

CAP MEETING – 09 July 2025**ITEM 8.1**

DEVELOPMENT NO.:	24040612
APPLICANT:	Mark Ebenreuter
ADDRESS:	12 MAPPINGA RD OAKBANK SA 5243
NATURE OF DEVELOPMENT:	Outbuilding ancillary to existing dwelling and parking of one (1) heavy vehicle (over 3 tonne).
ZONING INFORMATION:	Zones: <ul style="list-style-type: none">• Productive Rural Landscape Overlays: <ul style="list-style-type: none">• Environment and Food Production Area• Hazards (Bushfire - Medium Risk)• Hazards (Flooding - Evidence Required)• Limited Land Division• Mount Lofty Ranges Water Supply Catchment (Area 2)• Native Vegetation• Prescribed Water Resources Area• Traffic Generating Development• Urban Transport Routes• Water Resources
LODGEMENT DATE:	31 Jan 2025
RELEVANT AUTHORITY:	Adelaide Hills Council Assessment Panel
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2025.2 30/01/2025
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Tim Mason
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Civil Services

CONTENTS:

ATTACHMENT 1:	Application Documents	ATTACHMENT 6:	Relevant P & D Code Policies
ATTACHMENT 2:	Subject Land Map/Representation Map		
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ATTACHMENT 5:	Response to Representations		

DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the construction of an outbuilding that is associated with an existing dwelling on the land. The building is to be used for undercover storage of vehicles, a caravan, trailer and other domestic items. One of the vehicles to be stored in the proposed building is a heavy vehicle (i.e. truck) that is greater than 3000kg. This vehicle is to be restored and not operated from the site for any commercial or industrial purpose.

The size of the outbuilding has been amended in response to concerns raised by the representations. The revised proposal has a total (gross) floor area of 441m², a wall height of 4.30 metres and a ridge height of 6.04 metres. The building is designed with a pitched gable roof and Colourbond wall and roof cladding in Woodland Grey. There are roller doors on the front and rear elevations and a small personal access door on one side.

The outbuilding will replace an existing smaller outbuilding that is in the north-western corner of the site. The new building is setback a minimum of 8.50 metres from the northern boundary, approximately 19.00 metres from the north-western boundary of Downers Road and 16.30 metres from the western boundary.

A 20KL rainwater tank is to be provided adjacent to an existing above-ground tank.

BACKGROUND

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
1997	97-460-473	Dwelling Verandah and Garage
18 September 1997	97-109-473	Domestic Garage and Storage Building

SUBJECT LAND & LOCALITY:

Location reference: 12 MAPPINGA RD OAKBANK SA 5243

Title ref.: CT 5361/111 **Plan Parcel:** D46276 AL100 **Council:** ADELAIDE HILLS COUNCIL

Site Description

The subject land is a rural residential allotment situated at 12 Mappinga Road, Oakbank.

The land comprises a single allotment that is described as Allotment 100 in Deposited Plan 46276, Certificate of Title Volume 5361 Folio 111. There are no easements for service infrastructure or other registered interests on the land title.

The land is an irregular shape with a site area of 1.20 hectares. The allotment has a primary frontage of approximately 136.00 metres to Mappinga Road and a secondary frontage of 26.50 metres to Downers Road, which is an offshoot road from Mappinga Road.

Currently occupying the site is a single storey detached dwelling, an outbuilding (to be replaced), tennis court and a large above-ground rainwater tank. The site is well vegetated with a mix of remnant and planted species. The site includes a small dam which is located within close proximity to the northern boundary with Mappinga Road.

The site gains access from Mappinga Road with a compacted gravel driveway traversing most of the site from east to west.

The land is gently sloping with a crossfall of around 7 metres in a northerly direction.

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Locality

The locality has a semi-rural character where rural living allotments border larger rural land holdings that are used for farming and horticulture.

Rural living allotments are typically between 1 and 8 hectares and are well-vegetated. Some allotments are used for hobby farming. Existing buildings are setback from boundaries and are sited inconspicuously amongst vegetation.

There are larger rural allotments to the east along Mappinga Road that are mostly used for small-scale grazing, vineyards and orchards.

Overall, the locality has a pleasant living environment that is of high amenity.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Other - Residential - Heavy Vehicle Parking: Code Assessed - Performance Assessed
Outbuilding: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
The Planning and Design Code does not provide an 'Accepted' or a 'Deemed to Satisfy' pathway for the above noted elements. They are also not listed as being 'Restricted' forms of development under Table 4 of the Productive Rural Landscape Zone. Therefore it is considered that as per Sections 105 (b) and 107 of the PDI Act, 2016, that the proposal be assessed as 'Performance Assessed' development.

PUBLIC NOTIFICATION

- **REASON**
Heavy Vehicle Parking is not a listed element in Table 5 of the Zone and therefore the development is not excluded from public notification

Public Notification period – 1 to 23 April 2025

- **LIST OF REPRESENTATIONS**

Three (3) representations were received during the notification period opposing the development. The representors have requested to be heard by the Panel.

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Wilfred Burrows	PO Box 210 BALHANNAH	Yes	Peter Burrows

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Jo-Anne Burrows	PO Box 210 BALHANNAH	Yes	Peter Burrows
Erika Sames	15 Mappinga Road OAKBANK	Yes	Self

• SUMMARY

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

- Excessive building size
- Insufficient boundary setbacks
- Potential use of building for commercial/industrial purposes
- Inadequate rainwater tank capacity
- Potential storage of fuels and flammable chemicals
- Inadequate firefighting provisions
- Vegetation removal

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

AGENCY REFERRALS

No agency referrals were required

INTERNAL REFERRALS

Engineering Department

Council Engineering requested the following documentation in support of the application:

The following information is required:

1. Stormwater management plan and calculations supporting the development as follows:

- Pre Development calculation 1:5 ARI @ 5 minutes
- Post Development calculations 1:100 ARI @ 5 minutes
- Post Development discharge kept to pre development rates at 1:5 ARI @ 5 minutes
- Calculations that indicate who the Critical Detention Volume was achieved.
- Calculations indicating how the restricted orifice size was achieved

The applicant has submitted a Stormwater Management Plan and Stormwater Calculation prepared by TMK Consulting Engineers in support of the application. Council Engineering has reviewed the supplied calculations and confirmed they satisfy Council requirements.

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.

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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.

A detailed assessment of the application has taken place against the relevant provisions of the Planning and Design Code (P & D Code) and this is provided below under a series of headings. A Policy Enquiry extract containing the relevant provisions of the P & D Code is contained in **Attachment 6 – Relevant P & D Code Policies**.

Zone:

Productive Rural Landscape Zone:

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO3	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, 2.1, 2.2, 6.3, 6.4 11.1 and 14.1	
DPFs: 1.1, 2.1, 2.2, 6.3 and 6.4	

The subject land is a rural living allotment of approximately 1.2 hectares that contains a single storey dwelling and ancillary structures. The proposal is seeking to construct a building that is to be used for the storage of personal vehicles, a caravan, trailer and other domestic items.

Part 7 of the Planning and Design Code defines an “outbuilding” as:

a non-habitable detached building on the same site as a main building which is ancillary and subordinate to the main building and has a use and function which relates to the main building, but does not include a private bushfire shelter.

The applicant has confirmed that the building is non-habitable and will be used by the occupants of the existing dwelling for domestic storage purposes. Although the building is larger than a typical outbuilding, the building is subordinate to the existing dwelling given the low intensity of its use, the low scale of the built form, and the siting of the building in the same location as an existing outbuilding to which it will replace. The proposed building is therefore a form of outbuilding.

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The proposal also includes the storage of a heavy vehicle (i.e. truck) on the site as the storage/parking of a vehicle greater than 3000kg is not excluded from the definition of 'development'. The applicant has confirmed that the heavy vehicle is a domestic restoration project and will not be operated from the site for any commercial or industrial activities.

The representors are concerned that the size of the proposed building and the storage of a heavy vehicle may give rise to industrial or commercial activities on the site. The proposal must be assessed based on the information provided and there is no reason to suspect that the building will be used for activities other than those that relate to existing dwelling on the land. A condition of approval has been included to reinforce that the building is to be used only for domestic purposes and not involve any commercial, industrial or habitable activities.

The subject land is situated within the Productive Rural Neighbourhood Zone of the Planning and Design Code. DO 1 and PO 1 of the zone envisage primary production activities and lifestyle opportunities that conserve the natural and rural character. Domestic buildings and activities such as outbuildings, that are ancillary and subordinate to existing residential development are supported. An 'outbuilding' is listed in DPF 1 as a contemplated form of development in the zone. The proposed outbuilding is therefore orderly and appropriate from a land use perspective.

PO 11.1 supports "large buildings" provided they are designed and sited to minimise their visual impact. This can be achieved by siting buildings away from roads and boundaries and on flat land, and by using low reflective materials. The proposed outbuilding is of a standard shed design comprising a gable roof and Colourbond wall and roof cladding finished in Woodland Grey. The design and appearance of the built form is acceptable for an ancillary building and the dark colour will complement the rural character. The siting of the building also achieves substantial setbacks of between 8.5 and 20 metres from adjacent boundaries, which allows existing vegetation to be retained. The existing vegetation will provide a dense screen, particularly to the road frontages. For these reasons, the impact of the proposed building on scenic and rural vistas would not be significant. PO 11.1 is therefore considered to be satisfied.

DTS/DPF 14.1 provides several quantitative parameters for outbuildings. These parameters include a maximum floor area of 100m² and maximum wall and roof height of 5 metres and 6 metres respectively. It is important to note that these size parameters are applied to Deemed-to-Satisfy development that do not require a performance-based assessment. The maximum floor area and wall/roof heights are also applied to all properties, irrespective of their site area.

As the proposal is a performance assessed development, the size and scale of the building needs to be assessed against the relevant Performance Outcome. PO 14.1 requires ancillary buildings to be "sited, designed and of a scale that maintain a pleasant natural and rural character and amenity". The revised proposal has a reduced floor area of 441m² and a wall height of 4.30 metres and roof height of 6.04 metres. The wall and roof height is consistent with the DTS standard. Although the floor area of the proposed outbuilding is significantly greater than the DTS standard, the overall size and scale of the building is considered to achieve the key Performance Outcomes given that:

- The building floor area of approximately 441m² is proportionate to the size of the subject land that at least 1.2 hectares in area;
- The new building will replace an existing building resulting in a net floor area increase of approximately 297m²;
- The building is located on the northwestern side of the site and thus will not cramp or visually overwhelm the existing dwelling;
- The siting of the building is consistent with that of the existing outbuilding;
- The significant boundary setbacks will allow for the retention of existing vegetation that will visually screen the building.
- The building is single storey with a maximum roof height of 6.04 metres; and

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- The gable roof design and dark colour of the external materials will complement the existing rural character and amenity.

It has been reasonably demonstrated that the use, siting and scale of the proposed development is such that it would not undermine existing, or desired primary production activities nor detract the from the rural character and scenic qualities of the surrounding area. The proposal is consistent with DO 1 and PO 1.1, 2.1, 2.2, 11.1 and 14.1 of the Productive Rural Landscape Zone.

Overlays

Hazards (Bushfire- Medium Risk) Overlay

Desired Outcomes	
DO2	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, 2.2, 5.1 and 5.3	
DPFs: 2.2 and 5.1	

The subject land is with the Hazards (Bushfire – Medium Risk) Overlay.

As required by the Overlay, the proposal includes the following bushfire safety measures:

- The outbuilding is sited no closer than 6 metres from the existing dwelling;
- The vegetation surrounding the proposed building is not potentially hazardous;
- An additional water supply of 15000 litres will be provided for firefighting;
- The site has public road access and the internal driveway is designed with a formed all-weather surface and with gradient, dimension and turning areas that facilitate safe and convenient access for fire fighting vehicles; and
- There are clear and unobstructed pedestrian pathways for the evacuation of occupants.

The bushfire risks have been adequately considered by the applicant with measures put in place that satisfy the requirements of the Hazards (Bushfire – Medium Risk) Overlay.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Desired Outcomes	
DO1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 2.5, 3.2, 3.3 and 4.1	
DPFs: 1.2, and 2.5	

DO 1 of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is seeking the protection of public water supply in the Watershed Area. A civil design and associated stormwater calculations have been prepared by TMK Engineers to ensure that stormwater runoff is not increased and that appropriate containment measures are in place. This includes a new 20KL rainwater tank that is to be provided adjacent to an existing above-ground tank.

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It has been demonstrated that stormwater runoff will be managed on-site so as not to result in any negative impacts on the water quality within the catchment area. The proposal is consistent with DO 1 and the relevant PO's of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay.

Native Vegetation Overlay

Desired Outcomes	
DO1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1	
DPFs: 1.1	

This proposal does not include the removal of any native vegetation as the site for the proposed building is clear of vegetation and is already occupied by an outbuilding.

The applicant has also provided a Native Vegetation Declaration advising that the proposal will not impact on vegetation. It is further noted that Council Historical Imagery of the site indicates that all vegetation has been planted and would not satisfy the definition of native vegetation as per the *Native Vegetation Act 1991*. The proposal is therefore consistent with DO 1 and PO 1.1.

Urban Transport Routes Overlay

Desired Outcomes	
DO1	Safe and efficient operation of Urban Transport Routes for all road users.
DO2	Provision of safe and efficient access to and from Urban Transport Routes.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 3.1 and 5.1	
DPFs: 1.1, 2.1, 3.1 and 5.1	

The existing access arrangements from Mappinga Road will be maintained and the proposed building will not generate any additional traffic as it is to be used for domestic storage.

The existing access is over 25 metres, with an approximate setback of 100.00m from Onkaparinga Valley Road.

The proposal will not impact on the safety and efficiency of Urban Transport Routes.

Water Resources Overlay

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.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 1.5 and 1.7	
DPFs: 1.5	

The proposed outbuilding is to be setback 7.40m from an existing dam on the site that is located near the northern boundary. There are no other existing water resources traversing the subject land.

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The proposal is consistent with the Water Resources Overlay.

General Development Policies

Design

Desired Outcomes	
DO1	Development is: <ul style="list-style-type: none">a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate areab) 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 visitorsc) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 3.1, 5.1, 6.1, 8.1, 10.1, 10.2, 20.1, 31.1 and 31.2	
DPFs: 6.1, 8.1, 10.1 and 10.2	

As considered above in the zone section, the gable roof and dark colour of the external materials will complement the existing rural character and amenity. Also, the built form will not be readily visible from the adjacent road frontages given the significant boundary setbacks and screening provided by existing vegetation. The proposed outbuilding is fit for purpose and will respond appropriately to the surrounding rural character in accordance with DO 1.

The proposed outbuilding will require minimal earthworks as it is located on flat land that was previously benched for the existing outbuilding. Similarly, no earthworks will be required for vehicle access as the existing driveway will continue to provide safe and convenient access as per PO 8.2.

Infrastructure and Renewable Energy Facilities

Desired Outcomes	
DO1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 12.2	
DPFs: 12.2	

As the proposed building is ancillary to the existing dwelling and will be used for storage purposes, it will not result in any additional demand on existing infrastructure and services.

The proposed building will not encroach on the existing wastewater system.

DO 1 and PO 12.2 are satisfied.

CONSIDERATION OF SERIOUSLY AT VARIANCE

Having considered the proposal against the relevant provisions of the Planning and Design Code Version 2025.2 30/01/2025, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code for the following reasons:

- The proposal is consistent with the Desired Outcome for the Productive Rural Landscape Zone.
- The proposed development is ancillary and subordinate to the existing dwelling and will facilitate the better enjoyment of the subject land for its occupants.
- The proposed building will not have any adverse visual impacts as it is well-setback from boundaries and screened by existing vegetation.
- The proposed built form is sufficiently compatible with the existing rural character and amenity.
- It has been demonstrated that the proposal would not undermine existing, or desired primary production activities nor detract the from the amenity of surrounding land, through design or proposed use.

CONCLUSION

Having considered the proposal against the relevant provisions of the Planning and Design Code, the proposal is not seriously at variance with the Planning and Design Code.

The proposed outbuilding is ancillary and subordinate to the existing dwelling on the land and will facilitate the better enjoyment of the subject land by its occupants. The proposal is an orderly and contemplated form of development within Productive Rural Landscape Zone.

Although the outbuilding is rather large for a domestic building, it has been demonstrated that the visual impacts would not be significant given the low-impact nature of the use, the low building profile and non-reflective materials, and the separation to road frontages and property boundaries.

The proposal would not undermine existing, or desired primary production activities nor detract the from the rural character and scenic qualities of the surrounding area.

For these reasons, the proposal achieves the Desired and Performance Outcomes for the Productive Rural Landscape Zone, the relevant Overlays and General Provisions of the Code and thus warrants the granting of Planning Consent.

