First Care Medical.		
Timing:	Continuous.		
Reporting:	All casualties to be reported to event organiser.		
Monitoring:	Continuous patrols by first aid staff, security and event personnel.		

ITEM:	6.11 Me	edical Incidents – 2-10 Ca	sualties	
Initial assess	ment	Likelihood – A	Consequence - 4	Result – Extreme
Final assessr	nent	Likelihood – B	Consequence - 2	Result – High

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Implementation of Risk Management Plan.	

	RESPONS	EACTIONS	(Training Administrative Structural)	
•	First Care Medical to treat casualties.			
•	 First Care Medical standard operating procedure. 			
•	 St John Ambulance to transfer to hospital if necessary. 			
Resource requirements: • First aid post		 First aid pos 	st, first aid staff.	

	_	
Responsibilities:	•	First Care Medical.
Timing:	•	Continuous.
Reporting:	•	All casualties to be reported to event organiser.
	_	
Monitoring:	•	Continuous patrols by first aid staff, security and event personnel.
-		

ITEM:	6.11 Me	edical Incidents - >10 Cas	ualties	
Initial assess	ment	Likelihood – A	Consequence - 4	Result – Extreme
Final assessr	nent	Likelihood – B	Consequence - 2	Result – Moderate

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Implementation of Risk Management Plan.	

	RESPONSE ACTIONS (Training Administrative Structural)
•	First Care Medical to treat casualties.
•	First Care Medical standard operating procedure.
•	St John Ambulance to transfer to hospital if necessary.
-	

Resource requirements:	•	First aid post, first aid staff.
Responsibilities:	•	First Care Medical.
Timing:	•	Continuous.
Reporting:	•	All casualties to be reported to event organiser.
Monitoring:	•	Continuous patrols by first aid staff, security and event personnel.

ITEM:	6.11 Me	edical Incidents – Alcohol	Poisoning	
Initial assessment		Likelihood – A	Consequence – 4	Result – Extreme
Final assessment		Likelihood – C	Consequence - 2	Result – Moderate

• Restriction of alcohol to minors.

• Implementation of Management of Minors Policy.

- Limit of 4 drink purchase per person, reduced to limit of 2 drink purchase per person after 8.00pm.
- Provision of free water at all bars and around the event.
- Visibly intoxicated patrons to be refused service at bar.
- Implementation of Responsible Service of Alcohol strategies.

	RESPONSE ACTIONS (Training Administrative Structural)
•	First Care Medical to treat patrons affected by alcohol poisoning.
•	First Care Medical standard operating procedure.

Resource requirements:	• First aid post, first aid staff, RSA trained bar staff.
Responsibilities:	First Care Medical and Licensee.
Timing:	Continuous.
Reporting:	 All incidences of alcohol poisoning to be reported to event organiser.
Monitoring:	Continuous.

ITEM:	6.11 Me	edical Incidents – Drug ov	erdose	
Initial assess	ment	Likelihood – A	Consequence – 5	Result – Extreme
Final assessr	nent	Likelihood – C	Consequence - 2	Result – Moderate

PREVENTATIVE ACTIONS (Training Administrative Structural) Searching of patrons prior to entry at festival. If drugs found they are to be confiscated by security and Police to be notified.

- Police presence at main gate with sniffer dogs.
- Security presence.
- First aid post on site.

RESPONSE ACTIONS (Training Administrative Structural)			
First Care Medical to treat	First Care Medical to treat drug affected patrons.		
First Care Medical standar	rd op	perating procedure.	
	-		
Resource requirements:	•	First aid post, first aid staff.	
Deepereihilitiee	1	Einst Opens Madianal and annual annual ann	
Responsibilities:	•	First Care Medical and event organiser.	
Timing:	•	Continuous	
· · · · · · · · · · · · · · · · · · ·			
Reporting:	•	All drug overdoses to be reported to event organiser.	
Monitoring:	•	Continuous.	

ITEM:	6.11 Me	edical Incidents – Sun Bu	m	
Initial assess	ment	Likelihood – C	Consequence – 2	Result – Minor
Final assessment		Likelihood – D	Consequence - 1	Result – Low

- Provision of free sunscreen at the info point.
- Second stage located in big top.
- Provision of shaded areas.

RESPONS	SE A	CTIONS (Training Administrative Structural)	
First Care Medical to treat	 First Care Medical to treat patrons affected by sun burn. 		
Resource requirements:	•	First aid post, first aid staff, sunscreen.	
Responsibilities:	•	Event organiser, First Care Medical.	
Timing:	•	Continuous.	
Reporting:	•	All casualties to be reported to event organiser.	
Monitoring:	•	Continuous.	

ITEM:	6.11 Me	edical Incidents – Crush Ir	njuries	
Initial assess	ment	Likelihood – A	Consequence – 5	Result – Extreme
Final assess	nent	Likelihood – C	Consequence - 2	Result – Moderate

- Signage and/or announcements on the dangers of crowd surfing.
- Removal of crowd surfers from venue as necessary.
- Use of crowd barriers at front of stages.

RESPONS	E ACTIONS (Training Administrative Structural)	
First Care Medical standa	rd operating procedure.	
 Implement mosh pit response 	nse procedures (in [draft] Security Management Plan).	
Resource requirements:	First aid post, first aid staff.	
Responsibilities:	Event organiser, First Care Medical.	
Timing:	Continuous.	
Reporting:	All casualties to be reported to event organiser.	
Monitorina:	Continuous by security and stage personnel.	

ITEM:	6.11 Me	edical Incidents – Lack of	Storage for prescription	medication
Initial assess	ment	Likelihood – A	Consequence – 4	Result – Extreme
Final assessr	nent	Likelihood – E	Consequence - 1	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	First Care Medical to allow patrons pass-out to obtain essential medication (passout form to be
	used).

• Refrigeration at first aid posts.

	RESPONSE ACTIONS (Training Administrative Structural)
•	First Care Medical standard operating procedure.

Resource requirements:	•	First Care Medical.
Responsibilities:	•	Event organiser, First Care Medical.
Timing:	•	Continuous.
Reporting:	•	All passouts of this nature to be reported to event organiser.
Monitoring:	•	Continuous.

ITEM:	6.11 Me	edical Incidents – Lack of	Access for First Aid foot	patrols
Initial assess	ment	Likelihood - A	Consequence – 4	Result – Extreme
Final assessr	nent	Likelihood – E	Consequence - 1	Result – Low

• Clear path around arena for injured patrons.

• Multiple access points to first aid posts.

RESPONS	E ACTIONS (Training Administrative Structural)	
 Security to provide access 	s for first aid officers.	
Use loud hailers to clear a	rea.	
 Implement evacuation if ne 	ecessary.	
Resource requirements:	Security, First Care Medical, barriers, fencing.	
Responsibilities:	Security and First Care Medical.	
Timing:	Continuous.	
Reporting:	Problem to be reported to event organiser.	
Monitoring:	Continuous.	

ITEM:	6.11 Me	edical Incidents – Lack of	Access for First Aid Vehi	cles
Initial assess	ment	Likelihood - A	Consequence – 4	Result – Extreme
Final assessr	nent	Likelihood – E	Consequence - 1	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	Maintain clear ring road and emergency access points.

	RESPONSE ACTIONS (Training Administrative Structural)
•	Security to keep ring road and emergency access roads clear
•	Implement evacuation if necessary.

Resource requirements:	•	Security, barriers, fencing.
Responsibilities:	•	Security and event organiser.
Timing:	•	Continuous.
Reporting:	•	Problem to be reported to event organiser.
Monitoring:	•	Continuous.

ITEM:	6.11 Me	edical Incidents – Excessi	ve Noise in First Aid Post	S
Initial assess	ment	Likelihood - A	Consequence – 2	Result – High
Final assessr	nent	Likelihood – C	Consequence - 2	Result – Moderate

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	Keep entry point to first aid posts oriented away from noise source (or in shielded position).

RESPONSE ACTIONS (Training Administrative Structural)			
First aid to use ear plugs for	or patients and staff.		
Resource requirements:	Security and first aid staff.		
Responsibilities:	First Care Medical, event organiser.		
Timing:	Continuous.		
Reporting:	Problem to be reported to event organiser.		
Monitoring:	Continuous.		

ITEM:	6.11 Me	edical Incidents – Lack of	Security in First Aid Post	S
Initial assessment		Likelihood - A	Consequence – 4	Result – Extreme
Final assessment		Likelihood – C	Consequence - 2	Result – Moderate

	PREVENTATIVE ACTIONS	(Training Administrative Structural)	
•	Security to be positioned near first aid posts		

Security to be positioned near first aid posts.
Provide communications link between First Care Medical and security.

RESPONS	E ACTIONS (Training Administrative Structural)
 Security to respond. 	
Resource requirements:	Communication link (2-way radio) between first aid and security.
Responsibilities:	Security, First Care Medical, event organiser.
Timing:	Continuous.
Reporting:	Security incident report.
Monitoring:	Continuous.

ITEM:	6.12 Pu	ıblic Utilities – Power Fail	ure	
Initial assess	ment	Likelihood – D	Consequence – 4	Result – High
Final assessr	nent	Likelihood – E	Consequence - 2	Result – Low

• Provision of both mains and generator power.

• Electricians on site.

RESPONSE ACTIONS (Training Administrative Structural)			
Electricians and generator	technicians to respond.		
 Notify patrons of the probl 	em and keep them updated, provide entertainment whilst the problem is		
rectified.			
Notify South Australia Electron	ctricity if necessary.		
May require rescheduling	and/or overrun of show to meet patrons' satisfaction.		
Resource requirements:	Electricians and generator technician.		
	1		
Responsibilities:	Event organiser, Tomich Winery.		
[
Timing:	Respond in case of power failure.		
Reporting:	Report to event organiser.		
Monitoring	- Continuous		

ITEM:	6.12 Public Utilities – Gas Leak			
Initial assess	ment	Likelihood – D	Consequence – 3	Result – Moderate
Final assessment		Likelihood – E	Consequence - 3	Result – Moderate

• Plumber on site.

RESPONSE ACTIONS (Training Administrative Structural)

- Plumber to respond.
- Switch off gas supply if necessary.

• May require rescheduling and/or overrun of show to meet patrons' satisfaction.

Resource requirements:	Plumber.			
Responsibilities:	Event orç	aniser, First Care Medical, Tomich Winery.		
Timing:	Respond	in case of leak.		
Reporting:	To event	organiser.		
Monitoring:	Continuo	JS.		
ITEM:	6.12 Pu	Iblic Utilities – Water/Sew	erage Failure/Leak	
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Initial assessment		Likelihood – E	Consequence – 5	Result – High
Final assessment		Likelihood – E	Consequence - 2	Result – Low

• Plumber on site.

RESPONSE ACTIONS (Training Administrative Structural	RESPONSE ACTIONS	(Training Administrative Structural)
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- Plumber or electrician to respond.
- Notify patrons of the problem and keep them updated, provide entertainment whilst the problem is rectified.
- May require rescheduling and/or overrun of show to meet patrons' satisfaction.

Resource requirements:	Plumbers electricians
Responsibilities:	Event organiser, Tomich Winery.
Timing:	Respond in case of accident.
[
Reporting:	To event organiser.
[
Monitoring:	Continuous by all event personnel.

ITEM:	6.12 Pu	ıblic Utilities – Toilet Failu	ire	
Initial assessment		Likelihood – A	Consequence – 4	Result – Extreme
Final assessment		Likelihood – C	Consequence - 2	Result – Moderate

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	Installation of extra toilets above minimum Health Act requirements.

• Access to pumping out vehicles/services.

RESPONS	E ACTIONS (Training Administrative Structural)					
Plumber to respond.	Plumber to respond.					
Resource requirements:	Plumber and pump out equipment.					
Responsibilities:	Event organiser and plumber.					
Timing:	In the event of toilet failure.					
Reporting:	To event organiser.					
Monitoring:	Continuous by plumber and cleaners.					

ITEM:	6.13 St	age – Tripping over cable	S	
Initial assessment		Likelihood – B	Consequence – 3	Result – High
Final assessment		Likelihood – D	Consequence – 2	Result – Low

- PREVENTATIVE ACTIONS (Training Administrative Structural)
 All cabling in public areas to be secured under rubber matting or in cable tray to avoid a trip hazard.
- Stage areas to be inspected prior to opening by technicians and electricians to assure no trip hazards exist.

RESPONSE ACTIONS (Training Administrative Structural)					
 Deploy staff to remove or 	Deploy staff to remove or rectify any trip hazard.				
Resource requirements:	Rubber matting.				
	Event staff and electricians.				
Responsibilities:	Event organiser.				
Timing:	In the event of a trip hazard being accessed or detected.				
Reporting:	Event organiser.				
wonitoring:	Continuous by onsite technicians and all staff.				

ITEM:	6.14 Er	tertainment areas – Struc	tural Collapse	
Initial assessment		Likelihood – E	Consequence – 5	Result – High
Final assessment		Likelihood – E	Consequence – 5	Result – High

• Erection of structures to meet Australian Standards.

• Structures to be erected as per manufacturer's guidelines by appropriately experienced staff.

• Structural engineers to inspect stages and provide structural certification.

	RESPONSE ACTIONS	(Training Administrative Structural)	
•	Implement Emergency Response Plan.		

Resource requirements:	•
Responsibilities:	•
Timing:	•
Reporting:	
Monitoring:	•

ITEM:	6.14 Er	ntertainment areas – Elect	rocution	
Initial assessment		Likelihood – E	Consequence – 5	Result – High
Final assessment		Likelihood – E	Consequence – 5	Result – High

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	All electrical installation to be conducted by licensed electrical contractor and comply with all
	regulations.

	RESPONSE ACTIONS	(Training Administrative Structural)
•	Isolate electrical supply, switch off supply.	
•	Administer first aid.	

Resource requirements:	First Care Medical, onsite electrician.
Responsibilities:	Event organiser, First Care Medical.
Timing:	In the event of electrocution.
Reporting:	All incidents to be reported to event organiser.
Monitoring:	Continuous by all event personnel.

ITEM:	6.14 Er	ntertainment areas – Equi	oment Failure	
Initial assessment		Likelihood – E	Consequence – 3	Result – Moderate
Final assessment		Likelihood – E	Consequence – 1	Result – Low

• Backup equipment available.

• Technicians on site.

 RESPONSE ACTIONS
 (Training Administrative Structural)

- Deploy technicians and back up equipment.
- Inform the patrons of the problem and possible delay via public address system.
- Reschedule finishing times of the stages if required to ensure crowd satisfaction and safety.
- Inform transport providers of any rescheduling of the event.

Resource requirements:	•	Backup equipment, on site technicians. PA systems. Communication to condoning authorities in the event of rescheduling.
Responsibilities:	•	Event organiser.

Timing:	•	In the event of equipment failure.
Reporting:	•	Event organiser.
Monitoring:	•	Continuous by onsite technicians and all event personnel.
_		

ITEM:	TEM: 6.14 Entertainment areas – Tripping over cables			
Initial assess	ment	Likelihood – B	Consequence – 3	Result – High
Final assessment		Likelihood – D	Consequence – 2	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	All cabling in public areas must be secured under rubber matting or in cable tray to avoid a trip
	hazard.

• Public areas to be inspected prior to opening by technicians and electricians to assure no trip hazards exist.

RESPONSE ACTIONS (Training Administrative Structural)						
Deploy staff to remove or	Deploy staff to remove or rectify any trip hazard.					
Resource requirements:	Rubber matting.					
	Event staff and electricians.					
Responsibilities:	Event organiser.					
Timing:	 In the event of a trip hazard being accessed or detected. 					
-						
Reporting:	Event organiser.					
• Continuous by onsite technicians and all staff.						

ITEM: 6.14 Entertainment area		itertainment areas – crow	d surfing injuries	
Initial assess	ment	Likelihood – A	Consequence – 3	Result – Extreme
Final assessment		Likelihood – B	Consequence – 2	Result – High

- Signage advising that crowd surfing is prohibited.
- Public addresses on crowd safety.
- Optional ejection of repeat crowd surfers.

RESPONS	RESPONSE ACTIONS (Training Administrative Structural)					
See Operational Procedur	es – Stages and Mosh Pit in the (draft) Security Management Plan.					
First Care Medical to treat	crowd surfing injuries.					
Resource requirements:	Loud hailers, signage.					
Responsibilities:	Event organiser, security.					
[
Timing:	 In the event of crowd surfing. 					
Reporting:	Event organiser, First Care Medical.					
Monitoring: • Continuous security spotters and first aid.						

ITEM:	6.14 Er	itertainment areas – Sexu	al Harassment	
Initial assessment		Likelihood – E	Consequence – 3	Result – Moderate
Final assessment		Likelihood – E	Consequence – 1	Result – Low

PREVENTATIVE ACTIONS (Training Administrative Structural)
Security to monitor event site for signs of sexual harassment.

RESPONS	E ACTIONS (Training Administrative Structural)
Removal and/or ejection o	f patrons.
 Request Police assistance 	e if warranted.
Resource requirements:	Spotters and security monitoring crowd, security, Police.
	r
Responsibilities:	Event organiser, security.
Timing:	In the event of sexual harassment.

Reporting:	•	Event organiser. Security incident reporting. Police.
Monitoring:	•	Continuous security and crowd spotters.

ITEM:	6.14 Er	ntertainment areas – Crow	d Barrier Integrity	
Initial assess	ment	Likelihood – A	Consequence – 4	Result – extreme
Final assessr	nent	Likelihood – C	Consequence – 3	Result – High

• Use of crowd barrier.

- Use of free standing barrier.
- Erection of barrier on a stable surface.

RESPONSE ACTIONS (Training Administrative Structural)

- Deploy staff and back up equipment.
- Inform the patrons of the problem and possible delay via public address.
- Reschedule finishing times of the stages if required to ensure crowd satisfaction and safety.
- Inform transport providers of any rescheduling of the event.

Resource requirements:	 Backup equipment, onsite technicians. PA systems. Communication to condoning authorities in the event of rescheduling.
Responsibilities:	Event organiser, security.
Timing:	In the event of equipment failure.
Reporting:	Event organiser.
Monitoring:	Continuous by onsite technicians and security staff.

ITEM:	6.14 Er	ntertainment areas – Crow	vd Collapse	
Initial assess	ment	Likelihood – C	Consequence – 4	Result – Extreme
Final assessr	nent	Likelihood – D	Consequence – 4	Result – High

PREVENTATIVE ACTIONS (Training Administrative Structural) Public addresses and signage on crowd safety

•	Public addresses and	l signage on crowd	safety.

	RESPONS	E A	CTIONS	(Training Administrative Structural)
•	Optional ejection of repeat	cro	wd surfers.	
•	See Operational Procedure	es –	Stages and	Mosh Pit in the (draft) Security Management Plan.
•	First Care Medical to treat	patr	ons injured l	by crowd collapse.
Re	esource requirements:	•	Public safe Security.	ty announcements and crowd safety signage.

	First Care Medical.
Responsibilities:	Event organiser.
	Security.
	First Care Medical.
Timing:	In the event of crowd collapse.
Reporting:	Event organiser.
	First Care Medical.
	Security incident log.
Man it a size as	

Monitoring:	٠	Continuous security spotters, first aid and production staff.

ITEM:	6.15 Pe	rsonnel – Key Personnel	no-show	
Initial assess	ment	Likelihood – D	Consequence – 2	Result – Low
Final assessr	nent	Likelihood – D	Consequence – 1	Result – Low

N/A

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	RESPONSE ACTIONS (Training Administrative Structural)
•	Key personnel to brief designated staff member on key responsibilities to assume key role if necessary.

Resource requirements:	•	Backup personnel.
Responsibilities:	•	Event organiser.
Timing:	•	In the event of key person no show.
Reporting:	•	Event organiser.
Monitoring:	•	Continuous by event organiser.

ITEM:	6.15 Pe	rsonnel – Contractors no	-show	
Initial assess	ment	Likelihood – E	Consequence – 2	Result – Low
Final assessr	nent	Likelihood – E	Consequence – 2	Result – Low

• Use of multiple contractors.

• Engage excess number of security.

	RESPONSE ACTIONS	(Training Administrative Structural)
•	Engage alternative contractor.	

Resource requirements:	Multiple contractors.	
Responsibilities:	•	Event organiser.
Timing:	•	In the event of contractor no show.
Reporting:	•	Event organiser.
Monitoring:	•	Continuous by event organiser.

ITEM:	6.15 Pe	ersonnel – Volunteers no-	show	
Initial assess	ment	Likelihood – C	Consequence – 3	Result – High
Final assessr	nent	Likelihood – E	Consequence – 2	Result – Low

PREVENTATIVE ACTIONS (Training Administrative Structural)
Volunteer numbers 20% in excess of requirements.

RESPONS	E ACTIONS (Training Administrative Structural)
Use of site personnel.	
-	
Resource requirements:	Site personnel.
	Excess of volunteers.
Responsibilities:	Event organiser.
·	
Timing:	 In the event of volunteer no show.
Deperting	Freed annualized
Reporting.	• Event organiser.
Monitoring:	Continuous

ITEM:	6.16 Major Incidents – Earthquake				
Initial assessment		Likelihood – E	Consequence – 5	Result – High	
Final assessment		Likelihood – E	Consequence – 5	Result – High	

RESPO	NSE ACTIO

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NS (Training Administrative Structural) See Emergency & Evacuation Procedures in (draft) Security Management Plan.

Resource requirements:	•
Responsibilities:	•
Timing:	•
Reporting:	•
Monitoring:	•

ITEM:	6.16 Ma	ajor Incidents – Extreme	Weather Conditions	
Initial assess	ment	Likelihood – E	Consequence – 5	Result – High
Final assess	nent	Likelihood – E	Consequence – 5	Result – High

N/A

RESPONSE ACTIONS (Training Administrative Structural)					
See Emergency & Evacua	tion Procedures in (draft) Security Management Plan.				
-					
Resource requirements:	•				
Responsibilities:	•				
Timing:	•				
Reporting:	•				
Monitoring:	•				

ITEM:	6.17 Ha	izardous Materials - Broke	en Glass	
Initial assessment		Likelihood – A	Consequence – 3	Result – Extreme
Final assessr	nent	Likelihood – D	Consequence – 2	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)
٠	Glass not allowed to be brought into the festival site. Bag searches by security on entry.

• At bars, alcohol to be poured into plastic cups.

RESPONSE ACTIONS (Training Administrative Structural)					
Cleaners to respond and remove glass.					
Resource requirements:	Onsite cleaners.				
Responsibilities:	Responsibilities: • Event organiser.				
Timing:	Continuous control over controlled areas, respond to any glass breakage.				
Reporting:	Event organiser and cleaners.				
Monitoring:	Continuous by all event personnel.				
·					

ITEM:	6.17 Hazardous Materials – Fuel Spills					
Initial assessment		Likelihood – C	Consequence – 3	Result – High		
Final assessment		Likelihood – D	Consequence – 2	Result – Low		

PREVENTATIVE ACTIONS (Training Administrative Structural)
 All site crew & contractors to take care when refilling fuel tanks.

RESPONSE ACTIONS (Training Administrative Structural)						
See Emergency & Evacuation Procedures in (draft) Security Management Plan.						
Resource requirements:	•					
Responsibilities:	•					
Timing:	•					
Reporting:						
Monitoring:	•					

ITEM:	6.17 Ha	azardous Materials – Syrir	iges	
Initial assess	ment	Likelihood – A	Consequence – 3	Result – Extreme
Final assessment		Likelihood – C	Consequence – 2	Result – Moderate

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Bag search by security on entry.	

[
RESPONSE ACTIONS (Training Administrative Structural)						
See Hazardous Substance	See Hazardous Substances Management Procedure in (draft) Security Management Plan					
Resource requirements: •						
Responsibilities:	•					
Timing:	•					
Reporting:	•					
Monitoring:	•					

ITEM: 6.18 Parks and Gardens – Falling Tree Limbs					
Initial assessment		Likelihood – E	Consequence – 4	Result – High	
Final assessment		Likelihood – E	Consequence – 2	Result – Low	

	PREVENTATIVE ACTIONS (Training Administrative Structural)
•	Tomich Winery and event organiser to inspect trees prior to event for dangerous limbs and
	remove prior to event.

	RESPONSE ACTIONS (Training Administrative Structural)	
٠	If patron injured by falling limb, First Care Medical to respond.	
•	Tree limb to be removed by event ergenizer	

Tree limb to be removed by event organiser.

Resource requirements:	•	On site chainsaw, First Care Medical.
Responsibilities:	•	Event organiser, Tomich Winery.
Timing:	•	Inspection prior to event and respond if necessary.
Reporting:	•	Any injuries to be reported to event organiser.
Monitoring:	•	Continuous by all event personnel.

