

CAP MEETING – 13 SEPTEMBER 2023

ITEM 8.1

	22018960
<b>APPLICANT:</b>	Angela Lo-Faro
<b>ADDRESS:</b>	1 TOWNSEND ST MOUNT TORRENS SA 5244
<b>NATURE OF DEVELOPMENT:</b>	<p>Creation of 11 camping sites (tourist accommodation – caravan and tourist park), installation of RV dump point and the extension of the outdoor liquor license area associated with existing hotel, post, wire and rail fencing, sign and stable restoration including re-roofing:</p> <p>Stage 1: Operation of 11 camping sites (tourist accommodation – caravan and tourist park) and liquor licence amendment</p> <p>Stage 2: Installation of RV dump point</p> <p>Stage 3: Balance of the works to State Heritage Place – signage, fencing and stable restoration works</p>
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b></p> <ul style="list-style-type: none"> <li>• Township</li> </ul> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - Medium Risk)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Mount Lofty Ranges Water Supply Catchment (Area 2)</li> <li>• Native Vegetation</li> <li>• Prescribed Water Resources Area</li> <li>• Regulated and Significant Tree</li> <li>• State Heritage Area</li> <li>• Traffic Generating Development</li> <li>• Urban Transport Routes</li> <li>• Water Resources</li> </ul>
<b>LODGEMENT DATE:</b>	24 June 2022
<b>RELEVANT AUTHORITY:</b>	Assessment Panel at Adelaide Hills Council
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	2022.11
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes
<b>RECOMMENDING OFFICER:</b>	Melanie Scott Senior Statutory Planner
<b>REFERRALS STATUTORY:</b>	Commissioner of Highways Environment Protection Authority Minister responsible for the administration of the Heritage Places Act 1993
<b>REFERRALS NON-STATUTORY:</b>	Council Engineering Council Economic Development Council Environmental Health - Waste

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

#### CONTENTS:

**ATTACHMENT 1: Application Documents**

**ATTACHMENT 6: Referral Responses**

**ATTACHMENT 2: Subject Land /Representation Map**

**ATTACHMENT 7: Relevant P & D Code Policies**

**ATTACHMENT 3: Zoning Map**

**ATTACHMENT 4: Representations**

**ATTACHMENT 5: Response to Representations**

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#### DETAILED DESCRIPTION OF PROPOSAL:

This application has three main elements:

- 1) Creation of 11 self-contained camping sites (caravan and tourist park) and the associated installation of a recreational vehicle dump point (RV dump point) to the rear of the existing hotel. There were originally 15 camping sites proposed however to meet Building Code fire separation requirements and accommodate manoeuvring areas the number of camp sites was reduced. The camp site uses an existing informal access from Onkaparinga Valley Road on the southern boundary of the site, which will be upgraded to an all-weather access with a storm water pipe cross over. The access point is 37 metres from the intersection of Onkaparinga Valley Road and Townsend Street and includes an 8-metre-long x 6-metre-wide vehicle queuing area ensuring no queuing on Onkaparinga Valley Road. There is no infrastructure (including driveways) proposed for the camp site which will only operate when the ground is dry enough to take vehicle traffic. It should be noted this means the proposed dump point will not be accessible on wet weather days as it is adjacent the proposed extended licensed extension area in the centre of the site and it is not proposed to seal the area to provide all-weather access.
- 2) Renovations (re-roofing) to the state heritage listed stable on the site. Note this structure was originally going to form part of the proposed licence area variation however the proposed licensed area variation was altered/reduced to that described in point 3.
- 3) Alterations to the existing licence area – the applicant secured an outdoor area on their hotel liquor licence in May 2020 during the Covid-19 pandemic. Originally this application sought the extension of the existing licensed area to include the stable building and proposed outdoor music. Through negotiation the licensed area changes are now to extend the licensed area into a shaded garden under a regulated oak tree on-site with no music proposed. Amplified music is still restricted to inside the hotel building by the previous approval 19/920. There is no change to licensed area capacity proposed. The previous licence approval was for 56 persons in the outdoor licensed area and the maximum patrons for the hotel of 145 persons. The opening hours of the beer garden are 8am to 9pm seven days a week with extending trading for New Years Eve of 8am to 1am. None of this is proposed to change, just the extent of the area is proposed to be increased. As such a condition reminding the applicant of the previous conditions of approval has been included as **condition 2**.

There is also some supplementary development in the form of a small sign internal to the site informing arrivals of basic camp ground rules and various post/wire and rail fencing in and around the site. Both these elements are subject to ongoing negotiation with State Heritage. There are lights noted on the supplied plan which all currently exist on site. The camping element is the reason for notification and the works proposed to the stable and the other minor supplementary elements are development because of the State Heritage listing.

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

#### BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
6 August 2020	20/688/473	Addition to State Heritage building
12 May 2020	19/920/473	Proposed outdoor licensed area comprising gravel & lawn surfaces & associated fencing (maximum height 1.3m)
24 October 2014	12/68/473 (12/d68/473)	Land Division to create two additional allotments (non-complying)
6 December 2011	11/143/473	Repairs to existing masonry fence in a State Heritage Area

#### SUBJECT LAND & LOCALITY:

##### Site Description:

The site is on the north-western corner of the intersection of Onkaparinga Valley Road, Springhead Road, Terlinga Road and Townsend Street. It has an address of 1 Townsend Street Mount Torrens. The site is within the State Heritage Area of Mount Torrens and is accordingly a State Heritage Place. The site is approximately 4838m<sup>2</sup> in area with the hotel building occupying the south-eastern corner of the site. There is a creek adjacent the western boundary of the site. The area of the site proposed for the camping is a grassed area which is largely flat. A significant English Oak tree is located within the camping area and there are also several large exotic trees elsewhere on the subject land. A kitchen garden is located in the north-western corner of the subject land. There are trees adjacent the southern boundary which form a screen to Onkaparinga Valley Road. There is on-site parking for the hotel in the north-eastern corner of the site which is accessed from Townsend Street by an opening in a masonry wall.

**Location Reference:** 1 TOWNSEND STREET MOUNT TORRENS SA 5244

**Title Ref:** CT 6211/751

**Plan Parcel:** D119058 AL51

##### Locality:

Townsend Street is the main street of Mount Torrens. Townsend Street is a Department of Transport controlled road which begins on the secondary street frontage of the subject site, Onkaparinga Valley Road. The locality contains a mixture of heritage buildings and modern buildings and the site is arguably the major commercial building in the main street. There are new residential allotments to the west and an existing residential allotment to the north. Across the roads bounding the southern and eastern boundary of the hotel land are residential allotments of various sizes. None of the buildings on the subject site have heritage listings though they are all in the State Heritage Area of Mount Torrens and the complete site is a State Heritage Place. Thus any works on the subject site is considered development.

#### CONSENT TYPE REQUIRED:

Planning Consent

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

#### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

Tourist accommodation (Caravan and Tourist Park) : Code Assessed - Performance Assessed

Hotel: Code Assessed - Performance Assessed

RV dump point, signage, fencing and stable restoration works: Code Assessed – Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

- **REASON**

P&D Code

#### PUBLIC NOTIFICATION

- **REASON**

In accordance with table 5 in the zone the proposed camping area does not meet any of the exemptions from public notification and cannot be considered minor and requires public notification.

- **LIST OF REPRESENTATIONS**

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Andrea Borrett	1 Springhead Road Mount Torrens	Yes	Self
Vanessa Peters	PO Box 7 Mount Torrens	Yes	Self
Alice Pym	84 Pym Road Rockleigh	Yes	Self
Kerryn Alexander	2 Springhead Road Mount Torrens	No	N/A
Michael Barrett	PO Box 122 Mount Torrens	No	N/A
86 others in support per attachment 4	Various as below	No	N/A

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Johanna Akkermans	PO Box 25 Lobethal	No	N/A
Kathy Anesbury	PO Box 461 Birdwood	No	N/A
Pauline Annear	19 Stempel Avenue Hahndorf	No	N/A
Teddy Bakker	PO Box 472 Birdwood	No	N/A
Cathleen Barnes	35 Pringle Street Mossman QLD	No	N/A
Hans Becker	18 Rennison Road Newhaven VIC	No	N/A
Ebony Bedford	8/141 Buxton Street North Adelaide	No	N/A
Laurel Bell	PO Box 26 The Gap QLD	No	N/A
Belinda Bennett	18 Stithians Drive Gawler East	No	N/A
Liam Bennett	PO Box 182 Birdwood	No	N/A
Russell Bone	72 Crittenden Road Adelaide	No	N/A
Luke Boyley	1/26a Wolseley Terrace Ascot Park	No	N/A
Marion Broadbridge	2 Johnston Street Banora Point NSW	No	N/A
Chris Burggraaff	PO Box 230 Birdwood	No	N/A
Jenie Butler	9 Belloy Street Wavell Heights QLD	No	N/A
Mark Cameron	PO Box 22 Mount Torrens	No	N/A

**CAP MEETING – 13 SEPTEMBER 2023**

**ITEM 8.1**

Megan Cameron	PO Box 22 Mount Torrens	No	N/A
Diane-Marie Campbell	185 Lyons Road Dernancourt	No	N/A
Liz Christoforou	39 Churinga Road Aldgate	No	N/A
Sandra Clarke	34 Springhead Road Mount Torrens	No	N/A
Mike Collins	PO Box 58 Basket Range	No	N/A
Karen Collins	PO Box 58 Basket Range	No	N/A
Dylan Coulter	59 Jenkins Avenue Whyalla	No	N/A
Elaine Davies	6 Danzig Avenue Paralowie	No	N/A
Fionna Davies	12 William Street Springton	No	N/A
Jason Dick	7 Oval Road Mount Torrens	No	N/A
Chris Easey	115 MacDonnell Road Margate QLD	No	N/A
Mell Eren	PO Box 420 Gumeracha	No	N/A
Braedon Fisher	PO Box 182 Mukinbudin WA	No	N/A
Chad Fleming	1 Astia Place Birdwood	No	N/A
Bianca Foote	PO Box 182 Birdwood	No	N/A
Karen Forsyth	6 Townsend Street Mount Torrens	No	N/A
Tif Fraser	Box 705 Mount Torrens	No	N/A
Glenys Gelzinis	24 Bradford Road Goolwa Beach	No	N/A
Harry Gelzinis	24 Bradford Road Goolwa Beach	No	N/A
Rhiannon Green	PO Box 166 Mount Torrens	No	N/A
Lisa Gutte	PO Box 542 Birdwood	No	N/A
Jean Hamilton	16 Alvaro Street Paralowie	No	N/A
Joanne Henke	42 Townsend Street Mount Torrens	No	N/A
Bonnie Homer	43 Klose Road Mount Torrens	No	N/A
Adam Hughes	PO Box 1066 Mount Torrens	No	N/A
Andrew Humble	8 August Street Birdwood	No	N/A
Adrian Hutchinson	748 Torrens Valley Road Birdwood	No	N/A
Karen Hutchinson	748 Torrens Valley Road Birdwood	No	N/A
Stuart James	31 Townsend Street Mount Torrens	No	N/A
Alexander Kay	23 Tuck Street Mount Torrens	No	N/A
Liam Kennewell	6 Dabinet Crescent Dudley Park	No	N/A
Cameron Kern	38 Circle Ridge Chirnside Park VIC	No	N/A
Leon Klaasen-Jones	2a Canberra Drive Aberfoyle Park	No	N/A
Tillie Kowald	PO Box 371 Mount Torrens	No	N/A
David Kuss	PO Box 474 Mount Barker	No	N/A
Rodney Larwood	6 Sumner Court Mount Torrens	No	N/A
Kaitlyn Lo-Faro	46 Oval Road Mount Torrens	No	N/A
Kylen Malycha	10 Bowman Street Redhill	No	N/A
Charlotte Marx-Storr	60 Gottwald Road Williamstown	No	N/A
Amanda McCormick	2 Pearson Street Port Mannum	No	N/A
Glenn Miller	PO Box 52 Mount Torrens	No	N/A
William Nehmy	26 Fraser Street Lower Mitcham	No	N/A
Sam Nitschke	PO Box 376 Mount Torrens	No	N/A
Amanda Noske	31 Townsend Street Mount Torrens	No	N/A
Ann Nykiel	25 Evans Road North Wallaroo	No	N/A
Lesley O'Brien	PO Box 472 Birdwood	No	N/A
Kristene Paech	Rsd 26 Callingdon	No	N/A
Veronica Paterson	28 Limbert Avenue Seacombe Gardens	No	N/A
Tammy Perry	PO Box 451 Birdwood	No	N/A
Amelia Ramsey	17 Hammer Road Mount Torrens	No	N/A
Gayle Reavey	2/4 Harms Avenue Birdwood	No	N/A

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

Damien Rollond	18 Norman Street Paradise	No	N/A
Melanie Rudd	73 Oakridge Road Aberfoyle Park	No	N/A
Vicki Simmons	119A Woolshed Road Mount Torrens	No	N/A
Natasha Slattery	95 Terlinga Road Mount Torrens	No	N/A
Kylie Slattery	PO Box 75 Kadina	No	N/A
Kerri-Anne Smith	PO Box 1601 Littlehampton	No	N/A
Greg Sopp	PO Box 25 Lobethal	No	N/A
Tracy Staples	46a Gardner Street Plympton	No	N/A
Rebecca Stengewis	10 Sinkinson Court Mount Torrens	No	N/A
Yvette Taylor	19 Harrogate Road Harrogate	No	N/A
Kirsten Thirlwel	770 Black Heath Road Tungkillio	No	N/A
Danny Trezise	67 Synbank Road Gumeracha	No	N/A
Vicki Tucker	PO Box 419 Birdwood	No	N/A
Cody Turner	11 Willis Road Flaxley	No	N/A
Brett Van Den Brink	PO Box 167 Birdwood	No	N/A
Garry Villiers	7 Maude Court Narre Warren VIC	No	N/A
Joel Wilkoss	8/16 William Street Birdwood	No	N/A
Hamish Wilson	8 Hill Street Mount Barker	No	N/A

#### • SUMMARY

A total of 90 representations were received, three opposed, one of whom wishes to be heard, and 87 in support of the proposal.

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

- Increased traffic and egress
- Flooding area
- Noise impact in a quiet township
- Intoxicated patron behaviour
- Rubbish and sewerage issues
- Doesn't fit heritage status
- Place for homeless to reside
- Length of stay
- Environmental impact of watercourse
- Amenities for campers

Comments in favour of the proposal:

- Bringing tourism to the town
- Lack of places for caravan stays

Response to Representations:

- The applicant responded to the representations in the following ways:
  - Historically the site has offered refuge to travellers
  - No permanent structures
  - Site is and will be monitored in accordance with Liquor Licensing requirements
  - Proposal is for self-contained vehicles only. No tents swags etc
  - 1 week maximum stay

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

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

Summary of each response:

- Commissioner of Highways  
No objections with comments. Eight conditions and no notes have been proposed. These have been provided below and are referenced as **conditions 16 to 23** in the recommendation:

##### **Condition 1**

All access to/from the development shall be gained in accordance with the site plan with file name Site Plans As at 22 March 2023-51080842 uploaded to the portal on 27 March 2023 except that the driveway crossover shall be located within the existing gap in the edge line and measure 12m wide where it meets Onkaparinga Valley Road and 9m wide at the property boundary to accommodate simultaneous two-way movements.

##### **Condition 2**

The driveway shall be located a minimum of 1 metre from DIT's Advance Direction sign located along the western side of the proposed driveway.

##### **Condition 3**

The access point shall consist of a suitably compacted material, in order to maximise traction for vehicles exiting the site and minimise debris being dragged onto the carriageway.

##### **Condition 4**

All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

##### **Condition 5**

Stormwater run-off shall be collected on-site and discharged without impacting the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

##### **Condition 6**

Longitudinal drainage along Onkaparinga Valley Road shall be maintained (including any required trafficable headwalls) adjacent and across the access in order to minimise the impact on the integrity and safety of the adjacent road network. All costs associated with any upgrade/alterations shall be borne by the applicant.

##### **Condition 7**

Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

##### **Condition 8**

Any floodlighting associated with the site shall be positioned and/or shielded so as to not produce glare or create a distraction for passing road users on the abutting roads.

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

- Minister responsible for the administration of the Heritage Places Act 1993

No objections with comments. The proposed works are considered acceptable as it will not have a permanent impact on the building fabric of heritage value associated with the State Heritage Place, in particular proposed caravans will have an adverse visual impact on the setting of their place, but their location is temporary in nature with no long term visual impact. Three conditions and two notes were proposed originally but further discussion with the State Heritage advisor determined the conditions are best managed as reserve matters. The original wording is provided below:

**Condition 1** (Withdrawn - 28 Aug 2023) Reason: reserved matter

Proposed works to the stables building to be confirmed in detail prior to commencement of works on site. Development application details were not extensive.

**Condition 2** (Withdrawn - 28 Aug 2023) Reason: reserved matter

Proposed fencing to be erected to be to the satisfaction of Heritage SA, in height and material, prior to construction. Details not provided in development application.

**Condition 3** (Withdrawn - 28 Aug 2023) Reason: reserved matter

Any changes to the site levels, lighting infrastructure and signage to be confirmed, to the satisfaction of Heritage SA, prior to construction.

#### **Advisory Note 1**

Please note the following requirements of the *Aboriginal Heritage Act 1988*:

- a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

#### **Advisory Note 2**

Please note the following requirements of the *Heritage Places Act 1993*:

- a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
- b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

A copy of the referral responses is included as **Attachment 6 – Referral Responses**.

### INTERNAL REFERRALS

- Council Engineering  
Guided by Commissioner of Highways but given proposed traffic levels, a rural standard crossover will suffice which is a pipe with rubble on top.
- Economic Development – Officially declared a State Heritage Town in 1992, Mount Torrens is one of the Hills' most well-preserved historic towns. A stopping point for bullock teams travelling between Adelaide and the River Murray along with development of pastoral and rural industries in the 1840s provided the basis for the town. Opening for business in 1850, George Dunn constructed the Mount Torrens Hotel to take advantage of the passing trade and growing number of settlers.

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

As part of the Onkaparinga Scenic Drive, winding between Hahndorf and Birdwood, Mount Torrens is frequented by visitors enjoying a day's drive through the Adelaide Hills. A Heritage walking trail is available from the general store in the main street and the Old Coach House on Townsend Street displays numerous historic photographs and artefacts along with historically significant architectural drawings of some of the old buildings. Currently situated at one end of the 17 kilometre Amy Gillett Pathway, a very popular bitumen track running to Oakbank for leisure cyclists, walkers and horse riders, Mount Torrens is also home to one of the stone sculptures that forms the Hills Sculpture Trail.

There is a growing trend towards valuing experiences and services in place of material products. Visitors are looking to enjoy unique experiences where it is as much about the place as it is about the people met, unique encounters had, stories heard and produce sampled. The Mount Torrens Hotel provides the important (and only) experience connection between the cultural and soft adventure tourism product currently offered by the town. Since taking over management of Mount Torrens Hotel in April 2019, the Lo-Faro family have become very active members of the community and passionately apply the philosophy of supporting local businesses.

The strategic objective for the tourism industry in the Hills is to convert visits into overnight stays, encourage day trippers to linger longer, spend more and grow repeat visitations. The creation of a camping and dump point offering within Mt Torrens strongly supports this objective and creates a much needed opportunity for this small town to capture some of the benefits of tourism.

- Environmental Health Unit – Waste

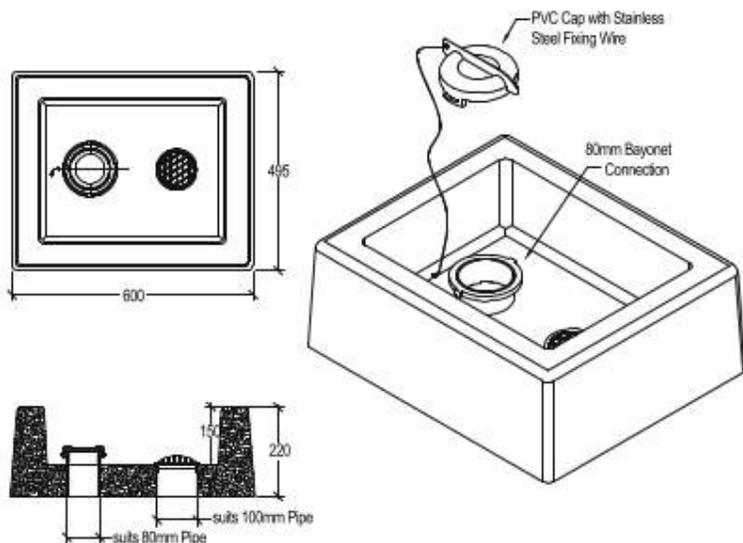
Septic tank on site connected to CWMS – installation and approval of the RV dump point requires the installation of a new grease trap. Wastewater approval was granted 9 August 2023 (473/W098/23)

- Property:

The location of the dump point looks appropriate for several reasons:

- Easy access for caravans and RVs either upon entry or exit, close to the septic tank to enable cost effective connection, and Away from the tree root zone of the significant tree.
- The dump point will be connected to the Council CWMS network.
- The installation of the dump point will not interfere with the tree root zone as the installation involves very little ground disturbance as per diagram below.

ITEM 8.1



NOTE\* DISCONTINUED ITEM REFER TO WATER CORP DRAWING HX33-18-80 FOR RECOMMENDED PRODUCT

Description	Item N°	Weight
Caravan Park Soil Waste Dump Point	233254	86kg

- Council Arboriculture Advice

There is a significant English Oak tree (*Quercus robur*) which has great visual amenity and displays good health and vigour. The tree has moderate levels of long standing encroachment in its tree protection zone (TPZ) of some 15 metres. Recommended Condition 12 is included for on-going tree protection.

**PLANNING ASSESSMENT**

**Desired outcomes**

Desired outcomes are policies designed to aid the interpretation of performance outcomes by setting a general policy agenda for a zone, subzone, overlay or general development policies module. Where a relevant authority is uncertain as to whether or how a performance outcome applies to a development, the desired outcome(s) may inform its consideration of the relevance and application of a performance outcome, or assist in assessing the merits of the development against the applicable performance outcomes collectively.

**Performance outcomes**

Performance outcomes are policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation.

**Designated performance features**

In order to assist a relevant authority to interpret the performance outcomes, in some cases the policy includes a standard outcome which will generally meet the corresponding performance outcome (a designated performance feature or DPF). A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Attachment 7 – Relevant P&D Code Policies**.