RECOMMENDATION

It is recommended that the Council Assessment Panel resolve that:

- 1) The proposed development is not considered seriously at variance with the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code pursuant to section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*.**
- 2) Development Application Number 24040612 by Mark Ebenreuter for outbuilding ancillary to existing dwelling and parking of one (1) heavy vehicle (over 3 tonne) at 12 Mappinga Road Oakbank is granted Planning Consent subject to the following conditions:**

CONDITIONS

Planning Consent

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- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below (if any).
- 2) The external finishes to the outbuilding herein approved shall be as follows.
WALLS: Colorbond Woodland Grey or similar
ROOF: Colorbond Woodland Grey or similar
- 3) Prior to commencement of work, straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during construction.
- 4) The outbuilding shall not be used for human habitation, commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.
- 5) The heavy vehicle (over 3 tonne) is not to be used for commercial or industrial purposes. Any such activity may constitute a change in use and will require separate development approval.
- 6) Activities undertaken in the outbuilding and/or machinery use in the outbuilding shall be limited to the hours of 8:00am to 8.00pm Monday to Saturday, and to the hours of 9:00am to 8.00pm Sunday.

ADVISORY NOTES

- 1) 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.
- 2) 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.
- 3) 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).
- 4) 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.
- 5) This consent is strictly limited to works on the subject land. This consent does not permit any alteration to road verge. Works including tree pruning/removal, earthworks, kerbing, storage of material or any alteration to the verge or a reserve requires a separate approval under Section 221 of the *Local Government Act 1999*. For more information regarding this process please visit: <https://www.ahc.sa.gov.au/development/roads-and-construction/authorisation-to-alter-a-public-road>

OFFICER MAKING RECOMMENDATION

Name: Tim Mason
Title: Statutory Planner



MARK EBENREUTER
PROPOSED OUTBUILDING
12 MAPPINGA ROAD, OAKBANK
KAURNA COUNTRY



SITE PLAN
22/01/2025
1:1000 @ A3

DWG. REF.	—	DA01
REVISION	—	B
URPS REF.	—	24ADL-1212

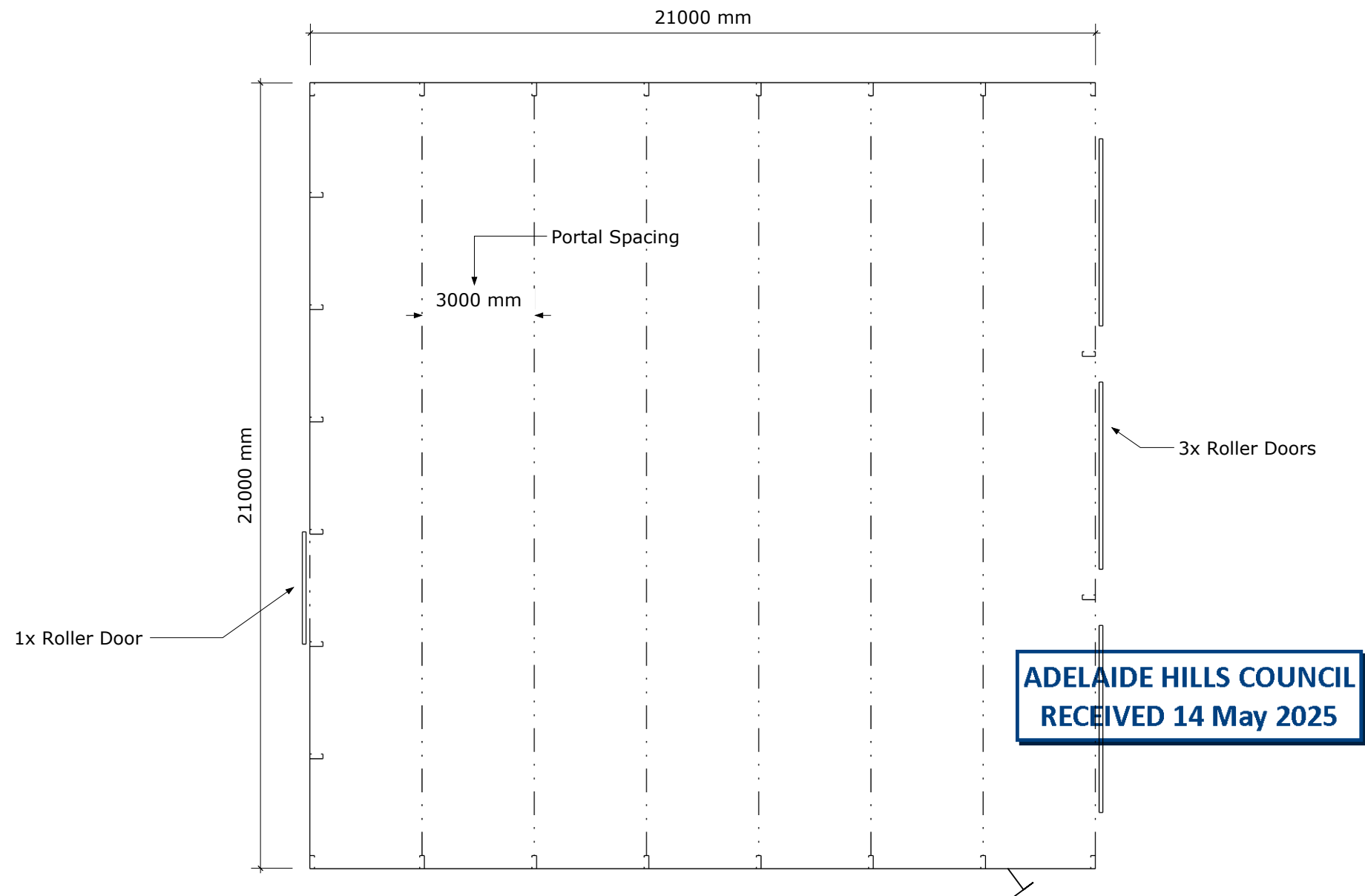
NOTES

PROPOSED OUTBUILDING SET OUT FROM
NORTHERN POINT OF EXISTING OUTBUILDING.

SETBACK MEASUREMENTS ARE BASED ON
SITE FEATURES (FENCING AND EXISTING
OUTBUILDING).

FENCING POSITION IS ASSUMED ON BOUNDARY.





12 Mappinga Road, Oakbank

A Floorplan
A00 Scale: 1:150 at A3

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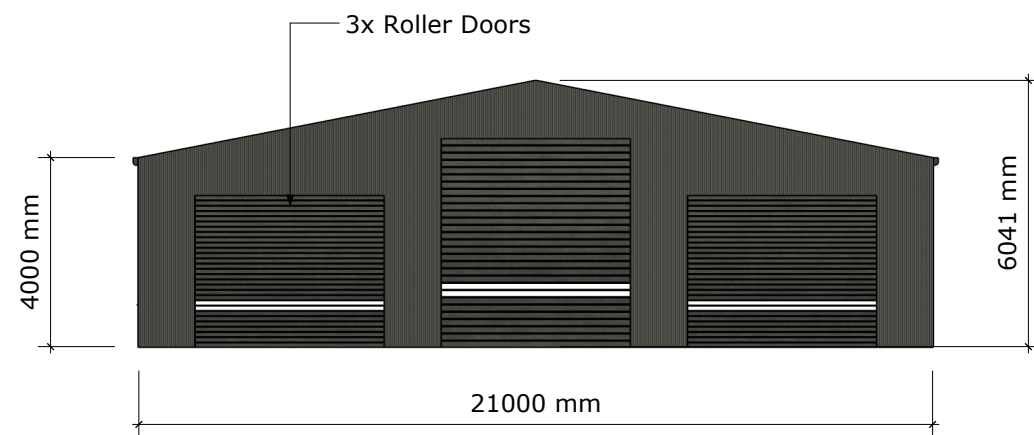
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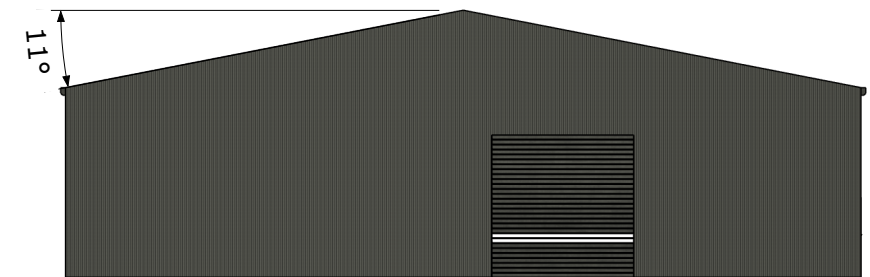
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Project:	TBA	
Client:	Ebenreuter Diesel Services	
Drawn by:	DCM	Date: May 7, 2025

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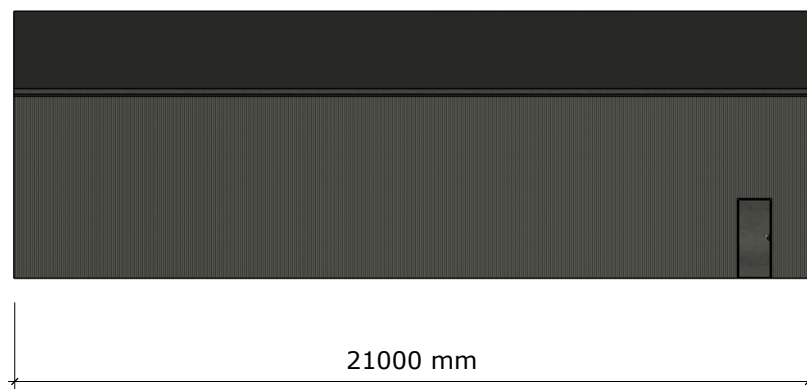
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Elevation 1



Elevation 2



Elevation 3



Elevation 4

ADELAIDE HILLS COUNCIL
RECEIVED 14 May 2025

Colour Schedule

Roof: Woodland Grey
Walls: Woodland Grey
Flashing: Woodland Grey

A Elevations
A00 Scale: 1:200 at A3

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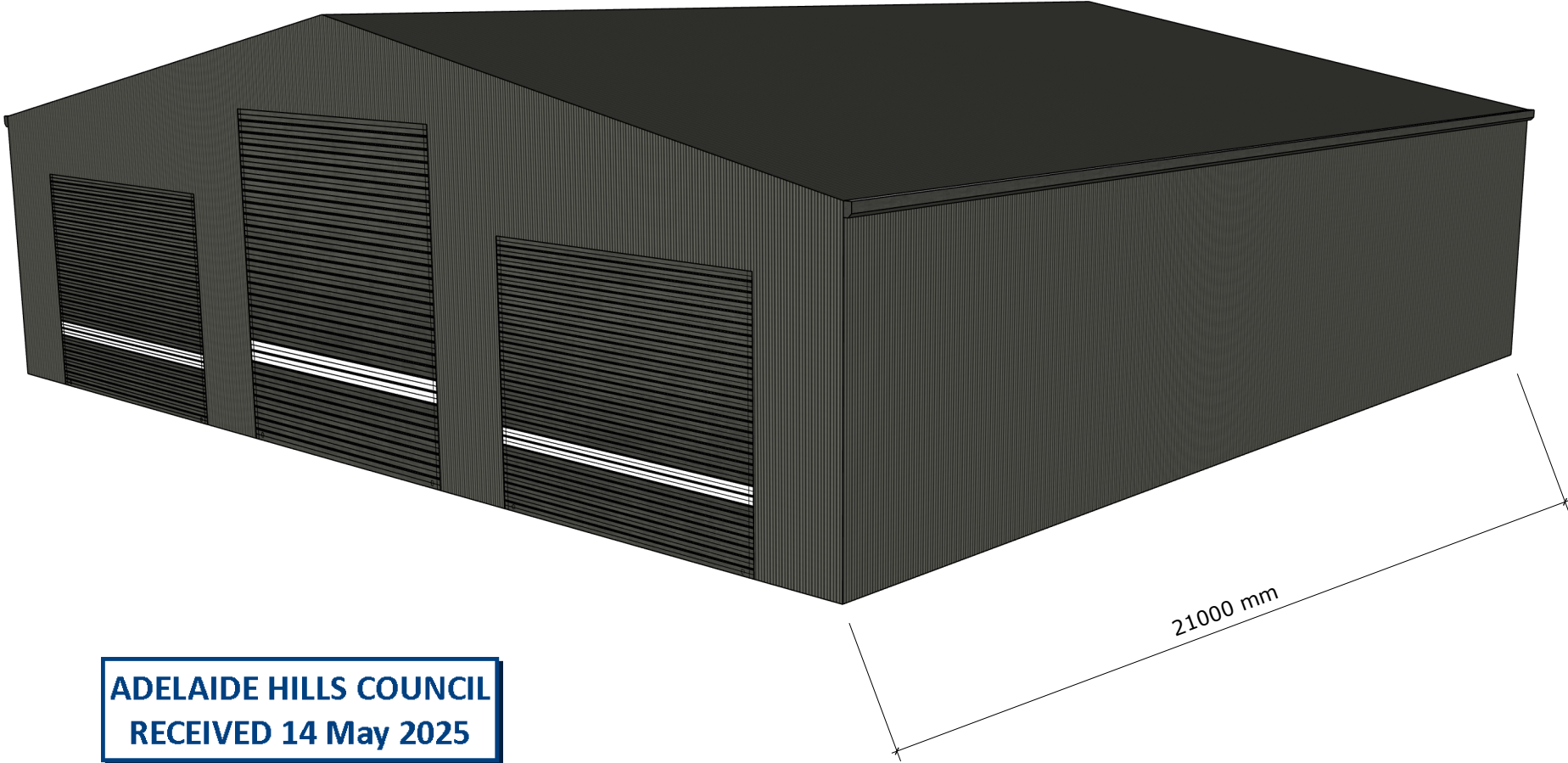
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Title:	Elevations	
Project:	TBA	
Client:	Ebenreuter Diesel Services	
Drawn by:	DCM	Date: May 7, 2025

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A 3D View
A05 3D View

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Title:	Elevations	
Project:	TBA	
Client:	Ebenreuter Diesel Services	
Drawn by:	DCM	Date: May 7, 2025



- LEGEND**
- EXISTING STORMWATER PIPE
 - Ø150 STORMWATER PIPE 1% MIN U.N.O.
 - Ø225 STORMWATER PIPE (SEALED) U.N.O.
 - DP SELECTED Ø225 DOWNPIPE
 - IO SURFACE INSPECTION OPENING

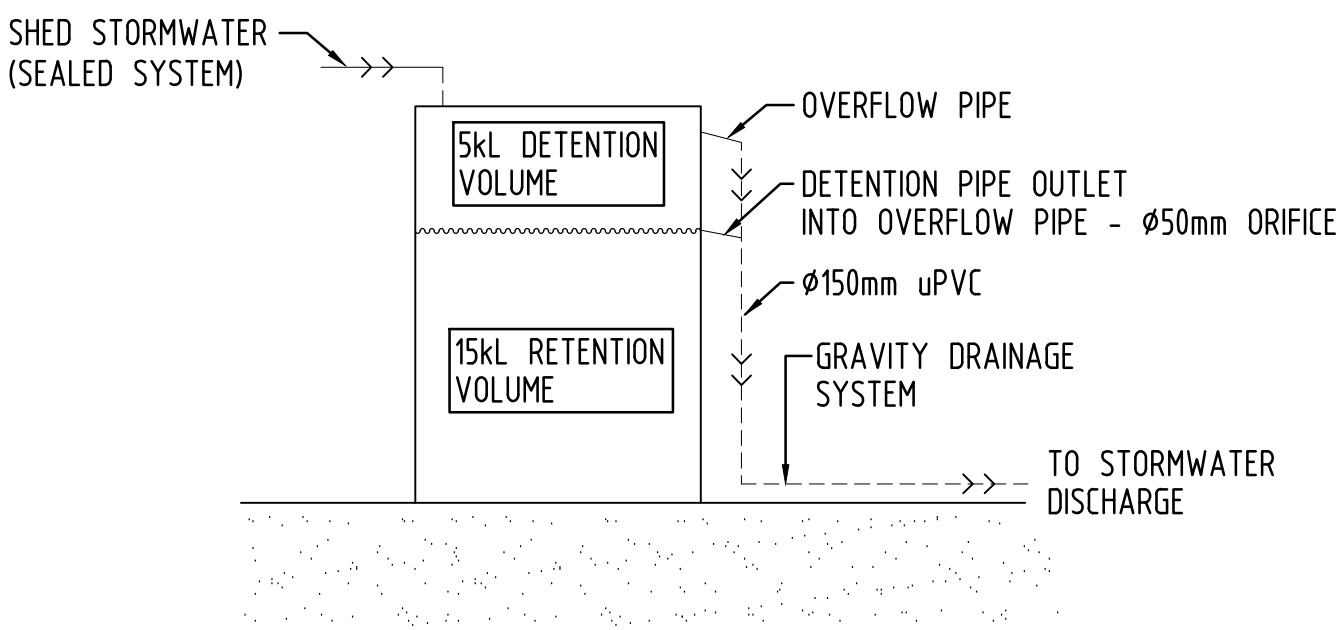
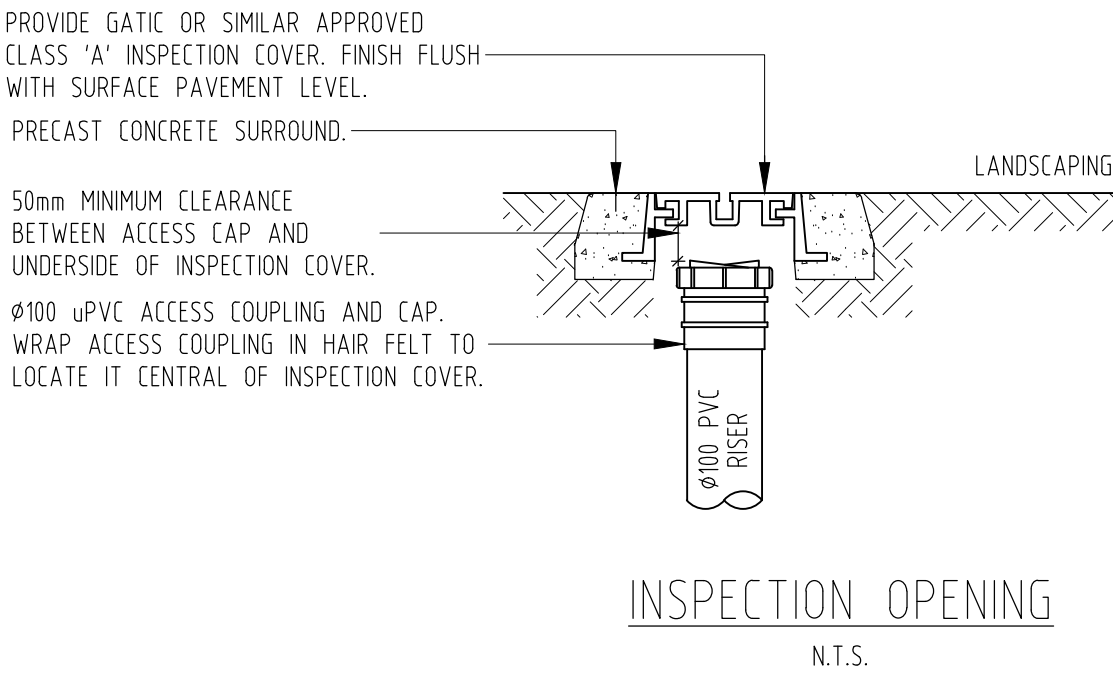
NOTE:

THIS IS A PLANNING DRAWING ONLY. FURTHER ENGINEERING DESIGN INCLUDING SPECIFICATIONS, SIZING AND STORMWATER INVERTS TO BE PROVIDED PRIOR TO BUILDING RULES ASSESSMENT AND CONSTRUCTION.

THE LOCATION OF EXISTING STRUCTURES ADJACENT TO THE AREA OF CONSTRUCTION ARE TO BE CHECKED ON SITE BY THE BUILDER / CONTRACTOR. SHOULD A RISK OF POTENTIALLY UNDERMINING AN EXISTING STRUCTURE EXIST, THIS OFFICE IS TO BE NOTIFIED IMMEDIATELY.

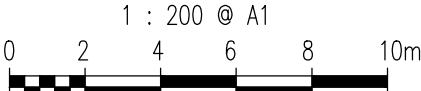
BEWARE OF UNDERGROUND SERVICES. THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. CONTRACTOR TO LOCATE AND CONFIRM DEPTH OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION.

CIVIL PLAN
1:200



PROPOSED RETENTION/DETENTION TANK DETAIL
N.T.S.

NOT FOR CONSTRUCTION



PB	REVISED PLANNING APPROVAL	AS	--	11.04.25
PA	PLANNING APPROVAL	AS	--	26.03.25
No	REVISION	DRAWN	CHE'KD	DATE

PROJECT

**STORMWATER MANAGEMENT PLAN
FOR PROPOSED SHED
AT: 12 MAPPINGA ROAD,
OAKBANK, SA
FOR: MARK EBENREUTER**

DRAWING TITLE

CIVIL PLAN

◆ Civil

◆ Geotechnical

◆ Environmental

◆ Structural

◆ Mechanical

◆ Electrical

◆ Fire

◆ Hydraulics

◆ Forensic

◆ Construction Assist

◆ Vertical Transport

Adelaide Office: 08 8238 4100
Melbourne Office: 08 8238 4115
Riverland Office: 08 8582 3970
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DRAWN	AS	DRAWING No.
DATE	MARCH '25	2503152-C1/PB
ENGINEER	AS	
CHECKED	X	



Client:	MARK EBENREUTER	Job Number:	2503152
Project:	STORMWATER MANAGEMENT PLAN FOR PROPOSED SHED	Date:	11 April 2025
Project Location:	12 MAPPINGA ROAD, OAKBANK, SA		

ATTACHMENTS:

SW1 – SW3	Critical 1:5 Year A.R.I. design storm calculations
	Critical 1:100 Year A.R.I. major storm calculations
2503152-C1/PB	Civil Plan

DESIGN:

TMK have been engaged to develop a stormwater management plan for the proposed shed at the above address. Currently there is a smaller existing shed in the currently location, with an approximate 135kL retention tank behind it, which discharges the overflow towards Downers Road. The proposed development will see the existing shed demolished and the retention tank retained, with a larger outbuilding constructed in place of the old shed.

To ensure stormwater runoff is not increased, calculations were undertaken to ensure the post development 1% AEP runoff is limited to pre-development for a 20% AEP event. As such, a 5000L detention volume has been proposed with a 50mm orifice to restrict discharge to 4.90 L/s, with the outflow to be discharged overland and directed towards Downers Road, following the natural slope of the land. A total 20,000L rainwater tank has been nominated, with 5000L being used for detention, and the remaining 15000L detention provided for fire fighting purposes as requested by the client.

Pre-development discharge: 4.99 L/s
 Post development discharge: 4.90 L/s

Required detention volume: 4977 L
 Provided detention volume: 5000 L

GENERAL NOTES:

1. These calculations are to be read in conjunction with the relevant associated Drawings, Footing Construction Report, Civil Drawings and / or details.
2. All work is to comply with relevant SAA Standards and Guides.

AS 2200: *Design charts for water supply and sewerage*
 AS/NZS 3500: *Plumbing and drainage*
 AS 3798: *Guidelines on earthworks for commercial and residential developments*
 AS 4000:
 and *General conditions of contract*
 AS 2124:
 ARRB Special Report 35: Subsurface drainage of road structures
 Australian Rainfall and Run-off Volumes 1 and 2: A guide to flood estimation
 Austroads 2008 – Guide to pavement technology
 NAASRA 1987 – Pavement design
 Storm drainage design in small urban catchments: A handbook for Australian practice
 Water Sensitive Urban Design (WSUD) Engineering Procedure: Stormwater
 Water Services Association of Australia Code (WSAA).

For and on behalf of
TMK Consulting Engineers

ALEX SONZA
 Engineer





JOB NUMBER: 2503152
 DATE: 26/03/2025
 PAGE: SW1
 DESIGN: ALS

STORMWATER CALCULATIONS - DETENTION VOLUMES

MINOR STORM EVENT 20 % AEP

MAJOR STORM EVENT 1 % AEP

PRE-DEVELOPMENT:

1. CATCHMENT DETAILS

	Coefficient	Area (m ²)	Area (%)
Roof:	0.90	144	33
Paving:	0.75	0	0
Landscaping:	0.30	297	67
Total Pre-Dev	0.50	441	100

2. PRE-DEVELOPMENT SITE DISCHARGE

Design Storm Event	20	% AEP
Time of Concentration	5 min	
Run-off Coefficient (C)	0.50	
Rainfall Intensity	82.00	mm/hr
Catchment Area	441	m ²
Allowable Discharge	4.99	L/sec

POST-DEVELOPMENT:

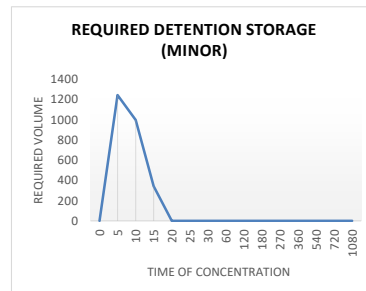
Proposed Detained:	Coefficient	Area (m ²)	Area (%)
Roof:	0.90	441	100
Paving:	0.75	0	0
Landscaping:	0.30	0	0
	0.90	441	100

Proposed Undetained:	Coefficient	Area (m ²)	Area (%)
Roof:	0.90	0	0
Paving:	0.75	0	0
Landscaping:	0.30	0	0
	0.00	0	0
Total Post-Dev	0.90	441	100

3. REQUIRED DETENTION STORAGE - 20% AEP (MINOR STORM EVENT)

Design Storm Event	20	% AEP
Catchment Area to Detention	441	m ²
Run-off Coefficient (Detained Areas)	0.90	
Discharge	4.90	L/sec

Time of Concentration (mins)	Rainfall Intensity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	82.00	9.04	4.90	1242
10	59.50	6.56	4.90	996
15	47.90	5.28	4.90	343
20	40.60	4.48	4.48	0
25	35.60	3.92	3.92	0
30	31.90	3.52	3.52	0
60	20.70	2.28	2.28	0
120	13.40	1.48	1.48	0
180	10.40	1.15	1.15	0
270	8.13	0.90	0.90	0
360	6.82	0.75	0.75	0
540	5.32	0.59	0.59	0
720	4.46	0.49	0.49	0
1080	3.47	0.38	0.38	0
Critical Detention Volume (L)				1242



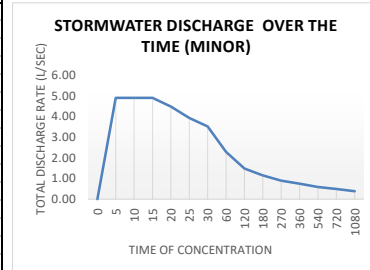


JOB NUMBER: 2503152
DATE: 26/03/2025
PAGE: SW2
DESIGN: ALS

4. PROPOSED MAX DISCHARGE RATE - 20% AEP

Design Storm Event	20	% AEP
Run-off Coefficient (C) Undetained Area	0.00	
Catchment Area	0	m ²

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	82.00	0.00	4.90	4.90
10	59.50	0.00	4.90	4.90
15	47.90	0.00	4.90	4.90
20	40.60	0.00	4.48	4.48
25	35.60	0.00	3.92	3.92
30	31.90	0.00	3.52	3.52
60	20.70	0.00	2.28	2.28
120	13.40	0.00	1.48	1.48
180	10.40	0.00	1.15	1.15
270	8.13	0.00	0.90	0.90
360	6.82	0.00	0.75	0.75
540	5.32	0.00	0.59	0.59
720	4.46	0.00	0.49	0.49
1080	3.47	0.00	0.38	0.38
Max Discharge Rate Minor Storm Event				4.90
Pre Development Flow				4.99
Flow rate satisfies				



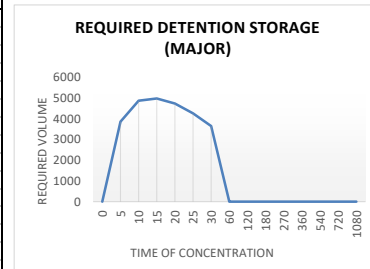
5. STORAGE SIZE AND ORIFICE RESTRICTOR SIZE - 20% AEP

Proposed Number of Detention Storage	1	
Detention Storage Required (Total)	1242	L
Detention Storage Required (Per Tank)	1242	L
Allowable discharge (Total)	4.90	L/sec
Allowable discharge (Per Orifice)	4.90	L/sec
Orifice Head	0.90	m
Required Orifice Diameter	50	mm

6. REQUIRED DETENTION STORAGE - 1% AEP (MAJOR STORM EVENT)

Design Storm Event	1	% AEP
Catchment Area to Detention	441	m ²
Run-off Coefficient (Detained Areas)	0.90	
Discharge	4.90	L/sec

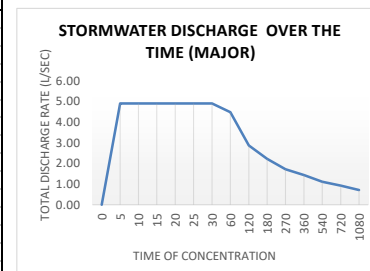
Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Inflow (L/sec)	Outflow (L/sec)	Required Volume (L)
0	0	0	0	0
5	161.00	17.75	4.90	3855
10	118.00	13.01	4.90	4866
15	94.60	10.43	4.90	4977
20	80.20	8.84	4.90	4730
25	70.20	7.74	4.90	4259
30	62.80	6.92	4.90	3643
60	40.60	4.48	4.48	0
120	26.00	2.87	2.87	0
180	20.10	2.22	2.22	0
270	15.60	1.72	1.72	0
360	13.00	1.43	1.43	0
540	10.10	1.11	1.11	0
720	8.41	0.93	0.93	0
1080	6.48	0.71	0.71	0
Critical Detention Volume (L)				4977



7. PROPOSED MAX DISCHARGE RATE - 1% AEP

Design Storm Event	1	% AEP
Run-off Coefficient (C) Undetained Area	0.00	
Catchment Area	0	m ²

Time of Concentration (mins)	Rainfall Intesity (mm/hr)	Undetained Discharge (L/sec)	Detained Discharge (L/sec)	Total Discharge (L/sec)
0	0	0	0.00	0.00
5	161.00	0.00	4.90	4.90
10	118.00	0.00	4.90	4.90
15	94.60	0.00	4.90	4.90
20	80.20	0.00	4.90	4.90
25	70.20	0.00	4.90	4.90
30	62.80	0.00	4.90	4.90
60	40.60	0.00	4.48	4.48
120	26.00	0.00	2.87	2.87
180	20.10	0.00	2.22	2.22
270	15.60	0.00	1.72	1.72
360	13.00	0.00	1.43	1.43
540	10.10	0.00	1.11	1.11
720	8.41	0.00	0.93	0.93
1080	6.48	0.00	0.71	0.71
Max Discharge Rate				4.90
Pre Development Flow				4.99
Flow rate satisfies				





8. STORAGE SIZE AND ORIFICE RESTRICTOR SIZE - 1% AEP

Proposed Number of Detention Storage	1	
Detention Storage Required (Total)	4977	L
Detention Storage Required (Per Tank)	4977	L
Allowable discharge (Total)	4.90	L/sec
Allowable discharge (Per Orifice)	4.90	L/sec
Orifice Head	0.90	m
Required Orifice Diameter	50	mm

9. OVERSIZED PIPE STORAGE VOLUME IF APPLICABLE

Pipe Diameter	0	mm
Pipe Length	0	m
EFFECTIVE VOLUME:	0	L

10. ABOVE GROUND DETENTION BASIN VOLUMES IF APPLICABLE

BASIN 1

Area	0	m ²
Depth	0	m
BASIN VOLUME =	0	L

BASIN 2

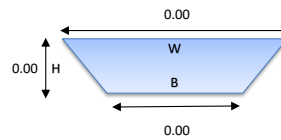
Area	0	m ²
Depth	0	m
BASIN VOLUME =	0	L

11. SWALE VOLUMES IF APPLICABLE

Wide (W)	0.00	m
Base (B)	0.00	m
Height (H)	0.00	m
Length	0.00	m
SWALE VOLUME =	0	L

Total Basin Volume	0	L
Total above ground tank	5000	L
Total Swale volume	0	L
Total Storage	5000	L
Total Storage Required	4977	L

Therefore,
 Total storage volume required has been achieved.



22 January 2025

Mr Blake Oneil
Senior Statutory Planner
Adelaide Hills Council

Dear Blake

Application 24040612: 12 Mappinga Road, Oakbank – Outbuilding

URPS acts for the future owner of the above allotment, who is seeking planning consent for a new outbuilding for undercover storage of several vehicles and large caravan and trailer.

The addition to the building envelope is essentially the existing cleared area in front of the existing outbuilding to be removed (refer Site Plan DA01 and enlargement DA02 provided under separate cover and images in **Attachment A**) and approximately a further 5m west of the existing building envelope.

The proposed outbuilding will replace the existing outbuilding estimated 16m x 9m = 144m². The proposed outbuilding is illustrated in the elevation and floor plan drawings with dimensions of 21m x 21m with a 5m wall height.

The wall height is required to allow for a roller door design (the housing for mounting takes up approximately 700mm) while leaving sufficient clearance for the tallest vehicle at 4.3 metres. The applicant has provided images of the majority of the vehicles to be stored plus a proposed layout plan (refer Figure at end of Attachment B). The proposed set out of vehicles includes an allowance of approximately 800mm to 1metre (max.) between all vehicles to ensure reasonable access at all times including in an emergency.