ITEM:	6.18 Pa	irks and Gardens – Reticu	Ilation Timing	
Initial assess	ment	Likelihood – A	Consequence – 2	Result – High
Final assessment		Likelihood – E	Consequence – 1	Result – Low

	PREVENTATIVE ACTIONS (Training Administrative Structural)	
•	Tomich Winery to provide event organiser with a map showing reticulation locations.	

• Have reticulation turned off prior to the event.

RESPONS	E ACTIONS (Training Administrative Structural)
Turn reticulation off.	
Resource requirements:	Tomich Winery to advise position of and access to
	reticulation control equipment.
Responsibilities:	Event organiser, Tomich Winery ground staff.
Timing:	• Turn off reticulation prior to event, respond when necessary.
Reporting:	Any damage to be reported to site manager.
Monitoring:	Continuous by event personnel.

ITEM:	6.18 Pa	rks and Gardens – Dama	ge to Reticulation by Vehi	cles
Initial assessment		Likelihood – A	Consequence – 1	Result – High
Final assessment		Likelihood – C	Consequence – 1	Result – Low

	PREVENTATIVE ACTIONS	(Training Administrative Structural)
•	Have reticulation mapped out prior to bump-	in.

RESPONS	E ACTIONS (Training Administrative Structural)
Turn reticulation off.	
Resource requirements:	 Tomich Winery to advise position of and access to
	reticulation control equipment.
Responsibilities:	Event organiser, Tomich Winery ground staff.
l iming:	• I urn off reticulation prior to event, respond when necessary.
Reporting:	Any damage to be reported to site manager
Reporting.	• Any damage to be reported to site manager.
Monitoring:	Continuous by event personnel.
J	

ITEM:	6.19 Pu	blic Health and Buildings	s – Lack of Emergency Lig	hting
Initial assessment		Likelihood – E	Consequence – 4	Result – High
Final assessment		Likelihood – E	Consequence – 3	Result – Moderate

- Installation of emergency lighting. ٠
- Check emergency lighting systems prior to show. Onsite mobile lighting towers. •
- •

RESPONS	E ACTIONS (Training Administrative Structural)			
Deployment of lighting towers.				
 Deployment of generators 	and alternate lighting.			
Resource requirements:	Lighting towers and ground lighting.			
	Generators.			
	Electrician.			
Responsibilities:	Event organiser.			
Timing:	In case of lighting failure.			
Reporting:	Event organiser.			
Monitoring:	Continuous by event personnel after dark.			

ITEM:	6.19 Pu	Iblic Health and Buildings	- Lack of Vending Licen	se for Food
Initial assessment		Likelihood – E	Consequence – 4	Result – High
Final assessment		Likelihood – E	Consequence – 3	Result – Moderate

PREVENTATIVE ACTIONS (Training Administrative Structural)
 Event organiser to ensure that all vendors apply for vendors license from Adelaide Hills Council.

RESPONSE ACTIONS (Training Administrative Structural)					
 Environmental Health Officer (EHO) for Adelaide Hills Council. 					
-					
Resource requirements:	EHO to be on site.				
Responsibilities:	Event organiser, Adelaide Hills Council.				
Timing:	 Licenses to be issued to all food vendors prior to event. 				
Reporting:	Event organiser, Adelaide Hills Council EHO.				
	· · · · ·				
Monitoring:	• Event organiser and EHO prior to the opening of the event.				

ITEM:	6.19 Pu	blic Health and Buildings	– Excessive numbers in	venue
Initial assessment		Likelihood – B	Consequence – 4	Result – Extreme
Final assessment		Likelihood – E	Consequence – 3	Result – Moderate

PREVENTATIVE ACTIONS	(Training Administrative Structural)
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•

Maximum capacity of venue to be adhered to. Maximum capacity of bar area to be adhered to (security to use counters). •

RESPONS	E ACTIONS (Training Administrative Structural)
 Bar access to be closed of 	f until numbers are reduced.
Resource requirements:	Event organiser.
Responsibilities:	Event organiser.
Timing:	Continuous.
Reporting:	Event organiser.
Monitoring:	For the duration of the event.

ITEM:	6.19 Pu	6.19 Public Health and Buildings – Lack of toilets					
Initial assessment		Likelihood – A	Consequence – 4	Result – Extreme			
Final assessment		Likelihood – E	Consequence – 2	Result – Low			

PREVENTATIVE ACTIONS	(Training Administrative Structural)

- Toilet numbers to be installed relative to the number of patrons at the event.
- Installation of extra toilets above minimum Health Act requirements.
- Staff to act as toilet ushers to control queuing if required.

RESPONS	E ACTIONS (Training Administrative Structural)			
Onsite plumbers to maintain toilets in working order.				
Onsite cleaners to maintai	n toilets in working order.			
Resource requirements:	Extra toilet facilities.			
	Onsite plumbers.			
	Onsite cleaners.			
Responsibilities:	Event organiser.			
Timing:	Continuous.			
Reporting:	Event organiser.			
Monitoring:	Continuous by cleaners and plumbers.			

ITEM:	6.19 Public Health and Buildings – Food Poisoning					
Initial assessment		Likelihood – C	Consequence – 3	Result – High		
Final assessr	nent	Likelihood – E	Consequence – 2	Result – Low		

• Use of experienced food stalls.

• Inspection and licensing of food outlets by Adelaide Hills Council EHO.

• Complete health approval process by all stall holders prior to event.

DESDONS	E ACTIONE (Training Administrative Structural)			
RESPONS	E ACTIONS (Training Administrative Structural)			
 First Care Medical to treat patrons with food poisoning. 				
 Shut down non-approved v 	vendors.			
· ·				
Resource requirements:	Experienced food stall holders.			
	Adelaide Hills Council EHO inspections.			
Responsibilities:	Event organiser.			
	Adelaide Hills Council.			
Timing:				
Reporting:	Event organiser.			
	Adelaide Hills Council.			
	First Care Medical.			
Monitoring:	For the duration of the event.			

ITEM:	6.19 Pu	blic Health and Buildings	- Excessive numbers in	licensed areas
Initial assessment		Likelihood – D	Consequence – 3	Result – Moderate
Final assess	nent	Likelihood – D	Consequence – 2	Result – Low

• Crowd size to be continually monitored (security to use counters).

• If crowd approaches maximum capacities then entrances to be controlled by only allowing patrons to enter as per the number of patrons exiting.

RESPONS	E ACTIONS (Training Administrative Structural)			
 If capacities are exceeded entrances to be closed until the crowd can be reduced to the maximum limits. 				
Resource requirements:	Security monitoring of crowd numbers.			
	Security to control entrances.			
Responsibilities:				
Security.				
Timing:	Continuous.			
-				
Reporting:	Event organiser.			

	Security incident log.	
Monitoring:	•	Continuous by security.

ITEM:	6.20 Cr	6.20 Crowd Control – Lack of Crowd Controllers					
Initial assessment		Likelihood – A	Consequence – 5	Result – Extreme			
Final assess	nent	Likelihood – E	Consequence – 1	Result – Low			

• Crowd controller numbers to meet a minimum as set in the (draft) Security Management Plan.

- Plan for excess numbers of crowd controllers.
- Dedicated security administration centre on site.

	RESPONSE ACTIONS	(Training Administrative Structural)
•	Additional staff to be on stand-by and deploy	/ed if necessary.

Resource requirements:	•	Security staff.
	•	
Responsibilities:	•	Event organiser.
	•	Security.
Timing:	•	Continuous.
Reporting:	•	Event organiser.
	•	Security incident log.
Monitoring:	•	Continuous by event organiser.

7 Appendices

7.1 Distribution List

The following organisations/persons are issued with copies of this plan:

Organisation	Role/Position	Name
AESA Promotions	General Manager	Kathryn Holloway
Everyday People	Event Manager	Sylvia Potalivo
Adelaide Hills Council	Events Coordinator,	Gaye Tulloch
	Customer Relations	
Mount Barker Police	Sergeant	Sam Massey
ACG Security	Operations Manager	Luke Snel
Secure Events and Assets	Director	Jim Fidler
CFS	Planning Officer	lan Hunter

8 Annexures

8.1 Risk Likelihood descriptors

Level	Descriptor	Description
A	Almost certain	The event is expected to occur in most circumstances.
В	Likely	The event will probably occur in most circumstances.
C	Possible	The event might occur at some time.
D	Unlikely	The event could occur at some time.
E	Rare	The event may occur only in exceptional circumstances.

8.2 Risk Consequence descriptors

Level	Descriptor	Injury	Reputation & image	Financial	Operational efficiency
1	Insignificant	No injuries	Unsubstantiated, low impact, low profile or no news item.	Low financial cost.	Little impact.
2	Minor	First aid	Substantiated, low impact, low profile news item.	Medium financial loss.	Inconvenient delays
		treatment.			
3	Moderate	Medical	Substantiated, public embarrassment, moderate impact,	High financial loss.	Significant delays in major
		treatment	moderate news profile, Ministerial involvement.		deliverables
		required.			
4	Major	Extensive	Substantiated, public embarrassment, high impact, high profile	Major financial loss.	Non – achievement of major
		injuries.	news, Third party actions, public ministerial involvement.		deliverables
5	Catastrophic	Death.	Substantiated, public embarrassment, very high multiple impacts,	Huge financial loss.	Non achievement of major
	-		high profile, wide spread multiple news, Third party actions, public		key objectives
			ministerial involvement, government censure.		

<u>E</u>	Extreme risk	Immediate action required
Н	High risk	Senior management attention required.
М	Moderate risk	Management responsibility must be specified.
L	Low risk	Manage by routine procedures.

8.3 Risk Analysis matrix

	CONSEQUENCE				
LIKELIHOOD	Insignificant 1	Minor 2	Moderate 3	Major 4	Catastrophic 5
A (Almost certain)	Н	н	<u>E</u>	E	and the E thered
B (Likely	М	н	Н	E	E
C (Possible)	L	М	Н	Ē	E
D (Unlikely)	L	L	М	Н	<u>E</u>
E (Rare)	L	L	М	Н	Н

LEGEND



© Everyday





Scale =

200 m

28-Feb-2023







0

Township zone 🔍

TMS

Productive Rural Landscape zone

Bird in Hand Rd

Township Main Street zone -

Details of Representations

Application Summary

Application ID	22042116
Proposal	Annual two-day music festival
Location	1403 ONKAPARINGA VALLEY RD WOODSIDE SA 5244

Representations

Representor 1 - Douglas Burd

Name	Douglas Burd
Address	1480 Onkaparinga Valley Road CHARLESTON SA, 5244 Australia
Submission Date	22/01/2023 05:40 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns

Reasons

1) Noise Management Plan: - The Noise Management Plan (NMP) has failed to identify that our dwelling at 1480 Onkaparinga Valley Road falls within the 65dBA noise contour and that we should therefore be offered a mitigation package. - The NMP identifies the 65dBA noise contour as a circle, this seems unlikely given the directionality of the speaker arrangements. We therefore request notification of the updated assessment following proper modelling of the noise contours based on the speaker arrangement, topography of the area and worst case environmental conditions. - Livestock: We have horses on the property which have previously demonstrated upset in noisy environments and will likely need to be relocated for the duration of the event. We believe the cost for this should be addressed in the mitigation package. 2) Traffic Management / Parking: While we acknowledge the intent to encourage the use of public transport, given the location of the event we anticipate a large proportion of the attendees will drive and that therefore the proposed 1000 parking spaces are inadequate. We believe parking on local roads will need to be heavily controlled / policed. 3) Bushfire Risk: We note that the risk assessment does identify Total Fire Ban as a risk however we believe the proposed mitigations (prohibiting open flames within the venue) to be inadequate and does not address the behaviour of people outside the site. We consider additional measures such as cancellation in the event of an Extreme or Catastrophic rating and or presence of Fire Crews in the area.

Attached Documents

Burd-Dwelling-Location-1174603.pdf


Representor 2 - Christine Schloithe

Name	Christine Schloithe
Address	192-200 PULTENEY STREET ADELAIDE SA, 5000 Australia
Submission Date	24/01/2023 02:37 PM
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 support the development
Reasons	

MusicsaRepresentationEmail-22042116-4733079.pdf
Representation_on_applicationperformance_assessed_developmentMusicsaLtd-4733080.pdf
Musicsa-Supportletter-VintagevibesJan2023-4733081.pdf

Kim Sharp

From: Sent: To: Cc: Subject: Attachments:	Christine Schloithe <christine@musicsa.com.au> Monday, 23 January 2023 1:39 PM Development Admin Emma Barnes; Blake Gilchrist Planning Approval - Submission in support of VintageVibes by MusicSA Representation_on_ApplicationPerformance_Assessed_Development MUSICSA LTD.pdf; MusicSA SupportLetter VintageVibes Jan2023.pdf</christine@musicsa.com.au>
Categories:	Kim

[EXTERNAL]

Dear Adelaide Hills Council

Please find attached MusicSA's submission in support of the Performance Assessed Development – Vintage Vibes, consisting of two documents

- 1) Representation on Application completed form
- 2) MusicSA Letter of Support

I am happy to be contacted in regards to this application.

Best wishes Christine

Christine Schloithe | CEO

She/Her

T: 08) 7320 3301 | M: 0414 697 244 www.musicsa.com.au | Kaurna Land



Music SA would like to acknowledge the traditional custodians of the land on which we conduct business and respect their ongoing connection to land, sea and culture. We pay our respects to Elders past, present and emerging.

The contents of this document are proprietary to, and contain confidential information of, Music SA. The information in this document must only be used for the purpose for which it was disclosed by Music SA to the recipient and must not be used for any other purpose. The recipient must not disclose the contents of this document to anyone without Music SA's prior written consent.

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Arts & Entertainment of South Australia Pty Ltd & Planning Studio Pty Ltd
Development Number:	22042116
Nature of Development:	Annual Two Day music festival
Zone/Sub-zone/Overlay:	Productive Rural Landscape Zone
Subject Land:	1403 Onkaparinga Valley Road, Woodside
Contact Officer:	Adelaide Hills Council
Phone Number:	08 8408 0400
Close Date:	30 January 2023

My name*: CHRISTINE SCHLOITHE	My phone number: 0414697244
My postal address*: MUSICSA, 200 PULTENEY STREET ADELAIDE SA 5000	My email: christine@musicsa.com.au

* Indicates mandatory information

My position is:	I support the development
	I support the development with some concerns (detail below)
	I oppose the development

Refer attached letter

[attach additional pages as needed]



Government of South Australia

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].

l:	\Box wish to be heard in support of my submission*
	$oxedsymbol{\boxtimes}$ 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

allablerte Date: 23/01/2023 Signature:

Return Address: Adelaide Hills Council | PO Box 44, Woodside SA 5244 or

Email: developmentadmin@ahc.sa.gov.au or

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

ABN 19 079 445 051



25 January 2022

To whom it concerns

Re: Planning application, VINTAGE VIBES

MusicSA is pleased to submit this Support Letter in regard to the application by Arts & Entertainment of South Australia Pty Ltd & Planning Studio Pty Ltd for VINTAGE VIBES at Tomich Wines vineyard in April 2023.

MusicSA is the peak body and advocate for the South Australian contemporary music industry. A not-for-profit organisation, MusicSA exists to promote, support and develop the local industry by nurturing careers, creating pathways, delivering industry and professional development opportunities, strategic projects and programs, and connecting artists, audiences, venues and businesses.

The music industry, along with its allied industries, was one of the most impacted sectors in Australia during the pandemic and full recovery will take years. While the live music festival and event landscape has improved significantly since 2020 and 2021, the industry is still experiencing ongoing supply chain issues, skills and expertise shortages, unpredictable ticket-buying trends and rising cost of business pressures. South Australia in particular experiences dynamic audience attendances that have a very real impact on the promoters and festival organisers who tour and present acts and artists through South Australia. The more support South Australian promoters and festival organisers receive, the better the health of the local and national industries and the more the risk is diminished for everyone.

VINTAGE VIBES is an important locally-promoted music festival taking place in a region of South Australia that is still developing its capacity and reputation for these culturally rich, niche and bespoke experiences. Held in the iconic Adelaide Hills on Peramangk Land, VINTAGE VIBES features a strong line-up of South Australian and national music talent in a safe, accessible and welcoming environment.

The importance of the opportunity for local artists to play at a high-calibre festival can't be overstated. This festival will drive employment and payment for artists and crews, profile local talent and expertise, and expose South Australian artists to national artists, agents, managers and touring entourages. The festival also elevates the profile of Adelaide as the City of Music, contributes to the development of the South Australian music industry and showcases us on the national music festival circuit.





Beyond the far-reaching benefits to the music industry, VINTAGE VIBES is an important offering in the cultural tourism space with its carefully-crafted focus on music, food and wine, in one of the most spectacular locations in Australia. The Adelaide Hills region will distinctly benefit from the publicity and promotion the festival will attract, attendances and visitation from city, regional and interstate visitors, and the many flow-on benefits for local businesses and operators.

As communities continue to emerge from the pandemic, localised event activations such as VINTAGE VIBES provide critical pathways for industry development, social interaction, cultural and artistic immersion and celebration, and tourism activation, and with benefits for artists, audiences and workers that far exceed the modest staging and planning impacts.

As a music industry leader and as a passionate Adelaide Hills resident, I encourage you to endorse planning consent for VINTAGE VIBES in April 2023 as an important new addition to South Australia's event calendar and the Adelaide Hill's growing schedule of tourism attractions and experiences.

Sincerely,

Cllableife

Christine Schloithe CEO MusicSA

Representor 3 - Russell Miatke

Name	Russell Miatke
Address	99 Buckleys Rd LOBETHAL SA, 5241 Australia
Submission Date	30/01/2023 09:46 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

I am a resident of Buckleys Rd, Lobethal, which is a neighbouring property to the proposed development site / music event. Apart from obvious noise and local traffic congestion concerns, I am particularly concerned about possibility of unwanted event traffic (or traffic trying to avoid the event) coming down our "no through road" by mistake. Or otherwise trying to find parking where there is none. I hope that event organiser will engage traffic management to instal appropriate signage and/or traffic controller at the entrance to Buckleys Road to prevent this happening. I also encourage relevant authorities to insist that any planning consent / approval is based on a single one off event in the first instance, with any future events being subject to a positive post event appraisal and community feedback. Re: Planning Assessment Report provided by Planning Studio On Page 5 of the report the following is stated: "3. SITE AND LOCALITY The event will be hosted on a portion of land identified as Piece 51 in DP126786, held in Certificate of Title Volume: 6256; Folio: 979 and is known generally as 1403 Onkaparinga Valley Road, Woodside. The land is operated by Tomich Wines. The land is provided with direct and primary access to Onkaparinga Valley, with secondary access to Woodside Road. Additional access is provided to Buckleys Road to the west and to Pfitzner and Western Branch Roads to the south via adjoining parcels under the same ownership and operation. It is not intended that these access points are utilised as part of the event, but could be made available in the case of emergency." It is my understanding that there is no longer an adjoining parcel of land "under the same ownership and operation" as the subject property, 1403 Onkaparinga Valley Road, Woodside, where additional access to provided to Buckleys Rd. This parcel of land in under new ownership and now designated as Lot 50 Buckleys Rd Lobethal. I make this observation in the interest of having updated correct information provided in the report.

Representor 4 - Russell Miatke

Name	Russell Miatke
Address	99 Buckleys Rd LOBETHAL SA, 5241 Australia
Submission Date	30/01/2023 09:47 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

I am a resident of Buckleys Rd, Lobethal, which is a neighbouring property to the proposed development site / music event. Apart from obvious noise and local traffic congestion concerns, I am particularly concerned about possibility of unwanted event traffic (or traffic trying to avoid the event) coming down our "no through road" by mistake. Or otherwise trying to find parking where there is none. I hope that event organiser will engage traffic management to instal appropriate signage and/or traffic controller at the entrance to Buckleys Road to prevent this happening. I also encourage relevant authorities to insist that any planning consent / approval is based on a single one off event in the first instance, with any future events being subject to a positive post event appraisal and community feedback. Re: Planning Assessment Report provided by Planning Studio On Page 5 of the report the following is stated: "3. SITE AND LOCALITY The event will be hosted on a portion of land identified as Piece 51 in DP126786, held in Certificate of Title Volume: 6256; Folio: 979 and is known generally as 1403 Onkaparinga Valley Road, Woodside. The land is operated by Tomich Wines. The land is provided with direct and primary access to Onkaparinga Valley, with secondary access to Woodside Road. Additional access is provided to Buckleys Road to the west and to Pfitzner and Western Branch Roads to the south via adjoining parcels under the same ownership and operation. It is not intended that these access points are utilised as part of the event, but could be made available in the case of emergency." It is my understanding that there is no longer an adjoining parcel of land "under the same ownership and operation" as the subject property, 1403 Onkaparinga Valley Road, Woodside, where additional access to provided to Buckleys Rd. This parcel of land in under new ownership and now designated as Lot 50 Buckleys Rd Lobethal. I make this observation in the interest of having updated correct information provided in the report.

Representor 5 - Russell Miatke

Name	Russell Miatke
Address	99 Buckleys Rd LOBETHAL SA, 5241 Australia
Submission Date	30/01/2023 09:49 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

I am a resident of Buckleys Rd, Lobethal, which is a neighbouring property to the proposed development site / music event. Apart from obvious noise and local traffic congestion concerns, I am particularly concerned about possibility of unwanted event traffic (or traffic trying to avoid the event) coming down our "no through road" by mistake. Or otherwise trying to find parking where there is none. I hope that event organiser will engage traffic management to instal appropriate signage and/or traffic controller at the entrance to Buckleys Road to prevent this happening. I also encourage relevant authorities to insist that any planning consent / approval is based on a single one off event in the first instance, with any future events being subject to a positive post event appraisal and community feedback. Re: Planning Assessment Report provided by Planning Studio On Page 5 of the report the following is stated: "3. SITE AND LOCALITY The event will be hosted on a portion of land identified as Piece 51 in DP126786, held in Certificate of Title Volume: 6256; Folio: 979 and is known generally as 1403 Onkaparinga Valley Road, Woodside. The land is operated by Tomich Wines. The land is provided with direct and primary access to Onkaparinga Valley, with secondary access to Woodside Road. Additional access is provided to Buckleys Road to the west and to Pfitzner and Western Branch Roads to the south via adjoining parcels under the same ownership and operation. It is not intended that these access points are utilised as part of the event, but could be made available in the case of emergency." It is my understanding that there is no longer an adjoining parcel of land "under the same ownership and operation" as the subject property, 1403 Onkaparinga Valley Road, Woodside, where additional access to provided to Buckleys Rd. This parcel of land in under new ownership and now designated as Lot 50 Buckleys Rd Lobethal. I make this observation in the interest of having updated correct information provided in the report.



Planning Studio Pty Ltd 108 Mount Barker Road, Stirling SA 5152 PO Box 32 Bridgewater SA 5155 0431 527 636 emma@planningstudio.com.au

20 February 2023

Ref: App ID 22042116 Our Ref: P0290

Mr D Waters Acting Chief Executive Officer Adelaide Hills Council PO Box 44 WOODSIDE SA 5244

By electronic lodgement PlanSA portal

Attention: Mr James Booker Team Leader Statutory Planning

RE: Development Application ID 22042116 Special Event | Annual Two Day Music Festival 1403 Onkaparinga Valley Road, WOODSIDE Applicant's Response to Representations

Planning Studio continues to act for Arts & Entertainment of South Australia, Applicant of the above mentioned development application seeking Development Approval for an annual two day music festival to be held at 1403 Onkaparinga Valley Road, Woodside. The land is owned and operated by Woodthall Pty Ltd and is generally known as Tomich Wines.

Council has received three (3) representations during the prescribed notification period which concluded on 30 January 2023. Copies of the representations have been provided to Planning Studio, as the Applicant's representative, for review. We note that the representations forwarded to the Applicant initially contained five representations, however it has since been confirmed that two were duplicates.

The Applicant has requested Planning Studio prepare a response to representations in accordance with section 107(3)(c) of the Planning, Development and Infrastructure (PDI) Act 2016 and Regulation 51 of the PDI (General) Regulations 2017.

This response should be considered in addition to the proposal documentation provided by the Applicant during the course of the assessment of the proposal.

Updated Site Layout Plan

This response is also accompanied by an updated Site Layout Plan and a visual representation of the proposed (some optional) access points. Both documents have been prepared by MFY Traffic Consultants, and are provided in **Appendices A** and **B** respectfully. The updated site plan seeks to address access, parking and general traffic matters raised by Council staff and representors, and following continuing engagement with stakeholders.