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

#### Township Zone

Desired Outcomes	
DO1	A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.
DO2	Development contributes to and enhances streetscapes and the settlement patterns comprising the township.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 1.1, 1.2, 1.4, 1.5 DPFs 1.1, 1.5	

Tourist accommodation is envisaged in the zone and a caravan and tourist park is another form of short term accommodation. At the scale of 11 camping sites for self-contained vehicles the proposal is considered small scale and is providing a new commercial service to visitors and holiday makers to the district. Being associated with the existing hotel premises the camping and the modest change to the licence area are considered to keep activity within the identifiable service centre of Mount Torrens. Of note the proposed fence, sign and stable renovation works are relevant development in the context of the State Heritage listing and it is my opinion they make no notable contribution to the relevant performance outcomes noting these elements are not in the list of excluded development per Schedule 5 of the Development Regulations with regards to State Heritage Places. The sign is larger than that precluded by Schedule 5 and the proposed fencing is not on the boundary. That said State Heritage has agreed in principle to both elements.

#### Overlays

##### Hazards (Bushfire - Medium Risk)

Desired Outcomes	
DO1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 3.1, 3.2, 3.3 DPFs - Nil	

Whilst not proposing any buildings the proposed camping is on flat land within the township of Mount Torrens and the hotel building is considered to offer a safer place of refuge in the event of an emergency situation. The camping area does have a bushfire action plan however noting the site is in a medium bushfire risk area the application was not referred to the CFS. Guests will be asked to leave the area on catastrophic fire ban days and in the event of a bushfire evacuation will be asked to leave the area as directed by emergency services personnel.

##### Hazards (Flooding - Evidence Required)

Desired Outcomes	
DO1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 1.1, 2.1 DPFs - Nil	

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

Given the temporary and transportable nature of the proposal this overlay does not have any assessable contribution to the proposal. A representor did raise a question regarding the adjacent creek which is not flood mapped. The applicant acknowledges as a low-lying area there are periods of inundation and has a flood plan in addition to the bushfire management plan already mentioned. Additionally, the camp grounds will be closed in wet weather as there is no intention to create all weather surfacing to the camping or access areas. This also means access to the RV dump point will be weather limited.

#### Mount Lofty Ranges Water Supply Catchment (Area 2)

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, 2.1, 2.4, 2.5, 3.1, 3.2, 3.3, 3.6, 4.1	
DPFs 3.6	

The proposal relies on the caravans/recreational vehicles being self-contained with regards to waste water and provides a dump point which is connected via the hotel's grease trap and septic system to the Common Waste Water Management System (CWMS) which services the Mount Torrens township. **Condition 4** refers to the self-contained nature of any vehicles accommodated on site. As a consequence, the proposal is considered to accord with the desired outcome of this overlay. Given there is no intention to provide all weather surfacing to the camping area the grassed camping areas will act as a swale for any surface water generated from the all-weather dump point access route.

The RV dump point is being installed by Council contractors and an agreement between Council and Hotel management will be in place regarding the ongoing maintenance requirements for the RV dump point. The RV dump point has been the subject of an environmental health assessment and is the result of a Council sponsored tourist project.

#### Native Vegetation

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, 1.2, 1.3, 1.4	
DPFs	

There is no native vegetation on the site rendering this overlay not relevant to this application.

#### Prescribed Water Resources Area

Desired Outcomes	
DO1	Sustainable water use in prescribed surface water resources areas maintains the health and natural flow paths of water courses.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 1.1, 1.2	
DPFs	

There are no performance outcomes of relevance to this proposal in this overlay.

**Regulated and Significant Tree**

Desired Outcomes	
DO1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 1.1, 1.2, 1.3, 2.1	
DPFs	

There are a number of large exotic trees on the site situated in close proximity to the hotel building. In particular there is a significant English Oak tree which has a nominal 15 metre tree protection zone (TPZ). The proposed licensed area extension is a gravel area (permeable but compacted surface) adjacent a garden at the base of this tree. The proposed camp area plan and designated turnaround has been designed to avoid the TPZ noting there has been significant long standing encroachment into this zone over the years. The applicant did not provide an arboricultural report and Council staff undertook the assessment (see attachments). Of note the area of the proposed vehicle turnaround is not proposed to be surfaced and the proposed RV dump point will not involve any new pipe work/excavation within the TPZ of the significant oak tree.

In summary the significant tree on the site is to be retained and the proposed works are not considered tree damaging activity and no further ground works are proposed in the in the vicinity of the significant tree. In consideration of the proposed use in close proximity to the English Oak tree, a condition relating to installation of advisory signage of the TPZ is recommended as **condition 12**.

**State Heritage Area**

Desired Outcomes	
DO1	Development maintains the heritage and cultural values of State Heritage Areas through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 1.5, 2.2, 3.2, 3.4	
DPFs	

The restoration work proposed to the stables building is internal roofing structures and re-roofing. State Heritage has required further consultation which the applicant has accepted. This is recommended to be managed as a Reserve Matter.

Details around fencing, lighting (note the lighting is existing and is attached to the building) and signage (advertising) are similarly to be the subject of further detail. This is recommended to be managed as a Reserve Matter. All these details are development as the site accommodates a State Heritage place and are not the subject of any representation. For example, the proposed fencing is post/wire/rail of approximately 1.3m height, the lighting exists on site and the proposed sign is internal to the site and will include the “rules” for the campground. State Heritage noted the “proposed caravans ... will have an adverse visual impact on the setting of the place” however as their “location is temporary in nature” there will be “no long term impact”. As previously mentioned the proposed sign and the fencing do not meet the exclusions from development listed in Schedule 5 of the Development Regulations with regards to State Heritage places.

On balance the proposal is considered to accord with the desired outcomes for the State Heritage Area including adaptive reuse of portion of site of the State Heritage Place that provides opportunity for income to support maintaining the place. It is recommended the CAP include reserve matters in their decision for final details of the works to restore the roof structure of the stables building, the height and schedule of colours and materials for the fencing and details of site levels, lighting and signage.

**Traffic Generating Development**

Desired Outcomes	
DO1	Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
DO2	Provision of safe and efficient access to and from urban transport routes and major urban transport routes.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 1.1, 1.2, 1.3	
DPFs	

The application does not trigger any of the thresholds indicated in the DPFs for this overlay. That said the referral response from the Commissioner of Highways and Council engineering staff indicate the proposal minimises any potential impact on the safety and efficiency of the State Maintained Road network and the access point is designed and sited to accommodate the type and volume of traffic to be generated by the development. The proposal includes a two-way access point of sufficient length to accommodate towing vehicles on site to ensure there is adequate on site queuing.

**Urban Transport Routes**

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 2.1, 4.1, 5.1, 6.1, 7.1	
DPFs 4.1c, 6.1, 7.1	

This application was referred to the Commissioner of Highways in accordance with procedural matters in this overlay. Council engineering happy with rural style crossover which DIT agreed to.

In accordance with PO 2.1 the applicant has amended the site plan to provide an 8m by 6m onsite queueing area within the site. Council engineering and DIT are satisfied this is of a size suitable to accommodate towing vehicles and their trailers.

The access point proposed is considered existing and informal. This application has presented the opportunity to formalise the access which meets the separation distance required in DPF4.1c, noting the speed limit in this location is 50km/hr and the crossover is 37m from the intersection.

Council’s requirements for rural crossovers will satisfy PO 6.1 & 7.1 with regards to mud and debris being transferred to the carriage way at the expected traffic level to service the 11 camp sites with a pipe required to ensure no change to stormwater drainage in the area.

**Water Resources**

Desired Outcomes	
DO1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs 1.1, 1.4, 1.5	
DPFs	

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

No earthworks are proposed and the watercourse is currently fenced from the camping area ensuring the proposal is in accordance with POs 1.1 and 1.4.

As previously mentioned in this report the onsite queuing will be of an all-weather surface and otherwise there is no all-weather surfacing intended and, the site will be closed once the ground becomes water logged. There will remain a large grassed area to act as a swale for any water runoff created by the all-weather on-site vehicle queuing area ensuring the proposal is in accordance with PO 1.5.

#### General Development Policies

##### Advertisements

Desired Outcomes	
DO1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 1.3, 1.5, 3.1, 4.1, 5.2	
DPFs: 1.1, 1.2, 1.3, 3.1, 4.1, 5.2	

An information sign is proposed in the site regarding the rules of the caravan parking area. The sign is of a size and in a location that is would not be development other than being associated with a State Heritage Area and is the subject of further conversation between the applicant and State Heritage. The sign will not be lit and is considered to meet all the listed DPFs.

##### Clearance from Overhead Powerlines

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

This application does not include any new building work, rather repairs/replacement. The applicant has also provided a declaration stating that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. As such this proposal is consistent with DO 1 as well as PO 1.1.

##### Design

Desired Outcomes	
DO1	Development is: a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area. b) durable - fit for purpose, adaptable and long lasting inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors. c) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 2.1, 2.2, 2.4, 3.1, 5.1, 7.3, 7.4, 19.4, 19.5, 31.1, 31.2	
DPFs: 19.4	

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

The Design Module of the Planning and Design Code is geared towards the construction of permanent buildings and how good design can be incorporated into development to contribute positively to local character, be fit for purpose and sustainable. The proposed camping area, extension to the licensed area and the stable repairs are not considered to be particularly relevant to this section of the Code as there are no new permanent structures proposed.

The location of the camping area is to the rear of the hotel and is largely screened from the adjacent road on the hotel's secondary frontage, by existing vegetation. There is also vegetation in the watercourse to the rear of the proposed camp area which assists in screening it from the western neighbours and from traffic approaching the township from the west. The camping area is to be managed by the hotel who have stated their requirements for managing noise and behaviour under their liquor licensing arrangements will extend to managing campsite behaviour. Of note no onsite power or water is available for the camp sites and all camping vehicles are required to be self-sufficient (refer **Condition 4**). The camp site rules offered by the applicant require noise must cease after 9.00pm.

#### Design in Urban Areas

As no new buildings are proposed there is nothing to add over what is in the general Design section of the Code.

#### Interface between Land Uses

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

PO 1.2 required development adjacent a site containing a sensitive receiver be designed to minimise adverse impacts. The proposed site is a licensed hotel and the proposed camp site is not considered to have the capacity to generate any greater adverse impacts to sensitive receivers than the existing operations on the site, noting the requirement for the campsite to be quiet from 9.00pm. Given camping in a self-contained caravan is a form of accommodation it is not unreasonable to expect that any noise emitted from any van is going to impact neighbouring vans before it impacts adjacent sensitive receivers. The RV dump point is sited in the centre of the hotel site alongside the proposed manoeuvring areas and is unlikely to impact on the amenity of adjacent sensitive receivers as envisaged in PO 4.2.

The outdoor licensed area extension is central to the site and did not attract any commentary in representations. No music is allowed in this area in accordance with the conditions for the previous approval (19/920/473) for existing outdoor license area. The extension is modest and does not involve the addition of music or an increase in patrons and is considered to accord with PO4.5.

External lighting is internally focused (PO6.2) to the proposed camp area and despite existing will be subject to further scrutiny by State Heritage and in accordance with PO6.1 is not expected to cause unreasonable light spill for adjacent sensitive receivers noting occupants of the proposed camp area would be impacted first.

**Tourism Development**

Desired Outcomes	
DO1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 2.1, 2.2, 2.3, 2.4, 2.6, 3.1, 3.2, 3.3	
DPFs:	

The proposed camp area is to enable longer stays in the locality to maximise tourism opportunities as envisaged in PO1.1. The camp area is clustered at the rear of the hotel with an associated RV dump point which will minimise environmental and contextual impact. (PO1.2). The hotel has general rubbish removal services on site and can purchase extra capacity.

Despite representor concerns regarding hotel patron behaviour it is considered the requirement for campers to be self-sufficient as no power, water or sanitary facilities are provided and co-location with the hotel, an existing commercial premise, assists in minimising the potential for conflict between long term residents and short term tourists.

Existing landscaping and fencing, along with additional proposed fencing is considered in accordance with PO2.2 with regards to privacy. Noting the proposal is for a camp site, the hotel and outdoor area is considered to provide for communal open space as contemplated in PO2.3.

As envisaged in PO 2.6 length of stay has been conditioned to ensure the use is for tourist accommodation (refer **Condition 2**).

The proposal is not considered as located in a delicate environmental area so accords with 3.1 and further as no earthworks or significant landscaping is proposed is considered subservient to the existing environment (PO3.2). The area proposed for camping has at times suffered neglect however its use for tourist accommodation ensures ongoing maintenance, enhancement and activation.

**Transport, Access and Parking**

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.4, 2.1, 3.1, 3.3, 3.4, 3.5, 3.8, 3.9, 8.1, 8.2, 10.1	
DPFs: 3.1, 3.5, 5.1	

The proposal is not considered to impact on the existing traffic conditions in the area at the scale proposed and the access has been designed to ensure all manoeuvring is on site.

POs2.1 and 3.1 are considered addressed by the Urban Transport Route overlay outcome and the conditions proposed by the Commissioner of Highways.

As discussed, Council engineering staff are satisfied the proposed access to the camping area will accommodate the type and volume of traffic likely to be generated by the proposed land use (PO 3.3, 3.4, 3.5, 3.8, 10.1). The proposal includes an on-site turn around for towing vehicles (PO3.9) which will minimise the need to interrupt traffic on the public road.

## **CAP MEETING – 13 SEPTEMBER 2023**

### **ITEM 8.1**

The site will not be used when water logged and surfacing to the access is not proposed beyond the crossover as the proposed levels of traffic are not considered to require surfacing. The distance travelled on site is unlikely to enable excessive speed.

### **CONCLUSION**

The renovation to the stable is maintenance work and is considered by Council and State Heritage to be appropriate.

The proposed fencing, signage and lighting (existing) are considered by Council staff and State Heritage to be safety enhancements to the site, appropriate and minor. The clarification of finer detail by way of reserve matter will give State Heritage certainty on these elements should the Panel support the proposal.

The extension to the outdoor licensed area with no associated increase in patrons is considered to be minor and appropriate noting the pre-existing conditions which do not allow outdoor music.

The addition of 11 self-contained camping sites to the rear of the hotel is considered on balance to be a small scale addition to the existing hotel operations and with the recommended conditions is considered appropriate to the site. Representor concerns have been addressed by the proposed conditions, noting the vast majority of representations were in support of the proposal and the potential for increased tourist outcomes for the region.

### **RECOMMENDATION**

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

- 1) Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2) Development Application Number 22018960 by Angela Lo-Faro for the creation of 11 camping sites (tourist accommodation – caravan and tourist park), installation of RV dump point and the extension of the outdoor liquor license area associated with existing hotel, post, wire and rail fencing, sign and stable restoration including re-roofing:**
  - Stage 1: Operation of 11 camping sites (tourist accommodation – caravan and tourist park) and liquor licence amendment**
  - Stage 2: Installation of RV dump point**
  - Stage 3: Balance of the works to State Heritage place – signage, fencing and stable restoration works**

**is granted Planning Consent subject to the following conditions and reserved matters:**

#### **Reserved Matters**

- 1) Pursuant to section 102 (3) of the Planning, Development and Infrastructure Act of 2016, the following matter(s) shall be reserved for further assessment prior to the granting of Development Approval for Stage 3 and the Assessment Manager is delegated to undertake this further assessment:**
  - 1. Proposed stable restoration - detailed drawings of the works shall be provided to the satisfaction of the Assessment Manager in consultation with State Heritage.**
  - 2. The height and schedule of colours and materials of the proposed fencing shall be provided to the satisfaction of the Assessment Manager in consultation with State Heritage.**

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

3. Confirmation of changes to the site levels, lighting infrastructure and signage shall be provided to the satisfaction of the Assessment Manager in consultation with State Heritage.
- 2) Pursuant to Section 127(1) of the *Planning, Development and Infrastructure Act 2016*, the power to impose further conditions of consent in respect of the reserved matters above is delegated to the Assessment Manager.

### CONDITIONS

#### Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
- 2) The 11 camping sites shall be used and operated on a short term stay basis with a maximum stay of seven (7) nights per vehicle in any 30 day period.
- 3) A logbook shall be kept of all occupancies for each calendar year and made available for inspection by the Council, upon request.
- 4) Persons with the benefit of this consent shall ensure the camping sites are only used by fully self-contained vehicles and caravans with built-in grey/black water systems and bathrooms. No power or water connections shall be installed to the camping sites without separate approval from the Council.
- 5) Vehicle arrival and departure to the camp site shall only occur during 6am -9pm seven days a week.
- 6) Prior to the commencement of the camp site operation the proposed access shall be constructed in accordance with Council Engineering Standard Drawing Number 20 Piped Entrance and in accordance with DIT conditions 16 to 22 below, including compacted quarry rubble to the proposed access.
- 7) Prior to commencement of the camp site operation, the individual camping bays must be delineated and the delineation marking must be maintained to a visible standard, all to the reasonable satisfaction of Council.
- 8) No camp/comfort fires shall be permitted.
- 9) No generators shall be used before 7:00am or after 9:00pm.
- 10) Prior to use of the RV Dump Point it shall be connected to a grease trap and the Common Waste Water Management System (CWMS) of Mount Torrens to the reasonable satisfaction of Council.
- 11) All waste shall be removed from the subject land at least once weekly.
- 12) Prior to commencement of the camp site operation a tree protection zone (TPZ) of 15 metres shall be installed and maintained around the significant oak tree (the Tree) on the land and a sign shall be installed with the following advice:
  - a) No machine excavation is permitted within Tree Protection Zone (TPZ).
  - b) Only hand digging is permitted at all times.
  - c) If any major roots (roots with a diameter greater than 25mm) are found outside the TPZ during construction on the site (fence posts, RV dump point installation etc) advice of a qualified arborist shall be obtained before work continues.

## **CAP MEETING – 13 SEPTEMBER 2023**

### **ITEM 8.1**

- d) No material, equipment or temporary buildings shall be placed within the TPZ.
  - e) No items shall be attached to the Tree including temporary service wires, nails, screws or any other fixing device.
  - f) No works including additional landscaping, permeable paving or rubble paths shall occur in the TPZ. The area within the TPZ shall be retained at natural ground level and no additional soil or fill shall be placed within the zone
  - g) Any services such as stormwater, sewer, electrical and building fire safety water infrastructure that are proposed in the TPZ must be excavated using non-destructive methods such as Hydro vac® or directional boring systems. This work is to be supervised by a qualified arborist.
- 13) At any one time, the overall licence capacity of the hotel shall be limited to a maximum of 145 persons, and the rear outdoor beer garden is limited to a maximum of 56 persons.
- 14) The operating hours of the rear outdoor beer garden shall be 8:00am to 9:00pm Monday to Sunday. As an annual special event, the rear outdoor beer garden shall only operate from 8:00am to 1:00am (the following day) on New Year's Eve.
- 15) Music and entertainment shall be contained within the building during the operating hours of the hotel. Any proposed outdoor music or entertainment associated with the outdoor beer garden would require a separate development application.

### **DIT Conditions**

- 16) All access to/from the development shall be gained in accordance with the site plan with file name SitePlansAsAt22March2023-51080842 uploaded to the portal on 27 March 2023 except that the driveway crossover shall be located within the existing gap in the edge line and measure 12m wide where it meets Onkaparinga Valley Road and 9m wide at the property boundary to accommodate simultaneous two-way movements.
- 17) The driveway shall be located a minimum of 1 metre from DIT's Advance Direction sign located along the western side of the proposed driveway.
- 18) The access point shall consist of a suitably compacted material, in order to maximise traction for vehicles exiting the site and minimise debris being dragged onto the carriageway.
- 19) All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.
- 20) Stormwater run-off shall be collected on-site and discharged without impacting the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.
- 21) Longitudinal drainage along Onkaparinga Valley Road shall be maintained (including any required trafficable headwalls) adjacent and across the access in order to minimise the impact on the integrity and safety of the adjacent road network. All costs associated with any upgrade/alterations shall be borne by the applicant.
- 22) Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.
- 23) Any floodlighting associated with the site shall be positioned and/or shielded so as to not produce glare or create a distraction for passing road users on the abutting roads.

## CAP MEETING – 13 SEPTEMBER 2023

### ITEM 8.1

#### ADVISORY NOTES

##### General Notes

- 1) No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
- 2) Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
- 3) This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.
- 4) Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).
- 5) The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- 6) More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: [www.epa.sa.gov.au](http://www.epa.sa.gov.au)

##### State Heritage Notes

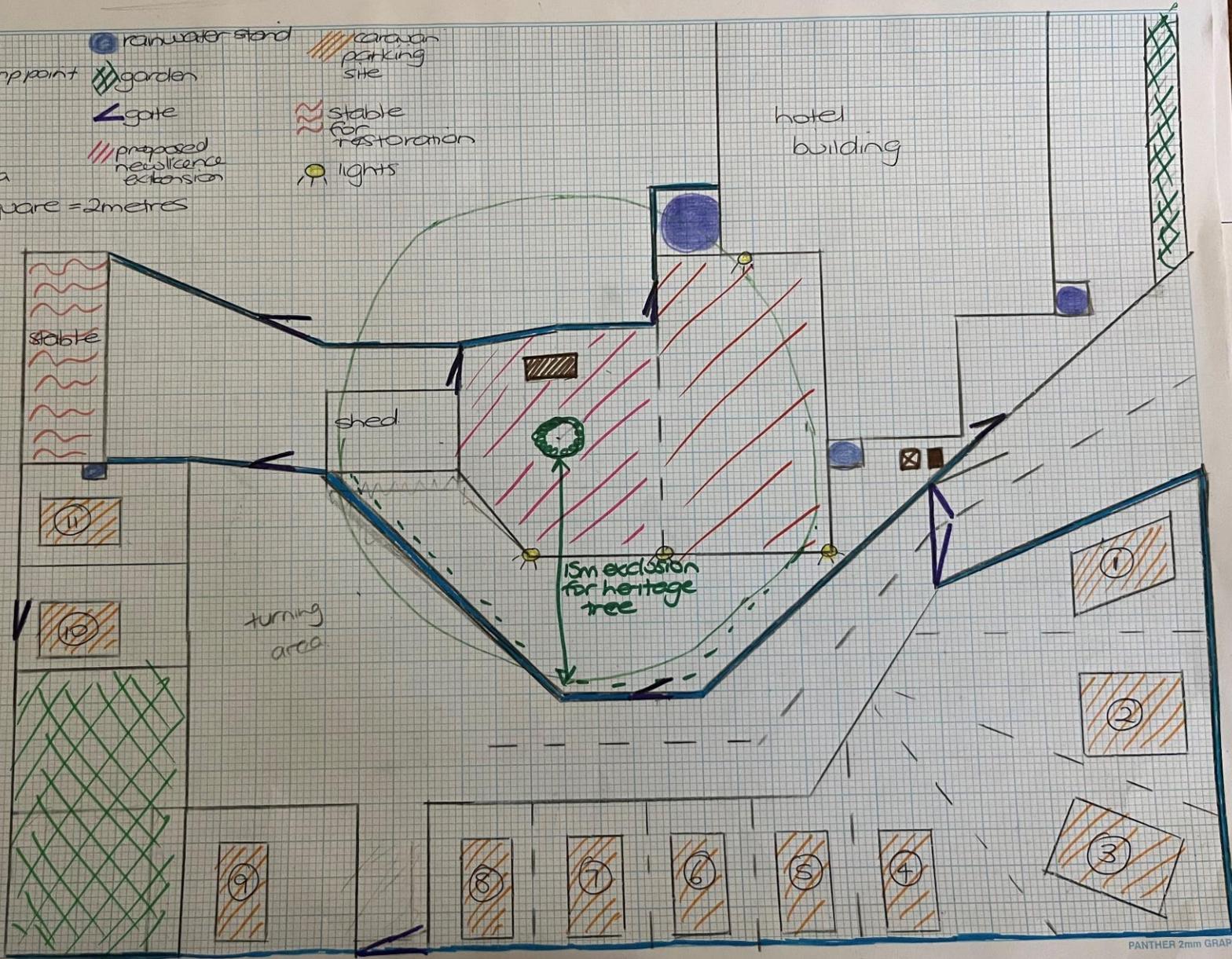
- 7) Please note the following requirements of the *Aboriginal Heritage Act 1988*:
  - a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.
- 8) Please note the following requirements of the *Heritage Places Act 1993*:
  - a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
  - b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

#### OFFICER MAKING RECOMMENDATION

Name: Melanie Scott  
Title: Senior Statutory Planner

-  septic
-  proposed dump point
-  fox trap
-  fence
-  current licenced area
-  rainwater stand
-  garden
-  gate
-  proposed new licence extension
-  caravan parking site
-  stable for restoration
-  lights

scale 1 square = 2 metres



## Melanie Scott

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**From:** Angela Lo-Faro <danange1973@gmail.com>  
**Sent:** Tuesday, 30 May 2023 12:58 PM  
**To:** Melanie Scott  
**Subject:** re SH/147/12D Heritage stables and fencing replacement  
**Attachments:** AAF8D115-B32C-4186-91AF-F014F02E3ED8.heic

[EXTERNAL]

Hi Melanie,  
Fence type attached. Dark wood not black. 4 rail to post fence.  
Roof of the stables will be corrugated iron painted heritage red  
Post will be square recycled timber dark wood posts  
The front beam is from a local wool shed of the same era as the stables.  
The rails in the shed roof will be recycled dark timber (availability will determine type of wood)  
There will be no site level changes nor lighting placed in the building nor signage changes.