The subject land is allotment 100 in CT 5361/111 and is in the Productive Rural Landscape Zone in the Adelaide Hills Council area. The allotments were created circa 1995. The corner allotment is 1.2ha in area, making it marginally larger than lots 101-104 which were created as part of the same division. They all have frontage to Downers Road on their west side, but only the subject land has its vehicle access on Mappinga Road. These allotments are each affected by an easement along the eastern boundary for power supply.

The property has not yet been settled, but the applicant has been able to confirm key setback measurements for reference to inform the Site Plan requested for planning consent. A Revision B set of drawing is supplied which includes some additional notes. is assessed with the basic site plan in **Attachment A**, noting that:

- The new outbuilding will have a roof drainage system that is able to be connected to the existing water storage tank.
- There are no proposed wet areas or the like that need to be connected to a waste control system.
- The building envelope is in a cleared accessible area. URPS is instructed the existing ground level will not need to be substantially altered to extend the building envelope. The applicant has shown the building envelope slightly adjusted to retain a relatively consistent setback from the trees between the new building envelope and the dam to the north-east, such that it is substantially within the area of existing hard stand. The shadow in the Site Plan base image and the nature of aerial photography makes that somewhat difficult to illustrate clearly, but note the reference point (northernmost corner of the shed) representing the smallest setback of the existing outbuilding is unchanged.
- No native vegetation is impacted. URPS is instructed all trees on the subject allotment are planted trees and the site has been substantially modified since the original division in 1995. Trees along the eastern side of the building envelope adjacent the existing driveway are retained for screening. There may be some planted trees and shrubs impacted on the west and southern side of the building envelope but this will not materially impact the visibility of the new building / building envelope from adjacent roads or adjoining land, nor detract from the established landscape character of the land and its locality.
- Since the initial submission, the applicant confirmed with the land owner through written advice that every tree on the subject allotment (and the majority beyond the fence line) were planted by them and signed a statement to that effect (copy provided under separate cover with the Native Vegetation declaration).

Assessment Summary

A number of key performance outcomes (POs) are addressed below (and in Attachment A) which we have considered in our conclusion of planning support for the new outbuilding.

The underlying PO 1.1 relates to avoiding development involving the proliferation of land uses that are sensitive to the desired forms of primary production, value adding

activities, tourism and retailing. The proposed development is on a site already used for rural residential purposes like much of its neighbours. Most of these allotments are unlikely to support primary production or horticulture in any material way because of allotment size, but clearly some of the larger holdings will contribute to the productive value of rural land in the zone. In this locality, most buildings are in the form of dwellings and outbuildings, with various examples of larger sheds and a range of buildings ancillary to those existing farm dwellings and rural residential uses (refer Figure 3 **Attachment A**).

The development will have no effect on the achievement of PO 1.1.

Although there are no Technical and Numerical variations identified in the SAPP report, the zone PO 5.2 and related Deemed to Satisfy/Designated Performance Feature (DTS/DPF 5.2) provides for dwellings with 2 building levels, 6m wall height and 9m overall height (measured from top of footings). In this context the proposed outbuilding will not exceed these parameters and is therefore of compatible form and scale with envisaged residential development in the zone.

The zone policy regarding Built Form and Character is also expressed as follows:

PO 11.1

Large buildings designed and sited to reduce impacts on scenic and rural vistas by:

- (a) having substantial setbacks from boundaries and adjacent public roads***
- (b) using low reflective materials and finishes that blend with the surrounding landscape***
- (c) being located below ridgelines.***

There are additional policies for different building types. PO 14.1 promotes outbuildings of a scale that maintains a pleasant natural and rural character and amenity. An outbuilding that is less than overall height and wall height allowable for dwellings, on this site which is well screened, is regarded as consistent with PO 14.1 for outbuildings. As a *performance assessed* outbuilding, the departures from some of the guidelines in DTS/DPF 14.1 are not serious, having regard to the existing development on the allotment and the setting of the existing and proposed building envelope.

Table 1 Key performance assessment matters for buildings

Productive Rural Landscape Zone	Comment	Options
building guidelines / dimensions	Outbuilding guideline 100m ² max. combined floor area and 5m wall height + 6m overall roof height and no more than two outbuildings.	The proposal is Woodland Grey metal sheeting is consistent with the guidelines. This replacement avoids the proliferation of outbuildings in



Productive Rural Landscape Zone	Comment	Options
	<p>Justification for exceeding this guideline is:</p> <ul style="list-style-type: none"> existing outbuilding is already larger than the floor area guidelines but has no material impact on rural and landscape character, and other guidelines for buildings in this zone support larger buildings eg. <ul style="list-style-type: none"> Agricultural building – 350m² + 10m building height (DTS) Dwelling 2 storeys up to 9m overall height, wall height up to 6m from top of footings <p>Policy also calls for:</p> <ul style="list-style-type: none"> Non-proliferation of buildings Low reflective materials preferred (not zincalume for example). Pre-coloured metal sheeting (dark / natural colours). 	<p>different location on the subject allotment. A second shed with the desired clearance cannot be positioned in front of the existing as it will block access to the existing outbuilding. Proposing a second shed in a different location will unnecessarily impact other trees on the site and proliferate the locations for outbuildings on the allotment which is discouraged by other guidelines.</p>
Setbacks	<p>40m setback for large <i>agricultural buildings</i> in the zone</p> <p>DPF 14.1 Outbuildings have a primary street setback that is</p>	<p>Although not an agricultural building, the 40m setback is an example of a boundary setback for larger non-residential buildings. The existing outbuilding does not achieve</p>



URPS

Productive Rural Landscape Zone	Comment	Options
	at least as far back as the building to which it is ancillary.	<p>the 40m setback from either public road. The existing building is 40m from the sealed <u>carriageway</u> of Mappinga Rd and that is unchanged with the new build.</p> <p>Based on the irregular shape of the allotment, bordered on two of three 'sides' by a public road, there is no other underutilised part of the allotment that would achieve a 40m setback, so the established building envelope is the best suited for a larger shed.</p> <p>The proposed larger footprint will have a setback of approximately 16m to Downers Rd at the side boundary (at its closest point) adjacent the Downers Rd road reserve which is densely planted. It does not reduce the building setback to Mappinga Rd, where the smallest building setback of 8.5m exists. The building site remains relatively well screened via established vegetation on the subject allotment and the adjoining land such that the proposed increase in height remains well screened from the carriageway of key public roads.</p>

Key Overlays relevant to location and nature of development

Hazards (Bushfire - Medium Risk)

The proposed outbuilding is not exposed to any greater bushfire risk than the existing outbuilding in this location on the subject allotment.

The location of the enlarged building envelope is substantially more than the guideline for separation from a habitable dwelling (i.e. approximately 49m post development more than the minimum 6m).

More importantly replacing the outbuilding in the same location, albeit a larger building envelope, does not impact on the access to the habitable building which is appropriately designed and constructed to facilitate the access and turning area suitable for the evacuation of fire-fighting vehicles and emergency personnel and the evacuation of residents.

Hazards (Flooding - Evidence Required)

URPS anticipates the achieving the established FFL for the new building will be sufficient to minimise the risk of entry of potential floodwaters.

To date the applicant has not been able to provide access to a surveyor or engineer to confirm if the FFL is at least 300mm above the highest point of natural ground level at the primary street boundary where there is no kerb (DPF 1.1 clause (b)) but council may have this information in its record of approval of the existing outbuilding.

A domestic outbuilding is not the type of development where this is typically applied (i.e. habitable buildings, commercial and industrial buildings, and buildings used for animal keeping), so in any case there is no departure from the PO 1.1 in the case of vehicle storage activities within the outbuilding.

Mt Lofty Ranges Water Supply Catchment (Area 2)

The overlay is concerned with stormwater water quality and waste management. Roof runoff will continue to be collected in the large water storage tank on the north side of the outbuilding (estimated not less than 60,000L based on 9m diameter) with any overflow as per existing conditions. This water is reused on site. URPS is instructed that there is no stormwater from roof areas discharged outside of the allotment boundaries and that will be maintained.

There is no new activity or wet area proposed within the outbuilding that generates waste, so no new on-site waste control system is proposed. The increase in the size of the outbuilding does not change the use of the land nor have any increased impact on water quality.

Native Vegetation

As previously noted, the land is substantially modified and landscape planting is a mixture of exotic and native species. URPS is instructed that all the trees are planted trees by the original owner and do not constitute native vegetation under the Native Vegetation Act.

We note that a large proportion of the roadside vegetation / street trees are in rows either side of a formed carriageway. They are also likely planted in this locality (which was alluded to in comments from the original owner) although there may be exceptions. In any case the development site is a substantial distance from boundaries and no off-site trees are impacted.

Prescribed Water Resources Area

Although there is a waterbody on the land, there is no natural watercourse identified in the SAPPA mapping. The development does not place any strain on water resources in this prescribed water resource area.

Urban Transport Routes and Traffic Generating Development Overlays

The outbuilding is not for a “traffic generating use” in the form of commercial, retail, warehouse or industry. The site’s location being affected by the *Urban Transport Routes and Traffic Generating Development Overlays* have no consequential planning assessment matters to be addressed as the use remains rural residential.

Water Resources

There is no aspect of the development application that requires an assessment against the POs under this overlay.

Overall, the proposed outbuilding will not unreasonably impact on the character and visual amenity of the locality. The site selected is the only one on the land that, on balance, substantially accords with the majority of the performance outcomes relevant to the assessment. It will have no effect on the use of adjoining and adjacent land in this locality nor impact the attainment of the Desired Outcomes for the zone. The application is supported for planning consent.

Any questions in the meantime please do not hesitate to contact me.

Yours sincerely



Julie Lewis



Principal Consultant

Cc e.diesel@bigpond.com

Enc Attachment A and B

ATTACHMENT A

Figure 1 Proposed enlarged building envelope –



New outbuilding building envelope shown (approximately) 21m x 21m:

- Post construction it remains the only outbuilding ancillary to the existing dwelling and is not used for any additional purpose (i.e. it will not be used for business nor other non-domestic storage, nor other purposes like horticulture or industry).
- The shed will store the owner's personal cars and larger vehicles that require higher door clearance, including hauling vehicle and large caravan (combined 18m Silverado vehicle + caravan), other domestic vehicles and equipment (ride on mower etc) and 4 boats. There is limited garage space under the main roof of the dwelling, but its insufficient for the applicant's needs for undercover and secure storage. There is no suitable location for a second outbuilding without substantially impacting on more vegetation or otherwise impacting on access to existing undercover parking or otherwise negatively affecting the navigability of existing internal roadways.
- The new built form remains substantially within the existing modified and cleared area of the existing building envelope and its associated hardstand.
- Vehicles will still be able to enter and exit the allotment in a forward direction by virtue of the existing driveway arrangement which will be unaffected by the development (i.e. vehicles can reverse / manoeuvre entirely within the subject allotment to enable forward exit on Mappinga Road).

Attachment A continued

Figure 2 - Metro maps 2015 imagery



The imagery from this source does not go back further than 2015. We note our observation that the trees on the south/south-eastern side of the driveway are not as large as the trees closer to the boundary or in the adjacent road reserve. The applicant's advice (via the land owner) is that all the trees on the subject land are planted trees (including those on the southern side of the allotment which are roughly in a straight line) and are not remnant native vegetation even if some are native species.

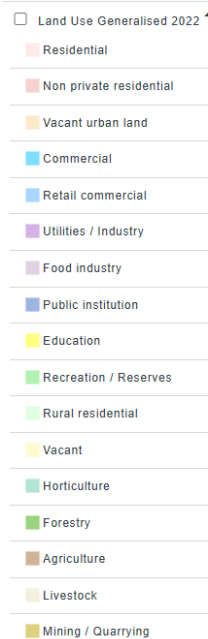
21/01/25 update: refer Native Vegetation declaration signed with attachments submitted under separate cover (additional document included to confirm signatures of current owners match the recently signed statement on planted vegetation).

Attachment A continued

Figure 3 – Wider locality – generalised land use (SAPPA 2022)



All of the above extent illustrated is in the same Productive Rural Landscape Zone. Allotment land use is predominantly, albeit not exclusively, classified 'rural residential', but in summary not all allotments are consistent with the 'productive' nomenclature of the zone description. The new outbuilding will not materially influence the established character of this locality of the Productive Rural Landscape Zone.



ATTACHMENT B

Selection of examples of applicant's vehicles / trailers for storage (also see applicant's storage set out plan on last page)



Attachment B continued



Attachment B continued



Attachment B continued



Attachment B continued

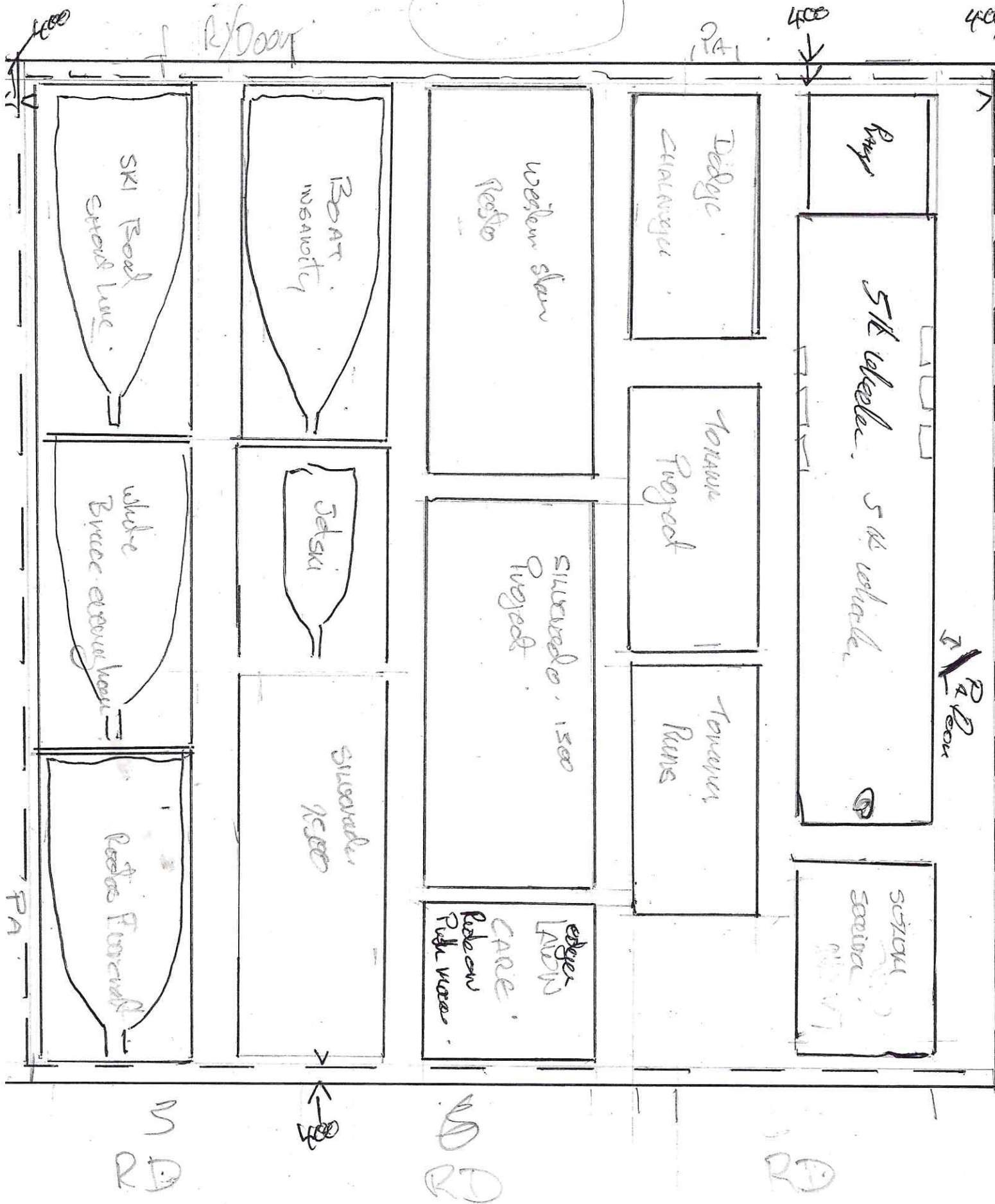


(not for business use, but is planned to be restored)

Attachment B continued







400m lost to structures all around
 Real internal size = 20x20m

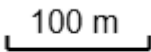


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Scale = 1:5329.800



SAPPA Report

The SA Property and Planning Atlas is available on the Plan SA website: <https://sappa.plan.sa.gov.au>

Date created:

June 26, 2025

Zoning Map



Disclaimer: The information provided above, is not represented to be accurate, current or complete at the time of printing this report. The Government of South Australia accepts no liability for the use of this data, or any reliance placed on it.