The updated plan will form the basis of upcoming stakeholder meetings with the appointed traffic management contractor, SAPOL, DIT and Council in refining and finalising the Event Traffic Management Plan for the event.



A copy has been provided to DIT for review, with a response expected on Tuesday 21 February 2023. The DIT response will be forwarded to Council upon receipt. It is anticipated DIT may require a condition such that new access points are only utilised for the purpose of the event, remaining closed (locked) at all other times. This condition, if required, would be acceptable.

Referral responses

We acknowledge referral responses of both the Commissioner of Highways and the Environment Protection Authority and welcome their support.

Commissioner of Highways

Condition 1 and Advisory Notes 1 – 3 included within the DIT response are noted. The Applicant and MFY Traffic Consultants will continue to liaise directly with DIT and Council in this regard. A stakeholder meeting, to include DIT, SAPOL, Council MFY and the Applicant, will be held in the coming weeks upon confirmation of SAPOL availability.

It is a requirement of DIT that the final on-site traffic management plan for the event be submitted to DIT and Council prior to the event. This plan needs to include all parking and traffic flow, passenger set down areas, including buses, pedestrian management measures and signage.

The attached plan responds to this requirement, however may be refined during the course of further consultation with stakeholders. A final Traffic Management Plan (traffic control) will also be provided to stakeholders.

Environment Protection Authority

The EPA has supported the proposal to utilise portable toilet holding tanks, with removal off site. The EPA considers the proposal to utilise a portable facilities during the event would have a neutral or beneficial impact on water quality, and has subsequently supported the proposal without conditions.

Adelaide Hills Council

We also note the internal referral advice provided by Council's Economic Development Officer, particularly in highlighting the significant economic benefit this event will bring to the Adelaide Hills Council area.

Council have also advised that Adelaide Hills Tourism support the event, acknowledging the generation of significant numbers of visitors to the region.

The Applicant continues to engage with Council's Manager Communication, Engagement and Events. This officer will be invited to attend stakeholder meetings in the coming weeks to ensure that Council is represented in all stakeholder meetings regarding the event. An invitation to attend the stakeholder meeting will be extended to any departments of Council considered appropriate.

We thank Council for their support to date in supporting implementation of the Event Community Consultation & Communication Plan.

Council's arboricultural officer has also provided feedback regarding the proposed access points and their proximity to Council trees located on Onkaparinga Valley Road. This advice has been adopted and the plan updated to reflect.

We value continued consultation with Council staff and welcome the offer for two dead trees on Onkaparinga Valley Road to be removed (by Council) prior to the event.

Should staff wish to discuss the updated plan further in relation to trees, we would welcome an opportunity to meet on site to ensure there is no unnecessary or long term impact on vegetation.



As noted above, three (3) representations were received during the prescribed period. All representors have expressed support for the proposal, with two local residents raising some concerns which will be addressed in this submission. One representor has indicated a desire to be heard by the Council Assessment Panel.

Representations have been received from the following:

Representor	Address	Opposed / Support	Desire to be heard
Mr Douglas Burd	1480 Onkaparinga Valley Road, Charleston	Support with some concerns	Yes
Ms Christine Schloithe	MusicSA 192-200 Pulteney Street, Adelaide	Support	No
Mr Russell Miatke	99 Buckleys Road, Lobethal	Support with some concerns	No

 Table 1 | Representation Summary

We welcome the supportive representation received from MusicSA. MusicSA is the peak body and advocate for the South Australian contemporary music industry, and knowing first hand the long lasting and devastating impact the global pandemic has had on the live music industry, MusicSA have applauded the Applicant for curating an 'important locally-promoted music festival taking place in a region of South Australia that is still developing its capacity and reputation for these culturally rich, niche and bespoke experiences'.

MusicSA highlights that the Vintage Vibes music festival will drive employment and payment for artists and crews, profile local talent and expertise, and expose South Australian artists to national artists, agents, managers and touring entourages. MusicSA also acknowledged that Vintage Vibes is 'an important offering in the cultural tourism space with its carefully-crafted focus on music, food and wine, in one of the most spectacular locations in Australia'.

MusicSA has identified the significant contribution that Vintage Vibes will make to the music industry, tourism and the broader Adelaide Hills region that far exceeds modest and limited staging and planning impacts associated with the event.

We acknowledge and thank MusicSA for their considered and detailed response.

Considerations

Concerns identified by the remaining two representors will be addressed under general headings rather than by specific reference to the individual representor or representation order. We acknowledge that the representors own, and/or reside within, properties located within the immediate locality of the subject land.

These include:

- General noise and traffic congestion;
- Traffic and parking impact on Buckleys Road;
- Correction to subject land access to Buckleys Road;
- Inadequate supply of parking on site / need to control parking in locality;



- Need for post event communication and feedback;
- Limit event to one off;
- Noise Management Plan detail and mitigation packages to impacted residents (and livestock); and
- Management of Bushfire Risk.
- 1. Traffic and Parking Impact on Buckleys Road

We thank the Representor for his comments about the local road conditions and advise that the team will be liaising with the Department for Infrastructure and Transport, SA Police and Council's traffic and parking enforcement team with respect to the detailed event traffic requirements for the event, which will include management of the local road network.

2. Correction to subject land access to Buckleys Road;

The Representor has correctly identified an inaccurate description of the access available from the land, which has arisen following a land division and sale process.

We confirm the land does not have access to Buckleys Road.

Section 3 (page 5) of the Planning Assessment Report should read:

The land is provided with direct and primary access to Onkaparinga Valley Road, with secondary access to Woodside Road. Additional access is provided to Pfitzner/Western Branch Roads to the south west via the adjoining parcel (A200 in DP 57391 – 337 Western Branch Road) under the same ownership and operation. There is no intention to utilise this access point as part of the event, however it could be made available in the case of emergency.

We thank the representor for noting this error within the report.

3. Inadequate supply of parking on site / need to control parking in locality

Congestion resulting from a large number of festival patrons seeking to park outside the event and within the local road network where there is limited on street parking would be undesirable. As above, the Event Traffic Control Plan will seek to employ signage where necessary to minimise such impact and to direct patrons to carparking provided on the site.

In that regard, the updated Site Layout Plan provided in **Appendix A** now identifies an increase in the area available for patron parking, with the provision increasing from approx. 1,500 spaces to a capacity of approx. 2,300 spaces. An additional area (car park 3) will now be made available for event patrons. The inclusion of this area of land also benefits traffic movements on Onkaparinga Valley Road, with public passenger vehicles (such as taxi and Uber) leaving the public road further south and traversing the land to a dedicated drop off/pick up zone adjacent the event area. Pedestrian movements and safety have also been improved at the event entry gate as a result.

We also advise that up to 175 bar, site and security staff will now be transported to the site by prearranged bus transport, reducing the need for a large area of staff parking. Back of house/staff parking will be provided to the north of the event site. This area will also be used for the parking of pre-booked buses, which will remain on site for the duration of the event. Bus movements are subsequently limited to a single in and single out movement, thereby reducing congestion and improving pedestrian/passenger safety during loading/unloading.

Notwithstanding the purposeful update to the Site Layout Plan to increase parking on site, it is important to note that festival patrons are also able to purchase bus tickets as part of event



ticketing, which is in addition to other public and private services which will operate concurrently. To date approximately 650 bus tickets have been purchased, which equates to approximately 10% of all sales at this time. It is anticipated this proportion of ticket sales will remain constant, or increase, as ticket sales progress. Buses have been reserved by the Promoter to cater for up to 12% of ticket holders.

The promoter is also anticipating in excess of 40% of patrons will use Uber and other ride share providers, such as Des's and other touring/transport services. This is based on data obtained from recent festival events of 'Wine Machine' in McLaren Vale and 'Handpicked', near Strathalbyn. These events are comparable in capacity and regional location.

It is therefore reasonable to anticipate that upwards of 50% of patrons may utilise a form of public transport, reducing the need for on-site parking.

If the remaining patrons (approx 5,000 persons based on full capacity of 10,000 tickets) arrive/depart via private vehicles (noting a large majority will also be dropped off/picked up rather than the vehicle remaining on site) are able to utilise the 2,300 approx. on site spaces at an average rate of 2.2 persons per vehicle. There will be a charge for parking on site which will be discounted in a manner that will encourage car-pooling (for <u>example</u> \$50 with 1 person in the car, \$40 with 2 persons, \$30 with 3 persons, \$20 with 4 persons and \$10 with 5 persons). The promoter will be advertising parking rates, with a strong emphasis on carpooling.

While the proposal seeks approval for a capacity of up to 10,000 pax on each day, with the above calculations all based on the full capacity, actual numbers may be slightly reduced for the first event. The application has an element of future proofing embedded, which will allow for adjustment for future events if required.

Given the significant increase in on-site parking, and the intent and ability for the local area to be included within the Event Traffic Management Plan, it is considered that traffic and parking impacts will be effectively and appropriately managed such that inconvenience to residents within the locality will be sufficiently minimised.

4. Need for post event communication and feedback

The Applicant has dedicated resources to ensuring any concerns of residents are addressed and impacts mitigated. The Applicant will ensure there is a contact number available to residents during the event, and will welcome post event feedback in due course.

While there are undeniable short-term impacts arising from festival events, many regional communities have embraced similar events and see the positive and numerous benefits events such as Vintage Vibes bring to their community.

We acknowledge that it is critical to continue to communicate with the local community and to evaluate/revise management plans and strategies regularly. Such plans must respond to any issues/concerns arising from the previous year.

The event organiser has made a commitment to consult with the local community pre and post event in a manner that will ensure impacts are minimised and improvements are facilitated where possible.

5. Limit Event to One-Off

One representor has recommended the event be a single one-off event for the first year, with any future events subject to event appraisal and community feedback.

While there will be continual review of the event operation and management by the Applicant, any authorisation obtained will allow for the two day event to be held annually.

It is expected that any approval issued by the Council will include extensive conditions of consent. Such conditions will survive for the life of the event and will be enforceable by Council at all times through enforcement mechanisms of the the Planning, Development and Infrastructure Act and Regulations and the Environment, Resources and Development Court if necessary.

In order to organise, facilitate and manage such an event, performing artists need to be secured in substantial advanced time. Some of the artists are international or interstate performers, touring for more than one event/concert. Such acts have to be booked well in advance. If the event required an annual consent, the timeframes associated with development assessment processes would significantly impact upon the organisation and management of the event.

Sufficient lead times are also required for stakeholder communications and resource allocations, including rostering my organisations such as SAPOL.

Seeking annual consent for the event would be impractical given the lead times and costs associated with development assessment processes.

The event will also require a liquor licence from the Office of Liquor and Gambling Commissioner. This subsequent authorisation process often includes the imposition of numerous enforceable conditions in an ongoing manner.

Thus, it is considered reasonable that authorisation be provided in perpetuity.

6. Noise Management Plan detail and mitigation packages to impacted residents (and livestock)

The Noise Management Plan (NMP) is a live document that establishes a noise management framework which is progressed and populated through to and after the event.

The next stage in the NMP is to predict music levels based on the actual speaker details and directivity (provided by the stage and speaker contractor) to determine the 65 dB(A) equal noise contour around the event.

The dwellings within that contour will then be confirmed by the project team. This may include the dwelling of Mr Burd.

The NMP then requires discussions with the dwelling occupants to confirm the treatment packages. The NMP packages, unless modified through discussions with a dwelling occupant, comprise:

- 1. Full access to the event and food and drink vouchers for the occupants, or
- 2. Accommodation on the day/s of the event to an equivalent value as item 1.

With respect to livestock relocation as part of the treatment package – the final music level predictions will inform the levels at and near livestock. These levels might not be significantly different to the upper end of the range of noise levels which livestock could be exposed to from time to time (say, due to weather or location in paddocks close to major highways). In addition, there could be a commitment to gradually increase music levels during sound check and prior to the event getting underway to reduce the potential for startling livestock.



The Applicant is willing to consult directly with the Representor, and any other residents within the 65 dB(A) equal noise contour, in discussing the mitigation options available prior to the event, noting that the above information will assist in any such discussions.

7. Management of Bushfire Risk.

Section 4.2.2 of the Planning Assessment Report confirms the event will be cancelled in the unlikely event of a Catastrophic Fire Danger rating being declared on either day of the event and/or if directed by the Country Fire Service as a result of fire activity in the area.

Closing

The proposal seeks to conduct a Special Event on an annual basis in the form of a two-day music festival.

The event will be held on land situated at 1403 Onkaparinga Valley Road, Woodside, initially on 1 - 2 April 2023, then continuing annually (dates to be confirmed each year). It is anticipated the event could accommodate up to a maximum of 10,000 attendees each day. The festive will operate between the hours of 12 noon – 10:30pm.

We welcome the widespread community, music industry and government support for the event. The concerns of two nearby residents have been heard and responded to. The Applicant respects the views of the community and sees it as a partner to the event. Endeavours to address concerns of the residents are genuine.

We believe that the proposal is able to satisfy the general intent of the Planning and Design Code to ensure that no development results in undue or deleterious impacts to the land or its community. We also believe that there are numerous and significant social and economic benefits that arise from the event being held at Tomich Wines, and we urge Council to support the proposal.

The proposal warrants the granting of Planning Consent.

Should the Council Assessment Panel ('CAP') provide an opportunity for representors to be heard in person at its meeting, it is requested that the Applicant, and/or their representative/s also be afforded such opportunity. It is anticipated that planning, traffic and acoustic specialist consultants will be in attendance.

Given the timeframes associated with the event, we would be grateful for an opportunity for the proposal to be considered at a Special Meeting of the CAP if possible. It is requested that Council staff advise the date, time and location of the Council Assessment Panel meeting as soon as possible.

Should you wish to discuss any aspects of this correspondence or the proposal further, please do not hesitate to contact me on 0431 527 636 or emma@planningstudio.com.au.

Yours sincerely

Emma Barnes | MPIA | Director CC: B Gilchrist, AESA



APPENDIX A

Site Layout Plan – Updated

MFY Traffic Consultants Drawing: MFY_220256_01_SH01, Revision F 10 February 2023





POTENTIAL GATE

MERGE SOUTHBOUND TRAFFIC

EXISTING GATE

DISCLAIMER THESE ARE CONCEPT PLANS ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. MEY P/L DOES NOT REPRESENT THAT THE PLANS ARE IN ANY WAY SUITABLE FOR USE FOR CONSTRUCTION PURPOSES AND DOES NOT GIVE CONSENT TO THEIR USE FOR CONSTRUCTION PURPOSES.

ANY PARTY USING THE PLANS FOR CONSTRUCTION DOES SO AT THE PARTY'S OWN RISK AND WITHOUT THE CONSENT OF MFY P/L

Vintage Vibes Cnr Onkaparinga Valley Road & Woodside Road	Drawing: MFY_220256_01_SH01 Revisi Drawn: BH Scale:	sion: F e: 1:2000	Unit 6, 224 Glen Osmond Road FULLARTON SA 5063 T: +61 8 8338 8888
Site Layout	Date: 10.02.2023 Paper	er Size: A3	E: mfya@mfy.com.au

F:\2022\22-0256 Vintage Vibes, Cor Friday, February 10, 2023 11:15:21



APPENDIX B

Access point identification

MFY Traffic Consultants Ref: 22-0256 10 February 2023

níy

22-0256 Vintage Vibes Event

Access ID (refer MFY	Existing/new	
Drawing 220256_01_SH01)		
1	Existing	
2	Potential	
3	New	
4	Potential	
5	Existing	



F:\22-0256 Vintage Vibes access points 10 Feb 22.xlsx

22-0256 Vintage Vibes Event

Access ID (refer MFY	Existing/new	
Drawing 220256_01_SH01)		
7	Existing (to remain closed)	
8	New	
9	Potential (will require removal of one tree and construction of a temporary crossover)	B B B B B B B B B B B B B B B B B B B
10	Potential	
11	Existing	Page and the second sec
12	Potential (may require removal and/or trimming of existing bushes)	

Notes:

1. Minimum gate/access width 4m, maximum gate/access width 10m subject to traffic requirements and tree impacts

2. Potential access points may not be required, but approval is sought for temporary configuration subject to final event traffic management plan

3. Sketches of gates are indicative only and subjec to on-site constructability assessment

F:\22-0256 Vintage Vibes access points 10 Feb 22.xlsx

Referral Snapshot

Development Application number: 22042116

Consent: Planning Consent

Relevant authority: Adelaide Hills Council

Consent type for distribution:

Referral body: Environment Protection Authority

Response type: Schedule 9 (3)(9) Activities of Environmental significance, or development in Mount Lofty Ranges, River Murray Flood Plain or Water Protection Areas

Referral type: Direction

Response date:

7 Feb 2023

Advice: With comments, conditions and/or notes

Advisory Note 1

The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 2

More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au



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

EPA Reference: PDI 495

7 February 2023

James Booker Adelaide Hills Council PO Box 44 Woodside SA 5244

jbooker@ahc.sa.gov.au

Dear Mr Booker

EPA Development Application Referral Response

Development Application Number	22042116
Applicant	Arts & Entertainment of South Australia Pty Ltd
Location	1403 Onkaparinga Valley Rd, Woodside SA CT 6256/979
Proposal	Annual two-day music festival

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

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

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

PROPOSAL

The application is for an annual two-day music festival.

SITE

The site is 10.7 hectares in size and is located at 1403 Onkaparinga Valley Road, Woodside adjacent to the Onkaparinga River.

The site is within the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay of the *Planning and Design Code*.

ENVIRONMENTAL ASSESSMENT

The application was referred to the EPA because it would generate human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day) and would not be connected to a community wastewater management system or sewerage infrastructure.

The EPA's role is to provide expert technical assessment and direction to the Adelaide Hills Council on whether human wastewater is proposed to be managed in a way that would have a neutral or beneficial impact on water quality.

The EPA reviewed the *Wastewater management report* (HE35422, November 2022) prepared by Harnett Engineering. The report proposes that wastewater be managed using portable toilets. Calculations determined that 200 toilets or tray equivalents would be required to cater for the expected attendance of 10,000 people per day. The wastewater in the portable toilet holding tanks would be pumped out and removed from the site by the contractors.

Given that all human wastewaters would be contained in the portable toilet holding tanks and then removed from the site, the EPA considers that the proposal would have a neutral or beneficial impact on water quality.

DIRECTION

No conditions are directed.

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

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

OFFICIAL

If you have any questions about this response, please contact Geoff Bradford on 08 8204 9821 or geoffrey.bradford@sa.gov.au .

Yours faithfully

Hayley Riggs Delegate ENVIRONMENT PROTECTION AUTHORITY

Referral Snapshot

Development Application number: 22042116

Consent: Planning Consent

Relevant authority: Adelaide Hills Council

Consent type for distribution:

Referral body: Commissioner of Highways

Response type: Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

Referral type: Direction

Response date: 30 Jan 2023

Advice:

With comments, conditions and/or notes

Condition 1

An on-site traffic management plan for event traffic management shall be submitted to the satisfaction of Council and the Department for Infrastructure and Transport prior to any event being held onsite. This plan shall:

- 1. Provide details of all parking (including overflow parking) and traffic flow through the site;
- 2. Identify any passenger set down areas, including any buses accessing the site;
- 3. Identify any pedestrian management measures required;
- 4. Identify all signage required to facilitate the traffic movements.

All access and traffic management for the event shall be in accordance with this plan.

Advisory Note 1

Approval for temporary traffic control will need to be obtained from DIT -Roadworks. The company engaged for traffic control will need to provide DIT with a copy of the traffic management plan (TMP) and seek approval of any temporary traffic control/signage. The TMP will need to show all traffic control devices to be utilised (including variable message signs) and any proposed traffic restrictions during the event (including setup/close down). The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au

Advisory Note 2

The event shall be developed in accordance with https://dit.sa.gov.au/___data/assets/pdf_file/0020/121394/DOCS_AND_FILES-8197504-v5-Guidelines_for_Events_on_SA_Roads.pdf

Advisory Note 3

Should the applicant want to discuss Adelaide Metro bus services to/from the event contact should be made with Mr Andrew Every, Performance and Planning Lead, Bus, South Australian Public Transport Authority on tel. 7133 2535, mob 0423 822 269 or email Andrew.Every@sa.gov.au

Guidelines for Events on SA Roads





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Government of South Australia

Department for Infrastructure and Transport

TRAFFIC MANAGEMENT Operational Instructions

Guidelines for Events on SA Roads

AMENDMENT RECORD

Version	Page(s)	Date	Amendment Description	Init
1	All	12/12/2013	Authorised for use	AI. B
1	11-14	07/04/2014	Sign graphics added	AI. B
2	All	04/02/2021	Reference to Road Traffic (Miscellaneous) Regs added; references to Austroads Guide to Temporary Traffic Management added; content rationalised	PS/IH

This document has been prepared by Traffic Services. It has been approved and authorised for use by Councils, the Department for Infrastructure and Transport and other authorised bodies and persons by:

asul

Manager, Traffic Services 19 / 11 / 2020

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For information regarding the interpretation of this document please contact:

Traffic Services, Road and Marine Services Division, DIT Email: <u>dit.tassadminsupport@sa.gov.au</u>

For additional copies or to confirm the current status of this document refer to the website below: <u>http://www.dit.sa.gov.au/standards/tass</u>

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4.	Legal framework	2
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	4.3 Traffic control devices4.4 Event speed limits	3 4
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1. Scope

This Guideline applies to all planned events that may have a direct or indirect impact on the safety and efficiency of the surrounding road network in South Australia.

South Australia's vast road network provides the opportunity for organisations and community groups to stage events on or adjacent roads for the benefit of the public at large. An event may be any organised sporting, recreational, political, artistic, cultural or other activity, including a street party. Such events need to be managed in a way that ensures safety for all involved, and minimises disruptions to the normal daily usage and function of the road network.

For the purpose of this guideline a traffic management plan is referred to as an event management plan.

2. Traffic impacts of events

Events conducted off-road do not always directly impact on traffic and may not require a declaration under Section 33 of the Road Traffic Act ('the Act'). Agreement however for such events by the relevant authority is required and should always include an assessment of any likely adverse traffic impacts on adjacent roads, which should be addressed by traffic management arrangements.

Road authorities should be particularly mindful that major road activities may be scheduled to occur on the surrounding road network at the same time as the event, e.g. tunnel closures for maintenance purposes, road detours for roadworks etc, and that liaison and coordination with other authorities on traffic management may be required.

To ensure the safe and efficient conduct and movement of road users, the Department for Infrastructure and Transport's (the Department) Traffic Management Centre must be advised on 1800 018 313 when an event has the potential to impact on the Department's roads (i.e. roads under the care, control and management of the Commissioner of Highways). Please refer to the following link for further information. https://www.dit.sa.gov.au/contractor_documents/works_on_roads_by_other_organisat ions

3. Event organiser responsibilities

If an event is proposed on or adjacent to a road, the appropriate road authority shall be notified. Roads under control of the Department require a permit to be obtained from the Traffic Management Centre. Permits shall be obtained via the following link <u>www.roadworks.sa.gov.au</u>.

The event organiser shall be responsible for arranging and meeting the costs of preparing and implementing event management plans for all events.

The Austroads *Guide to Temporary Traffic Management Part 10: Supporting Guidance (2019)* section 4 provides guidance on the management of traffic for events.

Event organisers will be responsible for the safety of the event participants at all times. Neither the Minister, nor the Department will accept any liability for any personal injury, loss or damage that may occur to participants or other third parties or their property as a result of the staging of the event.

The event organiser shall deal with any public liability claims made in respect to the traffic management arrangements for an event.

Event organisers shall keep a copy of the event management plan and, in particular, a record of all traffic control device placements and any changes to these during the event. Such record keeping should generally be in accordance with SA Standard for Workzone Traffic Management (www.dit.sa.gov.au/?a=316525). It may become necessary to produce these records as evidence at legal proceedings at a future time.

4. Legal framework

4.1 Relevant authority

The event organiser must contact the relevant authority responsible for declaring the event and/or authorising traffic management in accordance with Table 1.