*Thanks*

*Angela Lo-Faro*

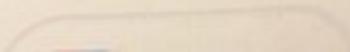
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*Director and Publican*





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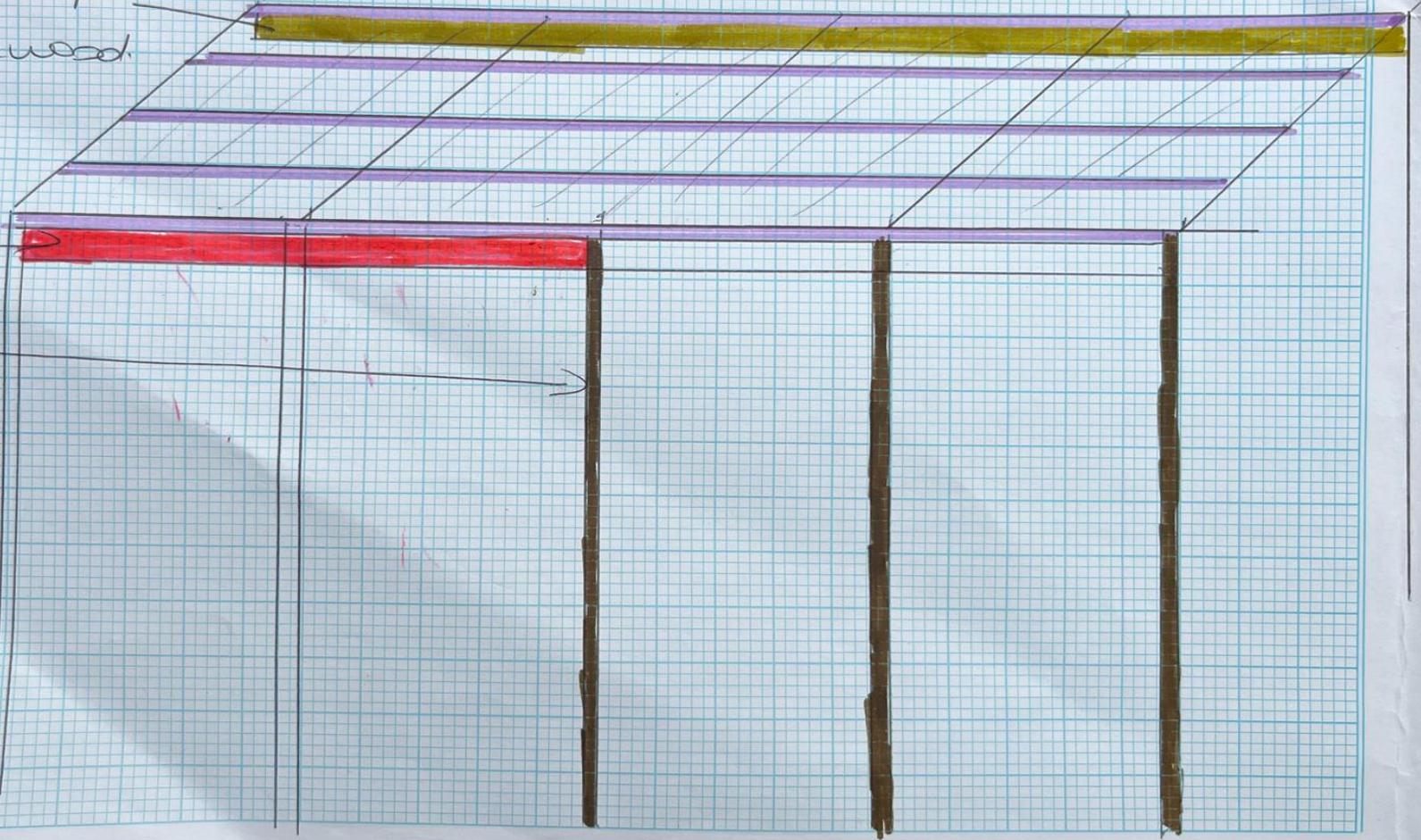
# Mount Tarns Hotel Stable Restoration

create waterproof  
flushing  
replace wood.

replace  
facing  
beam

replace  
wooden  
front posts

replace  
roof  
iron



PANTHER 2mm GRAPH















To Ms Scott,

The addition to the application requires reroofing of the heritage stables as this area should be brought up to code for permanent usage as licensed area.

The removal of the permapine posts at the front of the stables, replace with 200mmx200mm hardwood old posts. Replace the side hardwood post which is rotted at the base with a new old hardwood post.



Replace front support beam with old hardwood one.



Replace timber purlins throughout spaced at 900 centres and capable of spanning 3000mm to support roof.



Install new barges and fascia to rear of building to close in gaps and to create suitable tie down areas to comply with current wind load regulations.



Install new roof iron , gutters across front, barge caps and downpipes.

Thanks Angela Lo-Faro

## **Mount Torrens Caravan Rest Stop Bushfire and Flood Plan**

The Mount Torrens Hotel Caravan Rest Stop is located in the Adelaide Hills bushfire area and is deemed Moderate Risk. The area has experienced 2 significant Bushfire impact in the past 50 years therefore a bushfire action planned is deemed essential for the safety of the visitors to the area. All visitors to the caravan must book in and their phone number and caravan registration is recorded, as well as arrival and departure date. The Responsible Person is the fire warden. The area where the campground is situated is next to the creek and is a low flood risk.

This sign will be erected on the entrance to the caravan rest stop so that visitors are aware of the sites bushfire action plan.

In the event of a catastrophic fire danger day or flood warning, all visitors are asked to ensure that their phones are charged and working ready for directions from staff. We ask that you leave the area on catastrophic fire days.

If an evacuation notification is given (in the event of a bushfire event), please leave the area via the exit route recommended by emergency services personnel immediately.

All vehicles and caravans are parked here at the vehicle owners risk.

The caravan rest stop grounds (or part thereof) will be monitored for moisture levels and the caravan rest stop will be closed when ground water level are deemed unsafe for vehicles.



**Annotations**

LineString3

LineString1

**Planners Summary**

PlanningSummary

**Records Hub Link Test**

recordshub2

**Planning Protection Areas**

BarrosaProtectionDistrict

BushfireReferralExcludeZone

- No
- Yes

BushfireProtectionArea

- Excluded
- High
- Medium

Primary Production Priority Areas

- Excluded Area
- Non-Primary Production Priority Area
- Primary Production Priority (PPPA)

MLRwatershed

- 1 (Highest Priority for Protection)
- 2 (Medium Priority for Protection)
- 3 (Lower Priority for Protection)

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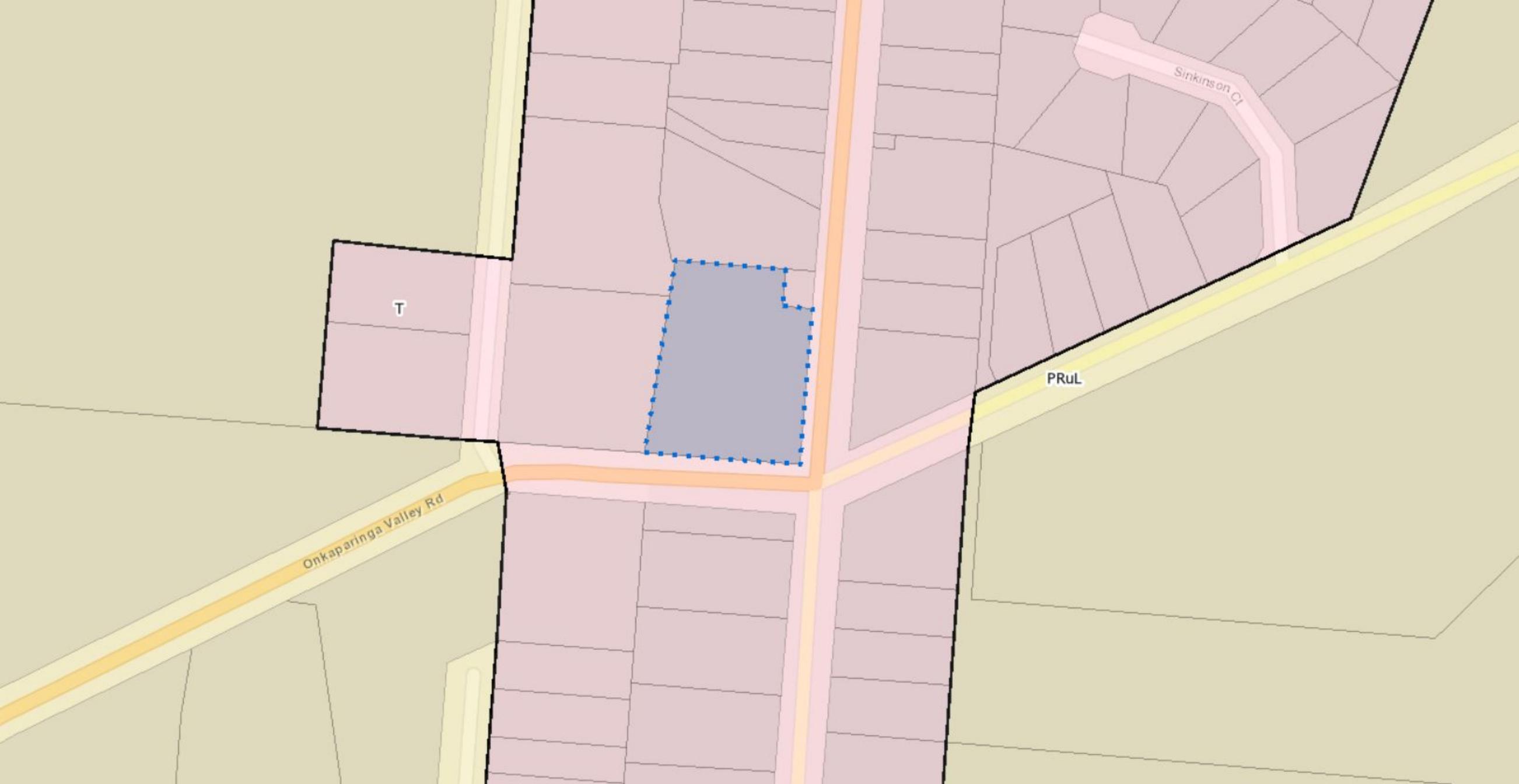
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PRuL

Onkaparinga Valley Rd

# Details of Representations

## Application Summary

Application ID	22018960
Proposal	Introduction of 11 camping sites and the extension of the outdoor liquor license area. Post and rail fence to a State Heritage place and State Heritage stable restoration including re-roofing.
Location	1 TOWNSEND ST MOUNT TORRENS SA 5244

## Representations

### Representor 1 - Kerryn Alexander

Name	Kerryn Alexander
Address	822 MODBURY SA, 5092 Australia
Submission Date	03/02/2023 05:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

### Reasons

I have objections to the consideration of 11RV sites within close proximity to residential housing. This does not fit in with the heritage aspect of Mt Torrens. Given the current housing crisis and rental shortage i am concerned this would become a place for the homeless to reside. We would not have purchased in Mt Torrens if an overcramped caravan site was tucked onto the back of the pub. Can i suggest if this sort of facility is required that the council provide facilities for it up at the football oval away from housing. My concern would be loud and drunken people late into the evening after hotel closing hours. The place would end up looking like schoolies at Victor harbour. Is this what the council is wanting? If so ditch the heritage aspect allow me to bulldoze my stone cottage and sub divide my block to fit multiple apartments that i can air bnb to blow ins.

## Attached Documents

## Representations

### Representor 2 - Cameron Kern

Name	Cameron Kern
Address	38 Circle Ridge CHIRNSIDE PARK VIC, 3116 Australia
Submission Date	11/02/2023 09:00 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
<p>As a family living on the road travelling Australia long term we fully support a venture of this in this town. There is very little accomodation in this area for people like us who are self contained campers. We leave zero trace when we camp and love to support local shops and businesses whilst exploring the local area. While staying in the Adelaide hills for the past week we have spent over \$1600 on everything from food to alcohol to fuel to bike parts.</p>	

### Attached Documents

## Representations

### Representor 3 - Kaitlyn Lo-Faro

Name	Kaitlyn Lo-Faro
Address	46 Oval Road MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 01:41 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
I believe that the caravan park will be a great way to bring people to Mount Torrens and all the incredible places around here, giving them a new place to stay close to many different tourist places and local businesses I would love to see a caravan park out the back	

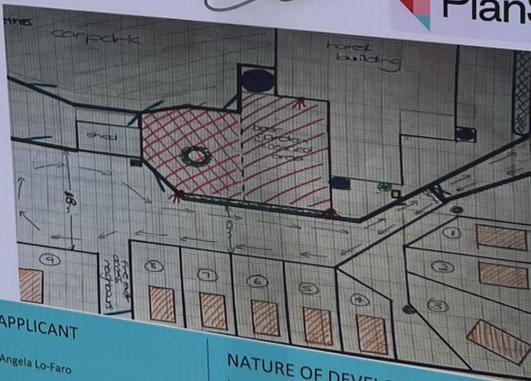
### Attached Documents

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Planning, Development & Infrastructure Act 2016 - Notice under section 107(3)(a)(ii)

# Proposed Development

1 TOWNSEND ST MOUNT TORRENS SA 5244



### APPLICANT

Angela Lo-Faro

APPLICATION NUMBER  
22018960

### NATURE OF DEVELOPMENT

Introduction of 11 camping sites and the extension of the outdoor liquor license area. Post and rail fence to a State Heritage place and State Heritage stable restoration including re-roofing.

VIEW THE PLANS AND HAVE YOUR SAY ON THE APPLICATION

[www.plan.sa.gov.au/en/public\\_notices](http://www.plan.sa.gov.au/en/public_notices)

MAKE A REPRESENTATION

Up until 11:59pm on the 20-02-2023

FOR MORE INFORMATION

CONTACT  
Adelaide Hills Council

PHONE  
08 8408 0400

EMAIL  
[developmentadmin@ahc.sa.gov.au](mailto:developmentadmin@ahc.sa.gov.au)



It is an offence to damage, destroy, obscure or remove this notice. Penalties apply.

## Representations

### Representor 4 - Brett Van Den Brink

Name	Brett Van Den Brink
Address	Po box 167 BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 01:47 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
I support this application because it will be a wonderful placement and improvement to our community and local businesses, for that I believe the local business in it's self is a great establishment and historical place of our town.	

### Attached Documents

## Representations

### Representor 5 - Tillie Kowald

Name	Tillie Kowald
Address	P.o. box 371 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 01:58 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> brings tourism to mt torrens	

### Attached Documents

## Representations

### Representor 6 - Braedon Fisher

Name	Braedon Fisher
Address	Pobox 182 muginbudin MUKINBUDIN WA, 0479 Australia
Submission Date	15/02/2023 01:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 7 - Kathy Anesbury

Name	Kathy Anesbury
Address	P.O box 461 BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 02:01 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
As a long time resident of a country town, I believe that this planning consent should be granted 100 percent as it will bring so much business and support not only for Mt Torrens but also near by towns. We definitely need this to go ahead as we have a shortage of accomadation for people who travel in caravans.	

### Attached Documents

## Representations

### Representor 8 - Gayle Reavey

Name	Gayle Reavey
Address	2/4 Harms Ave BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 02:10 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
I think his would be a great draw card to area. After Bushfires and Covid, the area could do with anything that brings people and their money to area to support al the local businesses. Its a lovely quiet location with a beautiful outlook. I don't think you can go wrong with this development.	

### Attached Documents

## Representations

**Representor 9** - Joanne Henke

Name	Joanne Henke
Address	42 Townsend Street MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 02:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

### Reasons

This should go ahead! Reasons 1. Tourism 2. Good for local economy 3. Create a welcoming community and new social network 4. Create safe accommodation for tourists This family business has battled through the Cudlee Creek fires, Covid and now the national economic downturn that so many small businesses have suffered- with integrity, passion and dedication

## Attached Documents

## Representations

### Representor 10 - Garry Villiers

Name	Garry Villiers
Address	7 Maude Ct NARRE WARREN VIC, 3805 Australia
Submission Date	15/02/2023 02:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 11 - Russell Bone

Name	Russell Bone
Address	72 Crittenden rd ADELAIDE SA, 5114 Australia
Submission Date	15/02/2023 02:18 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
I believe that this would be great for the community and tourism in the area and may provide a base for recovery operations in the area in case of a emergency.	

### Attached Documents

## Representations

**Representor 12** - Jean Hamilton

Name	Jean Hamilton
Address	16 Alvaro St. PARALOWIE SA, 5108 Australia
Submission Date	15/02/2023 02:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	I love the area & hotel this would be great to take the caravan up to spend time to look at the surrounding towns.

## Attached Documents

## Representations

### Representor 13 - Fiona Davies

Name	Fionna Davies
Address	12 William St SPRINGTON SA, 5235 Australia
Submission Date	15/02/2023 02:24 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	I believe this should be granted to support tourism yo the local businesses and functions, to bring more tourists to stay longer in the area and also supports responsible and safe driving

### Attached Documents

## Representations

### Representor 14 - Andrew Humble

Name	Andrew Humble
Address	8 August Street BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 02:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

We finally have a family business in the region looking to invest further into their business which will increase tourism and the opportunity for those tourists to stay overnight or use the Torrens Valley area of which as a place to return to, to enjoy, explore and spend money into other local businesses in the greater Adelaide hills region and Barossa. We need to grow Country SA, for too long it has been stagnating relying on the Tour Down Under which those tourists do not stop and utilize the local towns' charm and hospitality. Having a Caravan stop over in the area will also help to attract the grey nomads on their travels around our great state.

## Attached Documents

## Representations

### Representor 15 - Natasha Slattery

Name	Natasha Slattery
Address	95 Terlinga Road MT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 02:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	This development will benefit the whole of the Adelaide Hills community and our ever growing tourism industry.

### Attached Documents

## Representations

### Representor 16 - Pauline Annear

Name	Pauline Annear
Address	19 Stempel Avenue HAHNDORF SA, 5245 Australia
Submission Date	15/02/2023 02:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

My role as a Visitor Information Officer in the Adelaide Hills has given me a broad insight into the needs of tourists travelling to our region. We currently only have two caravan parks in the region - Hahndorf Resort and Mt Barker Caravan Park and 'free' or low cost camping at Shiloh Hills and Mt Pleasant Showgrounds. There are so many 'grey nomads' on the road and often the major parks are booked out. This sometimes includes Belair Park and Brownhill Creek as well, so people are forced to move on down to the city. This is not what we want for our beautiful region! I am very much in favour of allowing this development.

## Attached Documents

## Representations

### Representor 17 - Alexander Kay

Name	Alexander Kay
Address	23 Tuck Street MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 02:36 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
I believe that introducing a caravan park in the community of mount torrens would bring business to the local community. I've been apart of the community my whole life and it will bring a diversity of people for not only experiences but relationships and engagements of the tourism side of Mount Torrens.	

### Attached Documents

## Representations

**Representor 18** - Sandra Clarke

Name	Sandra Clarke
Address	34 Springhead Rd MT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 02:52 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

### Reasons

This is a fantastic opportunity for Mt Torrens, the Adelaide Hills and for the caravan touring community, of which there are thousands. The owners of the MT Hotel have made an amazing improvement to the hotel and it is now a lovely place to go. They are very passionate about their community and having this extra facility for more people to enjoy will be a huge boost. Please approve their application.