Details of Representations

Application Summary

Application ID	24040612
Proposal	Outbuilding ancillary to existing dwelling and parking of one (1) heavy vehicle (over 3 tonne).
Location	12 MAPPINGA RD OAKBANK SA 5243

Representations

Representor 1 - Wilfred Burrows

Name	Wilfred Burrows
Address	P.O. Box 210 BALHANNAH SA, 5242 Australia
Submission Date	19/04/2025 05:27 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 oppose the development

Reasons

I do not support the proposed development as the size of the proposed outbuilding exceeds the guidelines for two level dwellings and agricultural outbuildings. The proposed outbuilding is not a dwelling or agricultural building and exceeds the maximum area of 350 square meters by 91 square meters at an area of 441 square meters. The proposed outbuilding does not meet the required setback of 40 meters from Downers Road with a setback of only 16 meters. The claim that water runoff from the proposed outbuilding will not be discharged off the property is unrealistic given that the roof area of the proposed outbuilding is 441 square meters compared to the existing outbuilding's roof area of 144 square meters ie over three times that of the existing outbuilding. The existing rainwater tank holding capacity of about 60,000 litres would be unable to cope with inflows from the existing dwelling and proposed outbuilding potentially leading to flooding outside the property boundaries. The proposed outbuilding is a large industrial/commercial shed large enough to accommodate 13 or more diesel/petrol vehicles including a large prime mover. This many vehicles means there would be a considerable amount of fuel, oils and other flammable chemicals within the outbuilding which would provide an unacceptable risk of fires/explosions to neighboring properties especially during the fire season. (Refer to C.F.S. for assessment.) Similarly such fuels could cause pollution and catchment problems in the event of a spillage. (Refer to E.P.A. for assessment.) The proposed outbuilding plans are inadequate because they do not include structural engineering design specifications to ensure integrity in the event of strong category 2 winds. The client for the outbuilding plan is a commercial/industrial business: Ebenreuter Diesel Services and not Mark Ebenreuter. This suggests a future potential variation of the application in order to run part or all of his business from the property. This would be non compliant and would result in increased traffic generation, noise pollution as well as chemical pollution etc. Even the private activity of maintaining, restoring and repairing 13 or more vehicles stored in the outbuilding by Mark Ebenreuter, a diesel mechanic by profession would be noisy and polluting with the risk of dangerous chemicals being released into the environment. Nowhere in the application is there any provision for the safe collection and disposal of these toxic chemicals. Nowhere in the application is there any provision of firefighting and fire protection equipment for the proposed outbuilding. The application refers to the existing shrubs and trees as being planted and therefore not native vegetation. There seems to be an intent to clear some of this vegetation, reducing some of

the screening currently provided. At an overall height of over 7 meters this building will be an eyesore incongruous with the beauty and amenity of this rural living landscape. I believe such a development will adversely impact neighboring properties through adverse visual, noise and traffic flow impacts and poses unacceptable risks to neighboring properties due to very high fuel and other chemicals relating to the storage of 13 or more vehicles. The proposed development is inappropriate for this sensitive Adelaide Hills Watershed area.

Attached Documents

Representations

Representor 2 - Jo-Anne Burrows

Name	Jo-Anne Burrows
Address	PO Box 210 BALHANNAH SA, 5242 Australia
Submission Date	20/04/2025 07:54 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 oppose the development

Reasons

I do not support the proposed development as the size of the proposed outbuilding exceeds the guidelines for two level dwellings and agricultural outbuildings for this area and I believe will thus be used for industrial rather than residential purposes. To support this belief I note that the client listed by the shed company is Ebenreuter Diesel Services which is a business. My main concerns are outlined below according to the listed Assessment Categories- Amenity and Environmental Quality - Noise and Vibration The noise level emitted by machinery and mechanical repair and restoration work being undertaken on a variety of vehicles including large trucks, probably also at night and on weekends, will be detrimental to our enjoyment of our (up until now) peaceful neighborhood and may cause upset to my livestock (horses). The noise from extra vehicular traffic especially trucks will be a nuisance. Transport and Traffic The presence of heavy vehicles and extra traffic entering and exiting the property will impact the road pavement causing damage to it and extra driving hazards as we access our property. Visual Amenity Despite the claims made in the application, the large industrial shed, which is much larger than the existing shed, will be highly visible from our property and as we approach and leave our property as the surrounding trees will be removed. Economic Environment- Our property and land values will be adversely affected the visual impact and industrial nature of the proposed development. Hazards and Risks- There will be increased fire risk due to storage of this large number of vehicles and associated diesel, petrol, oil and other flammable materials and substances. In this proposed development plan there is no mention of any fire protection systems, sprinklers etc. There is increased flood risk to our property due to increased storm water run-off. The greatly increased roof catchment area will exceed the existing rainwater tank capacity and the on-site usage of storm water would be insufficient to absorb the excess storm water produced. Storm water and drainage problems already exist at the end of Mappinga and Downers Roads. Increased site contamination with concentration of diesel, petrol, oil and other hazardous substances on site. No provision for adequate or safe storage or disposal of these substances is mentioned in the proposed plans. Referral to the EPA needed. Thus possible contamination of groundwater from the above, which could impact the quality of our bore water (which is the only water source for our livestock.) I have enjoyed this quiet semi-rural neighborhood for many years, sharing my passion for equestrian pursuits with my neighbours. I would like the beauty, peace and character (mainly horse properties) to be preserved.

Attached Documents

Representations

Representor 3 - Erika Sames

Name	Erika Sames
Address	15 MAPPINGA ROAD OAKBANK SA, 5243 Australia
Submission Date	24/04/2025 10:23 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons As per attached document received via email to AHC 23/4/25 @ 7:49pm	

Attached Documents

RepresentationOnApplicationApril2025Final-10983449.pdf
EmailRe24040612RepresentationFinal-10983450.pdf

REPRESENTATION ON APPLICATION

Planning, Development and Infrastructure Act 2016

Applicant:	Mark Ebenreuter [applicant name]
Development Number:	24040612 [development application number]
Nature of Development:	Outbuilding ancillary to existing dwelling and parking of one (1) heavy vehicle (over 3 tonne)
Zone/Sub-zone/Overlay:	
Subject Land:	12 Mappinga Road, Oakbank SA 5243
Contact Officer:	Blake ONeil
Phone Number:	8408 0400
Close Date:	23.4.2025 11:59pm

Erika S Sames (Jacobs) & Christel W Sames

PO Box 22, Oakbank SA 5243

** Indicates mandatory information*

My position is: ☐ I support the development
☐ I support the development with some concerns (detail below)
☒ I oppose the development

I do not support the proposed development: Outbuilding ancillary to existing dwelling and parking for one (1) heavy vehicle (over 3 tonne).

At: 12 Mappinga Road, Oakbank SA 5243

Application ID 24040612

Reason being:

1. Plan SA received application from Mr. Mark Ebenreuter. However the Elevation Plan was submitted by Magnus Australia on behalf of their client Ebenreuter Diesel Services (being a commercial/industrial business) raising concern for future variations and exceptions to the original proposal.
2. The overall size of the proposed "outbuilding" is in excess of the 350 square metres for two level dwellings and agricultural outbuildings. Furthermore the height of over 7 metres suggests that of an industrial build.
3. Reference is made to the existing vegetation as "having been planted by the previous owner and is not native vegetation" suggesting removal of all or some of the above. At present the vegetation screens the view of the current outbuilding which is setback 16 meters from the Downer Road boundary rather than the required 40 meters. Removal of the vegetation will reduce the screening and noise reduction properties provided by the current vegetation, apart from impacting greatly on the visual effect of an extensively larger build, making it completely visible to Downer Road. Removing the vegetation will completely alter the ambience and beauty of an otherwise rural setting.
4. Storm water/run off. Whilst an existing rainwater tank of 60 000 litres may be adequate for the existing dwellings, the question remains regarding the adequacy for a structure of 3 times the size of the existing one. Giving potential for a reasonable amount of over-flow (and potential for contaminants to enter waterways from hazardous materials associated with the keeping of a large number of motor vehicles).



Government of South Australia
Department for Trade
and Investment

5. The proposed outbuilding is intended to accommodate or house a number of vehicles (approx. 13) e.g. cars, trailers, boats, caravan, a prime mover (large commercial vehicle) and what appears to be a vehicle on top a hoist. (suggesting restoration and repair work to be carried out). Repair and restoration even in a private setting may lead to increased noise pollution, which in turn may impact the surrounding residences which have otherwise enjoyed a quiet, peaceful and tranquil rural setting. The number of vehicles to be housed also gives rise to potential contamination and fire risk. The amount of fuel, petrol, diesel, oil, solvents and other flammable materials required to maintain these vehicles may need further investigation by CFS to ensure all safety measures are in place, and procedures for safe handling, storage, including disposal procedures of hazardous substances are in place to prevent contamination of waterways and the environment. Confirmation from EPA and Dept for Environment & Water would likely be required.
6. There is mention of a water feature and pond in the vicinity of the proposed outbuilding, however an omission was made regarding the position of a bore being on the Mappinga Road side of the pond. It should be of great concern in the event of a chemical spill, put simply, hazardous materials may enter the ground water. This will require further investigation by Dept for Environment & Water as well as the EPA.

Given that the proposed building work is to take part in the Adelaide Hills Watershed, I would welcome further input from the following Departments - EPA, CFS and Dept for Environment & Water.

E.S. Sames (Jacobs) & C.W. Sames
PO Box 22,
Oakbank SA 5243

[attach additional pages as needed]

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

- be in writing; and
- include the name and address of the person (or persons) who are making the representation; and
- set out the particular reasons why consent should be granted or refused; and
- comment only on the performance-based elements (or aspects) of the proposal, which does not include the:
 - NONE *[list any accepted or deemed-to-satisfy elements of the development]*.

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

By: ☐ appearing personally
☐ being represented by the following person: [Click here to enter text.](#)

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

Signature: *Erika Sames / Jacobs*

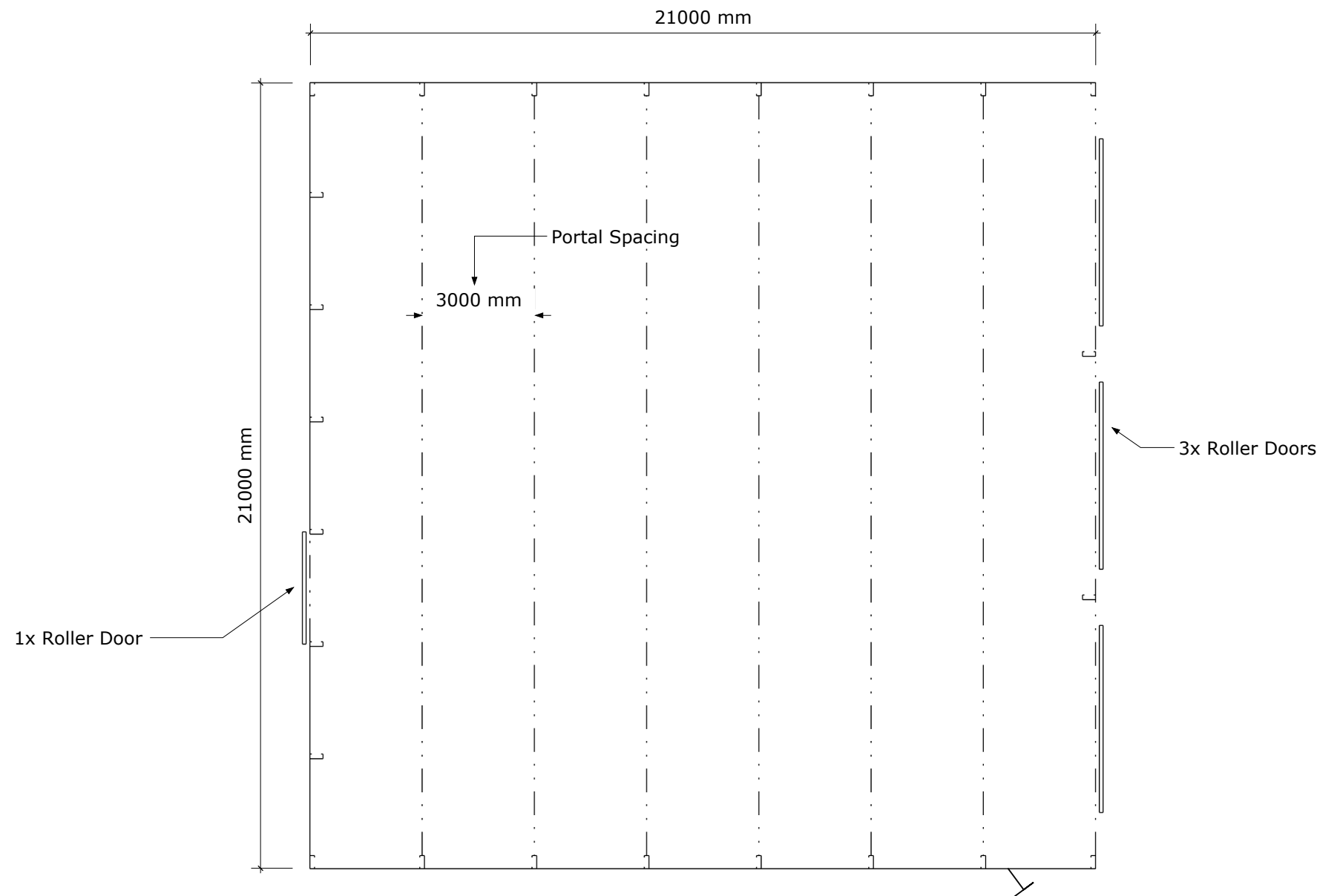


Date: 22.4.2025

Return Address: [PO BOX 22, OAKBANK SA 5243](#) *[relevant authority postal address]* or

Email: *[relevant authority email address]* or

Complete online submission: plan.sa.gov.au/have_your_say/notified_developments



12 Mappinga Road, Oakbank

A

A00

Floorplan

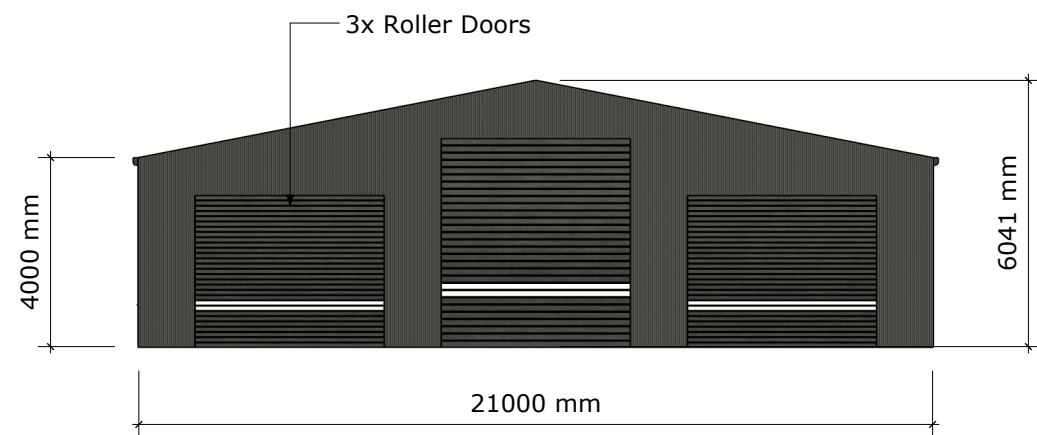
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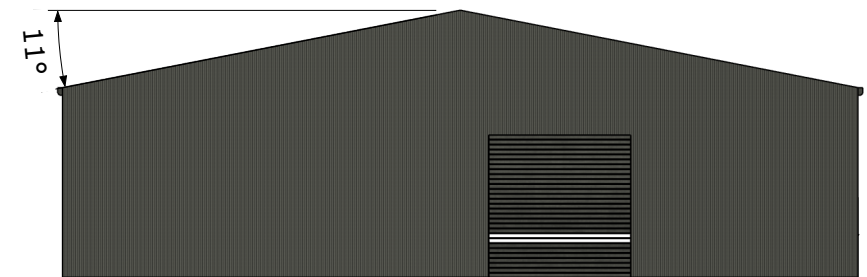
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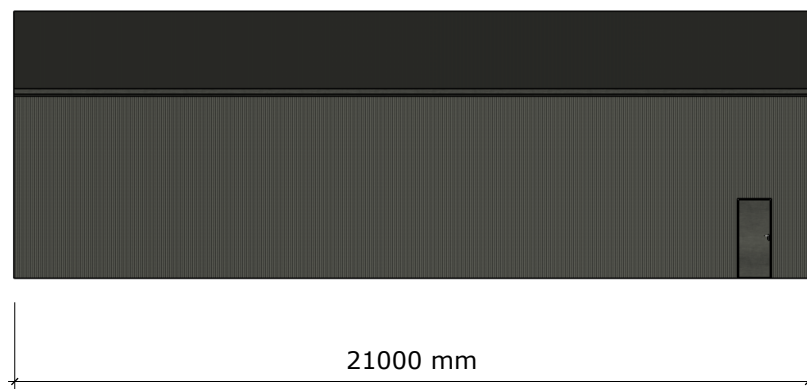
Title:	Floorplan	
Project:	TBA	
Client:	Ebenreuter Diesel Services	
Drawn by:	DCM	Date: May 7, 2025