Table 1 Responsibility for declaring events and authorising traffic management

Responsibility for Road:	Authority to declare the event and/or authorise traffic management:	
If any part of the event will be held on a road under the care, control and management of the	SAPOL	
Commissioner of Highways		
If any part of the event will be held on a road(s)	Council (excludes authorisation of speed	
within your Council area and your Council has	limits)	
care, control and management of the road(s)		
If the event will be held on road(s) across two	To SAPOL for coordination and to minimise	
or more Council areas, but <u>not</u> under the care,	costs.	
control and management of the Commissioner		
of Highways		
If the event will be held on roads which are	To SAPOL for coordination.	
within your Council area and some of these		
roads are under the care, control and		
management of the Commissioner of Highways		
If the event will be held on roads or road-	SAPOL	
related areas which are not under the care,		
control and management of a Council or the		
Commissioner of Highways		

4.2 Event legislation

The following legislative powers are relevant to events and any associated traffic management. Instruments of approval and delegation referred to below are available via the following link <u>https://www.dit.sa.gov.au/standards/tass</u>

Section 33 of the Road Traffic Act

- Section 33 of the Act allows the Minister to declare an Event. SAPOL and Councils have delegated powers to declare an event via the Minister's Instrument of Approval and Delegation.
- A declaration allows for a road (or part of a road) to be closed and for event participants to be exempted from a variety of traffic law provisions. These exemptions are listed in the relevant Instrument of Approval and Delegation.
- The declaration shall be advertised/communicated in accordance with Section 33 of the Act and Regulations 6, 7 and 8 of the Road Traffic (Miscellaneous) Regulation ('the Regulations').

Section 17 of the Road Traffic Act

• SAPOL and Councils have delegated powers to install, maintain, alter, operate, or remove traffic control devices via the Minister's Instruments of general approval and delegation.

NOTE: Speed limit signs cannot be installed under the conditions of Clause E of the Minister's Instrument to Council and must be referred to SAPOL.

• The general approval to SAPOL provides for traffic management arrangements to be authorised when a Section 33 declaration is not required.

4.3 Traffic control devices

The signs typically used at event sites to warn, guide and regulate road users are illustrated in table 2 of this guideline. These signs are detailed on the Department's Standard Sign Index (<u>http://www.dteiapps.com.au/signindx/</u>). Signs which are not detailed on the Standard Sign Index shall not be used unless specific approval is obtained from the Department's Manager, Traffic Services. Signs should generally be used in accordance with the SA Standard for Workzone Traffic Management (www.dit.sa.gov.au/?a=316525).

All traffic control devices shall be installed in accordance with the event management plan. For traffic control devices on Council roads, this plan must be prepared by a person who in the opinion of the Council, has an appropriate level of knowledge and experience in the preparation of traffic management plans.

The following activities shall only be undertaken by a person who is accredited in a DIT endorsed workzone traffic management training course:

• installing or removing a traffic control device on or adjacent any Departmental road.

- installing or removing a R4-1 speed restriction sign on any road within South Australia.
- displaying a stop/slow bat on any road in South Australia.

NOTE: The Commissioner of Police also has powers to authorise event organisers and marshals to use traffic control devices such as stop/slow bats under clause A7 of the Minster's *Instrument of Delegation of Power to Declare Events; Close Roads and Grant Exemptions for Events on Roads.*

To ensure road closures are enforceable both the No Entry Sign (R2-4) must be in use in conjunction with the Road Closed Sign (T2-4).

4.4 Event speed limits

A temporary speed zone established for an event on or adjacent to a road shall only apply while the relevant conditions exist. It shall be removed as soon as practicable after the need for its imposition passes.

Temporary speed zones cannot be installed by Councils under the conditions of Clause E of the Minister's Instrument to Council. They shall only be installed by a person who is accredited in the DIT endorsed workzone traffic management training course.

Speed zones for traffic safety purposes should not be used where alternative means of traffic control would be adequate.

4.5 Advance warning notification signs

In addition to the above signs, temporary signs (refer TES13004 Department's Standard Sign Index (<u>http://www.dteiapps.com.au/signindx/</u>)) used for promoting an event can be installed two weeks prior to the event and must be removed within one week of the event completion, or as specified by the Department or the relevant authority.

On roads under control of the Department approval must be obtained before installation of these advanced notification signs via the permit system (refer to Section 3).

5. Contact for further information

Advice in relation to specific events on roads under the control of the Department can be obtained from the

Traffic Management Centre Telephone: 1800 018 313

SAPOL Senior Sergeant Chris Holland Telephone: (08) 7322 4261

Table 2 - Format of Signs

Sign Number	Sign Name	Sign Size, mm	Figure
TM1-6A TM1-6B	DETOUR AHEAD (square) DETOUR AHEAD	600 X 600 1200 X 300	DETOUR AHEAD DETOUR AHEAD
TM1-18A TM1-18B	PREPARE TO STOP (square) PREPARE TO STOP	600 X 600 1200 X 300	PREPARE TO STOP PREPARE TO STOP
TM3-16-1A	X KM/H	600 X 600	<mark>SO</mark> km/h
TM9-SA25A TM9-SA25B	ON SIDE ROAD (square) ON SIDE ROAD	600 X 600 1200 X 300	ON SIDE ROAD ON SIDE ROAD
TM9-5B(L/R)	ON SIDE ROAD L/R	1200 X 300	← ON SIDE ROAD ON SIDE ROAD →
TM9-SA28A TM9-SA28B	NEXT 1, 2, 5, 10km (square) NEXT 1, 2, 5, 10km	600 X 600 1200 X 300	NEXT MEXT km
TM1-32A	SIDE ROAD CLOSED	600 X 600	SIDE ROAD CLOSED
TM1-34A	TRAFFIC CONTROLLER (symbolic)	600 X 600	1
TM9-1A TM9-1B T1-SA67A T1-SA67B T1-SA67C T1-SA67D	EVENT AHEAD(square) EVENT AHEAD EVENT AHEAD EVENT AHEAD EVENT AHEAD EVENT AHEAD	600 X 600 1200 X 300 450 X 300 600 X 400 800 X 500 1200 X 750	EVENT AHEAD
T1-SA51	EVENT AHEAD [REDUCE SPEED]	1500 X 900	EVENT AHEAD REDUCE SPEED
TM9-SA109A	SPEED LIMIT CHANGED	600 X 600	SPEED LIMIT CHANGED

Guidelines for Events on SA Roads

T1-SA106	EVENT AHEAD – SPEED LIMIT CHANGED	1200 x 900	EVENT AHEAD SPEED LIMIT CHANGED
TM9-4C	EVENT ON SIDE ROAD	1200 X 600	EVENT ON SIDE ROAD
TM9-SA126A	EVENT PEDESTRIAN	600 X 600	XX
TM9-7A	EVENT BIKE	600 X 600	A
TM9-8A	EVENT RUNNER	600 X 600	<u>*</u>
TM9-6C	COMMUNITY EVENT AHEAD	1200 X 600	COMMUNITY EVENT AHEAD
TM8-15A	BIKE LANE CLOSED AHEAD	600 X 600	BICYCLE LANE CLOSED AHEAD
TM8-16A	BIKE LANE CLOSED	600 X 600	LANE CLOSED
TM2-SA4A TM2-4B TM2-4C	ROAD CLOSED (square) ROAD CLOSED ROAD CLOSED (double plate)	600 X 600 1200 X 300 1200 X 600	ROAD CLOSED ROAD CLOSED
TM10 series	LANE STATUS	600 X 600	T1
TM10-17A	SINGLE LANE STATUS -Through Median	600 X 600	
RM2-14A(L) or (R)	ALL TRAFFIC TURN (L) or (R)	600 X 600	ONLY
TM2-23C	END DETOUR	1200 X 600	END DETOUR

UNCONTROLLED COPY WHEN PRINTED
TM9-2A	END EVENT (square)	600 X 600	
TM9-2B	END EVENT	1200 X 300	END
T2-SA104A	END EVENT	450 X 300	EVENT END EVENT
T2-SA104B	END EVENT	600 X 400	END EVENT
			EVENT
TM9-3A	EVENT IN PROGRESS (square)	600 X 600	IN
TM9-3B	EVENT IN PROGRESS	1200 X 300	PROGRESS EVENT IN PROGRESS
-			
TM2-SA106-1A	END (square)	600 X 600	
TM2-SA106-2C	END	1200 X 600	
			EVENT EVENT
TM9-SA107A(L)		600 X 600	
TM9-SA107A(R)	EVENT TURN RIGHT	600 X 600	
THO O M 400 M			EVENT
IM9-SA108A	EVENT PARKING	600 X 600	P
TM5-7A	DETOUR (square)	600 X 600	
TM5-7B	DETOUR	1200 X 300	
TM5-7C	DETOUR (double plate)	1200 X 600	
			DETOUR
TM8-2B(L)	PEDESTRIANS (Left or Right)	1200 X 300	
TM8-2B(R)	FEDESTRIANS (Left of Right)	1200 X 300	PEDESTRIANS
			USE
TM8-3A	USE OTHER FOOTPATH	600 X 600	OTHER
			FOOTPATH
			FRATRATU
TM8-4A	FOOTPATH CLOSED	600 X 600	FOUIPAIH
			CLOSED
			NO
RM2-4A	NO ENTRY	600 X 600	ENTRY
RM2-6A(L)		600 X 600	(🗨) (🗨)
κινιΖ-ΰΑ(Κ)		000 X 600	
RM4-1A	SPEED SIGN	600 X 600	
			(60)(70)(80)

			90 100 110
GM9-SA9A GM9-SA9B	REDUCE SPEED (square) REDUCE SPEED	600 X 600 1200 X 300	REDUCE SPEED REDUCE SPEED
GM9-SA18	NO THROUGH ROAD	600 X 600	N O THROUGH ROAD
GM9-40-2A	LOCAL TRAFFIC ONLY	600 X 600	LOCAL TRAFFIC ONLY
GM9-79D	SPEED LIMIT AHEAD	600 X 900	60 AHEAD
GM9-90B	DO NOT OVERTAKE	1200 X 300	DO NOT OVERTAKE

James Booker

From: Sent: To: Cc: Subject:	Emma Barnes <emma@planningstudio.com.au> Wednesday, 22 February 2023 4:41 PM James Booker jayne@mfy.com.au; Blake Gilchrist; andres@aesa.net.au; Randal Tomich (rtomich@tomich.com.au); Marc.Hryciuk@sa.gov.au Vintage Vibes DIT response to updated plan</emma@planningstudio.com.au>
Importance:	High
Follow Up Flag: Flag Status:	Follow up Flagged

[EXTERNAL]

Hi James

Please find **below** email correspondence between the event traffic consultant MFY and the Transport Assessment Branch of DIT in relation to the updated Site Layout Plan that was included in the response to representations submission.

DIT have confirmed that the existing conditions provided as part of their referral advice are still suitable. The DIT conditions/advisory notes are as follows:

Condition 1

An on-site traffic management plan for event traffic management shall be submitted to the satisfaction of Council and the Department for Infrastructure and Transport prior to any event being held onsite. This plan shall:

- 1. Provide details of all parking (including overflow parking) and traffic flow through the site;
- 2. Identify any passenger set down areas, including any buses accessing the site;
- 3. Identify any pedestrian management measures required;
- 4. Identify all signage required to facilitate the traffic movements.
- All access and traffic management for the event shall be in accordance with this plan.

Advisory Note 1

Approval for temporary traffic control will need to be obtained from DIT - Roadworks. The company engaged for traffic control will need to provide DIT with a copy of the traffic management plan (TMP) and seek approval of any temporary traffic control/signage. The TMP will need to show all traffic control devices to be utilised (including variable message signs) and any proposed traffic restrictions during the event (including setup/close down). The Traffic Management Centre Roadworks team can be contacted on 1800 434 058 or email dit.roadworks@sa.gov.au

Advisory Note 2

The event shall be developed in accordance with https://dit.sa.gov.au/__data/assets/pdf_file/0020/121394/DOCS_AND_FILES8197504-v5-Guidelines_for_Events_on_SA_Roads.pdf

Advisory Note 3

Should the applicant want to discuss Adelaide Metro bus services to/from the event contact should be made with Mr Andrew Every, Performance and Planning Lead, Bus, South Australian Public Transport Authority on tel. 7133 2535, mob 0423 822 269 or email <u>Andrew.Every@sa.gov.au</u>

The existing Condition and Advisory Note 1 require further approval of the Event Traffic Management Plan and temporary traffic control which will be facilitated and finalised via the stakeholder meeting and subsequent engagement with DIT and Council prior to the event.

On this basis, it is not considered necessary to re-refer the application to the department, however I'm sure Marc Hryciuk at DIT would be happy to discuss further if necessary. I have copied Mark into this email.

We trust that this advice will enable you to complete your report for the CAP.

Please don't hesitate to contact me should you require further information or clarification.

Kind regards Emma



Emma Barnes | Director

emma@planningstudio.com.au | 0431 527 636 | www.planningstudio.com.au | 108 Mount Barker Road Stirling SA 5152 | PO Box 32 Bridgewater SA 5155

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From: Jayne Lovell <jayne@MFY.COM.AU>
Sent: Wednesday, February 22, 2023 3:38 PM
To: Emma Barnes <emma@planningstudio.com.au>
Cc: Blake Gilchrist <blake@everydaypeople.club>; Andres Donoso <andres@dnsresources.com.au>; Randal Tomich
<rtomich@tomich.com.au>
Subject: FW: Vintage vibes plans for DA issue

Hi Emma

See below, for you to forward to Council's planner.

Regards

Jayne Lovell | Senior Associate | MFY Pty Ltd



t: 08 8338 8888 | m: 0458 585 997 | e: jayne@mfy.com.au

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From: Jayne Lovell
Sent: Wednesday, 22 February 2023 3:37 PM
To: 'Hryciuk, Marc (DIT)' <<u>Marc.Hryciuk@sa.gov.au</u>>
Subject: RE: Vintage vibes plans for DA issue

Hi Marc

Just to clarify, we are not intending to use all the access points. Currently, we are working towards using 5 access points in total:

- three existing, namely 1, 5 and 11; and
- two new, namely 3 and 8.

We have identified the others to provide alternatives either for operational or constructability reasons, which we will work through with the traffic management team (including SAPOL and the TMC) and Council.

Appreciate your confirmation that this can be dealt with via the previous DIT condition.

Regards

Jayne Lovell | Senior Associate | MFY Pty Ltd



Unit 6/224 Glen Osmond Road, Fullarton SA 5063 t: 08 8338 8888 | m: 0458 585 997 | e: jayne@mfy.com.au

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From: Hryciuk, Marc (DIT) <<u>Marc.Hryciuk@sa.gov.au</u>>
Sent: Wednesday, 22 February 2023 3:29 PM
To: Jayne Lovell <<u>jayne@MFY.COM.AU</u>>
Subject: RE: Vintage vibes plans for DA issue

OFFICIAL

Hi Jayne,

The intent seems reasonable however, I think a number of the access point locations may not be ideal and will need a bit more work. In terms of the conditions, we believe that the temporary access points can be worked through as part of the traffic management plan so the existing conditions should be fine.

Happy to discuss further.

Kind regards,

Marc Hryciuk A/Manager Transport Assessment Transport Strategy and Planning Department for Infrastructure and Transport T 7133 1664 • E Marc.Hryciuk@sa.gov.au – Please note new number PO Box 1533 Adelaide SA 5001 • DX 171 • www.dit.sa.gov.au



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From: Jayne Lovell <<u>jayne@MFY.COM.AU</u>> Sent: Friday, 10 February 2023 3:02 PM

To: Hryciuk, Marc (DIT) <<u>marc.hryciuk@sa.gov.au</u>> Subject: FW: Vintage vibes plans for DA issue

Hi Marc

We have been progressing the ETMP for the Vintage Vibes festival and as a result, have been having a play with access locations/options, both from a constructability perspective and to suit the internal uses of the site.

Any new access points will be temporary for use during the festival only and we will be working with the TMC on approval for the ETMP per the event guidelines and the conditions you have already provided, I don't anticipate that your conditions/response will change, but we are concerned with timing if Council decides it needs to re-refer to you. (Special Council meeting to approve is early March).

Would you be able to provide an email confirming that your previous conditions remain unchanged? I can then shoot that over to planner, and if they do re-refer, you will be able to respond in time as well.

Thanks

Jayne Lovell | Senior Associate | MFY Pty Ltd



t: 08 8338 8888 | m: 0458 585 997 | e: jayne@mfy.com.au

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From: Jayne Lovell Sent: Friday, 10 February 2023 12:40 PM

To: Emma Barnes <<u>emma@planningstudio.com.au</u>>; Blake Gilchrist <<u>blake@everydaypeople.club</u>>; Andres Donoso <andres@dnsresources.com.au>

Subject: Vintage vibes plans for DA issue

Jayne Lovell | Senior Associate | MFY Pty Ltd



t: 08 8338 8888 | m: 0458 585 997 | e: jayne@mfy.com.au

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Address:

1403 ONKAPARINGA VALLEY RD WOODSIDE SA 5244

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



Property Zoning Details

Overlay

Environment and Food Production Area Hazards (Flooding) Hazards (Bushfire - High Risk) Hazards (Bushfire - Medium Risk) Hazards (Flooding - General) Hazards (Flooding - Evidence Required) Limited Land Division Mount Lofty Ranges Water Supply Catchment (Area 2) Native Vegetation Prescribed Water Resources Area Traffic Generating Development 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
- Code Assessed Deemed to Satisfy Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.
 - None

- 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.
 - Verandah
- 4. Impact Assessed Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

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 a	and Intensity
P0 1.1	DTS/DPF 1.1
The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.	Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery

(g)	Dwelling
(h)	Dwelling addition
(i)	Farming
(j)	Function centre
(k)	Horse keeping
(I)	Horticulture
(m)	Industry
(n)	Low intensity animal husbandry
(o)	Outbuilding
(p)	Shop
(q)	Small-scale ground mounted solar power facility
(r)	Tourist accommodation
(s)	Transport distribution
(t)	Verandah
(u)	Warehouse
(v)	Winery
(w)	Workers' accommodation

Siting and Design		d Design
	PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
	PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.

P0 3.1	DTS/DPF 3.1	
 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as a greenhouse. 	 Horticultural activities: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m² (g) in the form of olive growing, is not located within 500m of a conservation or national park. 	
Rural In	ndustry	
P0 4.1	DTS/DPF 4.1	
Small apple industry (including haverage production and weahing	Industrias storage werehousing produce grading and packing	

Small-scale industry (including beverage production and washing,
processing, bottling and packaging activities), storage,Industries, storage, warehousing, produce grading and packing
and transport distribution activities and similar activities (or any

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warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.	 combination thereof): (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 2ha in area (c) have a total floor area not exceeding 350m².
P0 4.2	DTS/DPF 4.2
Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:	None are applicable.
 (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas. 	
P0 4.3	DTS/DPF 4.3
Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.	 Buildings and associated activities: (a) are setback at least 50m from all road and allotment boundaries (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwe	llings
P0 5.1	DTS/DPF 5.1
Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.	 Dwellings: (a) are located on an allotment with an area not less than: (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (d) more than one value is returned, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
P0 5.2	DTS/DPF 5.2
Dwelling are sited, designed and of a scale that maintains a	Dwellings:

pleasant natural and rural character and amenity. P0 5.3 Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi- generational management of farms in a manner that minimises	 (a) are setback from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height no greater than 6m. DTS/DPF 5.3 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: (a) with the top of the control of the control of the following are satisfied:
the potential loss of land available for primary production.	 (d) It is located within 20m of an existing dwelling (b) share the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on an allotment.
PO 5.4	DTS/DPF 5.4
Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	 Additions or alterations to an existing dwelling: (a) are setback behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m from the top of the footings.
Shops, Tourism an	d Function Centres
PO 6.1	DTS/DPF 6.1
Shops are associated with an existing primary production or primary production related value adding industry to support	Shops, other than where located in The Cedars Subzone:
diversification of employment, provide services to visitors and showcase local and regional products.	 (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the
	(c) have a gross leasable floor area not exceeding 100m ² or
	 (d) have an area for the display of produce or goods
	external to a building not exceeding 25m ²
	(e) do not result in more than 75 seats for customer dining purposes in a restaurant.
PO 6.2	DTS/DPF 6.2
Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	Shops in new buildings:
	 (a) are setback from all property boundaries by at least 20m
	ା (୧୬) 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.
P0 6.3	DTS/DPF 6.3
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	Tourist accommodation, other than where located in The Cedars Subzone:
experiences.	 (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: (i) where in a new building, does not exceed a total floor area of 100m² (ii) where in an existing building, does not exceed 150m²
	on the same allotment.
P0 6.4	DTS/DPF 6.4
Tourist accommodation proposed in a new building or buildings	Tourist accommodation in new buildings:
character and amenity.	(a) is setback from all property boundaries by at least 40m
	(b) has a building height that does not exceed 7m above natural ground level.
P0 6.5	DTS/DPF 6.5
Function centres are associated with the primary use of the land for primary production or primary production related value adding industry.	Function centres, other than where located in The Cedars Subzone:
	 (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not exceed a capacity of 75 persons for customer dining purposes.
PO 6.6	DTS/DPF 6.6
Function centres are sited, designed and of a scale that	Function centres:
maintains a pleasant natural and rural character and amenity.	(a) are located on an allotment having an area of at least 5ha
	(b) are setback from all property boundaries by at least 40m
	(c) are not sited within 100m of a sensitive receiver in other
	 (d) have a building height that does not exceed 9m above natural ground level.
Offices	
P0 7.1	DTS/DPF 7.1
Offices are directly related to and associated with the primary	Offices, other than where located in The Cedars Subzone:
use of the land for primary production or primary production related value adding industry.	(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

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	(b) have a gross leasable floor area not exceeding 100m ² .		
Adaptive Reuse of Existing Buildings			
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following:		
	 (a) a shop (b) office (c) tourist accommodation. 		
Workers' acc	commodation		
P0 9.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	 DTS/DPF 9.1 Workers' accommodation: (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m² (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) amenities accommodate not more than 20 persons at any one time (e) is setback at least 50m from a road boundary (f) is setback at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment. 		
Renewable Fr	nerav Facilities		
PO 10.1	DTS/DPF 10.1		
Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	None are applicable.		
P0 10.2	DTS/DPF 10.2		
Small-scale ground mounted solar power facilities support rural production or value-adding industries.	None are applicable.		
Built Form and Character			
PO 11.1	DTS/DPF 11.1		
Large buildings designed and sited to reduce impacts on scenic and rural vistas by:	None are applicable.		
 (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines. 			
Land [Division		
PO 12.1	DTS/DPF 12.1		
Land division creating additional allotments is not supported	Except where the land division is proposed in The Cedars		

other than where located in The Cedars Subzone to support tourist development.	Subzone, no additional allotments are created.
PO 12.2	DTS/DPF 12.2
 Allotment boundaries, including by realignment, are positioned incorporate sufficient space around existing residential, touris accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard. 	 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricu	ultural Buildings
PO 13.1	DTS/DPF 13.1
Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural charac	Agricultural buildings: ter
and function.	 (a) are located on an allotment having an area of at least 2ha (b) are setback at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 350m² in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, (Carports and Verandahs
P0 14.1 DTS/DPF 14.1	
Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.	 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m² (c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
P0 14.2	DTS/DPF 14.2
Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity.	 Carports and verandahs: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m² (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level
	(e) if clad in sheet metal, the cladding is pre-colour treated

	or painted in a non-reflective colour.	
Concer	of Plans	
P0 15.1	DTS/DPF 15.1	
Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and	The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:	
provision of infrastructure.	In relation to DTS/DPF 15.1, in instances where:	
	 (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met. 	
Advertisements		
P0 16.1	DTS/DPF 16.1	
Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	Freestanding advertisements: (a) do not exceed 2m in height	
	(b) do not have a sign face that exceeds 2m2 per side.	

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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 (Column A)	Exceptions (Column B)
 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.
 Any development involving any of the following (or of any combination of any of the following): (a) advertisement 	None specified.

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

9. Shop.	Except shop that does not satisfy any of the following:1. Productive Rural Landscape Zone DTS/DPF 6.12. Productive Rural Landscape Zone DTS/DPF 6.2.	
10. Tourist accommodation within The Cedars Subzone.	None specified.	
11. Tourist accommodation.	 Except tourist accommodation that does not to satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4. 	
Placement of Notices - Exemptions for Performance Assessed Development		
None specified.		