## Attached Documents

## Representations

**Representor 19** - Leon Klaassen-jones

Name	Leon Klaassen-jones
Address	2a Canberra drive ABERFOYLE PARK SA, 5159 Australia
Submission Date	15/02/2023 02:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	This addition to the town and pub will be great for business and tourism

## Attached Documents

## Representations

**Representor 20** - Veronica Paterson

Name	Veronica Paterson
Address	28 Limbert ave SEACOMBE GARDENS SA, 5047 Australia
Submission Date	15/02/2023 03:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	This would bring many people to the area as there is not many camping facilities nearby

## Attached Documents

## Representations

### Representor 21 - Hans Becker

Name	Hans Becker
Address	18 Rennison Rd NEWHAVEN VIC, 3925 Australia
Submission Date	15/02/2023 03:07 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 22 - Marion Broadbridge

Name	Marion Broadbridge
Address	2 Johnson st BANORA POINT NSW, 2486 Australia
Submission Date	15/02/2023 03:29 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	The hotel offers great food and drinks and atmosphere is friendly. It would be a great spot for caravan parking being in the Adelaide Hills area

### Attached Documents

## Representations

### Representor 23 - Mell Eren

Name	Mell Eren
Address	Po box 420 GUMERACHA SA, 5233 Australia
Submission Date	15/02/2023 03:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
It will be a great asset to the local and surrounding Community	

### Attached Documents

## Representations

### Representor 24 - Hamish Wilson

Name	Hamish Wilson
Address	8 hill st MOUNT BARKER SA, 5251 Australia
Submission Date	15/02/2023 03:34 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 25 - Karen Forsyth

Name	Karen Forsyth
Address	6 townsend street MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 03:38 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 26 - Luke Boyley

Name	Luke Boyley
Address	1/26a Wolseley terrace ASCOT PARK SA, 5043 Australia
Submission Date	15/02/2023 03:40 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Would be great to have a caravan park and outdoor bar	

### Attached Documents

## Representations

### Representor 27 - Diane-Marie Campbell

Name	Diane-Marie Campbell
Address	185, Lyons Rd DERNANCOURT SA, 5075 Australia
Submission Date	15/02/2023 03:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

Small business owners in the Adelaide Hills have had a lot of losses directly and indirectly from bushfires, COVID shutdowns. It is great to see people trying so hard to increase local tourism and custom. I live in Adelaide and love to visit the hills which have wonderful walks and great wineries. I like to occasionally stay overnight - I have a tiny self contained camper - within walking distance to an hotel or other licensed venue and enjoy a meal without having to navigate the roads from the Hills into Adelaide. If I stay overnight I can visit many of the local farmgates, <https://www.facebook.com/groups/582653102443640> providers, and markets the next morning. (Mt Pleasant is one of the best, but if I try to drive there early from home I must dodge the cyclists on those narrow roads.) I have suggested to fb friends on the SA camping sites as well as the CountryPubsCamping.com website and associated fb page <https://www.facebook.com/groups/countrypubcampingtheoriginal> that RV travellers going from WA or NT to the East Coast and not needing to stop in Adelaide consider the hills route along the Onkaparinga Valley Way. The CMCA (Campervan and Motorhome Club of Australia, <https://www.cmca.net.au/> has amassed a great deal of evidence showing that allowing overnight stops has local economic benefits – many members exploring bakeries and tourist attractions before leaving. A number of publicans in small country towns credit the pub camping system, and support of local councils, as a main reason that they have been able to stay open when many hotels have had to close. I will add that as an avid traveller and user of such facilities, my experience has been that the pub camping areas area very much quieter than caravan parks – indeed, quieter than customers leaving a venue . Many CPC members comment that they value the safety of staying onsite.

#### Attached Documents

## Representations

### Representor 28 - Bonnie Homer

Name	Bonnie Homer
Address	43 Klose Road MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 04:03 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Currently there is limited caravan accommodation around this region. This will be a terrific addition to the town of Mount Torrens.	

### Attached Documents

## Representations

**Representor 29** - Jason Dick

Name	Jason Dick
Address	7 Oval Road MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 04:10 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	I strongly support the development due to the need of further accommodation of this style being needed in the local area. This development will also bring more welcomed tourism and will support the local town economy.

## Attached Documents

## Representations

**Representor 30** - Liam Bennett

Name	Liam Bennett
Address	P.O. Box 182 BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 04:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Excellent idea to bring tourism to our town.	

## Attached Documents

## Representations

### Representor 31 - Ebony Bedford

Name	Ebony Bedford
Address	8/141 Buxton Street NORTH ADELAIDE SA, 5006 Australia
Submission Date	15/02/2023 04:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 32 - Lisa Gutte

Name	Lisa Gutte
Address	PO Box 542 BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 04:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
I think this would be a great extension to the current hotel. To allow a cheaper alternative to travellers than an actual hotel room/bnb would make it more affordable for those on a budget	

### Attached Documents

## Representations

### Representor 33 - Danny Trezise

Name	Danny Trezise
Address	67 Synbank road GUMERACHA SA, 5233 Australia
Submission Date	15/02/2023 04:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Our small towns need caravan parks like this. I support any persons willing to improve buisness in towns and support their community as well.	

### Attached Documents

## Representations

### Representor 34 - Chad Fleming

Name	Chad Fleming
Address	1 astia place BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 04:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

**Representor 35** - Glenn Miller

Name	Glenn Miller
Address	PO Box 52 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 04:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

## Representations

### Representor 36 - Johanna Akkermans

Name	Johanna Akkermans
Address	PO Box 25 LOBETHAL SA, 5241 Australia
Submission Date	15/02/2023 04:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 37 - Tif Fraser

Name	Tif Fraser
Address	Box 705 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 04:51 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

It will be a wonderful place for people to camp and enjoy more of our wonderful town and surrounding areas and bring profit to the community. The extended outdoor liquor license will be good so more people can mingle outside when there are functions. The fencing is important to keep people and children safe and the restoration of the state heritage stables is vital for the hotel to have a safe environment for functions and to keep state heritage buildings for all to enjoy and beautify the town.

## Attached Documents

## Representations

### Representor 38 - Glenys Gelzinis

Name	Glenys Gelzinis
Address	24 Bradford Road GOOLWA BEACH SA, 5214 Australia
Submission Date	15/02/2023 04:55 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
<p>I believe consent should be granted because it seems to be a good use of space and an excellent boost for tourism in the town. As a caravan traveller and ex Woodside resident, (who lived there for 30 years) I know that caravan parks are sorely lacking in the Adelaide Hills and that prevents people from staying in the area. With so many attractions in the hills I believe if more accommodation options were made available, people will stay longer and spend more money in the region.</p>	

### Attached Documents

## Representations

### Representor 39 - Chris Easey

Name	Chris Easey
Address	115 MacDonnell Rd, MARGATE QLD, 4019 Australia
Submission Date	15/02/2023 05:03 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

**Representor 40** - Kristene Paech

Name	Kristene Paech
Address	Rsd 26 CALLINGTON SA, 5254 Australia
Submission Date	15/02/2023 05:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
This would be an awesome opportunity for the area and supply the area with the growing demand for a supported caravan park in the area.	

## Attached Documents

## Representations

### Representor 41 - Cathleen Barnes

Name	Cathleen Barnes
Address	35 Pringle Street MOSSMAN QLD, 4873 Australia
Submission Date	15/02/2023 05:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
There needs to be more options for the travelling public to stay. It would be a great win for the community with more people leaving their dollars behind.	

### Attached Documents

## Representations

### Representor 42 - Kerri-Anne Smith

Name	Kerri-Anne Smith
Address	PO Box 1601 LITTLEHAMPTON SA, 5250 Australia
Submission Date	15/02/2023 05:34 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

**Representor 43** - Kylan Malycha

Name	Kylen Malycha
Address	10 Bowman st REDHILL SA, 5521 Australia
Submission Date	15/02/2023 05:38 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> Fantastic for the community	

## Attached Documents

## Representations

### Representor 44 - Cody Turner

Name	Cody Turner
Address	11 Willis Rd flaxley MT BARKER SA, 5153 Australia
Submission Date	15/02/2023 05:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> I think it would be salubrious :)	

### Attached Documents

## Representations

### Representor 45 - Tracy Staples

Name	Tracy Staples
Address	46a Gardner st PLYMPTON SA, 5038 Australia
Submission Date	15/02/2023 05:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	It brings more visitors to the town. Therefore means more business for the town

## Attached Documents

## Representations

### Representor 46 - Amanda Noske

Name	Amanda Noske
Address	31 Townsend street MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 05:50 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Granted- Good opportunity for our town	

### Attached Documents

## Representations

### Representor 47 - Kirsten Thirlwel

Name	Kirsten Thirlwel
Address	770 black heath Rd TUNGKILLO SA, 5236 Australia
Submission Date	15/02/2023 05:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Small historical town. Limited accommodation when people visit for the town folk. I am 8. Km out. Great family. I know they will manage it well. Long term member of our lil community. They employ sp needs kids where they can. Bring life to out beautiful lil town.	

### Attached Documents

## Representations

**Representor 48** - William Nehmy

Name	William Nehmy
Address	26 Fraser Street LOWER MITCHAM SA, 5062 Australia
Submission Date	15/02/2023 05:58 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	This development is great for Mount Torrens and surrounding region. It supports: Tourism and Visitor Economy encouraging overnight stays, higher regional spending and regional dispersion Local employment More support for other local business operators including suppliers Community pride I would be happy to discuss. Regards William (Bill) Nehmy

## Attached Documents

## Representations

**Representor 49** - Yvette Taylor

Name	Yvette Taylor
Address	19 Harrogate Rd HARROGATE SA, 5244 Australia
Submission Date	15/02/2023 06:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Tourism to the area. A night out & somewhere to camp. People can explore the area while staying at the caravan park. Stay local, spend local.	

## Attached Documents

## Representations

### Representor 50 - Bianca Foote

Name	Bianca Foote
Address	PO Box 182 BIRDWOOD SA, 5244 Australia
Submission Date	15/02/2023 06:36 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	It will bring more tourists to the area and boost economy. Mt Torrens is a wonderful place for all to enjoy!

### Attached Documents

## Representations

### Representor 51 - Belinda Bennett

Name	Belinda Bennett
Address	18 Stithians Drive GAWLER EAST SA, 5118 Australia
Submission Date	15/02/2023 06:52 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

### Representor 52 - Kylie Slattery

Name	Kylie Slattery
Address	Po Box 75 KADINA SA, 5554 Australia
Submission Date	15/02/2023 06:52 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Great way to help tourism in our small towns. Should only be overnighters or maybe up to 2- 3 days. Brings life to a small community and local pub. Not everyone wants or needs large caravan parks. They all play a part in accommodating people, their needs and their budgets. Is definitely a positive for any local community.	

### Attached Documents

## Representations

**Representor 53** - Ann Nykiel

Name	Ann Nykiel
Address	25 Evans Road North WALLAROO SA, 5556 Australia
Submission Date	15/02/2023 06:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

## Representations

### Representor 54 - Greg Sopp

Name	Greg Sopp
Address	PO Box 25 LOBETHAL SA, 5241 Australia
Submission Date	15/02/2023 07:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
A caravan parking facility would help bring more visitors and tourists to heritage listed Mount Torrens which currently lacks any such facility.	

### Attached Documents

## Representations

### Representor 55 - Vanessa Peters

Name	Vanessa Peters
Address	Post office box 7 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 07:27 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 support the development
<b>Reasons</b>	
I totally agree that the caravan park would be a benefit and asset to the township of Mount torrens and surrounding areas.there is nothing like this anywhere close by. I believe ut will help to increase tourism to the area.	

### Attached Documents

## Representations

**Representor 56** - Melanie Rudd

Name	Melanie Rudd
Address	73 oakridge road ABERFOYLE PARK SA, 5159 Australia
Submission Date	15/02/2023 07:43 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	I believe granting this request will increase the tourism, business and employment opportunities for this community.

## Attached Documents

## Representations

**Representor 57** - Sam Nitschke

Name	Sam Nitschke
Address	PO Box 376 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 07:55 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
I believe it will greatly improve the area and the businesses in it	

## Attached Documents

## Representations

### Representor 58 - Vicki Simmons

Name	Vicki Simmons
Address	119A Woolshed Road MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 07:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	This planning consent should be granted because it is what amount Torrens needs. Not just for the existing community but for those who are yet to come.

### Attached Documents

## Representations

**Representor 59** - Dylan Coulter

Name	Dylan Coulter
Address	59 Jenkins Avenue WHYALLA NORRIE SA, 5608 Australia
Submission Date	15/02/2023 08:13 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
This would be another step to help revive an amazing small town and community!	

## Attached Documents

## Representations

**Representor 60** - charlotte marx-storr

Name	charlotte marx-storr
Address	60 gottwald road WILLIAMSTOWN SA, 5351 Australia
Submission Date	15/02/2023 08:28 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
The Mount Torrens Hotel is the centre of the town. It is very inviting as well as family friendly and overall is a great place to be. I believe the planning should go through as it will supply the town a safe place to stay/camp and have fun with ones family.	

## Attached Documents

## Representations

### Representor 61 - Amelia Ramsey

Name	Amelia Ramsey
Address	17 Hammer Road MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 08:58 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

#### Reasons

I believe this should be granted as it would bring a lot more tourism and business to the area as mount torrens is a town with nowhere to stay which means that people are only passing through all the time instead of staying around and seeing what the town is like. It would also bring wider spread business to the area too as many people may choose to stay in this new caravan park and explore surrounding areas in the Adelaide hills

## Attached Documents

## Representations

**Representor 62** - Liz Christoforou

Name	Liz Christoforou
Address	39 Churinga Rd ALDGATE SA, 5154 Australia
Submission Date	15/02/2023 09:10 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

### Reasons

I've been a resident in the Adelaide Hills for 14 years. This includes living and managing a hotel in Lobethal where I would receive at least five inquiries a week from people looking for accommodation. There is a lack of accommodation in this area especially camping (afordable) and accommodating for everyone budget. The Mount Torrens hotel has been beautifully renovated in keeping with the heritage of the hotel and is now an asset to our community. Given our current finacial climate providing much needed accommodation will attract much needed tourists to the area. I see this as a win for everyone.

## Attached Documents

## Representations

### Representor 63 - Vicki Tucker

Name	Vicki Tucker
Address	PO Box 419 BIRDWOOD SA, 5234 Australia
Submission Date	15/02/2023 09:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
There are very little options in the hills for caravan parks and I feel will bring a lot of people to our region.	

### Attached Documents

## Representations

**Representor 64** - Adam Hughes

Name	Adam Hughes
Address	Pobox 1066 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 09:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	It's a great idea and would be great for the area Country towns need more accommodation

## Attached Documents

## Representations

**Representor 65** - Megan Cameron

Name	Megan Cameron
Address	Po box 22 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 09:51 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Brilliant idea to support our little town and bring people into our community to travel and see local attractions, yet to support our local business.	

## Attached Documents

## Representations

**Representor 66** - Mark Cameron

Name	Mark Cameron
Address	Po box22 MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 09:55 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

## Representations

**Representor 67** - Liam Kennewell

Name	Liam Kennewell
Address	6 Dabinet crescent DUDLEY PARK SA, 5008 Australia
Submission Date	15/02/2023 11:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	I 100% support mount Torrens hotel & the lovely family Lo-Faro's - they deserve the world. They work so hard & that is why I'm supporting this development. Not only will it be great for mount Torrens, it'll be great for the locals & town visitors!

## Attached Documents

## Representations

### Representor 68 - Stuart James

Name	Stuart James
Address	31 Townsend Street MOUNT TORRENS SA, 5244 Australia
Submission Date	15/02/2023 11:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	Bring people to the only Heritage listing town in the Adelaide Hills. Support local community

### Attached Documents

## Representations

**Representor 69** - Amanda McCormick

Name	Amanda McCormick
Address	2 Pearson Street PORT MANNUM SA, 5238 Australia
Submission Date	16/02/2023 12:34 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

## Representations

### Representor 70 - Alice Pym

Name	Alice Pym
Address	84 Pym Rd ROCKLEIGH SA, 5254 Australia
Submission Date	16/02/2023 09:08 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development
<b>Reasons</b>	
I believe this would be a great asset to the mount Torrens area. There is a lack of accommodation in the Adelaide hills. What a great location in between the Adelaide hills and Barossa Valley giving visitors the freedom to do both.	

### Attached Documents

## Representations

**Representor 71** - Damien Rollond

Name	Damien Rollond
Address	18 Norman st PARADISE SA, 5075 Australia
Submission Date	16/02/2023 09:52 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	Restoring old building to use and providing a income stream to support the continual efforts - essential to support small business in small country towns. If small business can create boutique diversification that fits in with the building that will keep business viable in town.

## Attached Documents

## Representations

**Representor 72** - Jenie Butler

Name	Jenie Butler
Address	9 Belloy street WAVELL HEIGHTS QLD QLD, 4012 Australia
Submission Date	16/02/2023 03:49 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
<b>Reasons</b>	Not necessarily need the extension of liquor licence but absolutely a requirement to encourage country pub camping!! It's about time! Alternatively camping at the Mt Torrens oval to be registered at the pub!

## Attached Documents

## Representations

**Representor 73** - Karen Hutchinson

Name	Karen Hutchinson
Address	748 Torrens Valley Rd BIRDWOOD SA, 5234 Australia
Submission Date	16/02/2023 05:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

## Representations

**Representor 74** - Adrian Hutchinson

Name	Adrian Hutchinson
Address	748 Torrens Valley road BIRDWOOD SA, 5234 Australia
Submission Date	16/02/2023 05:20 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

## Representations

Representor 75 - Michael Barrett

Name	Michael Barrett
Address	Po box 122 MOUNT TORRENS SA, 5244 Australia
Submission Date	16/02/2023 06:18 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

### Reasons

1. Bringing a busy driveway into an already busy intersection is dangerous. 2. The term person's can use the camping facilities isn't clear? The length of time they can stay. This town would not support long term residents causing trouble. This is already proven by the current increase in police presents due to long term boarders currently staying in the hotel. 3. The environmental impact of the water course behind the Hotel needs to be studied. 4. Sufficient shower and toilet amenities to house 11 camping sites has not been declared. 5. The desperate intention of generating additional income due to a failing hotel business at the cost of the towns state heritage and dignity is terrible. If you want a caravan park please start or buy one somewhere else. Do not turn our beautiful little heritage listed hotel into a circus. 6. Impact study of sound needs to be detailed to surrounding properties. 7. Additional parking will be required and has not been detailed. With heavy vehicles passing through the intersection vehicle parking on or near the verge of the intersection will be extremely dangerous. 8. Additional services required I.e power and water with an already struggling water main for the township a study must me done for mains pressure impacts and electrical requirements assuming 11x 15amp outlets would be required. 9. Sanitation of amenities if any are go to supplied needs to be detailed.

## Attached Documents

## Representations

### Representor 76 - Harry Gelzinis

Name	Harry Gelzinis
Address	24 Bradford Road GOOLWA BEACH SA, 5214 Australia
Submission Date	17/02/2023 07:14 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	The Onkaparinga Valley area (incl Mt Torrens) would greatly benefit from more caravan/camping spaces to support local communities. We lived in the area for 30 years & love revisiting to catch up with friends and spending time in this beautiful region.

### Attached Documents

## Representations

**Representor 77** - Chris Burggraaff

Name	Chris Burggraaff
Address	PO Box 230 BIRDWOOD SA, 5234 Australia
Submission Date	17/02/2023 07:36 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	Brings additional people through region, boosting local business

## Attached Documents

## Representations

**Representor 78** - Rhiannon Green

Name	Rhiannon Green
Address	Po box 166 MOUNT TORRENS SA, 5254 Australia
Submission Date	18/02/2023 07:20 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Tourism. Mt torrens is a great little town. And it's so central to most things... why not have a place where people can come park up and go explore the hills and barossa area within the day... why not create an outdoor atmosphere in a beautiful scenery where people can relax and unwind.. why not improve when u can..	

## Attached Documents

## Representations

**Representor 79** - Elaine Davies

Name	Elaine Davies
Address	6 Danzig Ave PARALOWIE SA, 5108 Australia
Submission Date	18/02/2023 12:41 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
There is no camping with close proximity to any towns along Amy Gillet bikeway. Having this facility will bring lots of visitor dollars to the area.	

## Attached Documents

## Representations

**Representor 80** - Rodney Larwood

Name	Rodney Larwood
Address	6 Sumner Court MOUNT TORRENS SA, 5244 Australia
Submission Date	18/02/2023 01:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
It's a great town and keeping its old heritage is fantastic. The pub is a really nice place and to have a small place for people to stay for a night or a week is great too. It shows the local community helping out people who are supporting our town and businesses we have here	

## Attached Documents

## Representations

**Representor 81** - rebecca stengewis

Name	rebecca stengewis
Address	10 sinkinson court MOUNT TORRENS SA, 5244 Australia
Submission Date	18/02/2023 04:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b> good for community	

## Attached Documents

## Representations

**Representor 82** - david kuss

Name	david kuss
Address	po box 474 MOUNT BARKER SA, 5251 Australia
Submission Date	18/02/2023 05:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

### Reasons

there has been widespread community consultation re this development. it is much needed - it will bring secure, controlled clientele and investment. the proposed developers have proven themselves to be responsible community minded people. As a local pastor i see great benefits for mount Torrens - and indeed all the adelaide hills communitie. The proposed developers have identified a great need in this growing tourists area - in particular an urgent need on the onkaparinga tourist drive.

## Attached Documents

## Representations

**Representor 83** - Lesley OBrien

Name	Lesley OBrien
Address	P.O. Box 472 BIRDWOOD SA, 5234 Australia
Submission Date	18/02/2023 05:53 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	Great for the area, tourism, small business and the 4th extension of the Amy Gillet track (Mt Torrens to Birdwood). I fully support this application for a caravan park at My Torrens.

## Attached Documents

## Representations

### Representor 84 - Teddy Bakker

Name	Teddy Bakker
Address	PO Box 472 BIRDWOOD SA, 5234 Australia
Submission Date	18/02/2023 06:01 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Improved Tourism. Convenience for working in the local area - ie allows short term stays Good for small businesses in Mt Torrens	

### Attached Documents

## Representations

Representor 85 - Andrea Borrett

Name	Andrea Borrett
Address	1 Springhead Road MOUNT TORRENS SA, 5244 Australia
Submission Date	18/02/2023 08:45 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

Increased traffic, egress is already an issue. Flooding area, this year alone the pub has been flooded 2x Noise to the quite township. This township already has issues with noise complaints from the pub every week, patrons staying in the hotel have been loud and had to have the owners come down at 0115 in the morning to tell them to be quiet. patrons regularly drinking at the pub and then driving erratically through the town doing burnouts and hooting car horns, throwing rubbish from vehicles outside the pub Public Urination on the footpath outside the pub occurs most weeks Violence and aggression shown to residents of the township both by the people working at the pub and patrons. Windows on heritage houses have been smashed on more that one occasion and more than 1 home. Cars have been smashed, items stolen from local homes and fighting in the streets. Alcohol consumption already occurs out of business hours Rubbish and sewerage issues - where will the excrement from the vans go? The owner has already had vans and campers without consent over the past 18 months, and now decides to do it correctly? Publicans son has been one of the offenders of breaking windows, running naked through the township when off his face on drugs Refusal of service to locals in the pub due to personal issues between staff and residents. This proposal will not enhance to lives of locals at all and should not be granted.