Elevation 1



Elevation 2



Elevation 3



Elevation 4

Colour Schedule

Roof: Woodland Grey
Walls: Woodland Grey
Flashing: Woodland Grey

A Elevations
A00 Scale: 1:200 at A3

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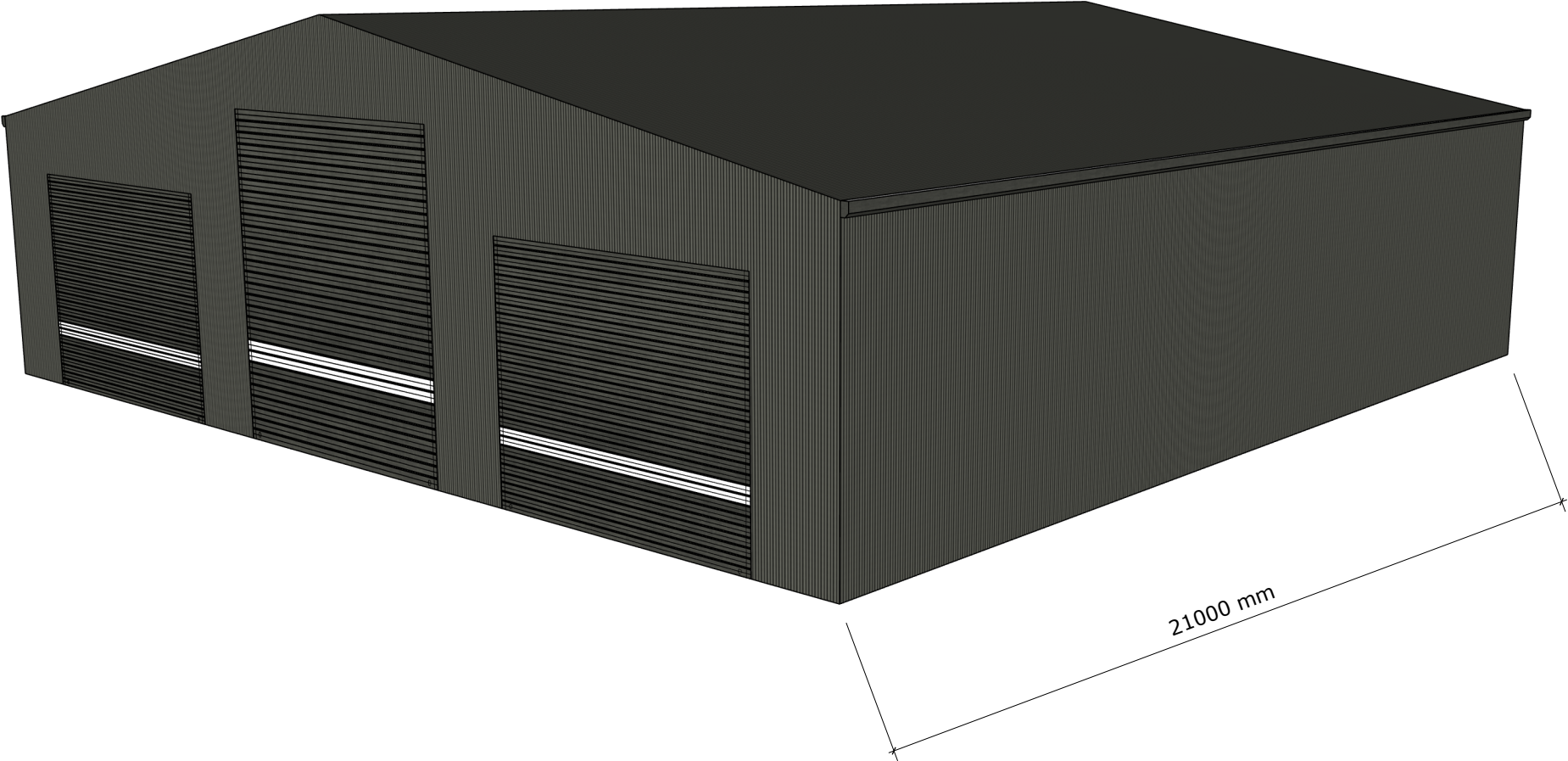
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Title:	Elevations	
Project:	TBA	
Client:	Ebenreuter Diesel Services	
Drawn by:	DCM	Date: May 7, 2025

01

C



A 3D View
A05 3D View

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Title:	Elevations	
Project:	TBA	
Client:	Ebenreuter Diesel Services	
Drawn by:	DCM	Date: May 7, 2025

12 May 2025

Mr Blake O'Neil
Senior Statutory Planner
Adelaide Hills Council

Via portal

Dear Mr O'Neil

24040612: 12 Mappinga Rd Oakbank – Response to Representations and related assessment matters

URPS has reviewed the 3 submissions received, representing four individuals from two properties in the locality. We provide the following response to planning matters relevant to the proposed outbuilding and summarise the applicant's agreed amendment to the proposal plans for assessment purposes.

We also note the Council requested information in correspondence dated 13/2/2025:

1. Provide a stormwater management plan to the satisfaction of the Council Assets team – provided to Council by email 22 April 2025 as these could not be uploaded via the portal. At the time of writing the documents have not been added to the portal to close out that action.

and noted other matters

2. Confirmation of *how many vehicles greater than 3000kg* will be parked in the proposed outbuilding (only one vehicle is >3000kg and this was confirmed prior to notification to clarify the nature of development being advertised).
3. *"The proposed outbuilding is considered to [sic] Productive Rural Landscape Zone PO11.1 and PO14.1. A reduction in floor area and/or height will reduce the impact of the proposed outbuilding"*.

The above matters were repeated in additional Council correspondence dated 25/02/2025 uploaded to the portal as an RFI.

As discussed and communicated in writing to Council, it was subsequently agreed the notification could proceed prior to finalisation of the engineer's stormwater management plan, and that URPS would respond to design considerations post notification.

Council Civil Services advised prior to preparation of the SMP that it has no preference if stormwater is managed on-site or discharged from the property for this development proposal.

URPS sought further clarification from the Council Civil Services Team. We were advised 19/2/2025 that *“as there is no formal kerb in this location, stormwater discharge is acceptable to the property boundary with scour protection provided on the condition that the discharge does not cause nuisance to neighbouring properties. Stormwater can be discharged to the vegetated area at the rear of the property at the restricted rate via a 90mm pipe. The pipe is to terminate at the property boundary.”*

The response to the RFI was emailed to the Council 22 April 2025 and is therefore satisfied through the preparation of the SMP by an appropriately qualified engineer. It does not prevent the authority from considering conditions of consent if warranted. Also refer *Response 2* after Table 1.

As summarised in the response table below, representors questioned the existing tank storage and future stormwater management. It is acknowledged that the representors did not have the benefit of supplementary information prepared by the applicant's engineer TMK in relation to stormwater management. Provision of the completed Stormwater Management Plan to meet the Council's requirements as per the RFI, addresses and overcomes the representors' stormwater management concerns and questions. There is no requirement to renotify the application in relation to stormwater matters.

Table 1 Summary of Submissions

Key points raised	Property affected- unknown Wilfred Burrows & Jo-Anne Burrows (separate submissions, each requests to be heard)	Property affected - 15 Mappinga Rd Oakbank E Sames & C Sames	Response to planning matters
Size and setback	Exceeds two storey dwelling scale and agricultural building guidelines.	Height over 7m is industrial.	See Response 1 below table.
Plans inadequate	No structural engineering design specification to ensure integrity in the event of Category 2 winds		Only required as part of Building Consent application. The Building Consent refers to separate legislation and Codes. No further action required at this time.
Stormwater management	60,000 L storage inadequate and will lead to flooding	60,000 L inadequate	See Response 2 below table.



Key points raised	Property affected-unknown Wilfred Burrows & Jo-Anne Burrows (separate submissions, each requests to be heard)	Property affected - 15 Mappinga Rd Oakbank E Sames & C Sames	Response to planning matters
	outside the property boundaries.		
Use	<ul style="list-style-type: none"> Storage of cars considered commercial / industrial and linked to fire risk. Additional noise from extra traffic , additional impact on road pavement, vibration & pollution It is believed a business will be undertaken on the subject land because the applicant runs a business elsewhere. Use believed to be industry is inappropriate for watershed and negative impact on horse / equestrian pursuits. Should be referred to the EPA. 	<ul style="list-style-type: none"> Concern about future variations because the plans refer to "Ebenreuter Diesel Services". Should be referred to EPA, DEW and CFS. 	See Response 3 below table.
Vegetation	<p>Describing the trees as "not native vegetation" illustrates intent to clear trees.</p> <p>The shed will be highly visible from the representors' property, including the approach and exit routes as the surrounding trees will be removed.</p>	<p>New shed will be completely visible from Downer Rd because the footprint is less than the 40m guideline and trees must therefore be removed.</p> <p>Removal of vegetation will reduce the screening and noise reduction properties provided by existing vegetation.</p>	See Response 4 below table.

Response 1 – Size of outbuilding and visual impact

The **proposed wall height is reduced** from 5.0m to 4.0m. This is consistent with the wall height of the existing shed measured at 3.9m. This is lower than the DPF 14.1 guideline of 5m expressed for outbuildings this zone.

The **overall height to the ridge is now reduced** from 7.041m to 6.014m. This height is consistent with the DPF 14.1 guideline of 6m for an outbuilding.

The amendment achieves the recommendation by council (30/1/25). Council held the opinion a reduced height is a desirable way of managing visual impact. The initial comment on visibility of the existing outbuilding was specifically described by Council as the visibility of its existing cream coloured roof (a colour typical of some other large sheds observed in the wider locality). The proposed Woodland Grey colour is much more effective as it exhibits recessive properties in the context of a vegetated / treed landscape relevant to this locality.

The reduced height is substantially in accord with the guideline DPF 14.1 and the proposed colour of the replacement outbuilding effectively minimises potential visual impacts as desired in PO 11.1 (albeit very limited vistas from public roads including Mappinga Rd being the primary street). As such, that the larger floor area does not result in any material additional visual impact from any primary street that could be regarded as detrimental to PO 14.1 in terms of maintaining a *“pleasant natural and rural character and amenity”*.

From our experience, it is not sufficient in planning terms to merely state that because a building “can be seen” from some vantage points, it is unreasonable development. Envisaged forms of development, like the large tank in front of the existing building envelope, or a two storey building (guideline in DPF 5.2 being 6m wall height and 9m overall height) or an agricultural building scale DPF 13.1 guideline overall height 10m, no wall height guideline) may also “be seen” but not necessarily be development that:

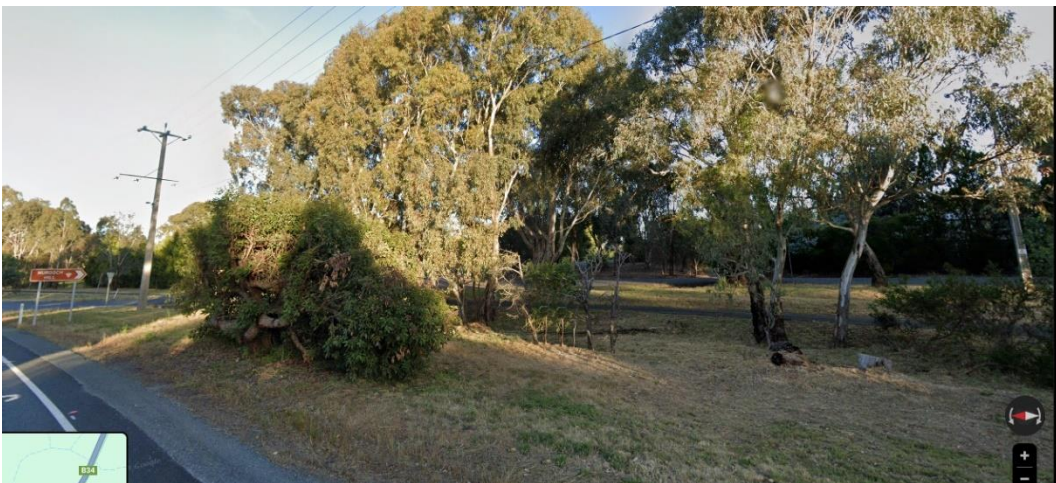
- detracts from the streetscape , or
- detracts from the appearance of buildings on the site (which we question relevance in this case given their reasonable separation and the fact that neither building envelope is overtly dominant in the views achieved from public roads) or
- detracts from buildings on neighbouring properties.

In the context of performance assessed development one has to consider what else does the design achieve to minimise any material or unreasonable visual consequences.

Although URPS confirms support of the original proposal as set out in our initial statement, the amendment satisfactorily negates others concerned with visibility of a roof from some vantage points on Onkaparinga Valley Road and Downers Road.



Source Google street view image 2023 (above and below)



In summary, the proposed development does not materially affect neighbouring properties from enjoying the established character. It is a locality with a variety of building types and scales visible from the public realm and across allotment boundaries.

The amended drawings include one door opening with a higher clearance central to Elevation 1. The door openings are wider on Elevation 1 but reduced to 3 roller doors. The roller door on the opposite elevation is merely to provide access from inside the outbuilding to the water storage tanks.

Response 2 – Stormwater management and storage

In summary, TMK's assessment report and plan:

- Provides calculations relevant to determining required additional storage (5,000L min. additional detention tank) to account for the additional roof area, to ensure stormwater runoff is not increased (the post development 1% AEP runoff is limited to pre-development flows for a 20% AEP event, addressing the Council Civil Assets team requirements (a)-(e) in the RFI dated 13/2/2025).
- Confirms the applicant's proposal to add a larger tank of 20,000L as a combination retention / detention tank, such that the new tank includes 15,000L additional storage available for firefighting, with the existing 135kL tank remaining available primarily for the existing land use (double the of 60,000 L capacity previously referred to incorrectly).
- The SMP concludes through demonstrating the above, there is no downstream nuisance caused by stormwater discharge from the additional development area / roof area.

TMK engineering confirmed with URPS:

- There is a range of commercially available aboveground tanks of the capacity proposed by the applicant
- A 20,000 L tank is typically well within the tank size / dimensions excluded from the definition of development in a Hazards (Bushfire – Medium Risk) Overlay affected area (i.e. will not exceed 15m² floor area, being a capacity not exceeding 60,000 L and no greater than 4m above the natural ground surface).

The additional water tank is not a new element that constitutes development requiring assessment or re-notification of the application.

The application provides sufficient information to demonstrate the representors' concerns are addressed and align with council advice and internal policies for stormwater management.

Response 3 – Use of the outbuilding

The proposal is to store a private collection of road vehicles, boats and recreational craft and the like in a protected environment. The reference to restoring one of these vehicles (a heavy vehicle) does not imply it is proposed to undertake commercial or industrial activities associated with vehicle restoration in this building.

The proposed floor area is fully utilised for storage. There is no area nor equipment installed or used that will generate noise beyond what is associated with a residential outbuilding and occasional movements in and out of a domestic shed. No industry or business use is proposed, and there is no intention to relocate Ebenreuter Diesel Services from metropolitan Adelaide to the subject land. The reference to the

applicant's business name on the Magnus Australia drawings is irrelevant and has no bearing on the planning assessment.

The applicant is not aware of any evidence of stormwater entering the existing outbuilding. The proposed larger outbuilding in the same location on the subject land incorporating the existing hard compacted area with the established building envelope, will not expose the proposed outbuilding to any greater risk of stormwater entering the outbuilding. The implied increased risk of pollution or potential for contamination of ground water or similar impacts on-site or off-site is unfounded.

Response 4 – Vegetation

There is an implied correlation between URPS referencing the fact that the trees are planted trees and therefore not native vegetation, and an assumed consequential wholesale clearance of established vegetation.

The only reason to provide clarification of the established vegetation (i.e. not constituting native vegetation) is to confirm whether or not additional procedural and assessment matters are required. No separate assessment and approval is required in this case.

The assumption that the larger floor area necessitates wholesale clearance of any vegetation is also incorrect. The redevelopment of the outbuilding on the existing cleared compacted surface area associated with the existing outbuilding and its curtilage is directly related to the desire to retain established vegetation.

The applicant has recently purchased the property and highly values the established landscape character and intends to maintain the substantial screen planting on the subject allotment. The viability of existing trees is reasonably assured as the building envelope is substantially within the cleared area of the existing outbuilding which is all-weather compacted rubble.

The representors' assumption that the visual impact of the proposed shed will be significant as a result of vegetation clearance and an eyesore in this locality by a consequential lack of screening is unsubstantiated. There is however a redesign, such that the overall height and wall height is more in keeping with the vertical dimensions of the existing building.

Coupled with the selected dark colour and non-reflective external finish, the proposed larger outbuilding in an already cleared site will not unreasonably impact the visual qualities of the locality nor materially affect the landscape character established by mature vegetation on and adjacent the subject allotment.