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

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

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

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory

			Reference
None	None	None	None

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

	Desired Outcome
DO 1	Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:
	 (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO 3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Lanc	l Use
P0 1.1	DTS/DPF 1.1
Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.	None are applicable.
P0 1.2	DTS/DPF 1.2
Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that:	None are applicable.
 (a) are remote from or require extended periods of travel to reach safer locations 	

(b) don't have a safe path of travel to safer locations.				
Sit	ing			
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 2.1 None are applicable.			
Duilt	Form			
Built PO 2.1				
Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	None are applicable.			
P0 3.2	DTS/DPF 3.2			
Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	Outbuildings and other ancillary structures are sited no close than 6m from the habitable building. ry			
Habitable	Buildings			
P0 4.1	DTS/DPF 4.1			
To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	None are applicable.			
P0 4.2	DTS/DPF 4.2			
Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development. 			
PO 4.3	DTS/DPF 4.3			
Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that: (a) is capable of accommodating a bushfire protection	None are applicable.			

sy su <i>M</i> re (b) in in	 ystem comprising firefighting equipment and water upply in accordance with <i>Ministerial Building Standard</i> <i>IBS 008 - Designated bushfire prone areas - additional</i> equirements includes the provision of an all-weather hardstand area in a location that: allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction is no further than 6 metres from the dedicated water supply outlet(s) where required. 	
	Land [livision
PO 5.1		DTS/DPF 5.1
Land divis habitable I boarding f student ac limited to f	ion for residential and tourist accommodation and buildings for vulnerable communities (including nouses, hostels, dormitory style accommodation, ccommodation and workers' accommodation) is those areas specifically set aside for these uses.	None are applicable.
PO 5.2		DTS/DPF 5.2
Land divis minimise t buildings, damage in	ion is designed and incorporates measures to the danger of fire hazard to residents and occupants of and to protect buildings and property from physical the event of a bushfire.	None are applicable.
PO 5.3		DTS/DPF 5.3
Land divis (avoiding t facilitate th vehicles, re dead end r evacuation	ion is designed to provide a continuous street pattern the use of dead end roads/cul-de-sac road design) to he safe movement and evacuation of emergency esidents, occupants and visitors. Where cul-de-sac / roads are proposed, an alternative emergency n route is provided.	None are applicable.
PO 5.4		DTS/DPF 5.4
Where 10 includes a multiple av	or more new allotments are proposed, land division t least two separate and safe exit points to enable venues of evacuation in the event of a bushfire.	None are applicable.
PO 5.5		DTS/DPF 5.5
Land divis protection design in c adequate unaccepta purposes o	ion provides sufficient space for future asset zones and incorporates perimeter roads of adequate conjunction with bushfire buffer zones to achieve separation between residential allotments and areas of able bushfire risk and to support safe access for the of fire-fighting.	None are applicable.
	Vehicle Access –Roads, I	Driveways and Fire Tracks
PO 6.1		DTS/DPF 6.1
Roads are	designed and constructed to facilitate the safe and	Roads:
(a) ac	ccess, operation and evacuation of fire-fighting ehicles and emergency personnel	 (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road

(b)	evacuation of residents, occupants and visitors.	(c) (d) (e) (f) (g)	have a any poi have a provide betwee other o (Figure allow fi travel in curves externa incorpo provide not exc either: (i)	cross fall of not more than 6 degrees (1-in-9.5) at int along the road minimum formed road width of 6m e overhead clearance of not less than 4.0m in the road surface and overhanging branches or bstructions including buildings and/or structures 1) ire-fighting services (personnel and vehicles) to in a continuous forward movement around road by constructing the curves with a minimum al radius of 12.5m (Figure 2) orating cul-de-sac endings or dead end roads are ed within an alternative evacuation route and do seed 200m in length and the end of the road has a turning area with a minimum formed surface radius of 12.5m (Figure 3) or a 'T' or 'Y' shaped turning area with a minimum
				formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)
		(h)	incorpo waterco gross v	orate solid, all-weather crossings over any ourse that support fire-fighting vehicles with a rehicle mass (GVM) of 21 tonnes.
PO 6.2		DTS/DPF	6.2	
Access	to habitable buildings is designed and constructed to	Access	is in acc	cordance with (a) or (b):
Tacintat		(a)	a clear	and unobstructed vehicle or pedestrian pathway
(a) (b)	use, operation and evacuation of fire-fighting and emergency personnel		of not g betwee and the	greater than 60 metres in length is available on the most distant part of the habitable building e nearest part of a formed public access road
(0)	evacuation of residents, occupants and visitors.	(b)	drivewa	avs:
			(i)	do not exceed 600m in length
			(ii)	are constructed with a formed, all-weather surface
			(iii)	are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
			(iv)	have a gradient of not more than 16 degrees (1- in-3.5) at any point along the driveway
			(v)	have a crossfall of not more than 6 degrees (1- in-9.5) at any point along the driveway
			(VI)	have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
			(vii)	incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
			(viii)	provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
			(ix)	allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum

			externa	al radius of 12.5m (Figure 2)
	(x	()	allow f exit an a 'U' sh incorpo	ire-fighting vehicles to safely enter and allotment in a forward direction by using aped drive through design or by prating at the end of the driveway either:
			A.	a loop road around the building or
			B.	a turning area with a minimum radius of 12.5m (Figure 3) or
			C.	a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)
	(x	ci)	incorpo any wa vehicle tonnes	brate solid, all-weather crossings over tercourse that support fire-fighting is with a gross vehicle mass (GVM) of 21
P0 6.3	DTS/DPF 6.3			
Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	None are ap	plica	ıble.	

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 o	f Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except applica develop increas more): (a) (b) (c) (d) (c) (d) (e) (f) (g) (h) (i) (j) (k) (l) (m) (n)	if a relevant certificate accompanies the tion for planning consent in respect of the oment, any of the following classes of oment (including alterations and additions which e the floor area of such buildings by 10% or land division creating one or more additional allotments dwelling ancillary accommodation residential flat building tourist accommodation boarding home dormitory style accommodation workers' accommodation student accommodation pre-school educational establishment retirement village supported accommodation residential park	South Australian Country Fire Service.	To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.	Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

(o)	hospital		
(p)	camp ground.		

Figures and Diagrams







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
Sit	ing
P0 1.1	DTS/DPF 1.1
Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	None are applicable.
Built	Form
P0 2.1	DTS/DPF 2.1
Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	None are applicable.
P0 2.2	DTS/DPF 2.2
Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable	Buildings
P0 3.1	DTS/DPF 3.1
To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	None are applicable.
PO 3.2	DTS/DPF 3.2

Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
P0 3.3	DTS/DPF 3.3
Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008</i> - <i>Designated bushfire prone areas - additional requirements</i> .	None are applicable.
Land [livision
PO 4.1	DTS/DPF 4.1
Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	None are applicable.
PO 4.2	DTS/DPF 4.2
Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	None are applicable.
PO 4.3	DTS/DPF 4.3
Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	None are applicable.
PO 4.4	DTS/DPF 4.4
Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	None are applicable.
Vehicle Access - Roads, I	Driveways and Fire Tracks
PO 5.1	DTS/DPF 5.1
Roads are designed and constructed to facilitate the safe and effective:	Roads:
(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel	 (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road
(b) evacuation of residents, occupants and visitors.	 (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m

	(e)	provid betwee other c (Figure	e overhead clearance of not less than 4.0m en the road surface and overhanging branches or obstructions including buildings and/or structures e 1)
	(f)	allow f travel i curves externa	ire-fighting services (personnel and vehicles) to n a continuous forward movement around road by constructing the curves with a minimum al radius of 12.5m (Figure 2)
	(g)	incorp not exc either:	orating cul-de-sac endings or dead end roads do ceed 200m in length and the end of the road has
		(i)	a turning area with a minimum formed surface radius of 12.5m (Figure 3) or
		(ii)	a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)
	(h)	incorp waterc gross v	orate solid, all-weather crossings over any ourse that support fire-fighting vehicles with a /ehicle mass (GVM) of 21 tonnes.
P0 5.2	DTS/DPF	5.2	
Access to habitable buildings is designed and constructed to facilitate the safe and effective:	Access	is in ac	cordance with (a) or (b):
(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel	(a)	a clear of not betwee and the	and unobstructed vehicle or pedestrian pathway greater than 60 metres in length is available en the most distant part of the habitable building e nearest part of a formed public access road
(b) evacuation of residents, occupants and visitors.	(b)	drivew	ays:
		(i)	do not exceed 600m in length
		(ii)	are constructed with a formed, all-weather surface
		(iii)	are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8)
		(iv)	have a gradient of not more than 16 degrees (1- in-3.5) at any point along the driveway
		(v)	have a crossfall of not more than 6 degrees (1- in-9.5) at any point along the driveway
		(vi)	have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
		(vii)	incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)
		(viii)	provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)
		(ix)	allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum
		(x)	external radius of 12.5m (Figure 2) 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

	i	incorpor	ating at the end of the driveway either:
		A.	a loop road around the building or
		В.	a turning area with a minimum radius of 12.5m (Figure 3) or
		C.	a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)
	(xi) ;	incorpor waterco with a gr	ate solid, all-weather crossings over any urse that support fire-fighting vehicles oss vehicle mass (GVM) of 21 tonnes.
PO 5.3	DTS/DPF 5.3		
Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	None are applica	ble.	

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	

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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.



Hazards (Flooding) Overlay

Assessment Provisions (AP)

DO 1

Desired Outcome

Impacts on people, property, infrastructure and the environment from high flood risk are minimised by retaining areas free from development, and minimising intensification where development has occurred.

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

Land Division		
P0 1.1	DTS/DPF 1.1	
Land division is limited to areas where the consequences to buildings and safety are low and can be readily managed or overcome.	None are applicable.	
Land	i Use	
P0 2.1	DTS/DPF 2.1	
Development sited and designed to minimise exposure of people and property to unacceptable flood risk.	None are applicable.	
P0 2.2	DTS/DPF 2.2	
Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood prone areas to enable uninterrupted operation of services and reduce likelihood of entrapment.	Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons are not located within the Overlay area.	
Flood Resilience		
P0 3.1	DTS/DPF 3.1	
Development avoids the need for flood protection works.	None are applicable.	
P0 3.2	DTS/DPF 3.2	
Development does not cause unacceptable impacts on any adjoining property by the diversion of flood waters or an increase in flood velocity or flood level.	None are applicable.	
P0 3.3	DTS/DPF 3.3	
Development does not impede the flow of floodwaters through the allotment or the surrounding land, or cause an unacceptable loss of flood storage.	None are applicable.	
P0 3.4	DTS/DPF 3.4	
Development avoids frequently flooded or high velocity areas, other than where it is part of a flood mitigation scheme to reduce	Other than a recreation area, development is located outside of the 5% AEP principal flow path.	

Policy24 - Enquiry

flood impact.		
PO 3.5 Buildings are sited, designed and constructed to prevent the entry of floodwaters in a 1% AEP flood event where the entry of floodwaters is likely to result in undue damage to, or compromise ongoing activities within, buildings.	DTS/DPF 3.5 Buildings comprise one of the following: (a) a porch or portico with at least 2 open sides (b) a verandah with at least 3 open sides (c) a carport or outbuilding with at least 2 open sides (whichever elevations face the direction of the flow) (d) any post construction with open sides (e) a building with a finished floor level that is at least 300mm above the height of a 1% AEP flood event.	
PO 3.6 Fences do not unreasonably impede floodwaters.	DTS/DPF 3.6 A post and wire fence (other than a chain mesh fence).	
Environment	al Protection	
PO 4.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building during a 1% AEP flood event to avoid potential environmental harm.	DTS/DPF 4.1 Development involving the storage or disposal of hazardous materials is wholly located outside of the 1% AEP flood plain or flow path.	
PO 4.2 Development does not create or aggravate the potential for erosion or siltation or lead to the destruction of vegetation during a flood.	DTS/DPF 4.2 None are applicable.	
Site Ear	thworks	
PO 5.1 The depth and extent of filling required to raise the finished floor level of a building does not cause unacceptable impact on any adjoining property by diversion of flood waters, an increase in flood velocity or flood level, or an unacceptable loss of flood storage.	DTS/DPF 5.1 None are applicable.	
PO 5.2 Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS/DPF 5.2 Filling for ancillary purposes: (a) does not exceed 300mm above existing ground level (b) is no more than 5m wide.	
Acc	ess	
PO 6.1	DTS/DPF 6.1	
 Development does not occur on land: (a) from which evacuation to areas not vulnerable to flood risk is not possible during a 1% AEP flood event (b) which cannot be accessed by emergency services vehicles or essential utility service vehicles during a 1% AEP flood event. 	None are applicable.	
P0 6.2	UIS/UPF 6.2	

Access driveways and tracks to significant development (i.e.
dwellings, places of work, etc.) consist of a safe, all-weather
trafficable surface that is accessible during a 1% AEP flood
event.

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

Hazards (Flooding - General) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Lanc	Use
P0 1.1	DTS/DPF 1.1
Buildings housing vulnerable people, community services facilities, key infrastructure and emergency services are sited away from flood areas enable uninterrupted operation of services and reduce likelihood of entrapment.	Pre-schools, educational establishments, retirement and supported accommodation, emergency services facilities, hospitals and prisons located outside the 1% AEP flood event.
Flood Re	esilience
P0 2.1 DTS/DPF 2.1	
Development is sited, designed and constructed to prevent the entry of floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished ground and floor level not less than: In instances where no finished floor level value is specified, a building incorporates a finished floor level at least 300mm above the height of a 1% AEP flood event.
Environment	al Protection
P0 3.1	DTS/DPF 3.1
Buildings and structures used either partly or wholly to contain or	Development involving the storage or disposal of hazardous

Policy24 - Enquiry	
store hazardous materials are designed to prevent spills or leaks	materials is wholly located outside of the 1% AEP flood plain or
leaving the confines of the building during a 1% AEP flood event	flow path.
to avoid potential environmental harm.	

Procedural Matters (PM) - Referrals

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

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

Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood R	esilience
P0 1.1	DTS/DPF 1.1
Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environment	al Protection
PO 2.1 DTS/DPF 2.1	
Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	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
Ger	neral
P0 1.1	DTS/DPF 1.1
Land division does not result in the creation of an additional allotment.	No additional allotments are created.
P0 1.2	DTS/DPF 1.2
Land division involving boundary realignments occurs only where the number of resulting allotments with a site area less than that specified in the relevant Zone is not greater than the number that existed prior to the realignment.	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 /

(a)

(b)

(c)

(d)

(e)

(a)

(b)

(c)

(d)

Designated Performance Feature Wastewater DTS/DPF 2.4 Stormwater All components of an effluent disposal area are: set back 50 metres or more from a watercourse set back 100 metres or more from a public water supply reservoir located on land with a slope no greater than 1-in-5 (20%) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table above the 10% AEP flood level. DTS/DPF 3.4 DTS/DPF 3.5 **Development includes:** Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L. (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m². DTS/DPF 3.6 DTS/DPF 3.9 Shops and tourist accommodation satisfy all the following: Excavation and/or filling satisfy all the following: are located 50m or more from watercourses, wetlands, (a) is located 50m or more from watercourses land prone to waterlogging and bores (b) is located 100m or more from public water supply are located 100m or more from public water supply reservoirs and diversion weirs reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height are located on land with a slope not exceeding 20% of 0.75m (d) includes buildings connected to rainwater tanks with a does not involve filling exceeding a vertical height of minimum capacity of 1,000L 0.75m

(e) includes swales that divert clean stormwater away from areas where it could be polluted.

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.

(e)

does not involve a total combined excavation and filling

vertical height of 1.5m.

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance

	realure
Water	Quality
P0 1.1	DTS/DPF 1.1
Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	None are applicable.
PO 1.2 Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	DTS/DPF 1.2 Development does not involve any one or combination of the following: (a) landfill (b) special industry.
Waste	ewater
PO 2.1 Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	DTS/DPF 2.1 Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management system.
P0 2.2	DTS/DPF 2.2
Dairy development is of a scale and design that will avoid adverse water quality impacts.	 Dairy development satisfies all of the following: (a) is located at least 100 metres from any watercourse, dam, bore or well (b) is connected to a wastewater management system that is located 200 metres from any watercourse, dam, bore or well and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions (c) treated wastewater irrigation areas: (i) have a slope of less than 1-in-5 (20 percent) (ii) are greater than 100 metres from any watercourse, dam, bore or well
PO 2.3 Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will	DTS/DPF 2.3 Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following:

avoid adverse water quality impacts.	(a) disposes of all wastewater to a sewerage or community wastewater management system,
	or (b) operates at a scale that generates less than 5 million litres of wastewater per year, and
	 (i) is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and
	 a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located:
	A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of well
	 B. in close proximity to wine making, wine storage and wastewater treatment facilities
	C. to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which can be contained or produced at any one time during the peak of operation
	 D. to be impervious; and E. to minimise the interception of any natural or artificial stormwater flow.
Wastewater management systems result in a neutral or	Development results in:
beneficial effect on the quality of water draining from the site.	 (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
P0 2.5	DTS/DPF 2.5
Surface and groundwater protected from wastewater discharge pollution.	All components of an effluent disposal area are:
	 (a) setback 50 metres or more from a watercourse (b) setback 100 metres of more from a public water supply reservoir
	 (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Storn	nwater
P0 3.1	DTS/DPF 3.1

Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	None are applicable.
P0 3.2	DTS/DPF 3.2
Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	None are applicable.
P0 3.3	DTS/DPF 3.3
Polluted stormwater is treated prior to discharge from the site.	None are applicable.
PO 3.4	DTS/DPF 3.4
Stormwater from carports, verandahs, outbuildings and	Development includes:
agricultural buildings captured to protect water quality.	(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings
	 (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m².
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	DTS/DPF 3.6
Stormwater from shops and tourist accommodation is managed to protect water quality.	(a) are located 50m or more from watercourses, wetlands,
	(b) are located 100m or more from public water supply
	(c) are located on land with a slope not exceeding 20%
	 (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L
	(e) includes swales that divert clean stormwater away from areas where it could be polluted.
P0 3.7	DTS/DPF 3.7
Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	Horse keeping and low intensity animal husbandry satisfy all the following:
	(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores
	(b) is located on land with a slope not exceeding 10%
	connected to rainwater tanks with a minimum capacity of 1.000L
	 (d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted.
PO 3.8	DTS/DPF 3.8
Stormwater from horticulture is managed to protect water	Horticulture satisfies all the following:
quality.	(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores

	 (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) is located on land with a slope not exceeding 10% (d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted.
PO 3.9	DTS/DPF 3.9
Stormwater from excavated and filled areas is managed to protect water quality.	 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and	Natural Features
P0 4.1	DTS/DPF 4.1
Development minimises the need to modify landscapes and natural features.	None are applicable.
Land D	livision
PO 5.1	DTS/DPF 5.1
Land division does not result in an increased risk of pollution to surface or underground water.	 Land division does not create additional allotments and satisfies (a) and/or (b): (a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures or (b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.
P0 5.2	DTS/DPF 5.2
Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.	None are applicable.
PO 5.2 Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.	 (a) and/or (b): (a) is for realignment of allotment boundaries to correct anomaly in the placement of those boundaries with respect to the location of existing buildings or structures or (b) is for realignment of allotment boundaries in order improve management of the land for primary produ and/or conservation of natural features. DTS/DPF 5.2 None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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Any of are not connec manag (a)	the following classes of development that connected (or not proposed to be cted) to a community wastewater ement system or sewerage infrastructure: land division creating one or more additional allotments, either partly or	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,
(b)	function centre with more than 75 seats			Development and
(c)	restaurant with more than 40 seats for			Infrastructure (General)
(d)	restaurant with more than 30 seats for customer dining purposes in association with a cellar door			Regulations 2017 applies.
(e)	dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment)			
(f)	tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)			
(g)	workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)			
(h)	any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)			
Compo approv with th period matter	osting works (excluding a prescribed red activity) - being a depot, facility or works e capacity to treat, during a 12 month more than 200 tonnes of organic waste or (EPA Licence)			
Waster treatm manag treatm treatm a 12 m	water treatment works - being sewage ent works, a community wastewater ement system, winery wastewater ent works or any other wastewater ent works with the capacity to treat, during onth period more than 2.5 ML of			

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environment	al Protection
P0 1.1	DTS/DPF 1.1
Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	 An application is accompanied by: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control

	 (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2) (a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
P0 1.2	DTS/DPF 1.2
Native vegetation clearance in association with development avoids the following:	None are applicable.
 (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	
P0 1.3	DTS/DPF 1.3
 Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from: (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
PO 1.4	DTS/DPF 1.4
Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	None are applicable.
Land d	livision
P0 2.1	DTS/DPF 2.1
Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the Native Vegetation Act 1991 (ii) a declaration stating that no native vegetation clearance under the Native Vegetation Act 1991 will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'

	(b) (c)	or an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places</i> <i>Act 1993</i> .

Procedural Matters (PM) - Referrals

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

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

DTS/DPF 1.1

PO 1.1

Policy24 - Enquiry	
	but in particu

All development, but in particular development involving any of the following:	Development satisfies either of the following:
 (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.	 (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.
P0 1.2	DTS/DPF 1.2
Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	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: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry 	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia</i> <i>Act 2019.</i>	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General)

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 Generat	ing Development
P0 1.1	DTS/DPF 1.1
Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.
P0 1.2	DTS/DPF 1.2
Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more

	 (f) educational facilities with a capacity of 250 students or more.
P0 1.3	DTS/DPF 1.3
Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.	 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (a) land division creating 50 or more additional allotments (b) commercial development with a gross floor area of 10,000m2 or more (c) retail development with a gross floor area of 2,000m2 or more (d) a warehouse or transport depot with a gross leasable floor area of 8,000m2 or more (e) industry with a gross floor area of 20,000m2 or more (f) educational facilities with a capacity of 250 students or more.

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 criteria develop State M (a) (b) (c) (d) (e) (f)	where all of the relevant deemed-to-satisfy are met, any of the following classes of ment that are proposed within 250m of a aintained Road: land division creating 50 or more additional allotments commercial development with a gross floor area of 10,000m ² or more retail development with a gross floor area of 2,000m ² or more a warehouse or transport depot with a gross leasable floor area of 8,000m ² or more industry with a gross floor area of 20,000m ² or more 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 D0 1 Safe and efficient operation of Urban Transport Routes for all road users.

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DO 2	
	Provision of safe and efficient access to and from Urban Transport Routes.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature		
	Access - Sat	e Entry and Exit (Traffic Flow)	
P0 1.1	DTS/DPF 1.1		
Access is designed to allow safe entry and exit to and from a site to meet the needs of	An access po	pint satisfies (a), (b) or (c):	
development and minimise traffic flow interference associated with access	(a) when (i)	e servicing a single (1) dwelling / residential allotment: it will not result in more than one access point	
movements along adjacent State maintained roads.	(ii)	 vehicles can enter and exit the site in a forward direction vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees 	
	(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)	
	(b) when	re the development will result in 2 and up to 6 dwellings:	
	()	 (i) it will not result in more than one access point servicing the development site 	
	(ii)	vehicles can enter and exit the site in a forward direction	
	(iii	vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees	
	(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 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site)	
	(c) when resid	e the development will result in 7 or more dwellings, or is a non- lential land use:	
	(i)	it will not result in more than one access point servicing the development site	
	(ii)	vehicles can enter and exit the site using left turn only movements	
	(111	vehicles can enter and exit the site in a forward direction	
	(IV	vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees	
	(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	
	(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	
	(vi	i) 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	
	(vi	 provides for simultaneous two-way vehicle movements at the access: 	
		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
	 and 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
P0 2.1	DTS/DPF 2.1

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 performance of the road and maintain safe vehicle movements. An access point in accordance with one of the following:

(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:



(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:

- (i) is expected to be serviced by vehicles with a length no greater than 6.4m
- 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)
- (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
 - (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
 - (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)
 - (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
 - (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:

	Internal Intersection 22m	
	Access - (Location Spacing) - Existing Access Point	
PO 3.1	DTS/DPF 3.1	
Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.	 DTS/DPF 3.1 An existing access point satisfies (a), (b) or (c): (a) it will not service, or is not intended to service, more than 6 dwellings (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 (c) is not located on a Controlled Access Road and development constitutes: (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 (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment (iii) a change of use from a consulting room or office <250m² gross leasable floor area (iv) a change of use from a shop <250m² gross leasable floor area to a warehouse <500m² gross leasable floor area 	
	Access – Location (Spacing) – New Access Points	
PO 4.1 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 A new access point satisfies (a), (b) or (c): (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: 	



		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)	110km/h	193m	285m
		Access – Mud	and Debris	
PQ 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 sealed boundary of the sealed bound	he road has ar d from the edo ry (whichever i	n unsealed shoulder and the ge of seal on the road for a is closer).	e road is not kerbed, the access way minimum of 10m or to the property
	1	Access - Sto	rmwater	
P0 7.1	DTS/DPF	7.1		
Access points are designed to minimise negative impact on roadside drainage of water.	Develop (a) (b)	ment does no decrease the restrict or pre and system.	t: capacity of an existing dra event the flow of stormwate	inage point er through an existing drainage point
	•	Building on Ro	ad Reserve	
PO 8.1	DTS/DPF	8.1		
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.	Building	s or structure	s are not located on, above	or below the road reserve.