## Attached Documents

## Representations

**Representor 86** - Karen Collins

Name	Karen Collins
Address	Po box 58 BASKET RANGE SA, 5138 Australia
Submission Date	19/02/2023 12:15 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

## Attached Documents

## Representations

### Representor 87 - Mike Collins

Name	Mike Collins
Address	P.O. Box 58 BASKET RANGE SA, 5138 Australia
Submission Date	19/02/2023 12:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	

### Attached Documents

## Representations

Representor 88 - joel wilkoss

Name	joel wilkoss
Address	8/16 william st BIRDWOOD SA, 5234 Australia
Submission Date	19/02/2023 01:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	the area needs a caravan docing place. it would he a wonderfull adition to the busness income of the area helping tourism and general busness. why is it so hard for a council to accept the need for thisnor even the requirement to have this heard. accept the request and enjoy the extra revenue stream

## Attached Documents

## Representations

### Representor 89 - Tammy Perry

Name	Tammy Perry
Address	PO Box 451 BIRDWOOD SA, 5234 Australia
Submission Date	19/02/2023 01:57 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
More employment & tourism for Mount Torrens.	

### Attached Documents

## Representations

**Representor 90** - Laurel Bell

Name	Laurel Bell
Address	PO Box 26 The GapQld THEGAP QLD, 4062 Australia
Submission Date	19/02/2023 04:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
<b>Reasons</b>	
Development is modest and will support local tourism and jobs.	

## Attached Documents

## **Response to objection to caravan park application ID 22018960**

Response by owner, director and publican Angela Lo-Faro for Mount Torrens Hotel

Objection response by Kerryn Alexander 3/2/23 :

I have objections to the consideration of 11RV sites within close proximity to residential housing. This does not fit in with the heritage aspect of Mt Torrens. Given the current housing crisis and rental shortage i am concerned this would become a place for the homeless to reside. We would not have purchased in Mt Torrens if an over cramped caravan site was tucked onto the back of the pub. Can i suggest if this sort of facility is required that the council provide facilities for it up at the football oval away from housing. My concern would be loud and drunken people late into the evening after hotel closing hours. The place would end up looking like schoolies at Victor harbour. Is this what the council is wanting? If so ditch the heritage aspect allow me to bulldoze my stone cottage and sub divide my block to fit multiple apartments that i can air bnb to blow ins.

Response:

Mount Torrens history shows that the Hotel has been used from colonisation and since as a bullock and travellers stop since the Hotel opened in 1852. Travellers have always sought shelter on the Hotel grounds therefore our belief is that the caravan park is respecting the history of travellers and stopovers throughout the town's history. The caravan park as a formal entity does not go against the historic heritage aspect of the town but offers a unique opportunity to continue to show travellers our historic town and its surroundings. No permanent structure is being erected therefore the presence of vehicles that are not permanent cannot go against the heritage status of the town.

The caravan park is visible from the road in and out of the town but is hidden behind large trees and a fence will be constructed and if requested hedging can be added to lessen visual appearance of the site. This has been agreed upon with the direct neighbour and can be extended to the roadside view in needed.

The caravan park is not overcrowded and adequate area for each van site has been provided. Only 11 vans will be allowed at any time on the site.

Offering an alternate site (as suggested by the oval) impacts more houses than the 2 houses adjacent to the hotel and is not a relevant statement to this application. With the Hotel being open 7 days a week from 8.00 in the morning

to 10.00 at night, monitoring of behaviour in the site will be no different than the requirements under liquor licensing to monitor behaviour throughout the property. Our outside areas are closed after 9.00pm daily and all visitors to the park, as per any other caravan park, will be required to be quiet after 10.00pm. The concern about the site being a place where homeless people reside is not founded as the sites are for self-contained vehicles only and the definition of according to the Australian Institute of health and welfare is “ that a person is homeless if they are living in non-conventional accommodation (such as living on the street), or short-term or emergency accommodation (such as living temporarily with friends and relatives) (AIHW 2021a). A person in a self-contained van (which generally cost over \$50,000) is not considered homeless. Sleeping in cars, swags, tents, non self-contained vehicles is not allowed on the site therefore excludes those who are “homeless”. The strict constraints put in place by the applicant regarding the type of vehicles allowed on the site has been applied to specifically prevent non-conventional accommodation usage on the site. Timeframe of staying is up to 1 week only (only unless extenuating circumstances) therefore only very short term accommodation option. The concern about the site becoming a Schoolies at Victor Harbour is quite ridiculous given the site only has space for 11 vans, Schoolies is a managed event of thousands of people so irrelevant to this application. The request to bulldoze a heritage cottage is not part of the current application and is not relevant to this application and therefore the Hotel is unable to comment on this request as there is no bulldozing of any heritage building as part of this application. Rather we have applied to do the exact opposite, being the application asks to undertake restoring the heritage stable building.



**Heritage South Australia**

Environment, Heritage and  
Sustainability Division

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[www.environment.sa.gov.au](http://www.environment.sa.gov.au)

Ref: SH/14712D  
Date: 21 February 2023

Adelaide Hills Council  
PO Box 44  
Woodside 5244

Attention: Melanie Scott

Dear Ms Scott

**DESCRIPTION: VARIATION TO 19/920 TO EXTEND THE OUTDOOR LIQUOR LICENCE AREA.  
ADDITION OF 11 CAMPING SITES AND A POST AND RAIL FENCE TO A STATE HERITAGE PLACE AND  
STATE HERITAGE STABLE RESTORATION**

Application number:	22018960
Referral received:	9/01/2023
State Heritage Area:	Mount Torrens State Heritage Area - 1 Townsend Street, MOUNT TORRENS
Documentation:	As referred to date of response
<input checked="" type="checkbox"/>	Direct to impose Conditions of Development Authorisation

In accordance with Section 122(1) of the Planning, Development and Infrastructure Act 2016 and Regulation 41(1) of the Planning, Development and Infrastructure (General) Regulations 2017, the above application has been referred to the Minister for Climate, Environment and Water as the prescribed body listed in Schedule 9 Clause 3 Item 17 of the Regulations.

The subject land is contained within the State Heritage Area Overlay of the Planning and Design Code.

The proposed development is considered to be acceptable in relation to the above State Heritage Area for the following reason/s.

- Proposed works will not have a permanent impact on the building fabric of heritage value associated with the State Heritage Place
- While proposed caravans located adjacent the State Heritage Place will have an adverse visual impact on the setting of the place, their location is temporary in nature, with no long-term visual impact.

**Condition 1: Proposed works to the stables building to be confirmed in detail prior to commencement of works on site. Development application details were not extensive.**

**Condition 2: Proposed fencing to be erected to be to the satisfaction of Heritage SA, in height and material, prior to construction. Details not provided in development application.**

**Condition 3: Any changes to the site levels, lighting infrastructure and signage to be confirmed, to the satisfaction of Heritage SA, prior to construction.**

**General information**

1. Any changes to the proposal for which Planning Consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and

Water, or an additional referral to the Minister for Climate, Environment and Water. Such changes would include for example (a) an application to vary the Planning Consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the development application.

2. Please note the following requirements of the *Heritage Places Act 1993*.
  - (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
  - (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

For further information, contact the Department for Environment and Water.

3. Please note the following requirements of the *Aboriginal Heritage Act 1988*.
  - (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to telephone (08) 8124 4922 or e-mail [DEW.StateHeritageDA@sa.gov.au](mailto:DEW.StateHeritageDA@sa.gov.au).

Yours sincerely



Michael Queale  
**Principal Heritage Architect**  
Department for Environment and Water  
*as delegate of the*  
**MINISTER FOR CLIMATE, ENVIRONMENT AND WATER**

## Barnes, Amber (DIT)

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**From:** Barnes, Amber (DIT)  
**Sent:** Tuesday, 21 March 2023 4:33 PM  
**To:** danange1973@gmail.com  
**Subject:** DA 22018960: 1 Townsend St Mount Torrens SA 5244 - DIT assessment  
**Attachments:** Piped Crossover Rural Driveway.pdf; DA22018960\_1 Townsend St Mount Torrens\_aerial\_amended.PDF; DOCS\_AND\_FILES-#19948384-v1-DA\_22018960\_-\_1\_Townsend\_St\_Mount\_Torrens\_-\_turn\_path\_check.PDF

### OFFICIAL

Hello Angela

Thank you for your time on Friday 10 February 2023 and again on Tuesday 28 February 2023. I would just like to confirm some of the key points we discussed on site. Please acknowledge by return email that you have read and understood all of the information below. If there's anything I may have missed or misunderstood from our discussions, please let me know and I'll send and update. Once finalised, a copy of this email chain will be uploaded to the portal.

- The development application is to formalise an existing access and land use (camping)
- The camping area is only to be used in good weather and conditions i.e. inclement weather can impact suitability to camp including causing the grassed area to become muddy
- The development application was referred to DIT as the area for the camping area will have access to a state maintained road and therefore the *Urban Transport Routes Overlay* applies. The details of the overlay can be found using the following link - [Property Details | Planning and Design Code](#).
- The final conditions for the access will be provided in the portal i.e. 9m wide access measured at the boundary, as well as details of documentation to be waived
- Documentation that can be waived is (refer attached):
  - Turn paths demonstrating forward entry and exit
  - Turn paths demonstrating simultaneous entry and exit
- Council and DIT have discussed the stormwater and provide the attached standard design for your reference
- A summary of the relevant criteria from *Urban Transport Routes Overlay* and outcomes of our discussions is provided in the table below:

Relevant Criteria	Achieved
<b>DTS/DPF 1.1 Access – Safe Entry and Exit (Traffic Flow)</b>	
(i) it will not result in more than one access point servicing the development site	Site has more than one access however the subject access has been used historically for access to a grease trap and for parking of caravans & campers. DIT accepts that the property will have more than one access – one on Townsend Street and the subject access on Onkaparinga Road.
(ii) vehicles can enter and exit the site using left turn only movements	This was checked by DIT and we are satisfied that this can be met. Documentation of DIT's analysis is attached for your reference.
(iii) vehicles can enter and exit the site in a forward direction	As above
(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees	Initial documentation showed that access angled at less than 70 degrees. Removal of a tree and confirmation of the proposed alignment on site indicates the access will likely be closer to 90 degrees.

	DIT is satisfied that this can be met.												
(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	DIT is satisfied that this can be met.												
(viii) provides for simultaneous two-way vehicle movements at the access: a. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road and b. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.	This was checked by a DIT representative and we are satisfied that this is met. Documentation of DIT's analysis is attached for your reference.												
<b>DTS/DPF 2.1 Access – On-site Queuing</b>													
(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:  (ix) 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	As discussed, 2 x 10ft gates located well within the site and considering connections and clearances to posts, the clear width will likely be 7m+. If found necessary, the grease trap lid can be made traversable (or grease trap relocated altogether) to accommodate queuing.  Ideally the gates should be located approximately 14m (car + caravan) into the site.  DIT is satisfied that this can be met.												
<b>DTS/DPF 4.1 Location (Spacing) – New Access Point</b> note: due to the nature of the referral, the access is considered 'new'													
(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:  <table border="1" data-bbox="167 1444 826 1608"> <thead> <tr> <th>Speed Limit</th> <th>Separation between access points</th> <th>Separation from public road junctions and merging/terminating lanes</th> </tr> </thead> <tbody> <tr> <td>50 km/h or less</td> <td>No spacing requirement</td> <td>20m</td> </tr> <tr> <td>60 km/h</td> <td>30m</td> <td>73m</td> </tr> </tbody> </table>	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	30m	73m	The existing informal access is greater than 20m however, with removal of a tree, the access will be moved slightly west of its' existing location providing even greater separation.  DIT is satisfied that this is met.			
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	30m	73m											
<b>DTS/DPF 4.1 Location (Sight Lines)</b>													
(a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):  <table border="1" data-bbox="167 1843 826 2038"> <thead> <tr> <th>Speed Limit</th> <th>Access point serving 1-6 dwellings</th> <th>Access point serving all other development</th> </tr> </thead> <tbody> <tr> <td>40 km/h or less</td> <td>40m</td> <td>73m</td> </tr> <tr> <td>50 km/h</td> <td>55m</td> <td>97m</td> </tr> <tr> <td>60 km/h</td> <td>73m</td> <td>123m</td> </tr> </tbody> </table>	Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development	40 km/h or less	40m	73m	50 km/h	55m	97m	60 km/h	73m	123m	Sight lines were checked by me on site from 3m back from the edge of seal and exceed the requirement of 97m looking west. The intersection of Onkaparinga Valley Road and Townsend Street is easily seen some 35m from the access.  It was noted that at 5m back from the edge of seal, DIT's green 'intersection direction' sign together with a large tree, would impact sight lines. It was proposed that the tree be removed to assist access (as noted above). Removal will also provide a slight increase to sight lines.
Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development											
40 km/h or less	40m	73m											
50 km/h	55m	97m											
60 km/h	73m	123m											

	DIT is satisfied that this is met.
<b>DTS/DPF 6.1 Access – Mud and Debris</b>	
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).	This has been discussed with Council and the standard design is attached for your reference.  Please note that ongoing maintenance of the access is the applicant’s responsibility.

Further information

- As discussed, I’ve stitched together aerial photos and added it as an attachment. The first page has your sketch plus some basic tracing over the top of the sketch and placed on aerial with some approximate dimensions. I note that the boundary isn’t square, the layout is a photo of your sketch (i.e. not flat) and the boundary and aerial photos rarely overlap perfectly anyway. It is a guide only and not to scale.
- The second page is a blank version you can use to check the layout and confirm the location of various features. The aerial photography is available from [SAPPA the South Australian Property and Planning Atlas](#)

Kind regards

**Amber Barnes**

Transport Access Engineer

Transport Strategy and Planning Division



**Government of South Australia**

Department for Infrastructure and Transport

**M** 0408 813 165

Wednesday to Friday only



The Department for Infrastructure and Transport acknowledges the Traditional Custodians of the Country throughout South Australia and recognises their continuing connection to land and waters. We pay our respects to the diversity of cultures, significance of contributions and to Elders past, present and emerging.

We are committed to creating a diverse and inclusive culture where everyone is valued and respected.

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# Referral Snapshot

**Development Application number:**

22018960

**Consent:**

Planning Consent

**Relevant authority:**

Adelaide Hills Council

**Consent type for distribution:**

Planning

**Referral body:**

Commissioner of Highways

**Response type:**

Schedule 9 (3)(7) Development Affecting Transport Routes and Corridors

**Referral type:**

Direction

**Response date:**

28 Mar 2023

**Advice:**

With comments, conditions and/or notes

**Condition 1**

All access to/from the development shall be gained in accordance with the site plan with file name SitePlansAsAt22March2023-51080842 uploaded to the portal on 27 March 2023 except that the driveway crossover shall be located within the existing gap in the edge line and measure 12m wide where it meets Onkaparinga Valley Road and 9m wide at the property boundary to accommodate simultaneous two-way movements.

**Condition 2**

The driveway shall be located a minimum of 1 metre from DIT's Advance Direction sign located along the western side of the proposed driveway.

**Condition 3**

The access point shall consist of a suitably compacted material, in order to maximise traction for vehicles exiting the site and minimise debris being dragged onto the carriageway.

**Condition 4**

All vehicles shall enter and exit the site in a forward direction. All on-site vehicle manoeuvring areas shall remain clear of any impediments.

**Condition 5**

Stormwater run-off shall be collected on-site and discharged without impacting the adjacent road network. Any alterations to the road drainage infrastructure required to facilitate this shall be at the applicant's cost.

**Condition 6**

Longitudinal drainage along Onkaparinga Valley Road shall be maintained (including any required trafficable headwalls) adjacent and across the access in order to minimise the impact on the integrity and safety of the adjacent road network. All costs associated with any upgrade/alterations shall be borne by the applicant.

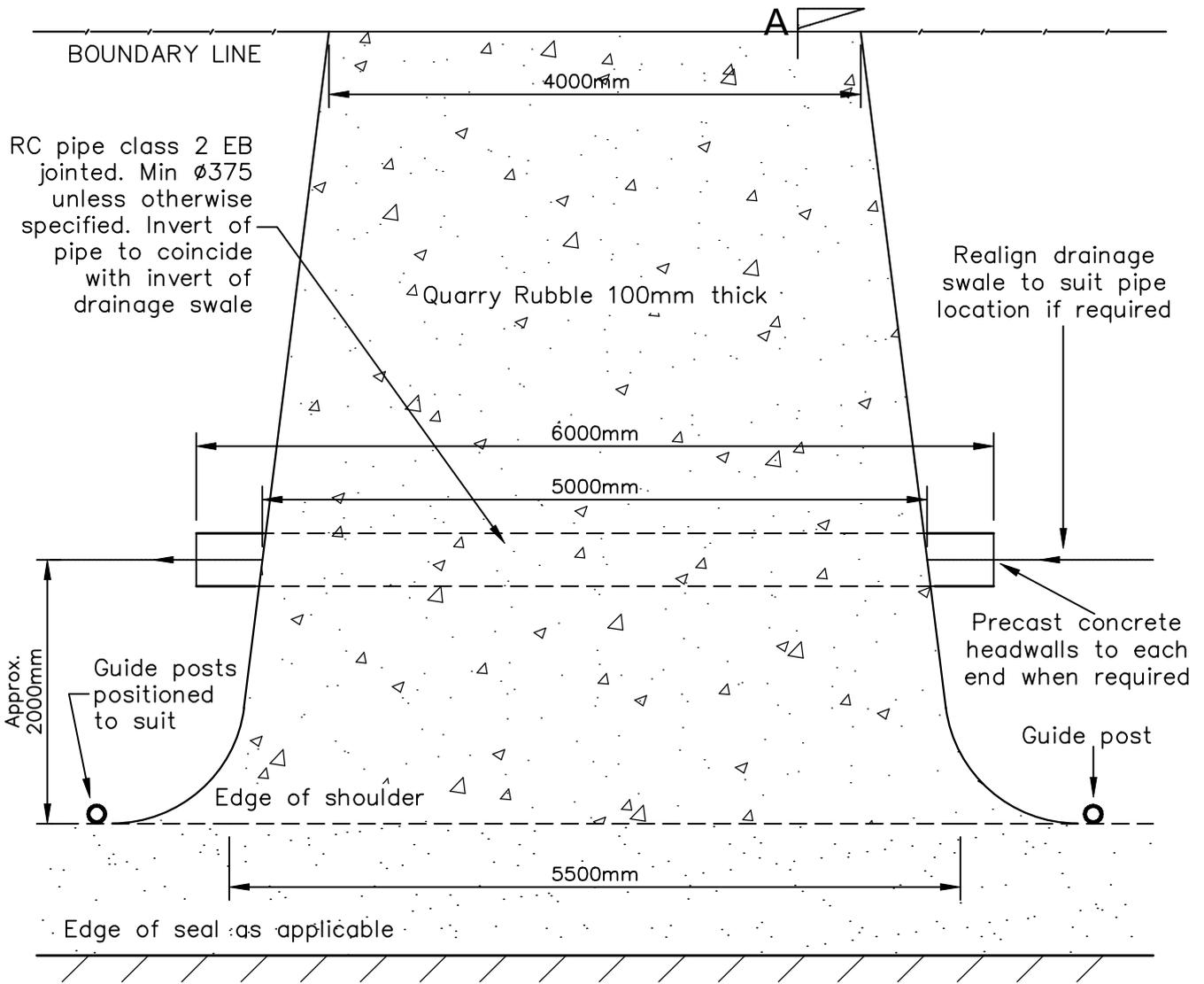
**Condition 7**

Any infrastructure within the road reserve that is demolished, altered, removed or damaged during the construction of the project shall be reinstated to the satisfaction of the relevant asset owner, with all costs being borne by the applicant.

**Condition 8**

Any floodlighting associated with the site shall be positioned and/or shielded so as to not produce glare or create a distraction for passing road users on the abutting roads.

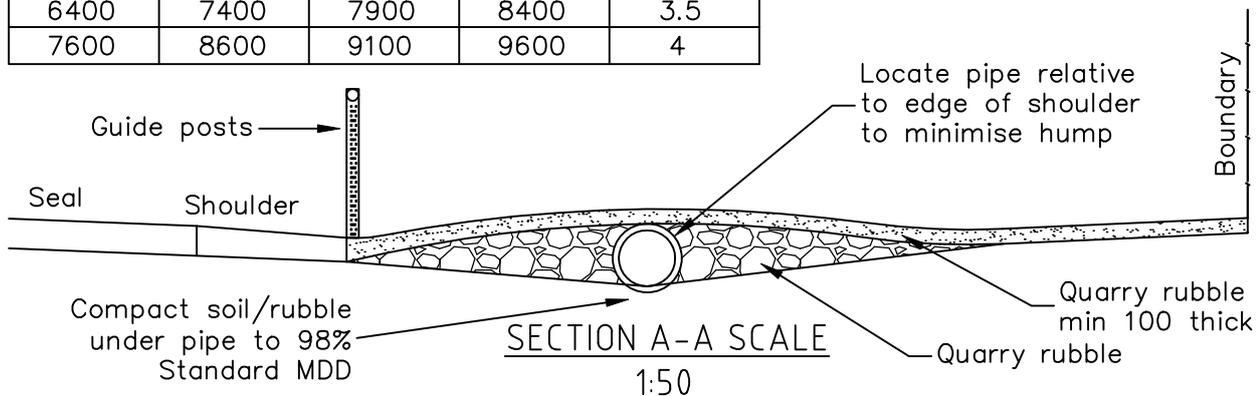
Refer to Standard Drawing No 20: – Entranceways Rural\_Guide for verge crossing levels



PLAN VIEW

STANDARD WIDTH OF ENTRANCEWAY

At boundary	At swale	At shoulder	Pipe length	No of pipes
4000	5000	5500	6000	2.5
5200	6200	6700	7200	3
6400	7400	7900	8400	3.5
7600	8600	9100	9600	4



ASSOCIATED DRAWINGS:  
13, 19, 20.

Quarry rubble to be PM21 compacted to 95% Modified MDD. Where swale depth exceeds 800mm headwalls will be required. Guide posts are composite rubber with delineators & driveable anchor 1m high located to suit the situation.