Conclusions

Overall URPS is satisfied in planning terms there are no outstanding planning matters to address. The assessment of the performance assessed development can proceed against the amended plans, noting :

- An amendment to the height responds to the original council statement “*A reduction in floor area and/or height will reduce the impact of the proposed outbuilding*”. The height amendment does not require re-notification.
- The reduced height also substantially addresses one of the main concerns of representors regarding a departure from the building height *guidelines* “equivalent to a two storey dwelling”. In the Productive Rural Landscape Zone 2 building levels and 9m to the top of the roof, with a 6m wall height is the “two storey” guideline relevant to other built form in this zone. Neither the original nor amended proposal exceed the “two storey” guidelines.
- It is also noted the guidelines are expressed as Designated Performance Features that are measurable criteria referred back to in determining procedural matters such as public notification or assessment classifications, rather than ‘rules’ that must be met. Any development can depart from the DPFs, including in a major way, and still perform appropriately against the Performance Outcome as is achieved in this proposal.
- The provision of the additional water tank addresses the stormwater management response required by council. The SMP reports that the tank volume is more than required for detention associated with the additional roof area. The larger tank will provide additional storage for firefighting supply. This addresses the representors’ concerns.
- The addition of the water tank is not a new element that constitutes ‘development’ nor a variation requiring further notification.

In summary, Desired Outcome 1 of the Productive Rural Landscape Zone provides some context to the Performance Outcomes and matters of performance assessment.

DO1 A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.

It does not comment on allotment size, but where relevant to this proposal and the substance of the representations, it is focussed on:

- *Diversity of land uses at an appropriate scale and intensity*
This application does not change the existing primary land use. The one heavy vehicle parked and stored in the proposed outbuilding and potentially entering and exiting the site a few times a year is incidental to the existing land use. Heavy vehicle parking is a form of development to be assessed, but its storage on the land is for non-commercial purposes. Its storage in the outbuilding is incidental to the occupation of the land and buildings and is not considered an intensification of nor a change of the existing use of the land.

- *the region's proximity to the metropolitan area and thelifestyle opportunities this presents*

It is not clear where the affected allotment of the Burrows is located. Having regard to the limited visibility of the building envelope from Mappinga Road (primary frontage) and Downers Road (secondary frontage) it is assumed the source is the opposite side of Onkaparinga Valley Road.

The amenity of the locality relevant to the sources of the representations and the subject land, is heavily influenced by traffic noise arising from the substantial volumes of traffic on Onkaparinga Valley Road. It is apparent the effect of vehicle movements on this State Maintained Road does not necessarily impact people's choices and desire for the diverse lifestyle opportunities the locality offers. The occasional movement of vehicles to and from the subject land will have negligible impact on established amenity on the two allotments that are the source of the objecting representations.

The larger building footprint extends closer to Downers Road only. URPS notes there are no representations identified emanating from occupiers of allotments fronting Downers Road.

- *whilst also conserving the natural and rural character*

In the context of performance assessed development, utilising the existing cleared area of the site and the building envelope of the existing outbuilding is the most appropriate means of satisfying this aspect of DO1, notwithstanding the established character is not natural. It is a highly modified landscape and is not exclusively a "rural character". The locality is relatively closely settled with a variety of different sized outbuildings at varying setbacks from public roads. The locality includes one and two storey dwellings with building envelopes in the range of +450m² – 380m² along Burrows Road. The north side of the existing building envelope is at least 75m from the closest boundary to allotments on the west side of Onkaparinga Valley Road. The separation distance is unchanged by this proposal. Overall the established character, including that observed from allotments on the opposite side of Onkaparinga Valley Road is substantially unaffected.

- *identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape*

For the reasons already expressed above, the outbuilding dimensions proposed are not unreasonable given the additional visual impact is minimised through design (dark colour, gable end facing Onkaparinga Valley Road, albeit not the primary streetscape and the now reduced height which is consistent with the guidelines for this zone) and the extent for screen planting on the subject land and the road reserves is substantially unchanged.

Although the proposal is not a two-storey outbuilding, a two-storey building is considered low rise, even in the Rural Neighbourhood Zone in this council area. A wall height and overall height that is less than the two-storey guideline is similarly a *low rise* building regardless of the zone or building type.

The departure from the outbuilding floor area guideline has negligible consequential

visual impact on the scenic qualities of this part of the Rural Landscape Protection Zone as viewed from any other land or public road.

The proposal is not seriously at variance with the provisions of the Planning and Design Code. The subject land retains a reasonable space between the building envelope and allotment boundaries such that the established vegetation screening is substantially unchanged. This larger scale outbuilding in this location has no unreasonable visual impact and the wall and overall height of the outbuilding is in accord with the guidelines. It scale is compatible with building form outcomes and landscape qualities relevant to this part of the zone having regard to the condition of the land, the established character of the locality and the nature of the storage use.

The applicant has instructed Magnus Australia in the preparation of the amended plans. The amended Elevations and Floor plans version C01 dated 7 May 2025 supersede the November 2024 issue and are submitted for the purpose of the planning assessment.

URPS will mail a copy of the response to representations to the representors for information. The representors are welcome to contact me or Brigitte Williams at URPS to discuss and/or seek clarification of the nature of the proposal, the amendment (reducing the wall and overall building height) and any other matters raised in their submission. The representors have the right to withdraw their representation if they are satisfied the response and amended plans address their planning assessment concerns.

URPS will be pleased to attend any subsequent Council Assessment Panel meeting to represent the applicant and respond in person to the representations should the objecting representations continue to elect to be heard by the CAP.

Please do not hesitate to contact me in relation to the application.

Yours sincerely

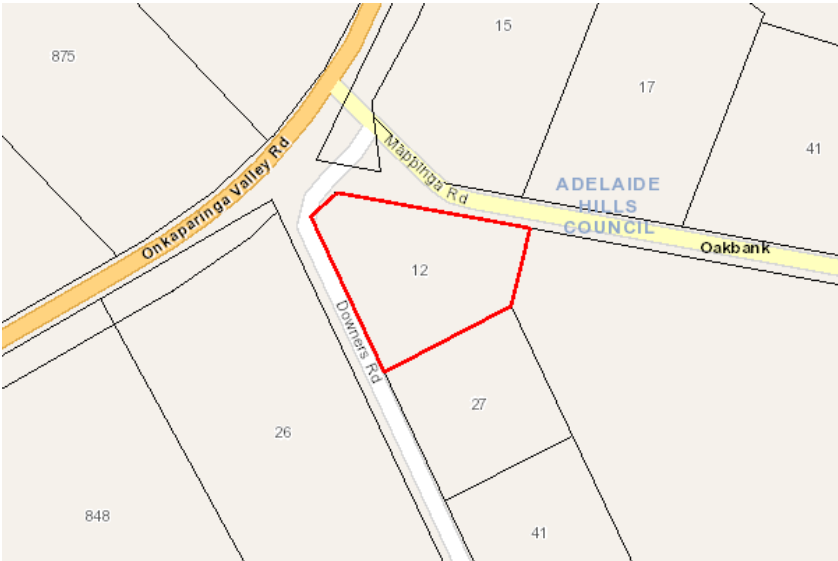


Julie Lewis
Principal Consultant

Enc Amended elevations and floor plan

Address: 12 MAPPINGA RD OAKBANK SA 5243

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



Property Zoning Details

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

Selected Development(s)

Outbuilding

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.
If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Outbuilding - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Distillery (h) Dwelling (i) Dwelling addition (j) Farming (k) Function venue (l) Horse keeping (m) Horticulture (n) Industry (o) Low intensity animal husbandry (p) Outbuilding (q) Shop (r) Small-scale ground mounted solar power facility (s) Tourist accommodation (t) Transport distribution (u) Verandah (v) Warehouse (w) Winery (x) Workers' accommodation
Siting and Design	
PO 2.1	DTS/DPF 2.1

Development is provided with suitable vehicle access.	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.
Built Form and Character	
PO 11.1 Large buildings designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 11.1 None are applicable.
Outbuildings, Carports and Verandahs	
PO 14.1 Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.	DTS/DPF 14.1 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m ² (c) do not exceed 5m in wall 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.

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.

A relevant authority may determine that a variation to 1 or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) fence (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) solar photovoltaic panels (roof mounted) (u) shade sail (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)

	2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Function venue within The Cedars Subzone.	None specified.
6. Function venue.	Except function venue that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.
7. Horticulture.	Except horticulture that does not satisfy any of the following: <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop within The Cedars Subzone.	None specified.
10. Shop.	Except shop that does not satisfy any of the following: <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
11. Tourist accommodation within The Cedars Subzone.	None specified.
12. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: <ol style="list-style-type: none"> 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

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Productive Rural Landscape Zone.

Placement of Notices - Exemptions for Restricted Development

Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Productive Rural Landscape Zone.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate

	change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	DTS/DPF 5.2 Access is in accordance with (a) or (b): <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1)

	<ul style="list-style-type: none"> (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

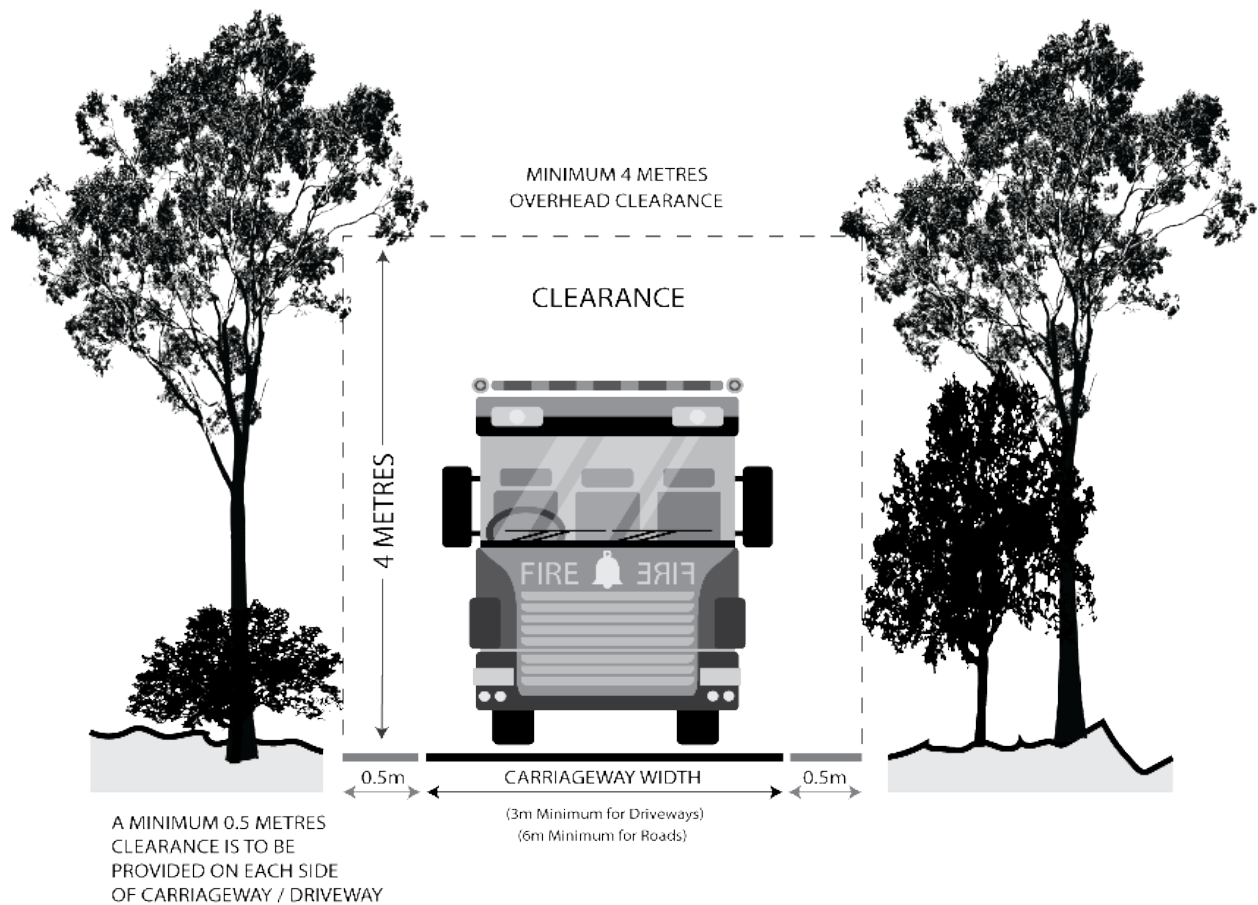
Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

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



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

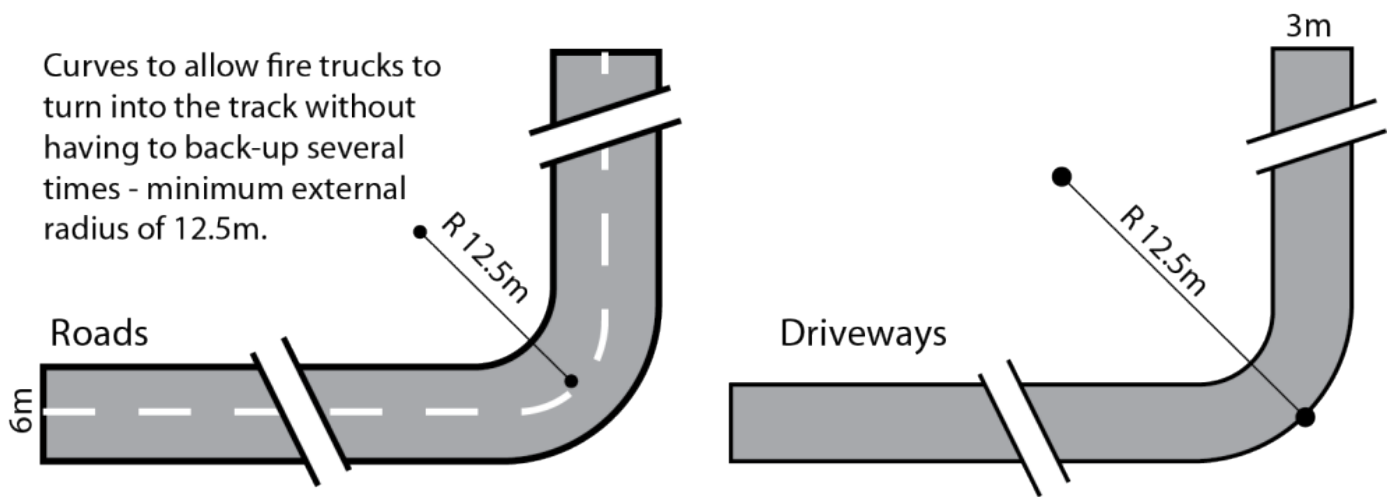


Figure 3 - Full Circle Turning Area

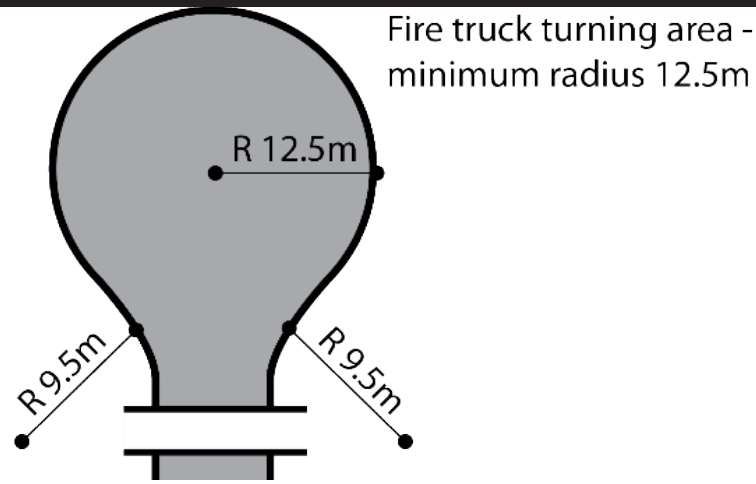
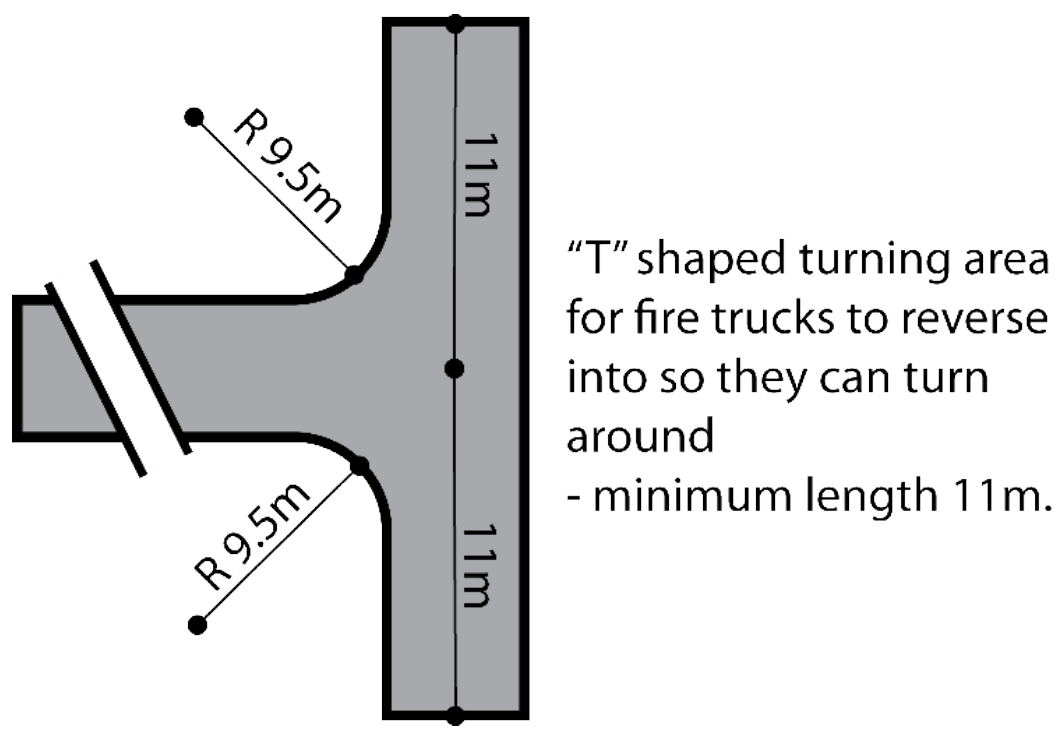