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: (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water C.	atchment
P0 1.1	DTS/DPF 1.1
Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	None are applicable.
P0 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.
P0 1.3	DTS/DPF 1.3
Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	None are applicable.
P0 1.4	DTS/DPF 1.4
Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	None are applicable.
P0 1.5	DTS/DPF 1.5
Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	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.

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PO 1.6	DTS/DPF 1.6
 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse 	None are applicable.
(c) devices used for scientific purposes	
(d) the rehabilitation of watercourses.	
P0 1.7	DTS/DPF 1.7
Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	None are applicable.
PO 1.8	DTS/DPF 1.8
Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	None are applicable.
P0 1.9	DTS/DPF 1.9
Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	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

Арреа	arance
P0 1.1	DTS/DPF 1.1
Advertisements are compatible and integrated with the design of the building and/or land they are located on.	Advertisements attached to a building satisfy all of the following:
	 (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level:
	B. are not attached to the roof of the building
	 (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building:
	 (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandab, no part of the adverticement
	 (9) If attached to a verandan, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
P0 1.2	DTS/DPF 1.2
Advertising hoardings do not disfigure the appearance of the	Where development comprises an advertising hoarding, the

land upon which they are situated or the character of the locality.	supporting structure is:	
	 (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design. 	
PO 1.3	DTS/DPF 1.3	
Advertising does not encroach on public land or the land of an adjacent allotment.	Advertisements and/or advertising hoardings are contained within the boundaries of the site.	
P0 1.4	DTS/DPF 1.4	
Where possible, advertisements on public land are integrated with existing structures and infrastructure.	Advertisements on public land that meet at least one of the following:	
	(a) achieves Advertisements DTS/DPF 1.1	
	(b) are integrated with a bus shelter.	
P0 1.5	DTS/DPF 1.5	
Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	None are applicable.	
Proliferation of Advertisements		
P0 2.1	DTS/DPF 2.1	
Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	No more than one freestanding advertisement is displayed per occupancy.	
P0 2.2	DTS/DPF 2.2	
Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.	
PO 2.3	DTS/DPF 2.3	
Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	Advertisements satisfy all of the following:	
	 (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall. 	
Advertisir	ng Content	
PO 3.1	DTS/DPF 3.1	
Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.	
Amenity	Impacts	
P0 4.1	DTS/DPF 4.1	

Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	Advertisements do not incorporate any illumination.
Sa	fety
P0 5.1	DTS/DPF 5.1
Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
P0 5.2	DTS/DPF 5.2
Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	No advertisement illumination is proposed.
P0 5.3	DTS/DPF 5.3
 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram Corner Cut-Off Area' in the following diagram Corner Cut-Off Area Allotment Boundary (4.5M Road Reserve
PO 5.4	DTS/DPF 5.4
Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
P0 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: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting ar	d Design
P0 1.1	DTS/DPF 1.1
Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	None are applicable.
P0 1.2	DTS/DPF 1.2
Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	None are applicable.
Horse I	Keeping
P0 2.1	DTS/DPF 2.1
Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	None are applicable.
P0 2.2	DTS/DPF 2.2
Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
P0 2.3	DTS/DPF 2.3
All areas accessible to horses are separated from septic tank	Septic tank effluent disposal areas are enclosed with a horse-

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effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	proof barrier such as a fence to exclude horses from this area.
PO 2.4	DTS/DPF 2.4
To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
P0 2.5	DTS/DPF 2.5
Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Ker	nnels
P0 3.1	DTS/DPF 3.1
Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
P0 3.2	DTS/DPF 3.2
Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
 (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. 	
PO 3.3	DTS/DPF 3.3
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wa	astes
P0 4.1	DTS/DPF 4.1
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.
P0 4.2	DTS/DPF 4.2
Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based	Aquaculture
P0 1.1	DTS/DPF 1.1
Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	Land-based aquaculture and associated components are located to satisfy all of the following:
	 (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1 2	DTS/DPE 1 2
Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	None are applicable.
P0 1.3	DTS/DPF 1.3
Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	None are applicable.
P0 1.4	DTS/DPF 1.4
Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	None are applicable.
PO 1.5	DTS/DPF 1.5
Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	None are applicable.
P0 1.6	DTS/DPF 1.6
Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	None are applicable.
P0 1.7	DTS/DPF 1.7
Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	None are applicable.

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Marine Base	Marine Based Aquaculture	
P0 2.1	DTS/DPF 2.1	
Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:	None are applicable.	
 (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. 		
PO 2.2	DTS/DPF 2.2	
Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	None are applicable.	
P0 2.3	DTS/DPF 2.3	
Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	None are applicable.	
PO 2.4	DTS/DPF 2.4	
Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	Marine aquaculture development is located 100m or more seaward of the high water mark.	
P0 2.5	DTS/DPF 2.5	
Marine aquaculture is sited and designed to not obstruct or interfere with:	None are applicable.	
 (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports 		
(c) areas of outstanding visual or environmental value		
 (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. 		
P0 2.6	DTS/DPF 2.6	
Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	None are applicable.	
P0 2.7	DTS/DPF 2.7	
Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:	None are applicable.	
 (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water 		
(b) positioning structures to protrude the minimum distance practicable above the surface of the water		

(c) (d) PO 2.8 Access establis where p	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 positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.8 None are applicable.	
PO 2.9		DTS/DPF 2.9	
Access commo mitigate	, launching and maintenance facilities are developed as on user facilities and are co-located where practicable to e adverse impacts on coastal areas.	None are applicable.	
PO 2.10		DTS/DPF 2.10	
Marine to prote <i>Wildlife</i>	aquaculture is sited to minimise potential impacts on, and ect the integrity of, reserves under the <i>National Parks and</i> <i>Act 1972</i> .	Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act</i> 1972.	
PO 2.11		DTS/DPF 2.11	
Onshor the coa	e storage, cooling and processing facilities do not impair stline and its visual amenity by:	None are applicable.	
(a)	being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape		
(b)	making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable		
(c)	incorporating appropriate waste treatment and disposal.		
	Navigation	and Safety	
PO 3.1		DTS/DPF 3.1	
Marine navigat	aquaculture sites are suitably marked to maintain ional safety.	None are applicable.	
P0 3.2		DTS/DPF 3.2	
Marine betwee	aquaculture is sited to provide adequate separation n farms for safe navigation.	None are applicable.	
	Environmental Management		
PO 4.1		DTS/DPF 4.1	
Marine and wild marine species	aquaculture is maintained to prevent hazards to people dlife, including breeding grounds and habitats of native mammals and terrestrial fauna, especially migratory s.	None are applicable.	
P0 4.2 DTS/DPF 4.2		DTS/DPF 4.2	
Marine	aquaculture is designed to facilitate the relocation or	None are applicable.	

removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	
P0 4.3	DTS/DPF 4.3
Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	None are applicable.
PO 4.4	DTS/DPF 4.4
Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	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	
P0 1.1	DTS/DPF 1.1
Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	None are applicable.
P0 1.2	DTS/DPF 1.2
Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	None are applicable.
P0 1.3	DTS/DPF 1.3
Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	None are applicable.
P0 1.4	DTS/DPF 1.4

Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	Brew kettles are fitted with a vapour condenser.
P0 1.5	DTS/DPF 1.5
Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water	Quality
P0 2.1	DTS/DPF 2.1
Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
P0 2.2	DTS/DPF 2.2
The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	None are applicable.
P0 2.3	DTS/DPF 2.3
Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	None are applicable.
P0 2.4	DTS/DPF 2.4
Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	None are applicable.
Wastewat	er Irrigation
P0 3.1	DTS/DPF 3.1
Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	None are applicable.
P0 3.2	DTS/DPF 3.2
Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
P0 3.3	DTS/DPF 3.3
Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:	None are applicable.
(a) waterlogged areas	
(b) land within 50m of a creek, swamp or domestic or stock water bore	
(C) land subject to flooding (d) steenly sloping land	
(e) rocky or highly permeable soil overlaying an unconfined aquifer.	

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting ar	nd Design
PO 1.1	DTS/DPF 1.1
Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 500 tonnes: 1000m or more.
Buffers and	Landscaping
P0 2.1	DTS/DPF 2.1
Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public	None are applicable.

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thoroughfares.		
P0 2.2	DTS/DPF 2.2	
Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	None are applicable.	
Access a	nd Parking	
P0 3.1	DTS/DPF 3.1	
Roadways and vehicle parking areas associated with bulk	Roadways and vehicle parking areas are sealed with an all-	
handling and storage facilities are designed and surfaced to	weather surface.	
control dust emissions and prevent drag out of material from the		
site.		
Slipways, Wharv	es and Pontoons	
PO 4.1	DTS/DPF 4.1	
Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	None are applicable.	

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	 DTS/DPF 1.1 One of the following is satisfied: (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

Design

DO 1

Assessment Provisions (AP)

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

All development		
External Appearance		
P0 1.1	DTS/DPF 1.1	
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs</u> , <u>awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.	
P0 1.3	DTS/DPF 1.3	
Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	None are applicable.	
P0 1.4	DTS/DPF 1.4	
Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	Development does not incorporate any structures that protrude beyond the roofline.	
 (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses 		

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P0 1.5	DTS/DPF 1.5
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	None are applicable.
Sa	fety
P0 2.1	DTS/DPF 2.1
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.
P0 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
P0 2.3	DTS/DPF 2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
P0 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF 2.5
Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	None are applicable.
Lands	caping
PO 3.1	DTS/DPF 3.1
Soft landscaping and tree planting is incorporated to:	None are applicable.
 (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. 	
P0 3.2	DTS/DPF 3.2
Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	None are applicable.
Environmenta	Parformance

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P0 4.1	DTS/DPF 4.1
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	None are applicable.
P0 4.2	DTS/DPF 4.2
Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	None are applicable.
P0 4.3	DTS/DPF 4.3
Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	None are applicable.
Water Sens	itive Design
P0 5.1	DTS/DPF 5.1
Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.
 (a) the quantity and quality of surface water and groundwater 	
(b) the depth and directional flow of surface water and groundwater	
(c) the quality and function of natural springs.	
On-site Waste Tr	eatment Systems
PO 6.1	DTS/DPF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements in Designated Areas.
Carparking	Appearance
P0 7.1	DTS/DPF 7.1
 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure 	None are applicable.
P0 7.2	DTS/DPF 7.2
Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.
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P0 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
P0 7.4	DTS/DPF 7.4
Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	None are applicable.
PO 7.5	DTS/DPF 7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	None are applicable.
P0 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
P0 7.7	DTS/DPF 7.7
Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	None are applicable.
Earthworks a	id sloping land
Earthworks an PO 8.1	id sloping land DTS/DPF 8.1
Earthworks an PO 8.1 Development, including any associated driveways and access tracks minimized the need for earthworks to limit disturbance to	id sloping land DTS/DPF 8.1 Development does not involve any of the following:
Earthworks an PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m
Earthworks at PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2
P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8)	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 DTiveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). P0 8.3	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. DTS/DPF 8.3
P0 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. P0 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). P0 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	d sloping land DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. DTS/DPF 8.3 None are applicable.

 (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	
P0 8.4	DTS/DPF 8.4
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on- site drainage systems to minimise erosion.	None are applicable.
P0 8.5	DTS/DPF 8.5
Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	None are applicable.
Fences	and Walls
P0 9.1	DTS/DPF 9.1
Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	None are applicable.
P0 9.2	DTS/DPF 9.2
Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy	(in building 3 storeys or less)
PO 10.1	DTS/DPF 10.1
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of	Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:
aujoining residential uses.	(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm
	(b) have sill heights greater than or equal to 1.5m above finished floor level
	(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
P0 10.2	DTS/DPF 10.2
Development mitigates direct overlooking from balconies,	One of the following is satisfied:
terraces and decks to habitable rooms and private open space of adjoining residential uses.	 (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or
	(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:

	balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land
	or
(ii)	1.7m above finished floor level in all other cases

All Residential development			
Front elevations and	l passive surveillance		
P0 11.1	DTS/DPF 11.1		
Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an appropriate window area of at least 2m² for institute. 		
	primary street.		
P0 11.2	DTS/DPF 11.2		
Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.		
Outlook a	nd amenity		
P0 12.1	DTS/DPF 12.1		
Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.		
P0 12.2	DTS/DPF 12.2		
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	None are applicable.		
Ancillary D	evelopment		
P0 13.1	DTS/DPF 13.1		
Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) 		
	 (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:		

		B.	whichever is the le for dwellings com building levels at th fronting the same width	sser prising two or m ne building line public street - 7	iore m in
(e)	if situa primary length (i) (ii)	ted on a y street of of 11.5m a longe site and bounda and the pro along t existing or less	boundary (not being or secondary street), o unless: or wall or structure e: d is situated on the s ary posed wall or struct he same length of bo g adjacent wall or str er extent	a boundary wit do not exceed xists on the adja same allotment ure will be built oundary as the ructure to the sa	h a a acent
(f)	if situa bounda walls o of the l	ted on a ary with a r structu ength of	boundary of the allo a primary street or so res on the boundary that boundary	tment (not bein econdary street will not exceed	g a), all 45%
(g)	will not same b bounda would l structu	be locat oundary ary there be adjac re	ed within 3m of any unless on an adjace is an existing wall o ent to or about the p	other wall along ent site on that f a building that proposed wall of	g the
(h)	have a above ı end)	wall heig natural g	yht or post height no round level (and not	t exceeding 3m including a gab	le
(i)	have a 5m abo	roof heig we the n	ght where no part of atural ground level	the roof is more	e thai
(j)	if clad i a non-r	n sheet eflective	metal, is pre-colour 1 colour	treated or painte	ed in
(k)	retains with (i) (i)	a total a or (ii), w a total table:	rea of soft landscap hichever is less: area as determined	ing in accordan by the following	ce
		Dwelli case o buildin dwellin area) (ng site area (or in th f residential flat ng or group ng(s), average site m ²)	ne Minimum percentage site	e of
		<150		10%	
		150-20	00	15%	
			50	20%	
		201-4			

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. PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room
	located on an adjoining allotment.
Garage a	ppearance
P0 14.1	DTS/DPF 14.1
Garaging is designed to not detract from the streetscape or appearance of a dwelling.	Garages and carports facing a street:
	 (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Mas	ssing
P0 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
P0 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: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated

	 (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level
	 (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private O	pen Space
P0 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 Sens	itive Design
P0 18.1	DTS/DPF 18.1
Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the	Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:
stormwater system, watercourses or other water bodies.	 (a) 80 per cent reduction in average annual total suspended solids
	(b) 60 per cent reduction in average annual total
	(c) 45 per cent reduction in average annual total nitrogen.
P0 18.2	DTS/DPF 18.2
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development
	runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and
	including the 1% AEP flood event to avoid flooding of

	buildings.
Car parking, access	and manoeuvrability
P0 19.1	DTS/DPF 19.1
Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):
	 (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) a minimum garage door width of 2.4m per space.
P0 19.2	DTS/DPF 19.2
Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3	DTS/DPF 19.3
Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on- street parking.	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.
P0 19.4	DTS/DPF 19.4
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5	DTS/DPF 19.5
Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	Driveways are designed and sited so that:
	of the allotment to the finished floor level at the front of

	 the garage or carport is (b) they are aligned relative there is no more than a degrees between the ce parking space to which from the front of that sp (c) if located to provide acc of way - the alley, land o wide along the boundary 	not steeper than 1:4 on average to the street boundary so that 20 degree deviation from 90 ntreline of any dedicated car it provides access (measured bace) and the street boundary cess from an alley, lane or right r right or way is at least 6.2m y of the allotment / site
P0 19.6	DTS/DPF 19.6	
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is availa frontage, on-street parking is ret following requirements:	able abutting the site's street ained in accordance with the
	 (a) minimum 0.33 on-street (rounded up to the neard (b) minimum car park lengt enter or exit a space direction (c) minimum carpark length space located between an end obstruction when 	e spaces per dwelling on the site est whole number) h of 5.4m where a vehicle can ectly n of 6m for an intermediate two other parking spaces or to re the parking is indented.
Waste	storage	
PO 20.1	DTS/DPF 20.1	
Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	None are applicable.	
Design of Transp	ortable Dwellings	
PO 21.1	DTS/DPF 21.1	
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	Buildings satisfy (a) or (b):	
	(a) are not transportable	
	(b) the sub-floor space betw level is clad in a materia building.	veen the building and ground I and finish consistent with the
Group dwelling, residential flat bui	ldings and battle-axe development	
Am	enity	
P0 22.1	DTS/DPF 22.1	
Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for	Dwellings have a minimum internal floor area in accordance with the following table:	
occupants.	the following table:	
occupants.	The following table:	Minimum internal floor area
occupants.	The following table: Number of bedrooms Studio	Minimum internal floor area 35m ²
occupants.	the following table: Number of bedrooms Studio 1 bedroom	Minimum internal floor area 35m ² 50m ²
occupants.	Image: The following table: Number of bedrooms Studio 1 bedroom 2 bedroom	Minimum internal floor area 35m ² 50m ² 65m ²

		3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
P0 22.2		DTS/DPF 22.2	
The origination of the tensor of ten	entation and siting of buildings minimises impacts on the y, outlook and privacy of occupants and neighbours.	None are applicable.	
P0 22.3		DTS/DPF 22.3	
Develoj open sj toward	oment maximises the number of dwellings that face public bace and public streets and limits dwellings oriented s adjoining properties.	None are applicable.	
P0 22.4		DTS/DPF 22.4	
Battle-a respon	axe development is appropriately sited and designed to d to the existing neighbourhood context.	Dwelling sites/allotments are no arrangement.	ot in the form of a battle-axe
	Communal	Open Space	
P0 23.1		DTS/DPF 23.1	
Private open sj and am	open space provision may be substituted for communal bace which is designed and sited to meet the recreation renity needs of residents.	None are applicable.	
P0 23.2		DTS/DPF 23.2	
Communal open space is of sufficient size and dimensions to cater for group recreation.		Communal open space incorporates a minimum dimension of 5 metres.	
PO 23.3		DTS/DPF 23.3	
Comm	unal open space is designed and sited to:	None are applicable.	
(a) (b)	be conveniently accessed by the dwellings which it services have regard to acoustic, safety, security and wind effects.		
P0 23.4		DTS/DPF 23.4	
Commu are fun	unal open space contains landscaping and facilities that ctional, attractive and encourage recreational use.	None are applicable.	
P0 23.5		DTS/DPF 23.5	
Communal open space is designed and sited to:		None are applicable.	
(a) (b)	in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings in relation to ground floor communal space, be		
	overlooked by habitable rooms to facilitate passive surveillance.		
	Carparking, access	and manoeuvrability	
PO 24.1		DTS/DPF 24.1	

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	 Where on-street parking is available directly adjacent the site, on- street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
P0 24.2	DTS/DPF 24.2
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
P0 24.3	DTS/DPF 24.3
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:
	 (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4	DTS/DPF 24.4
Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
P0 24.5	DTS/DPF 24.5
Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	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.
P0 24.6	DTS/DPF 24.6
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 Lan	dscaping
P0 25.1	DTS/DPF 25.1
Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	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.
P0 25.2	DTS/DPF 25.2
Soft landscaping is provided that improves the appearance of common driveways.	Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site

	boundary (excluding along the perimeter of a passing point).
Site Facilities /	Waste Storage
PO 26.1	DTS/DPF 26.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
PO 26.2	DTS/DPF 26.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 26.3	DTS/DPF 26.3
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.
 (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	
PO 26.4	DTS/DPF 26.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5	DTS/DPF 26.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Supported accommodatio	n and retirement facilities
Siting and C	onfiguration
PO 27.1	DTS/DPF 27.1
Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	None are applicable.
Movement a	and Access
PO 28.1	DTS/DPF 28.1
Development is designed to support safe and convenient access and movement for residents by providing:	None are applicable.
 (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) segmethanyity and its interval and inter	

 (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability

(d) kerb ramps at pedestrian crossing points.				
Communal Open Space				
P0 29.1	DTS/DPF 29.1			
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.			
P0 29.2	DTS/DPF 29.2			
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.			
PO 29.3	DTS/DPF 29.3			
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.			
P0 29.4	DTS/DPF 29.4			
Communal open space is designed and sited to:	None are applicable.			
(a) be conveniently accessed by the dwellings which it services				
(b) have regard to acoustic, safety, security and wind effects.				
PO 29.5	DTS/DPF 29.5			
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.			
PO 29.6	DTS/DPF 29.6			
Communal open space is designed and sited to:	None are applicable.			
 (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings 				
(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.				
Site Facilities	/ Waste Storage			
PO 30.1	DTS/DPF 30.1			
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	None are applicable.			
P0 30.2	DTS/DPF 30.2			
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.			
PO 30.3	DTS/DPF 28.3			

Provision is made for suitable external clothes drying facilities.	None are applicable.			
P0 30.4	DTS/DPF 30.4			
Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.			
PO 30.5	DTS/DPF 30.5			
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.			
PO 30.6	DTS/DPF 30.6			
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.			
PO 30.7	DTS/DPF 30.7			
Services including gas and water meters are conveniently located and screened from public view.	ted None are applicable.			
All non-residen	ial development			
Water Sens	itive Design			
PO 31.1	DTS/DPF 31.1			
Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.			
P0 31.2	DTS/DPF 31.2			
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	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:	None are applicable.			
 (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off 				
(b) paved with an impervious material to facilitate wastewater collection				
(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area				
 (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or 				
⁽ⁱⁱ⁾ a holding tank and its subsequent removal off- site on a regular basis.				

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance Feature

All Development

External Appearance			
P0 1.1	DTS/DPF 1.1		
Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.		
P0 1.2	DTS/DPF 1.2		
Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	None are applicable.		
P0 1.3	DTS/DPF 1.3		
Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	None are applicable.		
P0 1.4	DTS/DPF 1.4		
Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	Development does not incorporate any structures that protrude beyond the roofline.		
 (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as 			
practicable from adjacent sensitive land uses.			
PO 1.5	DTS/DPF 1.5		
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	None are applicable.		
Sa	fety		
PO 2.1	DTS/DPF 2.1		
Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	None are applicable.		
P0 2.2	DTS/DPF 2.2		
Development is designed to differentiate public, communal and private areas.	None are applicable.		
P0 2.3	DTS/DPF 2.3		
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.		

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P0 2.4	DTS/DPF 2.4		
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.		
P0 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.		
Lands	caping		
PO 3.1	DTS/DPF 3.1		
Soft landscaping and tree planting are incorporated to:	None are applicable.		
 (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 			
Environmenta	l Performance		
PO 4.1	DTS/DPF 4.1		
Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	None are applicable.		
PO 4.2	DTS/DPF 4.2		
Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	None are applicable.		
PO 4.3	DTS/DPF 4.3		
Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	None are applicable.		
Water Sens	itive Design		
P0 5.1	DTS/DPF 5.1		
Development is sited and designed to maintain natural hydrological systems without negatively impacting:	None are applicable.		
(a) the quantity and quality of surface water and groundwater			
 (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs 			
On-site Waste Treatment Systems			
P0 6.1	DTS/DPF 6.1		

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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.	 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. 		
Car parking	appearance		
P0 7.1	DTS/DPF 7.1		
 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	None are applicable.		
P0 7.2	DTS/DPF 7.2		
Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.		
P0 7.3	DTS/DPF 7.3		
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.		
P0 7.4	DTS/DPF 7.4		
Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.		
P0 7.5	DTS/DPF 7.5		
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. 		
PO 7.6	DTS/DPF 7.6		
Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.		
P0 7.7	DTS/DPF 7.7		
Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or	None are applicable.		