**PIPED ENTRANCE**  
FOR RURAL VERGE CROSSOVER

SCALE: AS SHOWN

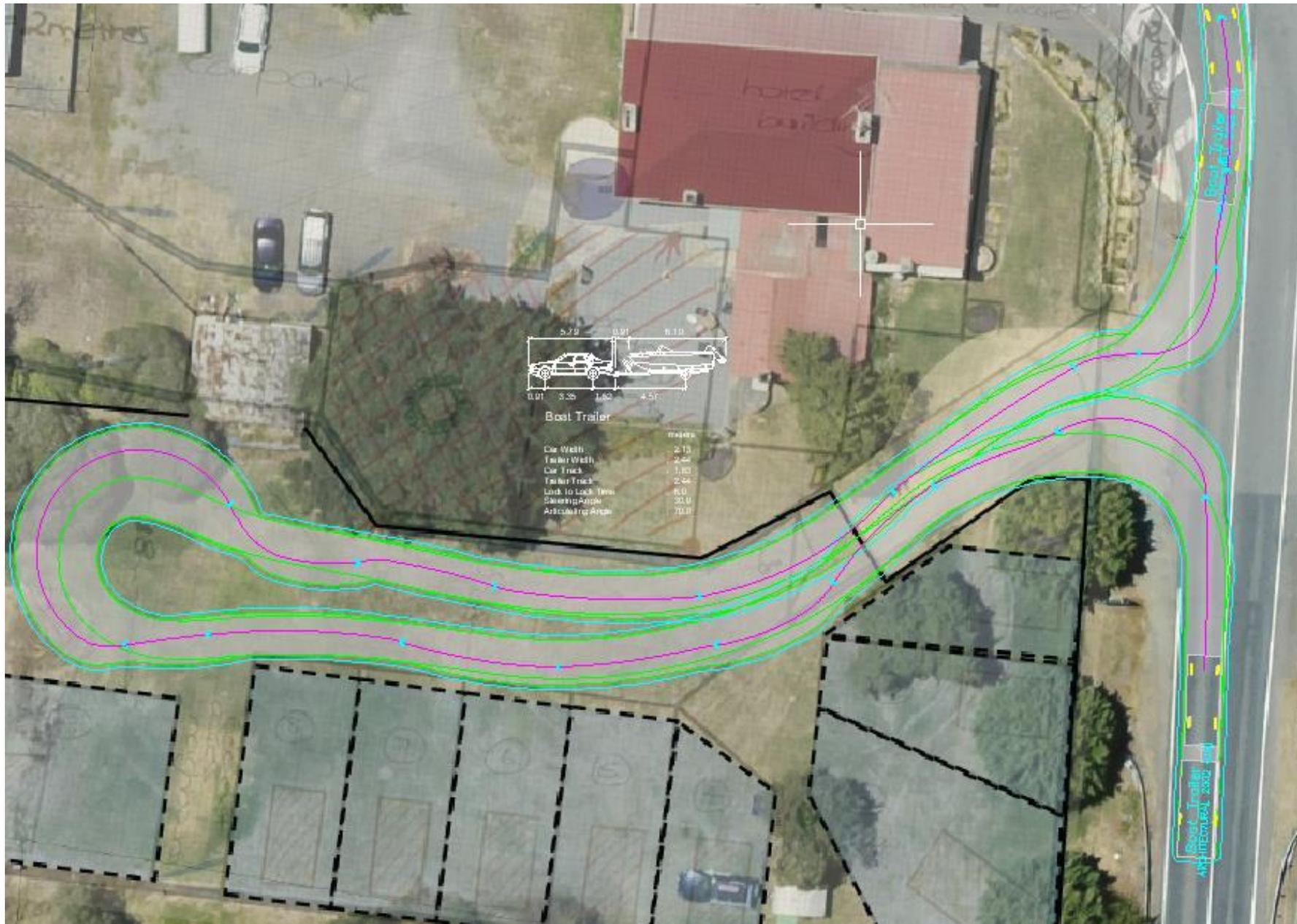
DRAWN BY: SAB

DATE DRAWN: MAR 10

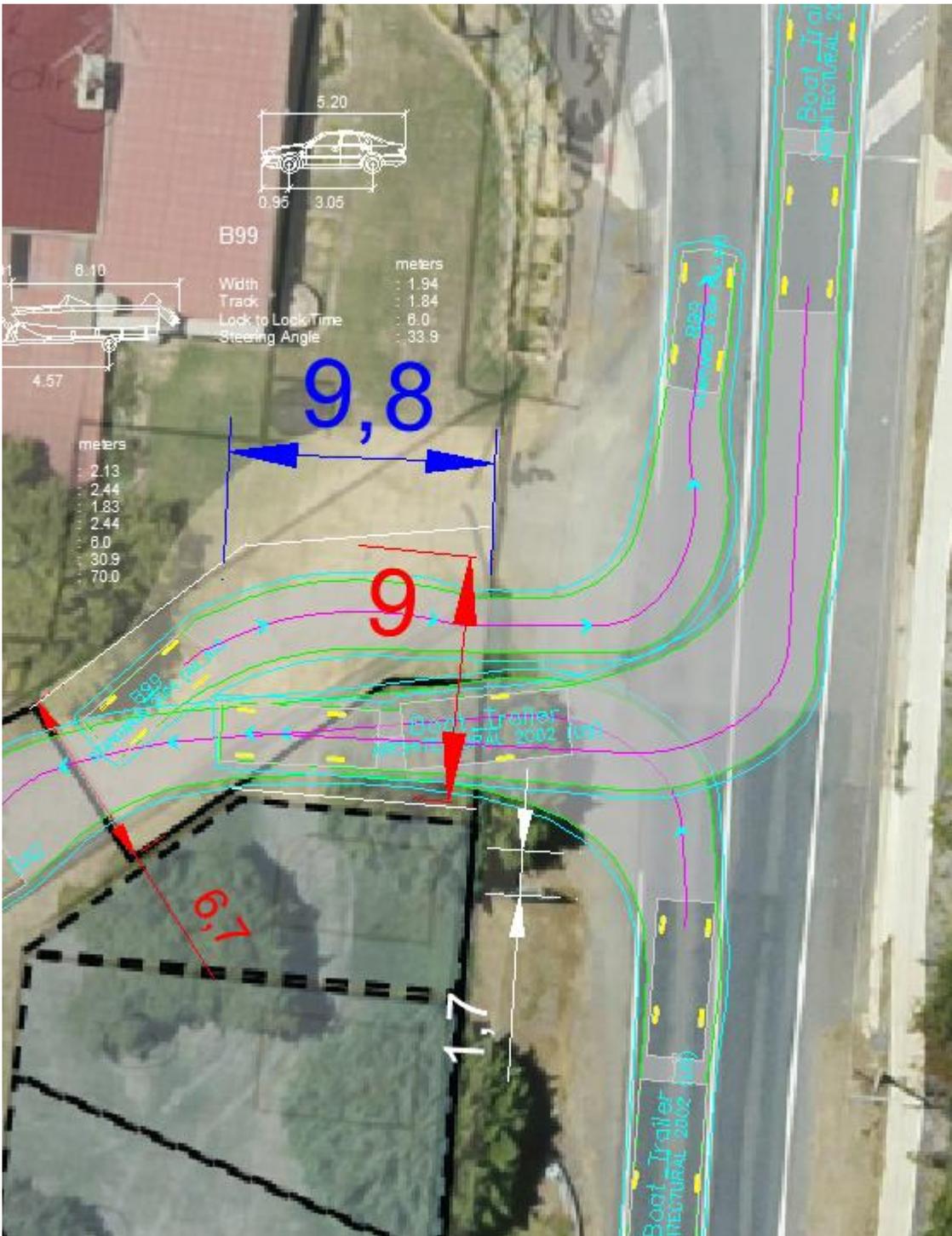
DRAWING NO: 16

**A**

**A4**



Left in and circulate and u turn exit via left turn. Note I have included a 0.3m buffer and all movements at 3km/h with NO wheels turning from stop



Simultaneous LT & RT car trailer combo and B99 LT out – close up below

Access shown as more 90 degree approach with 1.7m clearance from existing road sign





## Melanie Scott

---

**From:** Damian Brennan  
**Sent:** Monday, 3 April 2023 1:16 PM  
**To:** Melanie Scott; Paul Day  
**Cc:** Melissa Bright; Alexis Black  
**Subject:** RE: Mount Torrens Hotel Camping and Septic  
**Attachments:** MT Hotel 1.jpg; MT Hotel 2.jpg; MT Hotel 3.jpg; MT Hotel 4.jpg; MT Hotel 5.jpg

Hi Melanie and Paul,

I have attended the site this morning and have the following commentary regarding the required connection of the RV dump point.

The subject tree is a mature *Quercus robur* (English Oak) that displays a broadly domed, unmodified, symmetrical crown typical for the species. This is a very old and unique feature tree that Council should encourage / enforce all measures to protect. It is a dominate feature within the allotment and will provide great amenity to the RV park.

Due to it's trunk circumference measuring over 3.0m at 1.0m from ground level, the tree is classified as Significant and protected from tree damaging activity under the PDI Act 2016. The tree is situated within 20m from a habitable dwelling (the Hotel) so therefor is exempt from assessment in the case of complete removal only.

The tree displays good health and vigour with only minor terminal branch dieback observed within the trees crown. This branch dieback is attributed to crown shading and not likely to be the result of any previous development activity around the tree.

Moderate levels of long-standing root zone encroachment are present within the tree's tree protection zone (TPZ) to the south-eastern sides. This encroachment is in the form of surface laid landscaping to enable seating and raised long-standing garden beds with rock boulder surrounds. Garden bed boulder surrounds the western side measure 6.2m from the tree trunk.

To the eastern side of the tree, the hotels dolomite car park extends within the TPZ area. The surface has become heavily compacted over time and it is recommended the car parking area doesn't encroach any further within the TPZ area. Within the northern portion of the TPZ a masonry outhouse is located 8.9m from the tree's trunk.

Due to the above mentioned site features, the western undeveloped turf area is highly desirable growing medium. It is anticipated that a significant portion of the trees root zone has developed within this area.

Due to the size of this tree and requirement to compensate for prior development (the lost TPZ area). The TPZ radius setback from the trees trunk is the maximum 15m.

To ensure the long-term sustainability of this tree in its current form is not compromised, and to prevent unnecessary detrimental impacts to tree health as a result of future development / increased site usage. Preservation of the full TPZ area is required.

Eliminating incidental vehicle damage and compaction of the soil medium particularly within the unmodified areas of the TPZ is recommended. The use of permanent pedestrian fencing / bollards or large landscaping boulders around the perimeter of the western, south western and north western TPZ perimeters is highly recommended to prevent RV encroachment within the undeveloped turf areas of the TPZ.

In regards to RV waste point installation. I recommend positioning outside of the purple TPZ area below (Please note, the TPZ exclusion area within the below map is to scale).

Paul, give me a buzz if you wanted to talk through the design? This indicated TPZ area obviously has some impacts to how the RV park spaces are set up.



Regards,

**Damian Brennan**  
**Senior Arborist**  
m 0447 401 183  
p 08 8408 0543  
e [dbrennan@ahc.sa.gov.au](mailto:dbrennan@ahc.sa.gov.au)  
w [ahc.sa.gov.au](http://ahc.sa.gov.au)

Visit me at: 63 Mount Barker Road, Stirling SA 5152











## Melanie Scott

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**From:** Melissa Bright  
**Sent:** Friday, 24 March 2023 3:04 PM  
**To:** Melanie Scott  
**Subject:** RE: Mount Torrens

Officially declared a State Heritage Town in 1992, Mount Torrens is one of the Hills' most well-preserved historic towns. A stopping point for bullock teams travelling between Adelaide and the River Murray along with development of pastoral and rural industries in the 1840s provided the basis for the town. Opening for business in 1850, George Dunn constructed the Mount Torrens Hotel to take advantage of the passing trade and growing number of settlers.

As part of the Onkaparinga Scenic Drive, winding between Hahndorf and Birdwood, Mount Torrens is frequented by visitors enjoying a day's drive through the Adelaide Hills. A Heritage walking trail is available from the general store in the main street and the Old Coach House on Townsend Street displays numerous historic photographs and artefacts along with historically significant architectural drawings of some of the old buildings. Currently situated at one end of the 17 kilometre Amy Gillett Pathway, a very popular bitumen track running to Oakbank for leisure cyclists, walkers and horse riders, Mount Torrens is also home to one of the stone sculptures that forms the Hills Sculpture Trail.

There is a growing trend towards valuing experiences and services in place of material products. Visitors are looking to enjoy unique experiences where it is as much about the place as it is about the people met, unique encounters had, stories heard and produce sampled. The Mount Torrens Hotel provides the important (and only) experience connection between the cultural and soft adventure tourism product currently offered by the town. Since taking over management of Mount Torrens Hotel in April 2019, the Lo-Faro family have become very active members of the community and passionately apply the philosophy of supporting local businesses.

The strategic objective for the tourism industry in the Hills is to convert visits into overnight stays, encourage day trippers to linger longer, spend more and grow repeat visitations. The creation of a camping and dump point offering within Mt Torrens strongly supports this objective and creates a much needed opportunity for this small town to capture some of the benefits of tourism.

The Department for Infrastructure and Transport (DIT) has been referred the above development (22018960), seeking a change of use and an access from a DIT road, for comments.

The development is situated on a state-maintained road and within the Urban Transport Routes Overlay.

Upon initial review, the DIT has identified that the referral documentation does not fully satisfy the requirements outlined within the Urban Transport Routes Overlay and does not provide sufficient information to fully assess and provide a response.

The documentation provided (refer Site Plan uploaded on 9 Jan. 2023) proposes a 6m wide access at Onkaparinga Valley Road to cater for vehicles that may be towing caravans or for other recreational vehicles. The access appears to narrow down within the site to 5m where a gate is to be installed. Arrows indicate the flow of traffic including an internal turnaround area. It is unclear from the Site Plan if drivers utilising the access will have sufficient manoeuvring space to achieve the requirements of the Urban Transport Routes Overlay.

To assist DIT's assessment, the following information is requested before a referral response is given:

1. Updated design documentation (e.g. amended site plan) to reflect the requirements outlined within Urban Transport Routes Overlay DTS/DPF 1.1, c), demonstrating:

☐ What the largest vehicle that is expected to enter and exit the parking area and that this vehicle can do so in a forward direction.

The longest vehicle (caravan and car towing) expected would be 7.5m long with a maximum width of 2.5m.

☐ The access is to meet Onkaparinga Valley Road at 90 degrees and extend into the site for at least the length of a car/caravan combination. External gates will be put in for open/ close of caravan site., these will be 2x3m gates. Internal gates will be positioned 8m into the driveway which will be 6m wide with 2x 3m gates.

☐ The width of the access can cater for simultaneous two-way vehicle movements- the width of the driveway is 6m which caters for maximum vehicle widths of 2.5 m each.

2. Documentation demonstrating the requirements outlined within Urban Transport Routes Overlay DTS/DPF 2.1,

c), with queuing occurring within the boundaries of the development site. Vehicles should have sufficient space at the access to queue on-site before entering the roadway and there should be no internal parking, gates or squeeze points that may cause entering vehicles to queue out onto the road. External gates will be put in for open/ close of caravan site., these will be 2x3m gates. Internal gates will be positioned 8m into the driveway which will be 6m wide with 2x 3m gates.

3. Ideally the access should be at least 20m from the intersection of Onkaparinga Valley Road and Townsend Street to satisfy the requirements of Urban Transport Routes Overlay DTS/DPF 4.1, c). On an amended site plan please provide the distance between the access and the intersection. There is already a driveway access to this driveway from the Onkaparinga Valley Road being Lobethal/ Mount Torrens Road. The beginning of the driveway is 27m from the intersection as per amended plan.

4. The access must also meet the sight distance requirements of Urban Transport Routes Overlay DTS/DPF 5.1, a) and b), to ensure the safety for pedestrians in the vicinity of the access and for drivers entering, leaving and passing the site.

5. To minimise the chances of mud and debris being tracked out onto the road, the access must be sealed between the edge of the seal and a minimum of 10m or to the property boundary (whichever is closer). This is required to meet Urban Transport Routes Overlay DTS/DPF 6.1. The first 10m of the driveway will be gravelled.

**1 TOWNSEND ST MOUNT TORRENS SA 5244**

**Address:**

Click to view a detailed interactive [SAILIS](#) in [SAILIS](#)

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



**Property Zoning Details**

**Overlay**

- Hazards (Bushfire - Medium Risk)
- Hazards (Flooding - Evidence Required)
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Regulated and Significant Tree
- State Heritage Area
- Traffic Generating Development
- Urban Transport Routes
- Water Resources

**Zone**

Township

**Development Pathways**

■ Township

1. Accepted Development

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

- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

- Land division
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

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

- Advertisement
- Ancillary accommodation
- Carport
- Consulting room
- Demolition
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
  - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
  - or
  - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Fence
- Land division
- Light industry
- Office
- Outbuilding
- Retaining wall
- Semi-detached dwelling
- Shop
- Store
- Tree-damaging activity
- Verandah
- Warehouse

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

## Part 2 - Zones and Sub Zones

### Township Zone

#### Assessment Provisions (AP)

Desired Outcome	
DO 1	A township supporting a range of residential, community, retail, business, commercial and light industry uses and facilities.
DO 2	Development contributes to and enhances streetscapes and the settlement patterns comprising the township.

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
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Land Use	
<p>PO 1.1</p> <p>A range of development types that complement local built form and the surrounding township context.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following uses:</p> <ul style="list-style-type: none"> <li>(a) advertisement</li> <li>(b) carport</li> <li>(c) consulting room</li> <li>(d) detached dwelling</li> <li>(e) dwelling addition</li> <li>(f) light industry</li> <li>(g) office</li> <li>(h) outbuilding</li> <li>(i) semi-detached dwelling</li> <li>(j) shop</li> <li>(k) tourist accommodation</li> <li>(l) verandah</li> <li>(m) warehouse</li> </ul>
<p>PO 1.2</p> <p>Small-scale retail, business and commercial development that provide a range of goods and services to the local community, the surrounding district and visitors.</p>	<p>DTS/DPF 1.2</p> <p>Shops, offices and consulting rooms (or any combination thereof) do not exceed 250m<sup>2</sup> in gross leasable floor area.</p>
<p>PO 1.3</p> <p>Small-scale light industry and warehousing activities that supply a local service to the community and business activities.</p>	<p>DTS/DPF 1.3</p> <p>The gross leasable floor area of a building plus any outdoor space used for a light industry, warehouse or store (or any combination thereof) does not exceed 250m<sup>2</sup>.</p>
<p>PO 1.4</p> <p>Small-scale tourist accommodation that supports the visiting public and holiday makers.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>Development of a business, commercial or light industrial nature is grouped together or in close proximity to establish identifiable service centres or reinforce traditional main streets.</p>	<p>DTS/DPF 1.5</p> <p>Development is located adjacent to a site containing an existing non-residential use with the same primary street frontage.</p>
Built Form and Character	
<p>PO 2.1</p> <p>Buildings are of a scale and design to complement the surrounding built form, streetscape and character.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Buildings contribute to a low-rise character and complement the height of nearby buildings.</p>	<p>DTS/DPF 2.2</p> <p>Building height (excluding garages, carports and outbuildings) is no greater than 2 building levels and 9m and wall height that is no greater than 6m.</p>
<p>PO 2.3</p> <p>Buildings are set back from the primary street boundary to complement the existing streetscape character.</p>	<p>DTS/DPF 2.3</p> <p>Buildings are no closer to the primary street boundary than:</p> <ul style="list-style-type: none"> <li>(a) the average of existing buildings on adjoining sites with the same primary street frontage and, if there is only one</li> </ul>

	<p>such building, the setback of that building or</p> <p>(b) 6m if no building exists on an adjoining site with the same primary street frontage.</p>
<p>PO 2.4</p> <p>Buildings are set back from a secondary street boundary to maintain a consistent pattern of separation between building walls and public thoroughfares on corner sites within the locality.</p>	<p>DTS/DPF 2.4</p> <p>Buildings are no closer than 900mm to the secondary street boundary.</p>
<p>PO 2.5</p> <p>Dwellings are set back from rear boundaries to provide:</p> <p>(a) access to natural light and ventilation for neighbours</p> <p>(b) open space recreational opportunities</p> <p>(c) space for landscaping and vegetation.</p>	<p>DTS/DPF 2.5</p> <p>Dwellings are no closer to the rear boundary of the site than:</p> <p>(a) 4m for the ground floor of a building</p> <p>(b) 6m for the upper floor of a building.</p>
<p>PO 2.6</p> <p>Buildings are set back from side boundaries to:</p> <p>(a) establish separation between buildings to complement the established character within a locality</p> <p>(b) provide access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 2.6</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <p>(a) at least 900mm where the wall height is up to 3m</p> <p>(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</p> <p>(c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</p>
<p>PO 2.7</p> <p>Boundary walls are limited in height and length to mitigate adverse impacts on the amenity of adjoining land users, including through an unreasonable loss of natural light and ventilation.</p>	<p>DTS/DPF 2.7</p> <p>For buildings that do not have a common wall, any wall sited on or abutting a side allotment boundary:</p> <p>(a) does not exceed 3m in height from the top of the footings</p> <p>(b) does not exceed 8m in length</p> <p>(c) when combined with other walls on the boundary, does not exceed 45% of the length of the boundary</p> <p>(d) is set back at least 3 metres from any existing or proposed boundary walls.</p>
<p>Site Dimensions and Land Division</p>	
<p>PO 3.1</p> <p>Allotments for residential purposes are of a suitable size and dimension to contribute to a housing pattern consistent with the locality.</p>	<p>DTS/DPF 3.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment</p> <p>or</p> <p>Allotments/sites for residential purposes accord with the following:</p> <p>(a) where allotments/sites are connected to mains sewer or a Community Wastewater Management System site areas (or allotment areas in the case of land division) are not less than the following (average site area per dwelling, including common areas, applies for group dwellings or dwellings within a residential flat building):</p> <p>(b) where allotments/sites are not connected to mains</p>

	<p>sewer or an approved common waste water disposal service site areas are not less than the greater of:</p> <ul style="list-style-type: none"> <li>(i) 1200m<sup>2</sup></li> <li>(ii) the following:</li> </ul> <p>(c) site frontages are not less than 20m</p> <p>In relation to DTS/DPF 3.1, in instances where:</p> <ul style="list-style-type: none"> <li>(d) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>(e) no value is returned for DTS/DPF 3.1(a) (i.e. there is a blank field), then non are applicable and the relevant development cannot be classified as deemed-to-satisfy</li> <li>(f) no value is returned for DTS/DPF 3.1(b)(ii) (i.e. there is a blank field), the value for DTS/DPF 3.1(b)(ii) is zero.</li> </ul>
Advertisements	
<p>PO 4.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 4.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> <li>(a) do not exceed 2m in height</li> <li>(b) do not have a sign face that exceeds 2m<sup>2</sup> per side.</li> </ul>
Concept Plans	
<p>PO 5.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 5.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> <li>(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.</li> <li>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 5.1 is met.</li> </ul>

**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.

<b>Class of Development</b> <b>(Column A)</b>	<b>Exceptions</b> <b>(Column B)</b>
<p>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.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) advertisement</li> <li>(b) air handling unit, air conditioning system or exhaust fan</li> <li>(c) ancillary accommodation</li> <li>(d) building work on railway land</li> <li>(e) carport</li> <li>(f) deck</li> <li>(g) dwelling</li> <li>(h) dwelling addition</li> <li>(i) fence</li> <li>(j) outbuilding</li> <li>(k) pergola</li> <li>(l) private bushfire shelter</li> <li>(m) retaining wall</li> <li>(n) shade sail</li> <li>(o) solar photovoltaic panels (roof mounted)</li> <li>(p) swimming pool or spa pool</li> <li>(q) temporary public service depot</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	<p>Except development that:</p> <ul style="list-style-type: none"> <li>1. exceeds the maximum building height specified in Township Zone DTS/DPF 2.2</li> <li>or</li> <li>2. involves the creation of 4 or more additional dwellings.</li> </ul>
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or does not satisfy Township Zone DTS/DPF 1.2.</p>
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) light industry</li> <li>(b) store</li> <li>(c) warehouse.</li> </ul>	<p>Except development that exceeds the maximum building height specified in Township Zone DTS/DPF 2.2 or does not satisfy Township Zone DTS/DPF 1.3.</p>
<p>5. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) internal building works</li> <li>(b) land division</li> </ul>	<p>None specified.</p>

<ul style="list-style-type: none"> <li>(c) replacement building</li> <li>(d) temporary accommodation in an area affected by bushfire</li> <li>(e) tree damaging activity.</li> </ul>	
<p>6. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition of a State or Local Heritage Place</li> <li>2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.</li> </ol>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Hazards (Bushfire - Medium Risk) Overlay

#### Assessment Provisions (AP)

<b>Desired Outcome</b>	
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)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Siting	
<p>PO 1.1</p> <p>Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>

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.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):  (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation  (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> .	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of	DTS/DPF 4.1 None are applicable.