Figure 4 - 'T' or 'Y' Shaped Turning Head



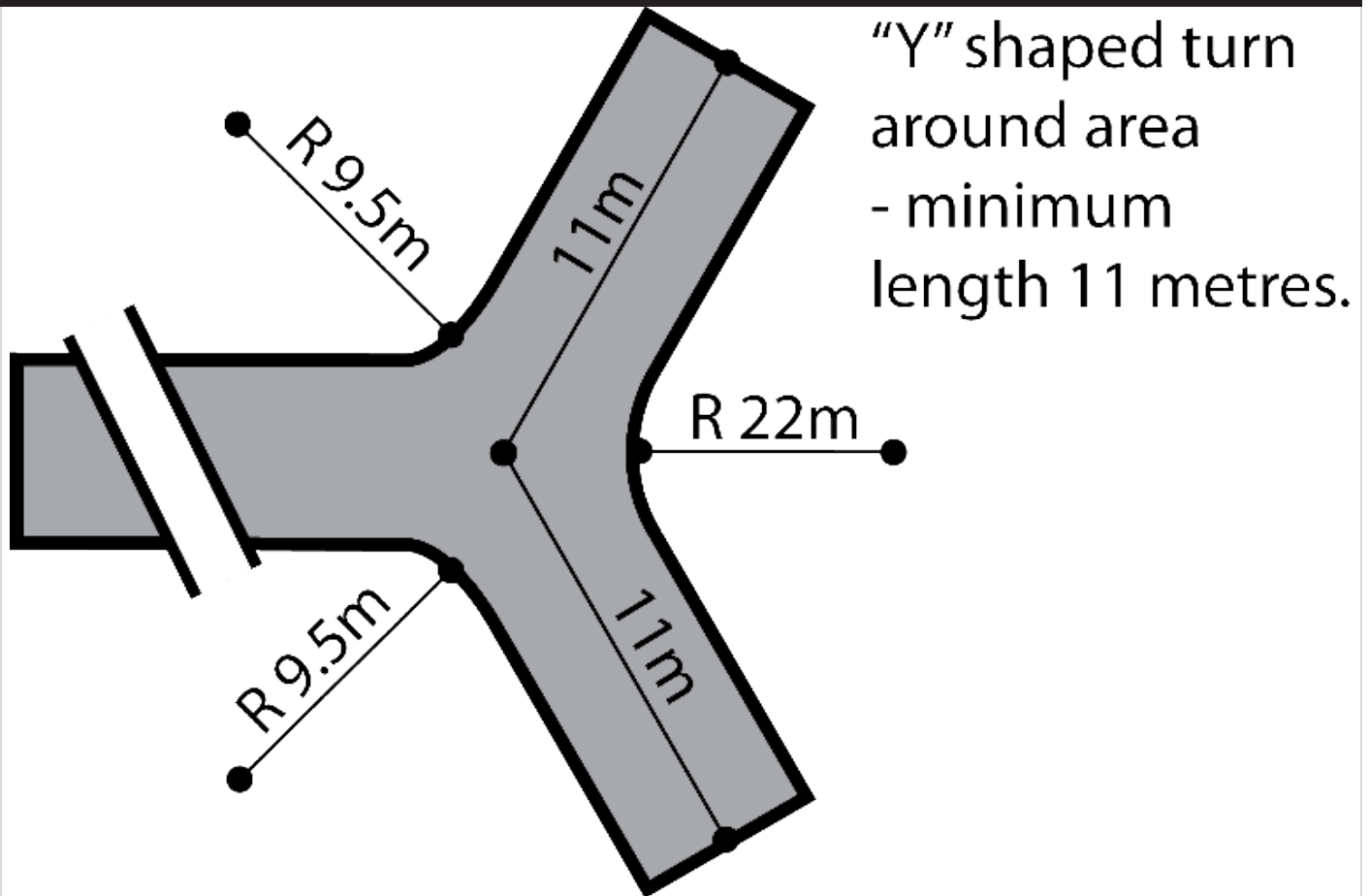
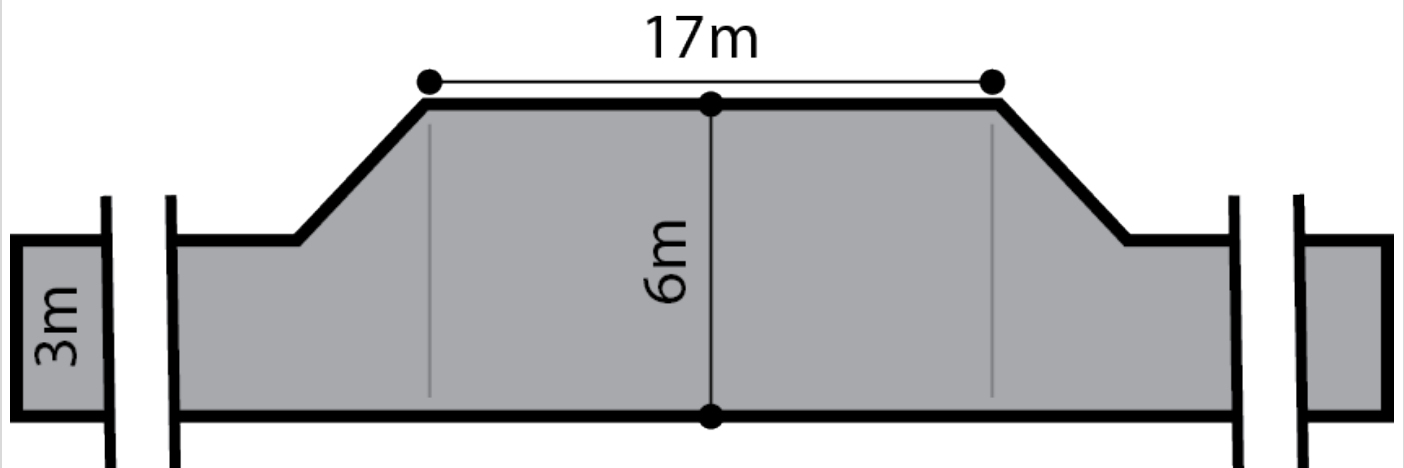


Figure 5 - Driveway Passing Bays

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



Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
Stormwater	
PO 3.1 Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	DTS/DPF 3.1 None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	DTS/DPF 3.2 None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	DTS/DPF 3.3 None are applicable.
PO 3.4 Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.	DTS/DPF 3.4 Development includes: <ul style="list-style-type: none"> (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m².
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: <ul style="list-style-type: none"> (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and	DTS/DPF 4.1 None are applicable.

natural features.	
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Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:</p> <ul style="list-style-type: none"> (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function venue with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (e) dwelling where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned 	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.	Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

<p>(g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned</p> <p>(h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)</p>			
<p>Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)</p>			
<p>Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)</p>			
<p>Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not 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</p>			
<p>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)</p>			
<p>Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.</p>			

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
<p>PO 1.1</p> <p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>DTS/DPF 1.1</p> <p>An application is accompanied by:</p> <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2) (a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>

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.

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

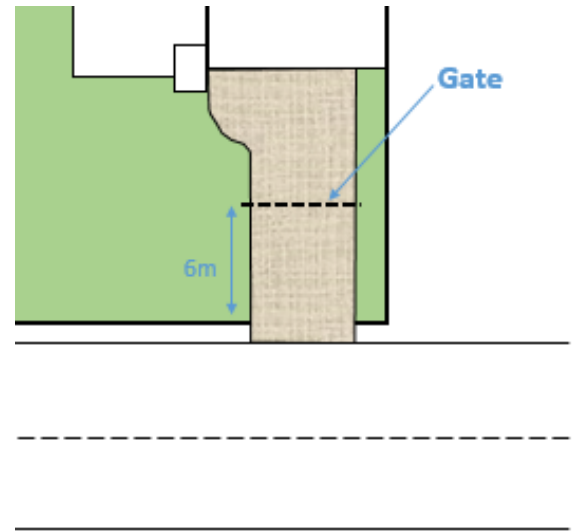
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	DTS/DPF 1.1 An access point satisfies (a), (b) or (c): <ul style="list-style-type: none"> (a) where servicing a single (1) dwelling / residential allotment: <ul style="list-style-type: none"> (i) it will not result in more than one access point (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 3m and 4m (measured at the site boundary)

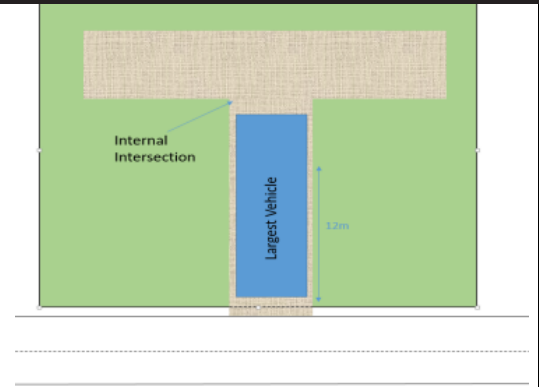
	<p>(b) where the development will result in 2 and up to 6 dwellings:</p> <ul style="list-style-type: none"> (i) it will not result in more than one access point servicing the development site (ii) vehicles can enter and exit the site in a forward direction (iii) vehicles can cross the property boundary 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) <p>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:</p> <ul style="list-style-type: none"> (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 (iii) 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 (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m (viii) provides for simultaneous two-way vehicle movements at the access: <ul style="list-style-type: none"> 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	
PO 2.1	DTS/DPF 2.1
Sufficient accessible on-site queuing adjacent to access points	An access point in accordance with one of the following:

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.

- (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
 - (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)
- (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:



Access - (Location Spacing) - Existing Access Point

PO 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 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 to shop <250m² gross leasable floor area
 - (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area
 - (v) an office or consulting room with a <500m² gross leasable floor area
 - (vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access - Location (Spacing) - New Access Points

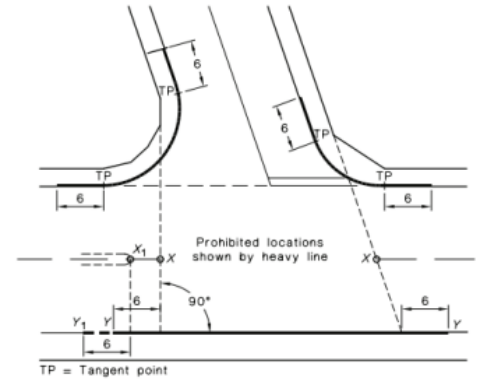
PO 4.1

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, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:



NOTE:

The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension $Y-F$ extends to Point T_1 .

- (b) where the development site is intended to serve between 1 and 6 dwellings, the new access:
- is not located on a Controlled Access Road
 - is not located on a section of road affected by double barrier lines
 - will be on a road with a speed environment of 70km/h or less
 - is located outside of the bold lines on the diagram shown in the diagram following part (a)
 - is located a minimum of 6m from a median opening or pedestrian crossing
- (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

Speed Limit	Separation between access points	Separation from public road junctions and merging/terminating lanes
50 km/h or less	No spacing requirement	20m
60 km/h	5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

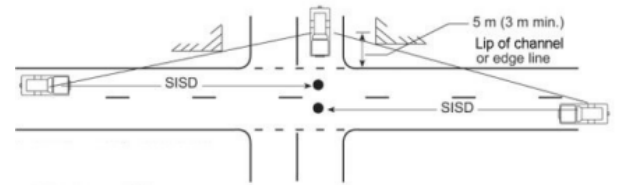
DTS/DPF 5.1

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.

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

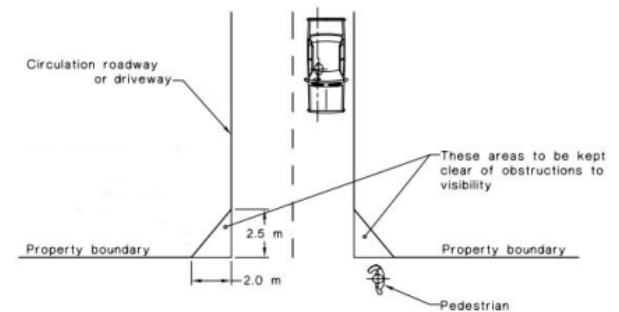
- (a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point or
- (b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	47m	73m
50 km/h	63m	97m
60 km/h	81m	123m
70 km/h	100m	151m
80 km/h	121m	181m
90 km/h	144m	226m
100 km/h	169m	262m
110km/h	195m	300m



and

- (c) pedestrian sightlines in accordance with the following diagram:



Access – Mud and Debris

PO 6.1

Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.

DTS/DPF 6.1

Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer).

Access - Stormwater

PO 7.1

Access points are designed to minimise negative impact on

DTS/DPF 7.1

Development does not:

roadside drainage of water.	<ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road.
Building on Road Reserve	
PO 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.	DTS/DPF 8.1 Buildings or structures are not located on, above or below the road reserve.
Public Road Junctions	
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.	DTS/DPF 9.1 Development does not comprise any of the following: <ul style="list-style-type: none"> (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.
Corner Cut-Offs	
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.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram: <div data-bbox="853 1131 1468 1377"> </div>

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, 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:</p> <ul style="list-style-type: none"> (a) creation of a new access or junction 	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	Development of a class to which Schedule 9 clause 3 item 7 of the Planning,

<ul style="list-style-type: none"> (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). 		the Planning and Design Code.	Development and Infrastructure (General) Regulations 2017 applies.
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Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse. 	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: <ul style="list-style-type: none"> (a) the construction of an erosion control structure 	DTS/DPF 1.6 None are applicable.

(b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.

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

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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. |
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Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

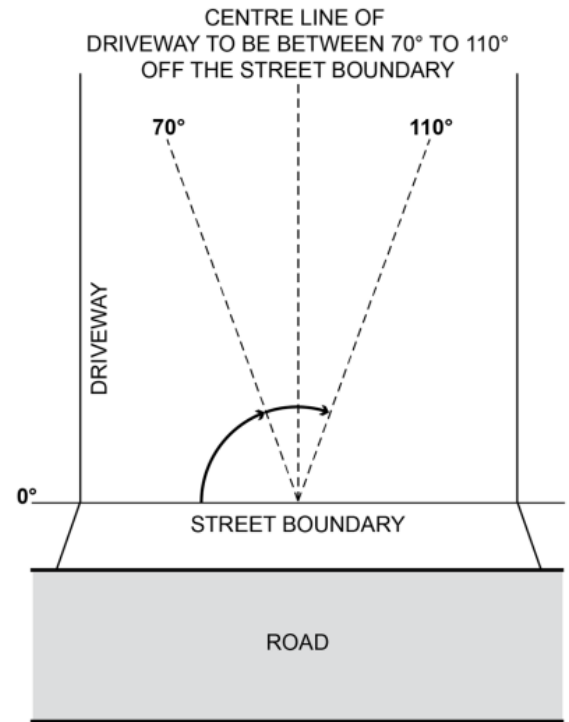
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings 	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>

<p>(b) provide level transition areas for the safe movement of people and goods to and from the development</p> <p>(c) are designed to integrate with the natural topography of the land.</p>	
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
All Residential development	
Car parking, access and manoeuvrability	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p>

movements from the public road to on-site parking spaces.

- (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping
- (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:



- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater Services	
PO 12.2 Effluent drainage fields and other wastewater disposal areas	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that

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are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.		is, or will be, required for a sewerage system or waste control system.	