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porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.			
Earthworks a	nd sloping land		
P0 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: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. 		
PO 8.2	DTS/DPF 8.2		
Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. 		
PO 8.3	DTS/DPF 8.3		
Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	None are applicable.		
(a) do not contribute to the instability of embankments and cuttings			
 (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 			
PO 8.4	DTS/DPF 8.4		
Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	None are applicable.		
PO 8.5	DTS/DPF 8.5		
Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	None are applicable.		
Fences	and walls		
PO 9.1	DTS/DPF 9.1		
Fences, walls and retaining walls 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.	None are applicable.		
P0 9.2	DTS/DPF 9.2		
Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.		
Overlooking / Visual Pri	vacy (low rise buildings)		
PO 10.1	DTS/DPF 10.1		

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. 			
P0 10.2	DTS/DPF 10.2			
Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases 			

Site Facilities / Waste Storage (excluding low rise residential development)			
P0 11.1	DTS/DPF 11.1		
Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	None are applicable.		
P0 11.2	DTS/DPF 11.2		
Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	None are applicable.		
P0 11.3	DTS/DPF 11.3		
Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	None are applicable.		
P0 11.4	DTS/DPF 11.4		
Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	None are applicable.		
P0 11.5	DTS/DPF 11.5		
For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	None are applicable.		
All Development - Medium and High Rise			
External Appearance			
PO 12.1	DTS/DPF 12.1		

Buildings positively contribute to the character of the local area by responding to local context.	None are applicable.				
P0 12.2	DTS/DPF 12.2				
Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	None are applicable.				
P0 12.3	DTS/DPF 12.3				
Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	None are applicable.				
P0 12.4	DTS/DPF 12.4				
Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	None are applicable.				
P0 12.5	DTS/DPF 12.5				
External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	Buildings utilise a combination of the following external materia and finishes:				
	(a) masonry				
	(b) natural stone				
	discolouring or deterioration.				
PO 12.6	DTS/DPF 12.6				
Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	Building street frontages incorporate:				
	(a) active uses such as shops or offices				
	it is a common entry)				
	(c) habitable rooms of dwellings				
	(d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.				
P0 12.7	DTS/DPF 12.7				
Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	Entrances to multi-storey buildings are:				
	(a) oriented towards the street				
	(D) clearly visible and easily identifiable from the street and vehicle parking areas				
	 (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses 				
	(d) designed to provide shelter, a sense of personal address and transitional space around the entry				
	(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors				
	(t) designed to avoid the creation of potential areas of entrapment.				
PO 12.8	DTS/DPF 12.8				
Building services, plant and mechanical equipment are screened	None are applicable.				

from the public realm.					
Lands	Landscaping				
PO 13.1	DTS/DPF 13.1				
Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	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.				
P0 13.2	DTS/DPF 13.2				
Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.				
	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 cano				
			nopy spread		
	Medium tree	e 6-12m mature height and 4-8m canopy spre 12m mature height and >8m canopy spread		anopy spread	
	Large tree			opy spread	
	Site area	The total area f area per dwellir	ea for development site, not average elling		
P0 13.3	DTS/DPF 13.3				
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.				
PO 13.4	DTS/DPF 13.4				
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.				

Environmental

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P0 14.1	DTS/DPF 14.1
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicable.
P0 14.2	DTS/DPF 14.2
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	None are applicable.
P0 14.3	DTS/DPF 14.3
 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 	None are applicable.
Car P	arking
P0.15.1	
Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
P0 15.2	DTS/DPF 15.2
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	None are applicable.
Overlooking/	Visual Privacy
P0 16.1	DTS/DPF 16.1
Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings	None are applicable.
so that views are oblique rather than direct to avoid	

(c)	building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms			
(d)	screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.			
	All residentia	 developme	ent	
	Front elevations and	l passive su	rveillance	2
P0 17.1		DTS/DPF 1	7.1	
Dwellir	ngs incorporate windows facing primary street frontages	Each dw	elling v	vith a frontage to a public street:
to encourage passive surveillance and make a positive contribution to the streetscape.		(a)	include from a dimens	es at least one window facing the primary street habitable room that has a minimum internal room sion of 2.4m
		(b)	has an primary	aggregate window area of at least 2m ² facing the y street.
P0 17.2		DTS/DPF 1	7.2	
Dwellir addres	ngs incorporate entry doors within street frontages to as the street and provide a legible entry point for visitors.	Dwelling visible fr	is with a om the	a frontage to a public street have an entry door primary street boundary.
	Outlook a	nd Amenity		
PO 18.1		DTS/DPF 1	8.1	
Living rooms have an external outlook to provide a high standard of amenity for occupants.		A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.		
PO 18.2		DTS/DPF 1	8.2	
Bedroc recreat areas a intrusio	oms are separated or shielded from active communal tion areas, common access areas and vehicle parking and access ways to mitigate noise and artificial light on.	None are	e applic	able.
	Ancillary D	evelopment		
PO 19.1		DTS/DPF 1	9.1	
Reside detrac [:] resider	ntial ancillary buildings are sited and designed to not t from the streetscape or appearance of primary ntial buildings on the site or neighbouring properties.	Ancillary (a) (b) (c)	buildin are and have a are not is situa	ngs: cillary to a dwelling erected on the same site floor area not exceeding 60m2 constructed, added to or altered so that any part ited:
			(1)	in front of any part of the building line of the dwelling to which it is ancillary or
			(ii)	within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
		(d)	in the c (i)	case of a garage or carport, the garage or carport: is set back at least 5.5m from the boundary of the primary street
			(ii)	when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level -

			7m in width or 50% of whichever is the lesse	the site frontage, r
		B.	for dwellings compris building levels at the b fronting the same pub width	ing two or more uilding line lic street - 7m in
(e)	if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary			
	(ii)	the pro along t existing or less	posed wall or structure he same length of boun g adjacent wall or struct er extent	will be built dary as the ure to the same
(f)	if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary			
(g)	will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure			
(h)	have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)			
(i)	have a roof height where no part of the roof is more than 5m above the natural ground level			
(j)	if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour			
(k)	retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:			
	(i) a total area as determined by the following table:			
		Dwelli case o buildir dwellir area) (ng site area (or in the of residential flat ng or group ng(s), average site (m ²)	Minimum percentage of site
		<150		10%
		150-20	00	15%
		201-4	50	20%
		>450		25%

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

DTS/DPF 19.2

PO 19.2

Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3	DTS/DPF 19.3
Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment
Residential Develo	opment - Low Rise
External a	ppearance
PO 20.1	DTS/DPF 20.1
appearance of a dwelling.	 (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2	DTS/DPF 20.2
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:
	 (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line
	(b) a porch or portico projects at least 1m from the building wall
	(c) a balcony projects from the building wall
	 (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation
	 a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm
	(9) 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 2		20.2	
The visual mass of larger buildings is reduced when viewed from	None are	applicable	
adjoining allotments or public streets.	None are		
Private 0	oen Space		
PO 21.1	DTS/DPF 2	21.1	
Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private c Urban Ar	open space is provided in accordance reas Table 1 - Private Open Space.	with Design in
P0 21.2	DTS/DPF 2	1.2	
Private open space is positioned to provide convenient access from internal living areas.	Private c	open space is directly accessible from	a habitable room.
Lands	caping		
P0 22.1	DTS/DPF 2	22.1	
Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	Resident minimur and (b): (a)	tial development incorporates soft lan n dimension of 700mm provided in ac a total area as determined by the follo Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) <150 150-200	dscaping with a cordance with (a) wing table: Minimum percentage of site 10% 15%
		>200-450	20%
		>450	25%
	(b)	at least 30% of any land between the p boundary and the primary building line	primary street e.
Car parking, access	and manoe	uvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 2 Resident other str from any (a)	23.1 tial car parking spaces enclosed by fer uctures have the following internal dir / waste storage area): single width car parking spaces:	ncing, walls or nensions (separate
		 (i) a minimum length of 5.4m pe (ii) a minimum width of 3.0m (iii) a minimum garage door width 	r space h of 2.4m

	 (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.	 DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	 DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of

	 the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right or way is at least 6.2m wide along the boundary of the allotment / site 		
PO 23.6	DTS/DPF 23.6		
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:		
	 (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented 		
	an end obstruction where the parking is indented.		
Waste	storage		
P0 24.1	DTS/DPF 24.1		
Provision is made for the convenient storage of waste bins in a location screened from public view.	Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:		
	 (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. 		
Design of Trans	portable Buildings		
P0 25.1	DTS/DPF 25.1		
The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. 		
Residential Development - Medium and	High Rise (including serviced apartments)		
Outlook and	Visual Privacy		
PO 26.1	DTS/DPF 26.1		
Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	Buildings:		
	(a) provide a habitable room at ground or first level with a window facing toward the street		
	 (D) 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. 		

Policy24 - Enquiry

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PO 28.6	DIS/DPF 28.6		
Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	None are applicable.		
PO 28.7	DTS/DPF 28.7		
Dwellings are designed so that internal structural columns	None are applicable.		
correspond with the position of internal walls to ensure that the			
space within the dwelling/apartment is useable.			
Dwelling Cr	onfiguration		
PO 29 1	DTS/DPE 29.1		
Buildings containing in excess of 10 dwellings provide a variety	Buildings containing in excess of	TU dwellings provide at least	
dwelling to contribute to housing diversity.	one of each of the following.		
	(a) studio (where there is no	o separate bedroom)	
	(b) 1 bedroom dwelling / ap	partment with a floor area of at	
	(C) 2 bedroom dwelling / ar	partment with a floor area of at	
	least 65m ²		
	(d) 3+ bedroom dwelling / a	partment with a floor area of at	
	least 80m ² , and any dwe	elling over 3 bedrooms provides	
	an additional 15m ² for e	every additional bedroom.	
P0 29.2	DTS/DPF 29.2		
Dwellings located on the ground floor of multi-level buildings with	None are applicable.		
3 or more bedrooms have the windows of their habitable rooms			
overlooking internal courtyard space or other public space, where			
possible.			
Commo	on Areas		
PO 30.1	DTS/DPF 30.1		
The size of lifts, lobbies and corridors is sufficient to	Common corridor or circulation areas:		
accommodate movement of bicycles, strollers, mobility aids and			
visitor waiting areas.	(a) have a minimum ceiling	height of 2.7m	
	(c) incorporate a wider sect	ion at apartment entries where	
	the corridors exceed 12	m in length from a core.	
Crown Dwallings, Desidential Elst D	ildings and Battle ave Development		
Am			
	U15/UPF 31.1		
Dwellings are of a suitable size to provide a high standard of	Dwellings have a minimum interr	al floor area in accordance with	
	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	
P0 31.2		DTS/DPF 31.2	<u> </u>	
The orie amenity	entation and siting of buildings minimises impacts on the <i>n</i> , outlook and privacy of occupants and neighbours.	None are applicable.		
PO 31.3		DTS/DPF 31.3		
Develop open sp towards	oment maximises the number of dwellings that face public bace and public streets and limits dwellings oriented s adjoining properties.	None are applicable.		
PO 31.4		DTS/DPF 31.4		
Battle-a respond	xe development is appropriately sited and designed to I to the existing neighbourhood context.	Dwelling sites/allotments are no arrangement.	t in the form of a battle-axe	
	Communal	Open Space		
P0 32.1		DTS/DPF 32.1		
Private open sp and am	open space provision may be substituted for communal bace which is designed and sited to meet the recreation enity needs of residents.	None are applicable.		
PO 32.2		DTS/DPF 32.2		
Commu cater fo	inal open space is of sufficient size and dimensions to r group recreation.	Communal open space incorpor metres.	ates a minimum dimension of 5	
PO 32.3		DTS/DPF 32.3		
Commu	inal open space is designed and sited to:	None are applicable.		
(a)	be conveniently accessed by the dwellings which it services			
(b)	have regard to acoustic, safety, security and wind effects.			
PO 32.4		DTS/DPF 32.4		
Commu are fund	nal open space contains landscaping and facilities that ctional, attractive and encourage recreational use.	None are applicable.		
PO 32.5		DTS/DPF 32.5		
Commu	inal open space is designed and sited to:	None are applicable.		
(a)	in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings			
(b)	in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.			
	Car parking, access	and manoeuvrability		
P0 33.1		DTS/DPF 33.1		
Drivewa optimis	ays and access points are designed and distributed to e the provision of on-street visitor parking.	Where on-street parking is availa street parking is retained adjace with the following requirements:	able directly adjacent the site, on- nt the subject site in accordance	

	(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)		
	(b) minimum car park length of 5.4m where a vehicle can		
	(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	DTS/DPF 33.2		
The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.		
PO 33.3	DTS/DPF 33.3		
Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:		
	(a) have a minimum width of 3m		
	(b) for driveways servicing more than 3 dwellings:		
	 have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street 		
	(ii) where the driveway length exceeds 30m,		
	incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.		
PO 33.4	DTS/DPF 33.4		
Residential driveways that service more than one dwelling or a	Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to		
dwelling on a battle-axe site are designed to allow passenger	enter and exit the garages or parking spaces in no more than a		
and convenient manner.	three-point turn manoeuvre.		
PO 33.5	DTS/DPF 33.5		
Dwellings are adequately separated from common driveways	Dwelling walls with entry doors or ground level habitable room		
and manoeuvring areas.	windows are set back at least 1.5m from any driveway or area		
	designated for the movement and manoeuvring of vehicles.		
Soft land	dscaping		
PO 34.1	DTS/DPF 34.1		
Soft landscaping is provided between dwellings and common	Other than where located directly in front of a garage or building		
driveways to improve the outlook for occupants and appearance of common areas.	entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.		
P0 34.2	DTS/DPF 34.2		
Battle-axe or common driveways incorporate landscaping and	Battle-axe or common driveways satisfy (a) and (b):		
permeability to improve appearance and assist in stormwater	(a) are constructed of a minimum of 50% permeable or		
	porous material		
	(b) where the driveway is located directly adjacent the side		
	or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).		

Site Facilities / Waste Storage

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P0 35.1	DTS/DPF 35.1
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.
P0 35.2	DTS/DPF 35.2
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 35.3	DTS/DPF 35.3
Provision is made for suitable household waste and recyclable material storage facilities which are:	None are applicable.
 (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	
P0 35.4	DTS/DPF 35.4
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
P0 35.5	DTS/DPF 35.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 35.6	DTS/DPF 35.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Water sensitiv	e urban design
P0 36.1	DTS/DPF 36.1
Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
P0 36.2	DTS/DPF 36.2
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
Supported Accommodation	on and retirement facilities
Siting, Configur	ation and Design
P0 37.1	DTS/DPF 37.1
Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of	None are applicable.

residents is not unduly restricted by the slope of th	e land.	
P0 37.2	DTS/DPF 37.2	
Universal design features are incorporated to prov people living with disabilities or limited mobility an facilitate ageing in place.	ide options for None are applicable. d / or to	
Movement and Access		
PO 38.1	DTS/DPF 38.1	
Development is designed to support safe and conv and movement for residents by providing:	venient access None are applicable.	
 (a) ground-level access or lifted access to all (b) level entry porches, ramps, paths, drivewa loading areas and areas adjacent to footp for the passing of wheelchairs and resting 	units ys, passenger aths that allow places	
 (c) car parks with gradients no steeper than 1 sufficient area to provide for wheelchair m (d) kerb ramps at pedestrian crossing points. 	-in-40, and of anoeuvrability	
Communal Open Space		
PO 39.1	DTS/DPF 39.1	
Development is designed to provide attractive, cor comfortable indoor and outdoor communal areas residents and visitors.	venient and None are applicable. to be used by	
P0 39.2	DTS/DPF 39.2	
Private open space provision may be substituted f open space which is designed and sited to meet th and amenity needs of residents.	or communal None are applicable. ne recreation	
PO 39.3	DTS/DPF 39.3	
Communal open space is of sufficient size and din cater for group recreation.	nensions to Communal open space incorporates a minimum dimension of 5 metres.	
PO 39.4	DTS/DPF 39.4	
Communal open space is designed and sited to:	None are applicable.	
 (a) be conveniently accessed by the dwellings services 	s which it	
(b) have regard to acoustic, safety, security an effects.	nd wind	
PO 39.5	DTS/DPF 39.5	
Communal open space contains landscaping and tare functional, attractive and encourage recreation	acilities that None are applicable. al use.	
PO 39.6	DTS/DPF 39.6	
Communal open space is designed and sited to:	None are applicable.	
 (a) in relation to rooftop or elevated gardens, overlooking into habitable room windows useable private open space of other dwell (b) in relation to ground floor communal space 	minimise or onto the ings e. be	
overlooked by habitable rooms to facilitat	e passive	

surveillance.			
Site Facilities / Waste Storage			
PO 40.1	DTS/DPF 40.1		
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric- powered vehicles.	None are applicable.		
P0 40.2	DTS/DPF 40.2		
Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	None are applicable.		
PO 40.3	DTS/DPF 40.3		
Provision is made for suitable external clothes drying facilities.	None are applicable.		
PO 40.4	DTS/DPF 40.4		
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.		
PO 40.5	DTS/DPF 40.5		
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.		
PO 40.6	DTS/DPF 40.6		
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.		
PO 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	DTS/DPF 41.1		
Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 		

· · · · · · · · · · · · · · · · · · ·			
	 Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. 		
PO 41.2	DTS/DPF 41.2		
Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	None are applicable.		
All non-resident	ial development		
Water Sens	itive Design		
PO 42.1	DTS/DPF 42.1		
Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	None are applicable.		
P0 42.2	DTS/DPF 42.2		
Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	None are applicable.		
P0 42.3	DTS/DPF 42.3		
Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	None are applicable.		
Wash-down and Waste	Loading and Unloading		
PO 43.1	DTS/DPF 43.1		
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:	None are applicable.		
 (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off 			
(b) paved with an impervious material to facilitate			
 (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area 			
 (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal offsite on a regular basis. 			
Infrastructure and Access			
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PO 44.1		DTS/DPF 44.1	
Develor lane, rig where:	oment with a primary street comprising a laneway, alley, ht of way or similar minor thoroughfare only occurs	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.	
(a)	existing utility infrastructure and services are capable of accommodating the development		
(b)	the primary street can support access by emergency and regular service vehicles (such as waste collection)		
(c)	it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)		
(d)	safety of pedestrians or vehicle movement is maintained		
(e)	any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.		

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site	Minimum Rate	
	Configuration		
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		 Total private open space area: (a) Site area <301m2: 24m2 located behind the building line. (b) Site area ≥ 301m2: 60m2 located behind the building line. Minimum directly accessible from a living room: 16m2 / with a minimum dimension 3m. 	
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation.	
Dwelling in a residential flat building or mixed use building which	Dwellings at ground level:	15m ² / minimum dimension 3m	
incorporate above ground level dwellings	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)

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
Sit	ing
P0 1.1	DTS/DPF 1.1
Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	None are applicable.
P0 1.2	DTS/DPF 1.2
Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
P0 1.3	DTS/DPF 1.3
Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4	DTS/DPF 1.4
Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks</i> <i>and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water P	rotection
P0 2.1	DTS/DPF 2.1
Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	None are applicable.
P0 2.2	DTS/DPF 2.2
Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on	Commercial forestry plantations:

surface water resources. Fire Man P0 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	 (a) do not involve cu drainage lines (b) are set back 20m watercourse (a th reservoir, wetland an aquifer) (c) are set back 10m second order war connection to an agement DTS/DPF 3.1 Commercial forestry plan (a) 7m or more wide 	Itivation (exc or more fro hird order or d or sinkhole n or more fro tercourse or aquifer). tations prov	cluding spot cultivation) in m the banks of any major higher watercourse), lake, e (with direct connection to om the banks of any first or sinkhole (with no direct ide:
	 (b) 10m or more wide plantations of 40 (b) 10m or more wide plantations of be (c) 20m or more wide with an additional plantation, for plantation, for plantation 	ha or less e external be tween 40ha e external be il 10m or mo antations of	oundary firebreaks for and 100ha oundary firebreaks, or 10m ore of fuel-reduced 100ha or greater.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plan (a) are incorporated (b) are 7m or more v more (c) are aligned to pro junctions, or if the appropriately sig turnaround areas (d) partition the plan	tation fire m within all fire vide with a v ovide straigh ey are a no th nposted and of fire-figh tation into u	anagement access tracks: ebreaks ertical clearance of 4m or It through access at hrough access track are I provide suitable ting vehicles nits of 40ha or less in area.
Power-line	Clearances		
PO 4.1 DTS/DPF 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines. expected mature height of greater than 6m requirements listed in the following table:		rporating trees with an In 6m meet the clearance Ible:	
	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 a	nd Intensity
P0 1.1	DTS/DPF 1.1
Residential development provides a range of housing choices.	 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
P0 1.2	DTS/DPF 1.2
Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	None are applicable.
Building	g Height
P0 2.1	DTS/DPF 2.1
Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	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).
P0 2.2	DTS/DPF 2.2
Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	None are applicable.
Primarv Str	eet Setback

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P0 3.1	DTS/DPF 3.1
Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary S	itreet Setback
PO 4.1	DTS/DPF 4.1
Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Bounda	ary Walls
PO 5.1	DTS/DPF 5.1
Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments
streetscape character.	outside the development site, except for a carport or garage.
Side Bound	Jary Setback
PO 6.1	DTS/DPF 6.1
 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	Other than walls located on a side boundary, buildings are set back from side boundaries: (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
Rear Bound	lary Setback
P0 7.1	DTS/DPF 7.1
Buildings are set back from rear boundaries to provide:	Dwellings are set back from the rear boundary:
 (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours 	 (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.

(c) private open space		
^(d) space for landscaping and vegetation.		
Buildings elevation design		
PO 8.1	DTS/DPF 8.1	
Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a parth or partice project of least 1m from the building	
	elevation	
	 (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation 	
	(e) eaves of a minimum 400mm width extend along the width of the front elevation	
	(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.	
	(g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.	
P0 8.2	DTS/DPF 8.2	
Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street 	
PO 8.3	DTS/DPF 8.3	
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	None are applicable.	
PO 8.4	DTS/DPF 8.4	
Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	None are applicable.	
P0 8.5	DTS/DPF 8.5	
Entrances to multi-storey buildings are:	None are applicable.	
 (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 		
Outlook and amenity		
PO 9.1	DTS/DPF 9.1	

Living rooms have an external outlook to provide a high standard of amenity for occupants.	A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.		
P0 9.2	DTS/DPF 9.2		
Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	None are applicable.		
Private Op	oen Space		
PO 10.1	DTS/DPF 10.1		
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 the following table:		
	Dwelling Type	Dwelling / Site Configuration	Minimum Rate
		5	
	Dwelling (at ground level)		Total area: 24m ² located behind the building line
			Minimum adjacent to a living room: 16m ² with a minimum dimension 3m
	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m
		One bedroom dwelling	8m ² / minimum dimension 2.1m
		Two bedroom dwelling	11m ² / minimum dimension 2.4m
		Three + bedroom dwelling	15 m ² / minimum dimension 2.6m
P0 10.2	DTS/DPF 10.2	•	•
Private open space positioned to provide convenient access from internal living areas.	At least 50% of the accessible from a l	required area of priva nabitable room.	ite open space is
PO 10.3	DTS/DPF 10.3		
Private open space is positioned and designed to:	None are applicable	е.	
(a) provide useable outdoor space that suits the needs of occupants;			
 (D) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. 			

Visual privacy

· •···································				
P0 11.1	DTS/DPF 11.1			
Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses	Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:			
	(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm			
	(b) have sill heights greater than or equal to 1.5m above finished floor level			
	(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.			
P0 11.2	DTS/DPF 11.2			
Development mitigates direct overlooking from upper level	One of the following is satisfied:			
space of adjoining residential uses.	(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace			
	or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:			
	 (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or 			
	(ii) 1.7m above finished floor level in all other cases			
Lands	caping			
P0 12.1	DTS/DPF 12.1			
 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity 	Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table:			
(c) ennance the appearance of land and streetscapes.	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)Minimum percentage of site			
	<150 10%			
	<200 15%			
	200-450 20%			
	>450 25%			
	(b) at least 30% of land between the road boundary and the building line.			
Water Sensitive Design				
P0 13.1	DTS/DPF 13.1			

None are applicable.

stormwater to:	
 (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. 	
Car P	arking
P0 14.1	DTS/DPF 14.1
On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
P0 14.2	DTS/DPF 14.2
Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (ii) a minimum garage door width of 2.4m per space. DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum length of 5.4m (c) a minimum width of 2.4m (c) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4	DTS/DPF 14.4
Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5	DTS/DPF 14.5
Residential flat buildings provide dedicated areas for bicycle parking.	Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1	DTS/DPF 15.1
Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open	None are applicable.

space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21	
June.	
W	aste
P0 16.1	DTS/DPF 16.1
Provision is made for the convenient storage of waste bins in a location screened from public view.	A waste bin storage area is provided behind the primary building line that:
	 (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
P0 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is:	DTS/DPF 16.2 None are applicable.
 (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	
Vehicle	e Access
P0 17.1	DTS/DPF 17.1
Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	None are applicable.
P0 17.2	DTS/DPF 17.2
Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3	DTS/DPF 17.3

Driveways are designed to enable safe and convenient vehicle	Driveways are designed and sited so that:		
movements from the public road to on-site parking spaces.	 (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average 		
	 (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or 		
	6.2m wide along the boundary of the allotment / site.		
P0 17.4	DTS/DPF 17.4		
Driveways and access points are designed and distributed to optimise the provision of on-street parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:		
	 minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 		
	 Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 		
	 minimum car park length of 6m for an intermediate space located between two other parking spaces. 		
P0 17.5	DTS/DPF 17.5		
Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:		
	 (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can 		
	enter or exit a space directly		
	(C) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.		
P0 17.6	DTS/DPF 17.6		
Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	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	DTS/DPF 17.7		
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.		
Sto	rage		
PO 18.1	DTS/DPF 18.1		
Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:		

(a) studio: not less than $6m^3$

 (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.

Earthworks			
P0 19.1	DTS/DPF 19.1		
Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. 		
Service connection	s and infrastructure		
PO 20.1	DTS/DPF 20.1		
Dwellings are provided with appropriate service connections and infrastructure.	 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the South Australian Public Health Act 2011 (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the Electricity Act 1996. 		

Site conta	amination		
P0 21.1	DTS/DPF 21.1		
Land that is suitable for sensitive land uses to provide a safe environment.	 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination exists, or may exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, 		

necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)

and

(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination</u> <u>declaration form</u>).

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 Deeme

Deemed-to-Satisfy Criteria / Designated Performance Feature

General		
P0 1.1	DTS/DPF 1.1	
Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	None are applicable.	
Visual Amenity		
P0 2.1	DTS/DPF 2.1	
The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:	None are applicable.	
 (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where 		
practicable		

 (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low- reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive 	
P0 2.2	DTS/DPF 2.2
Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	None are applicable.
P0 2.3	DTS/DPF 2.3
Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	None are applicable.
	Rehabilitation
P0 3.1	DTS/DPF 3.1
Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	None are applicable.
	Hazard Management
P0 4.1	DTS/DPF 4.1
Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	None are applicable.
P0 4.2	DTS/DPF 4.2
Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	None are applicable.
P0 4.3	DTS/DPF 4.3
Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	None are applicable.

Electricity Infrastructure and Battery Storage Facilities		
P0 5.1	DTS/DPF 5.1	
Electricity infrastructure is located to minimise visual impacts through techniques including:	None are applicable.	
 (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity 		
(b) grouping utility buildings and structures with non-residential development, where practicable.		
P0 5.2	DTS/DPF 5.2	
Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	None are applicable.	
P0 5.3	DTS/DPF 5.3	
Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.	
Те	lecommunication Facilities	
P0 6.1	DTS/DPF 6.1	
The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	None are applicable.	
P0 6.2	DTS/DPF 6.2	
Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	None are applicable.	
PO 6.3	DTS/DPF 6.3	
Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:	None are applicable.	
(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose		
or all of the following:		
(b) using existing buildings and landscape features to obscure or interrupt views of a		

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 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 (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. 			
R	enewable Energy Facilities		
P0 7.1	DTS/DPF 7.1		
Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.			
Renewa	ble Energy Facilities (Wind Farm)		
P0 8.1	DTS/DPF 8.1		
Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation 		
P0 8.2	DTS/DPF 8.2		
 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. 	None are applicable.		
P0 8.3	DTS/DPF 8.3		
Wind turbine generators and ancillary development minimise potential for bird and bat strike.	None are applicable.		
PO 8.4	DTS/DPF 8.4		
Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.		
PO 8.5	DTS/DPF 8.5		

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Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	None are applica	able.			
Renewabl	e Energy Facilities (S	Solar Power)			
P0 9.1	DTS/DPF 9.1				
Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	None are applica	able.			
PO 9.2	DTS/DPF 9.2				
Ground mounted solar power facilities allow for movement of wildlife by:	None are application	able.			
 (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility. 					
PO 9.3	DTS/DPF 9.3				
Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	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
		Ohata 16ha	20m	500m	1km
	5MW<10MW	8118 10 < 10118	2011		
	1MW<10MW	1.6ha to <8ha	15m	500m	500m
	1MW<5MW	1.6ha to <8ha 0.5ha<1.6ha	15m	500m	500m 100m
	5MW<10MW 1MW<5MW 100kW<1MW <100kW	1.6ha to <8ha 0.5ha<1.6ha <0.5ha	15m 10m 5m	500m 500m 500m	500m 100m 25m

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	power facility is located within one of these zones.	
P0 9.4	DTS/DPF 9.4	
Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	None are applicable.	
Hydropowe	er / Pumped Hydropower Facilities	
P0 10.1	DTS/DPF 10.1	
Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	None are applicable.	
P0 10.2	DTS/DPF 10.2	
Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	None are applicable.	
P0 10.3	DTS/DPF 10.3	
Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	None are applicable.	
Water Supply		
P0 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.	
P0 11.2	DTS/DPF 11.2	
Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.	
	Wastewater Services	
P0 12.1	DTS/DPF 12.1	
Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:	Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:	

(a) (b) (c)	it is wholly located and contained within the allotment of the development it will service 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 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.	(a) (b)	the system is wholly located and contained within the allotment of development it will service; and the system will comply with the requirements of the South Australian Public Health Act 2011.	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.		DTS/DPF Develo require	12.2 pment is not built on, or encroaches within, an area that is, or will be, d for a sewerage system or waste control system.	
		Tempor	Temporary Facilities	
PO 13.1		DTS/DPF	13.1	
In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.		A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.		
P0 13.2		DTS/DPF	13.2	
Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.		None a	re applicable.	

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

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

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

Performance Outcome

Deemed-to-Satisfy Criteria /

Designated Performance Feature Siting and Design PO 1.1 DTS/DPF 1.1 Intensive animal husbandry, dairies and associated activities are None are applicable. sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. PO 1.2 DTS/DPF 1.2 Intensive animal husbandry, dairies and associated activities are None are applicable. sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept. PO 1.3 DTS/DPF 1.3 Intensive animal husbandry and associated activities such as None are applicable. 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. PO 1.4 DTS/DPF 1.4 Dairies and associated activities such as wastewater lagoons Dairies, associated wastewater lagoon(s) and liquid/solid waste and liquid/solid waste disposal areas are sited, designed, storage and disposal facilities are located 500m or more from constructed and managed to not unreasonably impact on the nearest sensitive receiver in other ownership. sensitive receivers in other ownership in terms of noise and air emissions. PO 1.5 DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are Lagoons for the storage or treatment of milking shed effluent is set back 20m or more from public roads. adequately separated from roads to minimise impacts from odour on the general public. Waste DTS/DPF 2.1 PO 2 1 Storage of manure, used litter and other wastes (other than None are applicable. waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. Soil and Water Protection PO 3.1 DTS/DPF 3.1 To avoid environmental harm and adverse effects on water Intensive animal husbandry operations are set back: resources, intensive animal husbandry operations are (a) 800m or more from a public water supply reservoir appropriately set back from: (b) 200m or more from a major watercourse (third order or (a) public water supply reservoirs higher stream) (c) (b) major watercourses (third order or higher stream) 100m or more from any other watercourse, bore or well

(c)	any other watercourse, bore or well used for domestic or stock water supplies.	used for domestic or stock water supplies.
PO 3.2		DTS/DPF 3.2
Intensiv approp (a)	ve animal husbandry operations and dairies incorporate riately designed effluent and run-off facilities that: have sufficient capacity to hold effluent and runoff from the operations on site	None are applicable.
(0)	ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature	
General Land Us	se Compatibility	
P0 1.1	DTS/DPF 1.1	
Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	None are applicable.	
Hours of Operation		
PO 2.1	DTS/DPF 2.1	
Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive	Development operating within the following hours:	
receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:	Class of Development Hours of operation	

 (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in 	Consulting room 7am to 9pm, Monday to F 8am to 5pm, Saturday
 (d) measures that might be taken in an adjacent zor primarily for sensitive receivers that mitigate ad impacts without unreasonably compromising th intended use of that land. 	Office 7am to 9pm, Monday to F 8am to 5pm, Saturday
	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Jone or Rural Horticulture Zone
	Overshadowing
P0 3.1	DTS/DPF 3.1
Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain to direct winter sunlight b. other zones is managed to enable access to direct w sunlight.	North-facing windows of habitable rooms of adjacer land uses in a neighbourhood-type zone receive at le of direct sunlight between 9.00am and 3.00pm on 2 ccess
P0 3.2 Overshadowing of the primary area of private open space communal open space of adjacent residential land uses i a. a neighbourhood type zone is minimised to maintain to direct winter sunlight b. other zones is managed to enable access to direct w sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight be am and 3.00 pm on 21 June to adjacent residential la neighbourhood-type zone in accordance with the fol ccess a. for ground level private open space, the smaller following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (w one of the area's dimensions measuring 2.5m) b. for ground level open space, at least existing ground level open space.
P0 3.3 Development does not unduly reduce the generating cap	DTS/DPF 3.3 city of None are applicable.
 (a) the form of development contemplated in the zo (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are overshadowed. 	: e Iready

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P0 3.4	DTS/DPF 3.4
Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	None are applicable.
Activities Generati	ng Noise or Vibration
P0 4.1	DTS/DPF 4.1
Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
P0 4.2	DTS/DPF 4.2
 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers 	None are applicable.
 (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 	
P0 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: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4	DTS/DPF 4.4
External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	Adjacent land is used for residential purposes.
P0 4.5	DTS/DPF 4.5
Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.

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PO 4.6	DTS/DPF 4.6	
Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone	Development incorporating music includes noise attenuation measures that will achieve the following noise levels:	
primarily intended to accommodate sensitive receivers.	Assessment location	Music noise level
	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Q	uality	
PO 5.1	DTS/DPF 5.1	
Development with the potential to emit harmful or nuisance- generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	None are applicable.	
P0 5.2	DTS/DPF 5.2	
 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	None are applicable.	
Ligh	t Spill	
PO 6.1	DTS/DPF 6.1	
External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	None are applicable.	
P0 6.2	DTS/DPF 6.2	
External lighting is not hazardous to motorists and cyclists.	None are applicable.	
Solar Reflectivity / Glare		
PO 7.1	DTS/DPF 7.1	
Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	None are applicable.	
Electrical Interference		
PO 8.1	DTS/DPF 8.1	

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Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with	Rural Activities
P0 9.1	DTS/DPF 9.1
Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	None are applicable.
P0 9.2	DTS/DPF 9.2
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	None are applicable.
P0 9.3	DTS/DPF 9.3
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	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	DTS/DPF 9.4
Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5	DTS/DPF 9.5
Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products rock ores minerals
	 (c) sources, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres

	 (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes
	(e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
PO 9.6	DTS/DPF 9.6
Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	None are applicable.
P0 9.7	DTS/DPF 9.7
Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	None are applicable.
Interface with Mines and Qua	ries (Rural and Remote Areas)
PO 10.1	DTS/DPF 10.1
Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971.</i>

Land Division

Assessment Provisions (AP)

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

Performance Outcome Deemed-to-Satisfy Criteria / Designated Performance Designated Performance Feature All land division All otment configuration PD 1.1

Land division creates allotments suitable for their intended use.	Division of land satisfies (a) or (b):
	 (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
P0 1.2	DTS/DPF 1.2
Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	None are applicable.
Design a	nd Layout
P0 2.1	DTS/DPF 2.1
Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	None are applicable.
P0 2.2	DTS/DPF 2.2
Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	None are applicable.
P0 2.3	DTS/DPF 2.3
Land division maximises the number of allotments that face public open space and public streets.	None are applicable.
PO 2.4	DTS/DPF 2.4
Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	None are applicable.
P0 2.5	DTS/DPF 2.5
Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	None are applicable.
PO 2.6	DTS/DPF 2.6
Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	None are applicable.
PO 2.7	DTS/DPF 2.7
Land division results in legible street patterns connected to the surrounding street network.	None are applicable.
PO 2.8	DTS/DPF 2.8
Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	None are applicable.

Roads and Access

PO 3.1	DTS/DPF 3.1	
Land division provides allotments with access to an all-weather public road.	None are applicable.	
P0 3.2	DTS/DPF 3.2	
Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	None are applicable.	
P0 3.3	DTS/DPF 3.3	
Land division does not impede access to publicly owned open space and/or recreation facilities.	None are applicable.	
P0 3.4	DTS/DPF 3.4	
Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	None are applicable.	
PO 3.5	DTS/DPF 3.5	
Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	None are applicable.	
P0 3.6	DTS/DPF 3.6	
Road reserves accommodate stormwater drainage and public utilities.	None are applicable.	
P0 3.7	DTS/DPF 3.7	
Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	None are applicable.	
P0 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.	
P0 3.9	DTS/DPF 3.9	
Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	None are applicable.	
PO 3.10	DTS/DPF 3.10	
Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	None are applicable.	
PO 3.11	DTS/DPF 3.11	
Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	None are applicable.	
Infrastructure		
PO 4.1	DTS/DPF 4.1	
Land division incorporates public utility services within road reserves or dedicated easements.	None are applicable.	

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PO 4.2	DTS/DPF 4.2
Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3	DTS/DPF 4.3
Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	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	DTS/DPF 4.4
Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	None are applicable.
P0 4.5	DTS/DPF 4.5
Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	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
P0 5.1	DTS/DPF 5.1
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.
Solar Or	ientation
P0 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Water Sens	itive Design
P0 7.1	DTS/DPF 7.1
Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system,	None are applicable.

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watercourses or other water bodies.	
P0 7.2	DTS/DPF 7.2
Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
Battle-Axe D	Pevelopment
PO 8.1	DTS/DPF 8.1
Battle-axe development appropriately responds to the existing neighbourhood context.	Allotments are not in the form of a battle-axe arrangement.
P0 8.2	DTS/DPF 8.2
Battle-axe development designed to allow safe and convenient movement.	 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3	DTS/DPF 8.3
Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	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	DTS/DPF 8.4
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).

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Open Space		
P0 9.1	DTS/DPF 9.1	
Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	None are applicable.	
P0 9.2	DTS/DPF 9.2	
Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	None are applicable.	
P0 9.3	DTS/DPF 9.3	
Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	None are applicable.	
Water Sensitive Design		
PO 10.1	DTS/DPF 10.1	

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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.	None are applicable.	
P0 10.2	DTS/DPF 10.2	
Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.	
P0 10.3	DTS/DPF 10.3	
Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.	
Solar Orientation		
P0 11.1	DTS/DPF 11.1	
Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	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		
P0 1.1	DTS/DPF 1.1	
Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	None are applicable.	

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PO 1.2 The operation of wharves is not impaired by marinas and on- water structures.	DTS/DPF 1.2 None are applicable.	
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.	
PO 1.4 Commercial shipping lanes are not impaired by marinas and on- water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.	
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	 DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points. 	
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.	
Environmental Protection		
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.	

Open Space and Recreation

Assessment Provisions (AP)

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

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

Performance Outcome

Deemed-to-Satisfy Criteria / Designated Performance

	Feature	
Land Use a	nd Intensity	
P0 1.1	DTS/DPF 1.1	
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.	
Design a	and Siting	
P0 2.1	DTS/DPF 2.1	
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	None are applicable.	
P0 2.2	DTS/DPF 2.2	
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	None are applicable.	
PO 2.3	DTS/DPF 2.3	
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	None are applicable.	
Pedestrians	and Cyclists	
P0 3.1	DTS/DPF 3.1	
Open space incorporates:	None are applicable.	
 (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; 		
 (b) safe crossing points where pedestrian routes intersect the road network; (c) use the road network 		
(c) easily identified access points.		
Usa	bility	
PO 4.1	DTS/DPF 4.1	
Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	None are applicable.	
Safety and Security		
PO 5.1	DTS/DPF 5.1	
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	None are applicable.	
P0 5.2	DTS/DPF 5.2	
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.	
PO 5.3	DTS/DPF 5.3	
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the	None are applicable.	

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park.		
PO 5.4	DTS/DPF 5.4	
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	None are applicable.	
PO 5.5	DTS/DPF 5.5	
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.	
PO 5.6	DTS/DPF 5.6	
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.	
Sig	nage	
PO 6.1	DTS/DPF 6.1	
Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	None are applicable.	
Buildings and Structures		
PO 7.1	DTS/DPF 7.1	
Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	None are applicable.	
P0 7.2	DTS/DPF 7.2	
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.	
P0 7.3	DTS/DPF 7.3	
Development in open space is constructed to minimise the extent of impervious surfaces.	None are applicable.	
P0 7.4	DTS/DPF 7.4	
Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	None are applicable.	
Landscaping		
PO 8.1	DTS/DPF 8.1	
Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	None are applicable.	
P0 8.2	DTS/DPF 8.2	
Landscaping in open space and recreation facilities provides shade and windbreaks:	None are applicable.	
 (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; 		

(c) in car parking areas.	
P0 8.3	DTS/DPF 8.3
Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	None are applicable.
P0 8.4	DTS/DPF 8.4
Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	None are applicable.

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome		
D01	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		DTS/DPF 1.1
Non-res and typ (a) (b) (c)	idential development outside Activity Centres of a scale e that does not diminish the role of Activity Centres: as primary locations for shopping, administrative, cultural, entertainment and community services as a focus for regular social and business gatherings in contributing to or maintaining a pattern of	None are applicable.
	development that supports equitable community access to services and facilities.	
PO 1.2		DTS/DPF 1.2
Out-of-activity centre non-residential development complements		None are applicable.
Activity	Centres through the provision of services and facilities:	
(a)	that support the needs of local residents and workers, particularly in underserviced locations	
(b)	at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	

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	DTS/DPF 1.1	
Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Resource extraction activities avoid damage to cultural sites or artefacts.	None are applicable.	
Water	Quality	
P0 2.1	DTS/DPF 2.1	
Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	None are applicable.	
Separation Treatments,	Buffers and Landscaping	
P0 3.1	DTS/DPF 3.1	
Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	None are applicable.	
P0 3.2	DTS/DPF 3.2	
Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	None are applicable.	

Site Contamination

Assessment Provisions (AP)

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

DO 1
contamination.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
	Feature
P0 1.1	DTS/DPF 1.1
Ensure land is suitable for use when land use changes to a more sensitive use.	 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination exists, or may exist (as demonstrated in a site contamination exists, or may exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the Environment Protection Act 1993 in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)

Tourism Development

Assessment Provisions (AP)

Desired Outcome

I

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
Ger	ieral
P0 1.1	DTS/DPF 1.1
Tourism development complements and contributes to local, natural, cultural or historical context where:	None are applicable.
 (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. 	
PO 1.2	DTS/DPF 1.2
Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	None are applicable.
Caravan and	Tourist Parks
P0 2.1	DTS/DPF 2.1
Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
P0 2.2	DTS/DPF 2.2
Occupants are provided privacy and amenity through landscaping and fencing.	None are applicable.
PO 2.3	DTS/DPF 2.3
Communal open space and centrally located recreation facilities are provided for guests and visitors.	12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
P0 2.4	DTS/DPF 2.4
Perimeter landscaping is used to enhance the amenity of the locality.	None are applicable.
PO 2.5	DTS/DPF 2.5
Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	None are applicable.
PO 2.6	DTS/DPF 2.6

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Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	None are applicable.
Tourist accommodation in areas constituted	under the National Parks and Wildlife Act 1972
P0 3.1	DTS/DPF 3.1
Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	None are applicable.
P0 3.2	DTS/DPF 3.2
Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	None are applicable.
P0 3.3	DTS/DPF 3.3
Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	None are applicable.
P0 3.4	DTS/DPF 3.4
Tourist accommodation is designed to prevent conversion to private dwellings through:	None are applicable.
 (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	

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

Movement Systems		
P0 1.1	DTS/DPF 1.1	
Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	None are applicable.	
P0 1.2	DTS/DPF 1.2	
Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	None are applicable.	
P0 1.3	DTS/DPF 1.3	
Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	None are applicable.	
P0 1.4	DTS/DPF 1.4	
Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	All vehicle manoeuvring occurs onsite.	
Sigh	tlines	
P0 2.1	DTS/DPF 2.1	
Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	None are applicable.	
PO 2.2	DTS/DPF 2.2	
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	None are applicable.	
Vehicle Access		
P0 3.1	DTS/DPF 3.1	
Safe and convenient access minimises impact or interruption on the operation of public roads.	 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. 	
PO 3.2	DTS/DPF 3.2	

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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.	None are applicable.
PO 3.3	DTS/DPF 3.3
Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	None are applicable.
P0 3.4	DTS/DPF 3.4
Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.
P0 3.5	DTS/DPF 3.5
Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
P0 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: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided (i) a single access point no greater than 6m in width is provided (ii) not more than two access points with a width of 3.5m each are provided.
P0 3.7	DTS/DPF 3.7
Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.

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PO 3.8	DTS/DPF 3.8	
Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	None are applicable.	
P0 3.9	DTS/DPF 3.9	
Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	None are applicable.	
Access for Peop	e with Disabilities	
PO 4.1	DTS/DPF 4.1	
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.	
Vehicle Pa	rking Rates	
PO 5.1	DTS/DPF 5.1	
Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. Vehicle Pa PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. rking Areas 	
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.	
P0.6.3	DTS/DPE 6.3	
Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	None are applicable.	
P0 6.4	DTS/DPF 6.4	
Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	None are applicable.	

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D0.6 5	
PU 0.5	U 13/UFF 0.3
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.	None are applicable.
PO 6.6	DTS/DPF 6.6
Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	DTS/DPF 6.7
On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	None are applicable.
Undercroft and Below Ground G	araging and Parking of Vehicles
P0 7.1	DTS/DPF 7.1
Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles	None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1	DTS/DPF 8.1
Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	None are applicable.
P0 8.2	DTS/DPF 8.2
Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1	DTS/DPF 9.1
The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	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.
P0 9.2	DTS/DPF 9.2
Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	None are applicable.
P0 9.3	DTS/DPF 9.3
Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	None are applicable.
Corner	Cut-Offs
PO 10.1	DTS/DPF 10.1

Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	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:
	4.5M Road Reserve

Table 1 - General Off-Street Car Parking Requirements

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

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

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Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.
	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
	0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.
	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.
	0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.
	Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.
	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.

Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	 2.5 spaces per 100m² of gross leasable floor area 1 space per 100m² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
	5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	 Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.
	For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital.
	1.5 spaces per bed for a private hospital.
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre
	4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area
	1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area
	1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the

	parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

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

(a) the location of the development is unable to satisfy the requirements of Table 2 – Criteria (other than where a location is exempted from the application of those criteria)

or

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

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

,			
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.	Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Business Neighbourhood Zone Suburban Main Street Zone Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential developmen	t		
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone

3 or more bedroom dwelling - 1.25 spaces per dwelling	Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
0.25 spaces per dwelling for visitor parking.	

Table 2 - Criteria:

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

Criteria	Exceptions
The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:	 (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: (i) City of Burnside (ii) City of Marion (iii) City of Mitcham
 (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	 (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

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

Table 3 - Off-Street Bicycle Parking Requirements

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

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

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Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3

Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	

Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street) Zone	
Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
P0 1.1	DTS/DPF 1.1
Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	None are applicable.
Soil and Water Protection	
P0 2.1	DTS/DPF 2.1
 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 	None are applicable.
P0 2.2	DTS/DPF 2.2
Wastewater lagoons are set back from watercourses to	Wastewater lagoons are set back 50m or more from

minimise environmental harm and adverse effects on water resources.	watercourse banks.	
P0 2.3	DTS/DPF 2.3	
Wastewater lagoons are designed and sited to:	None are applicable.	
 (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. 		
P0 2.4	DTS/DPF 2.4	
Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.	
Amenity		
PO 3.1	DTS/DPF 3.1	
Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	None are applicable.	
PO 3.2	DTS/DPF 3.2	
Access routes to waste treatment and management facilities via residential streets is avoided.	None are applicable.	
P0 3.3	DTS/DPF 3.3	
Litter control measures minimise the incidence of windblown litter.	None are applicable.	
PO 3.4	DTS/DPF 3.4	
Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	None are applicable.	
Acc	Dess	
P0 4.1	DTS/DPF 4.1	
Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	None are applicable.	
P0 4.2	DTS/DPF 4.2	
Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	None are applicable.	
Fencing a	I nd Security	
PO 5.1	DTS/DPF 5.1	
Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	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		

P0 6.1	DTS/DPF 6.1
Landfill gas emissions are managed in an environmentally acceptable manner.	None are applicable.
P0 6.2	DTS/DPF 6.2
Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
P0 6.3	DTS/DPF 6.3
Landfill facilities are located on land that is not subject to land slip.	None are applicable.
PO 6.4	DTS/DPF 6.4
Landfill facilities are separated from areas subject to flooding.	Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Pr	ocessing Facilities
P0 7.1	DTS/DPF 7.1
Organic waste processing facilities are separated from the coast to avoid potential environment harm.	Organic waste processing facilities are set back 500m or more from the coastal high water mark.
P0 7.2	DTS/DPF 7.2
Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	None are applicable.
P0 7.3	DTS/DPF 7.3
Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
P0 7.4	DTS/DPF 7.4
Organic waste processing facilities are located on land that is not subject to land slip.	None are applicable.
P0 7.5	DTS/DPF 7.5
Organic waste processing facilities separated from areas subject to flooding.	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	DTS/DPF 8.1
Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	None are applicable.
P0 8.2	DTS/DPF 8.2
Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	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
P0 1.1	DTS/DPF 1.1
Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	None are applicable.
P0 1.2	DTS/DPF 1.2
Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	None are applicable.
P0 1.3	DTS/DPF 1.3
Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	None are applicable.
P0 1.4	DTS/DPF 1.4
Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	None are applicable.

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