<p>buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p>	
<p>PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p>	<p>DTS/DPF 4.2 None are applicable.</p>
<p>PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p>	<p>DTS/DPF 4.3 None are applicable.</p>
<p>PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p>	<p>DTS/DPF 4.4 None are applicable.</p>
<p>Vehicle Access - Roads, Driveways and Fire Tracks</p>	
<p>PO 5.1 Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> <li>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</li> <li>(b) evacuation of residents, occupants and visitors.</li> </ul>	<p>DTS/DPF 5.1 Roads:</p> <ul style="list-style-type: none"> <li>(a) are constructed with a formed, all-weather surface</li> <li>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</li> <li>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</li> <li>(d) have a minimum formed road width of 6m</li> <li>(e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</li> <li>(f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2)</li> <li>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either:             <ul style="list-style-type: none"> <li>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3)</li> <li>or</li> <li>(ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)</li> </ul> </li> <li>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</li> </ul>
<p>PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> <li>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</li> </ul>	<p>DTS/DPF 5.2 Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> </ul>

<p>(b) evacuation of residents, occupants and visitors.</p>	<p>(b) driveways:</p> <ul style="list-style-type: none"> <li>(i) do not exceed 600m in length</li> <li>(ii) are constructed with a formed, all-weather surface</li> <li>(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)</li> <li>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway</li> <li>(v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway</li> <li>(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)</li> <li>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)</li> <li>(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)</li> <li>(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)</li> <li>(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"> <li>A. a loop road around the building or</li> <li>B. a turning area with a minimum radius of 12.5m (Figure 3) or</li> <li>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</li> </ul> </li> <li>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</li> </ul>
<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.

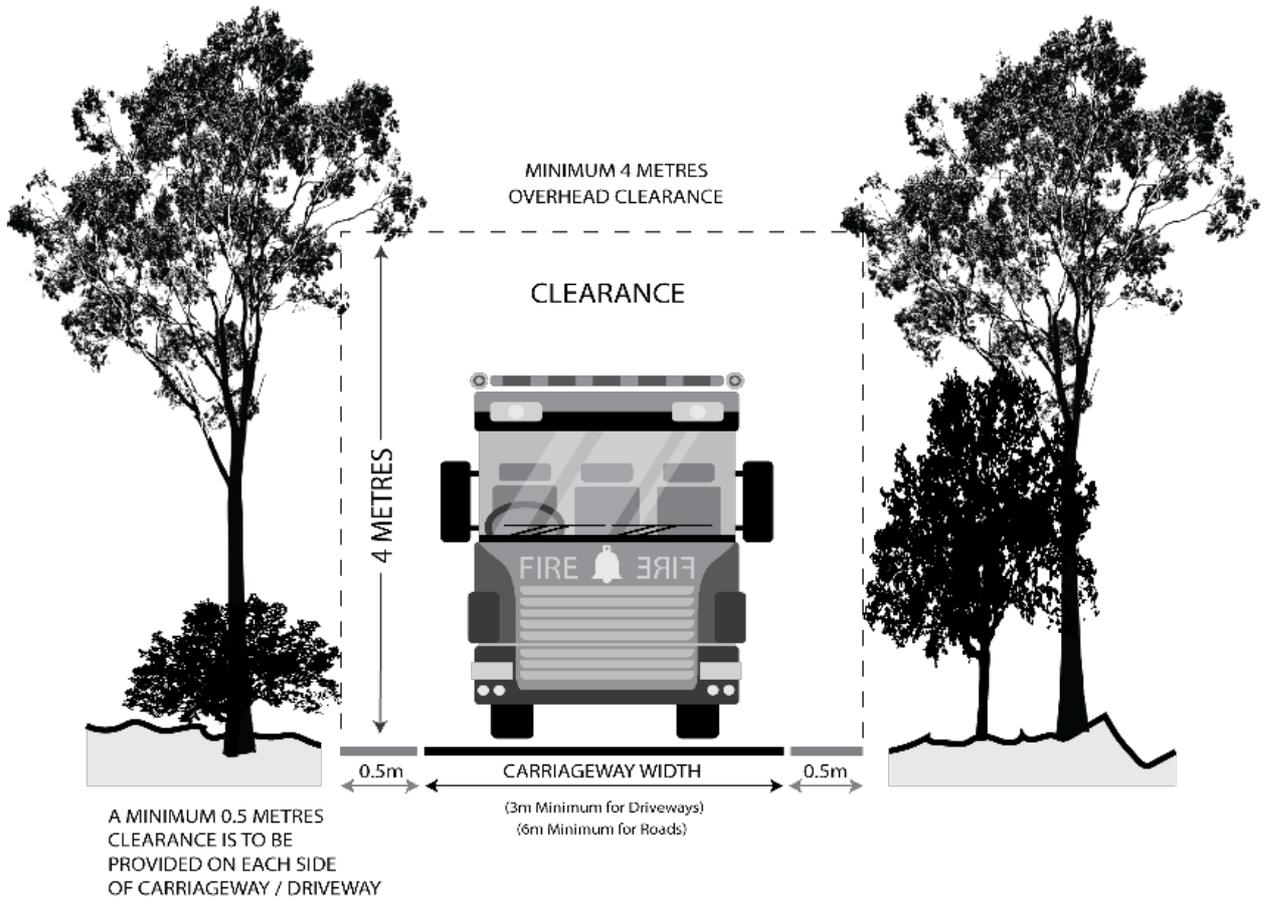
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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None	None	None	None
None	None	None	None

**Figures and Diagrams**

**Fire Engine and Appliance Clearances**

Figure 1 - Overhead and Side Clearances



**Roads and Driveway Design**

Figure 2 - Road and Driveway Curves

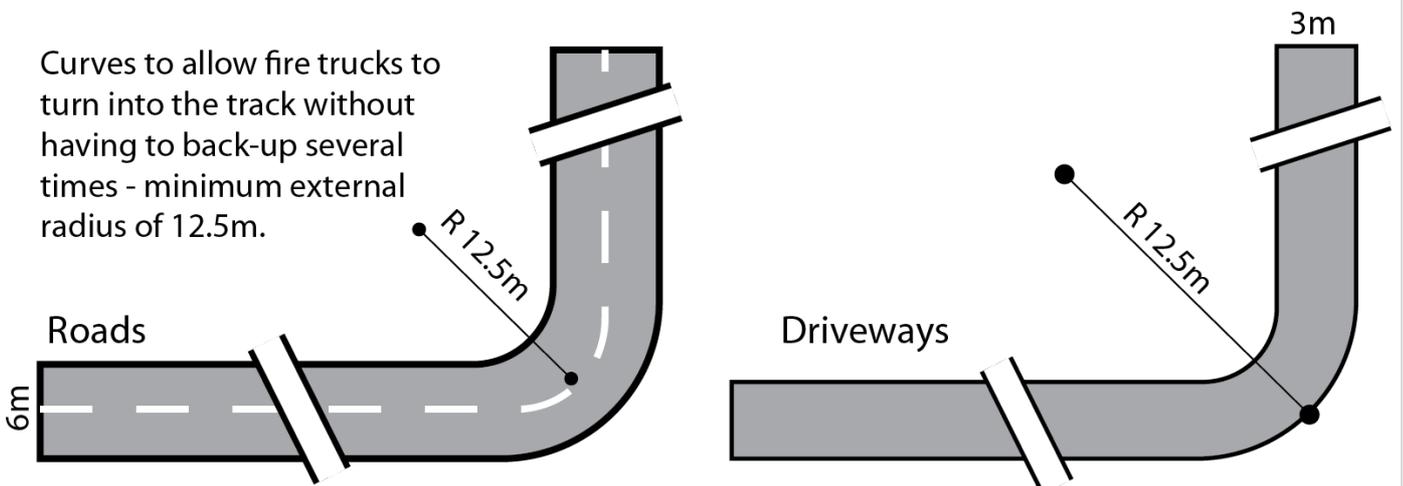


Figure 3 - Full Circle Turning Area

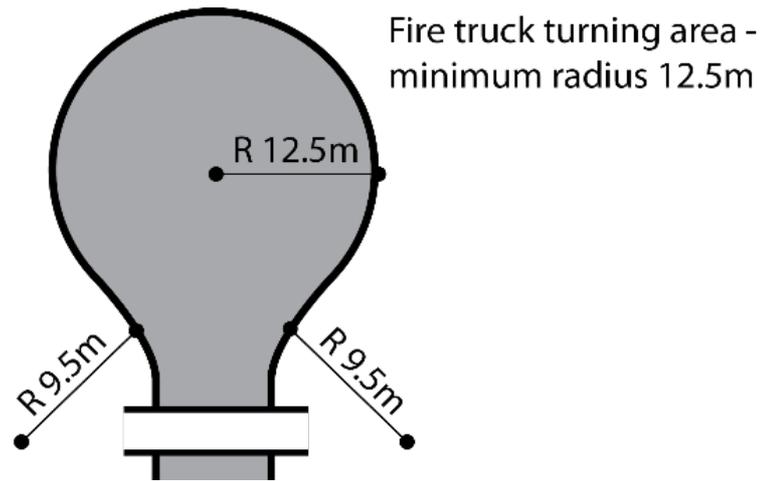
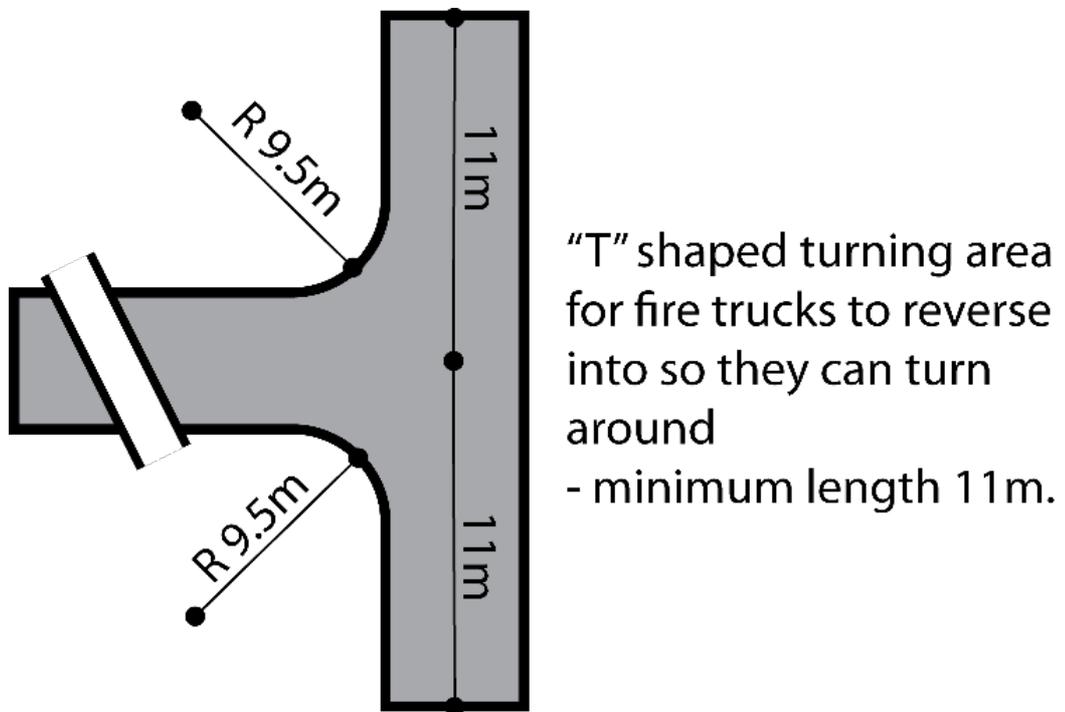


Figure 4 - 'T' or 'Y' Shaped Turning Head



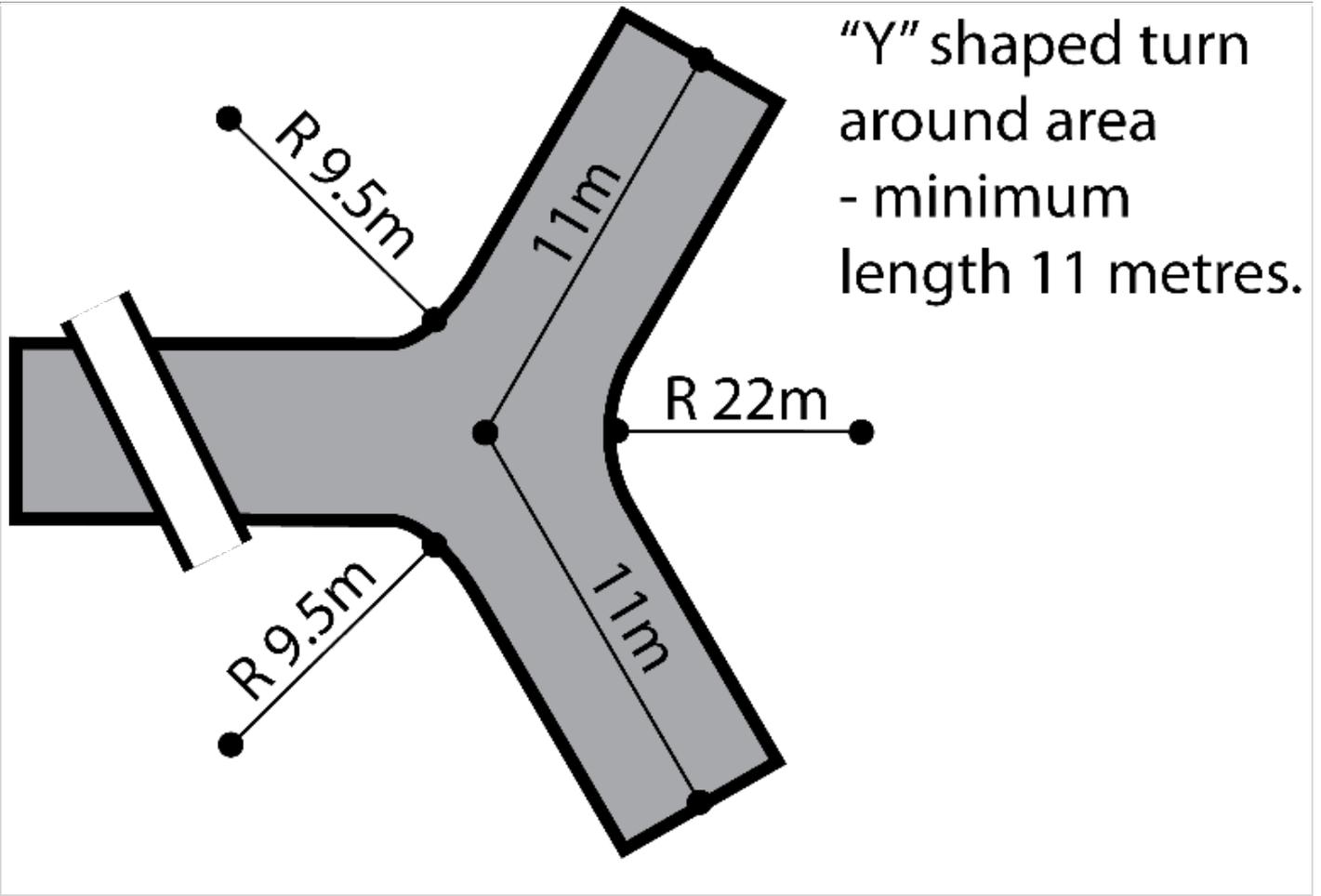
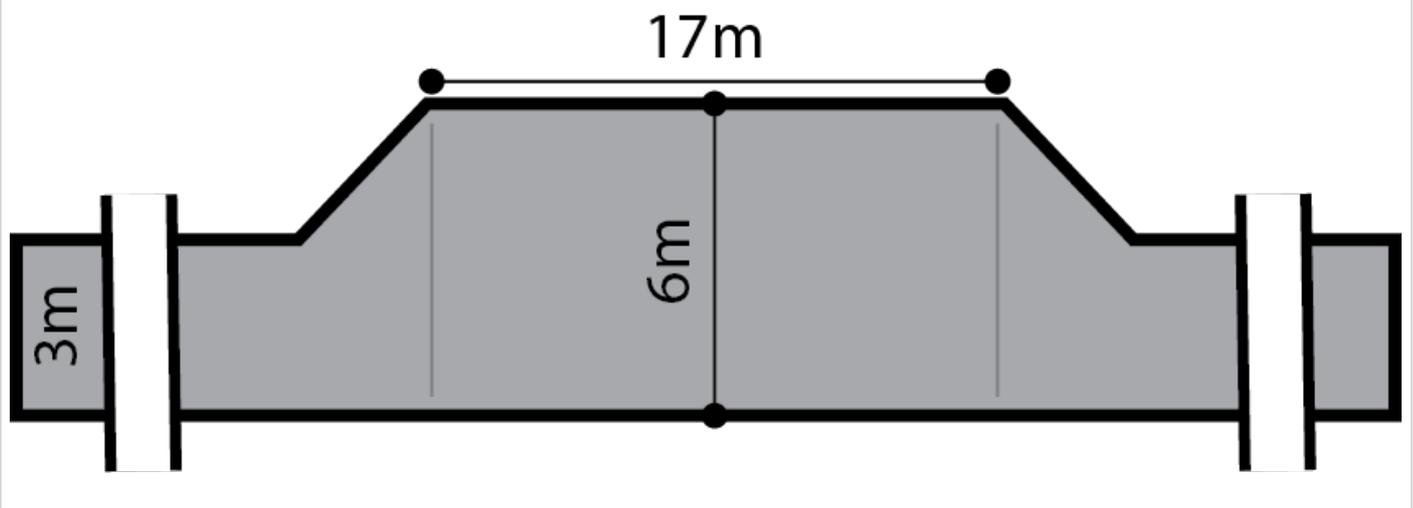


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

**Desired Outcome**

DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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

**Procedural Matters (PM) - Referrals**

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

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

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

**Assessment Provisions (AP)**

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Stormwater	
DTS/DPF 3.4 Development includes: <ul style="list-style-type: none"> <li>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and</li> </ul>	DTS/DPF 3.5 Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.

(b) outbuildings or rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m <sup>2</sup> .	
DTS/DPF 3.9 Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.	

## Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	DTS/DPF 1.2 Development does not involve any one or combination of the following: (a) landfill (b) special industry.
Wastewater	
PO 2.1	DTS/DPF 2.1

<p>Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.</p>	<p>Development including alterations and additions, in combination with existing built form and activities within an allotment:</p> <ul style="list-style-type: none"> <li>(a) do not generate a combined total of more than 1500 litres of wastewater per day and</li> <li>(b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards</li> </ul> <p>or is otherwise connected to a sewer or community wastewater management system.</p>
<p>PO 2.2 Dairy development is of a scale and design that will avoid adverse water quality impacts.</p>	<p>DTS/DPF 2.2 Dairy development satisfies all of the following:</p> <ul style="list-style-type: none"> <li>(a) is located at least 100 metres from any watercourse, dam, bore or well</li> <li>(b) is connected to a wastewater management system that is located 200 metres from any watercourse, dam, bore or well and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions</li> <li>(c) treated wastewater irrigation areas:             <ul style="list-style-type: none"> <li>(i) have a slope of less than 1-in-5 (20 percent)</li> <li>(ii) are greater than 100 metres from any watercourse, dam, bore or well</li> </ul> </li> </ul> <p>are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater.</p>
<p>PO 2.3 Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse water quality impacts.</p>	<p>DTS/DPF 2.3 Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following:</p> <ul style="list-style-type: none"> <li>(a) disposes of all wastewater to a sewerage or community wastewater management system,</li> <li>or</li> <li>(b) operates at a scale that generates less than 5 million litres of wastewater per year, and             <ul style="list-style-type: none"> <li>(i) is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and</li> <li>(ii) a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located:                 <ul style="list-style-type: none"> <li>A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of well</li> <li>B. in close proximity to wine making, wine storage and wastewater treatment facilities</li> <li>C. to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which can be contained or</li> </ul> </li> </ul> </li> </ul>

	<p>produced at any one time during the peak of operation</p> <p>D. to be impervious; and</p> <p>E. to minimise the interception of any natural or artificial stormwater flow.</p>
<p>PO 2.4</p> <p>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.</p>	<p>DTS/DPF 2.4</p> <p>Development results in:</p> <ul style="list-style-type: none"> <li>(a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards</li> <li>or</li> <li>(b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.</li> </ul>
<p>PO 2.5</p> <p>Surface and groundwater protected from wastewater discharge pollution.</p>	<p>DTS/DPF 2.5</p> <p>All components of an effluent disposal area are:</p> <ul style="list-style-type: none"> <li>(a) setback 50 metres or more from a watercourse</li> <li>(b) setback 100 metres or more from a public water supply reservoir</li> <li>(c) located on land with a slope no greater than 1-in-5 (20%)</li> <li>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table</li> <li>(e) above the 10% AEP flood level.</li> </ul>
<p>Stormwater</p>	
<p>PO 3.1</p> <p>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Polluted stormwater is treated prior to discharge from the site.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.</p>	<p>DTS/DPF 3.4</p> <p>Development includes:</p> <ul style="list-style-type: none"> <li>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings</li> <li>or</li> <li>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m<sup>2</sup>.</li> </ul>
<p>PO 3.5</p>	<p>DTS/DPF 3.5</p>

Stormwater from dwelling additions captured to protect water quality.	Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
<p>PO 3.6</p> <p>Stormwater from shops and tourist accommodation is managed to protect water quality.</p>	<p>DTS/DPF 3.6</p> <p>Shops and tourist accommodation satisfy all the following:</p> <ul style="list-style-type: none"> <li>(a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores</li> <li>(b) are located 100m or more from public water supply reservoirs and diversion weirs</li> <li>(c) are located on land with a slope not exceeding 20%</li> <li>(d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L</li> <li>(e) includes swales that divert clean stormwater away from areas where it could be polluted.</li> </ul>
<p>PO 3.7</p> <p>Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.</p>	<p>DTS/DPF 3.7</p> <p>Horse keeping and low intensity animal husbandry satisfy all the following:</p> <ul style="list-style-type: none"> <li>(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores</li> <li>(b) is located on land with a slope not exceeding 10%</li> <li>(c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L</li> <li>(d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted.</li> </ul>
<p>PO 3.8</p> <p>Stormwater from horticulture is managed to protect water quality.</p>	<p>DTS/DPF 3.8</p> <p>Horticulture satisfies all the following:</p> <ul style="list-style-type: none"> <li>(a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores</li> <li>(b) is located 100m or more from public water supply reservoirs and diversion weirs</li> <li>(c) is located on land with a slope not exceeding 10%</li> <li>(d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted.</li> </ul>
<p>PO 3.9</p> <p>Stormwater from excavated and filled areas is managed to protect water quality.</p>	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <ul style="list-style-type: none"> <li>(a) is located 50m or more from watercourses</li> <li>(b) is located 100m or more from public water supply reservoirs and diversion weirs</li> <li>(c) does not involve excavation exceeding a vertical height of 0.75m</li> <li>(d) does not involve filling exceeding a vertical height of 0.75m</li> <li>(e) does not involve a total combined excavation and filling vertical height of 1.5m.</li> </ul>

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

### Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:</p> <ul style="list-style-type: none"> <li>(a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay</li> <li>(b) function centre with more than 75 seats for customer dining purposes</li> <li>(c) restaurant with more than 40 seats for customer dining purposes</li> <li>(d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door</li> <li>(e) dwelling where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment)</li> <li>(f) tourist accommodation where a habitable</li> </ul>	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>dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)</p> <p>(g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)</p> <p>(h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)</p>	
<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)**

<b>Desired Outcome</b>	
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)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
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"> <li>(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"> <li>(i) in connection with a relevant access point and / or driveway</li> <li>(ii) within 10m of a building (other than a residential building or tourist accommodation)</li> <li>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control</li> <li>(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</li> </ul> </li> <li style="text-align: center;">or</li> <li>(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'.</li> </ul>
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> <li>(a) significant wildlife habitat and movement corridors</li> <li>(b) rare, vulnerable or endangered plants species</li> <li>(c) native vegetation that is significant because it is located in an area which has been extensively cleared</li> <li>(d) native vegetation that is growing in, or in association with, a wetland environment.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> <li>(a) the spread of pest plants and phytophthora</li> <li>(b) the spread of non-indigenous plants species</li> <li>(c) excessive nutrient loading of the soil or loading arising from surface water runoff</li> <li>(d) soil compaction</li> <li>(e) chemical spray drift.</li> </ul>	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) intensive animal husbandry</li> <li>(c) dairy</li> <li>(d) commercial forestry</li> <li>(e) aquaculture.</li> </ul>
<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>
<p>Land division</p>	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> <li>(a) an application is accompanied by one of the following: <ul style="list-style-type: none"> <li>(i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i></li> <li>(ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land</li> <li>(iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'</li> </ul> </li> <li>or</li> <li>(b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur</li> <li>or</li> <li>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.</li> </ul>

**Procedural Matters (PM) - Referrals**

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

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

<p>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'.</p>		<p>and direction to the relevant authority on the potential impacts of development on native vegetation.</p>	<p>of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
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## Prescribed Water Resources Area Overlay

### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular development involving any of the following:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry</li> </ul> <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed surface water areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> <li>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or</li> <li>(b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.</li> </ul>
<p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

## Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land.	Relevant authority under the <i>Landscape South Australia Act 2019</i> that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development.	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent.	Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Any of the following classes of development: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry	The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> .	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i> .			

## Regulated and Significant Tree Overlay

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance
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		Feature
Tree Retention and Health		
<p>PO 1.1</p> <p>Regulated trees are retained where they:</p> <ul style="list-style-type: none"> <li>(a) make an important visual contribution to local character and amenity</li> <li>(b) are indigenous to the local area and listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species and / or</li> <li>(c) provide an important habitat for native fauna.</li> </ul>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>	
<p>PO 1.2</p> <p>Significant trees are retained where they:</p> <ul style="list-style-type: none"> <li>(a) make an important contribution to the character or amenity of the local area</li> <li>(b) are indigenous to the local area and are listed under the <i>National Parks and Wildlife Act 1972</i> as a rare or endangered native species</li> <li>(c) represent an important habitat for native fauna</li> <li>(d) are part of a wildlife corridor of a remnant area of native vegetation</li> <li>(e) are important to the maintenance of biodiversity in the local environment and / or</li> <li>(f) form a notable visual element to the landscape of the local area.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>	
<p>PO 1.3</p> <p>A tree damaging activity not in connection with other development satisfies (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) tree damaging activity is only undertaken to:                             <ul style="list-style-type: none"> <li>(i) remove a diseased tree where its life expectancy is short</li> <li>(ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like</li> <li>(iii) rectify or prevent extensive damage to a building of value as comprising any of the following:                                     <ul style="list-style-type: none"> <li>A. a Local Heritage Place</li> <li>B. a State Heritage Place</li> <li>C. a substantial building of value</li> </ul> </li> </ul> <p>and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity</p> <li>(iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire</li> <li>(v) treat disease or otherwise in the general interests of the health of the tree and / or</li> <li>(vi) maintain the aesthetic appearance and</li> </li></ul>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>	

<p style="text-align: center;">structural integrity of the tree</p> <p>(b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.</p>	
<p>PO 1.4</p> <p>A tree-damaging activity in connection with other development satisfies all the following:</p> <p>(a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible</p> <p>(b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Ground work affecting trees	
<p>PO 2.1</p> <p>Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 3.1</p> <p>Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.</p>	<p>DTS/DPF 3.1</p> <p>Land division where:</p> <p>(a) there are no regulated or significant trees located within or adjacent to the plan of division</p> <p>or</p> <p>(b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.</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

**State Heritage Area Overlay**

**Assessment Provisions (AP)**

<b>Desired Outcome</b>	
DO 1	Development maintains the heritage and cultural values of State Heritage Areas through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993.
Note	Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993 can be found <a href="#">here</a>

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Built Form	
PO 1.1 The form of new buildings and structures that are visible from the public realm are consistent with the heritage values and characteristics of the State Heritage Area.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is consistent with the prevailing building and ceiling heights in the State Heritage Area.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing of street facing buildings is consistent with the prevailing characteristics expressed in the State Heritage Area.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with the prevailing front and side boundary setback pattern in the State Heritage Area.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials are consistent with or complement those within the State Heritage Area.	DTS/DPF 1.5 None are applicable.
Alterations and Additions	
PO 2.1 Alterations and additions complement the subject building and are sited to ensure they do not dominate the primary façade or streetscape and employ a contextual design approach.	DTS/DPF 2.1 None are applicable.
PO 2.2 Adaptive reuse and revitalisation of heritage buildings and places to support their retention in a manner that respects and references the heritage values of the State Heritage Area.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1	DTS/DPF 3.1

Ancillary development, including carports, outbuildings and garages, complements the heritage values of the State Heritage Area.	None are applicable.
<p>PO 3.2</p> <p>Ancillary development, including carports, outbuildings and garages, is located behind the building line of the principal building(s).</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Advertising and advertising hoardings are designed to complement the State Heritage Area, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting of the State Heritage Area.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable</p>
<p>PO 3.4</p> <p>Fencing and gates are consistent with the heritage values of the State Heritage Area.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
Land Division	
<p>PO 4.1</p> <p>Land division creates allotments that:</p> <ul style="list-style-type: none"> <li>(a) are compatible with the surrounding pattern of subdivision of the State Heritage Area</li> <li>(b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Area.</li> </ul>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Landscape Context and Streetscape Amenity	
<p>PO 5.1</p> <p>Street trees, kerbing, footpaths and other features that contribute to the historic value of the State Heritage Area are maintained unless:</p> <ul style="list-style-type: none"> <li>(a) trees / plantings are, or have the potential to be, a danger to life or property or</li> <li>(b) trees / plantings are significantly diseased and their life expectancy is short.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
Demolition	
<p>PO 6.1</p> <p>Buildings and other features of identified heritage value within a State Heritage Area are not demolished, destroyed or removed in total or in part unless:</p> <ul style="list-style-type: none"> <li>(a) the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area or</li> <li>(b) the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control</li> </ul>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>

of the owner and is irredeemably beyond repair.	
Conservation Works	
<p>PO 7.1</p> <p>Conservation works to the exterior of buildings and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.</p>	<p>DTS/DPF 7.1</p> <p>Conservation works involving:</p> <ul style="list-style-type: none"> <li>(a) replacement of roof materials, guttering or downpipes with the same or substantially the same materials and detailing</li> <li>(b) replacement of timber building elements (structural or decorative) with the same or substantially the same material, dimension and detailing; or brick and stone repair/ repointing to match original.</li> </ul>

**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:</p> <ul style="list-style-type: none"> <li>(a) the development is to be undertaken in accordance with a Heritage Agreement under the Heritage Places Act 1993 or</li> <li>(b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral</li> </ul> <p>any of the following classes of development:</p> <ul style="list-style-type: none"> <li>(a) demolition of external building fabric and other features of identified heritage value within the State Heritage Area</li> <li>(b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare within the State Heritage Area</li> <li>(c) alterations or additions to buildings and other features of identified heritage value that:                             <ul style="list-style-type: none"> <li>(i) are visible from a public street, road or thoroughfare within the State Heritage Area or</li> <li>(ii) are visually dominant within the State Heritage Area or</li> <li>(iii) involve substantive physical impact to the fabric of significant buildings</li> </ul> </li> <li>(d) new buildings that:                             <ul style="list-style-type: none"> <li>(i) are visible from a public street,</li> </ul> </li> </ul>	<p>Minister responsible for the administration of the <i>Heritage Places Act 1993</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Areas.</p>	<p>Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

<p>road or thoroughfare within the State Heritage Area or (ii) are visually dominant within the State Heritage Area</p> <p>(e) conservation repair works that are not representative of 'like for like' maintenance</p> <p>(f) solar panels that are visible from a public street, road or thoroughfare within the State Heritage Area</p> <p>(g) land division</p> <p>(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare within the State Heritage Area</p> <p>(i) the removal of an individual tree or a tree within a garden or park of identified heritage significance within the State Heritage Area.</p>			
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### Traffic Generating Development Overlay

#### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Traffic Generating Development	
<p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p>	<p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> </ul>

	<ul style="list-style-type: none"> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(f) educational facilities with a capacity of 250 students or more.</li> </ul>
<p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(f) educational facilities with a capacity of 250 students or more.</li> </ul>
<p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p>	<p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or more</li> <li>(e) industry with a gross floor area of 20,000m<sup>2</sup> or more</li> <li>(f) educational facilities with a capacity of 250 students or more.</li> </ul>

### Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <ul style="list-style-type: none"> <li>(a) land division creating 50 or more additional allotments</li> <li>(b) commercial development with a gross floor area of 10,000m<sup>2</sup> or more</li> <li>(c) retail development with a gross floor area of 2,000m<sup>2</sup> or more</li> <li>(d) a warehouse or transport depot with a gross leasable floor area of 8,000m<sup>2</sup> or</li> </ul>	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

more (e) industry with a gross floor area of 20,000m <sup>2</sup> or more (f) educational facilities with a capacity of 250 students or more.			
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## Urban Transport Routes Overlay

### Assessment Provisions (AP)

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

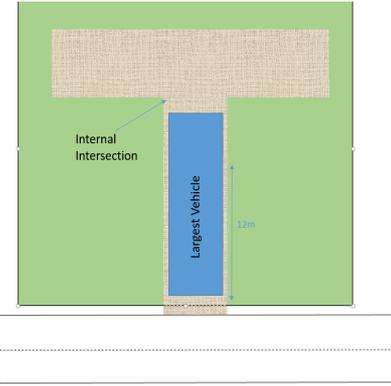
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Access - Safe Entry and Exit (Traffic Flow)	
PO 1.1  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"> <li>(a) where servicing a single (1) dwelling / residential allotment:                             <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point</li> <li>(ii) vehicles can enter and exit the site in a forward direction</li> <li>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road</li> <li>(v) it will have a width of between 3m and 4m (measured at the site boundary)</li> </ul> </li> <li>(b) where the development will result in 2 and up to 6 dwellings:                             <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point servicing the development site</li> <li>(ii) vehicles can enter and exit the site in a forward direction</li> <li>(iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road</li> <li>(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)</li> </ul> </li> <li>(c) where the development will result in 7 or more dwellings, or is a non-residential land use:                             <ul style="list-style-type: none"> <li>(i) it will not result in more than one access point servicing the</li> </ul> </li> </ul>

	<p>development site</p> <ul style="list-style-type: none"> <li>(ii) vehicles can enter and exit the site using left turn only movements</li> <li>(iii) vehicles can enter and exit the site in a forward direction</li> <li>(iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees</li> <li>(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</li> <li>(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</li> <li>(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</li> <li>(viii) provides for simultaneous two-way vehicle movements at the access:             <ul style="list-style-type: none"> <li>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</li> <li>and</li> <li>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.</li> </ul> </li> </ul>
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Access - On-Site Queuing

<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <ul style="list-style-type: none"> <li>(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:             <div data-bbox="699 1348 1066 1697" data-label="Diagram"> <p>The diagram illustrates a site boundary on the left, shaded in green. A brown area represents the access point leading to a road. A vertical line marks the site boundary. A dashed horizontal line extends from this boundary to a vertical line representing the gate. A blue double-headed arrow between these two vertical lines is labeled '6m'. The gate is labeled 'Gate' in blue. Below the diagram are two horizontal dashed lines.</p> </div> </li> <li>(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:             <ul style="list-style-type: none"> <li>(i) is expected to be serviced by vehicles with a length no greater than 6.4m</li> <li>(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)</li> </ul> </li> <li>(c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:             <ul style="list-style-type: none"> <li>(i) is expected to be serviced by vehicles with a length greater than a</li> </ul> </li> </ul>
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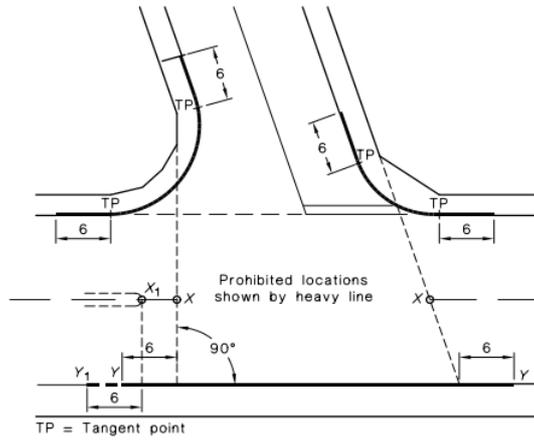
	<p>6.4m small rigid vehicle</p> <ul style="list-style-type: none"> <li>(ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)</li> <li>(iii) any termination of or change in priority of movement within 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</li> <li>(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:</li> </ul> 
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Access - (Location Spacing) - Existing Access Point

<p>PO 3.1</p> <p>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) it will not service, or is not intended to service, more than 6 dwellings</li> <li>(b) it is not located on a Controlled Access Road and will not service development that will result in (b) a larger class of vehicle expected to access the site using the existing access</li> <li>(c) is not located on a Controlled Access Road and development constitutes:             <ul style="list-style-type: none"> <li>(i) a change of use between an office &lt;500m<sup>2</sup> gross leasable floor area and a consulting room &lt;500m<sup>2</sup> gross leasable floor area or vice versa</li> <li>(ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment</li> <li>(iii) a change of use from a consulting room or office &lt;250m<sup>2</sup> gross leasable floor area to shop &lt;250m<sup>2</sup> gross leasable floor area</li> <li>(iv) a change of use from a shop &lt;500m<sup>2</sup> gross leasable floor area to a warehouse &lt;500m<sup>2</sup> gross leasable floor area</li> <li>(v) an office or consulting room with a &lt;500m<sup>2</sup> gross leasable floor area.</li> </ul> </li> </ul>
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Access – Location (Spacing) – New Access Points

<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>A new access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> <li>(a) where a development site is intended to serve between 1 and 6 dwellings and has frontage to a local road (not being a Controlled Access Road) with a speed environment of 60km/h or less, the new access point is provided on the local road and located a minimum of 6.0m from the tangent point as shown in the following diagram:</li> </ul>
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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-Y extends to Point  $Y_1$ .

- (b) where the development site is intended to serve between 1 and 6 dwellings and access from a local road (being a road that is not a State Maintained Road) is not available, the new access:
  - (i) is not located on a Controlled Access Road
  - (ii) is not located on a section of road affected by double barrier lines
  - (iii) will be on a road with a speed environment of 70km/h or less
  - (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
  - (v) located 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	30m	73m
70 km/h	40m	92m
80 km/h	50m	114m
90 km/h	65m	139m
100 km/h	80m	165m
110 km/h	100m	193m

Access - Location (Sight Lines)

PO 5.1

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

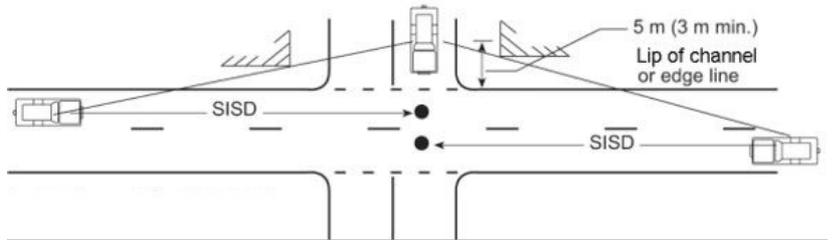
DTS/DPF 5.1

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

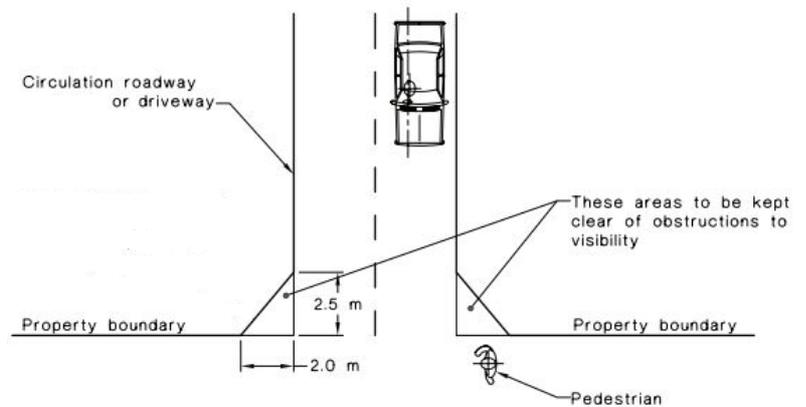
- (a) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

Speed Limit	Access point serving 1-6 dwellings	Access point serving all other development
40 km/h or less	40m	73m

50 km/h	55m	97m
60 km/h	73m	123m
70 km/h	92m	151m
80 km/h	114m	181m
90 km/h	139m	214m
100 km/h	165m	248m
110km/h	193m	285m



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



Access – Mud and Debris

PO 6.1  
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 roadside drainage of water.

DTS/DPF 7.1  
Development does not:  
(a) decrease the capacity of an existing drainage point  
(b) restrict or prevent the flow of stormwater through an existing drainage point and system.

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	
<p>PO 9.1</p> <p>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.</p>	<p>DTS/DPF 9.1</p> <p>Development does not comprise any of the following:</p> <ul style="list-style-type: none"> <li>(a) creating a new junction with a public road</li> <li>(b) opening an unmade public road junction</li> <li>(c) modifying an existing public road junction.</li> </ul>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram:</p>

**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"> <li>(a) creation of a new access or junction</li> <li>(b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority)</li> <li>(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).</li> </ul>	<p>Commissioner of Highways.</p>	<p>To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.</p>	<p>Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

## Water Resources Overlay

### Assessment Provisions (AP)

<b>Desired Outcome</b>	
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)

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to:  (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.

<p>PO 1.6</p> <p>Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following:</p> <ul style="list-style-type: none"> <li>(a) the construction of an erosion control structure</li> <li>(b) devices or structures used to extract or regulate water flowing in a watercourse</li> <li>(c) devices used for scientific purposes</li> <li>(d) the rehabilitation of watercourses.</li> </ul>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
<p>PO 1.8</p> <p>Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.</p>	<p>DTS/DPF 1.8</p> <p>None are applicable.</p>
<p>PO 1.9</p> <p>Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.</p>	<p>DTS/DPF 1.9</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

## Part 4 - General Development Policies

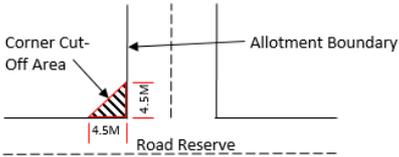
### Advertisements

### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are not located in a Neighbourhood-type zone</li> <li>(b) where they are flush with a wall:                             <ul style="list-style-type: none"> <li>(i) if located at canopy level, are in the form of a fascia sign</li> <li>(ii) if located above canopy level:                                     <ul style="list-style-type: none"> <li>A. do not have any part rising above parapet height</li> <li>B. are not attached to the roof of the building</li> </ul> </li> </ul> </li> <li>(c) where they are not flush with a wall:                             <ul style="list-style-type: none"> <li>(i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</li> <li>(ii) if attached to a two-storey building:                                     <ul style="list-style-type: none"> <li>A. has no part located above the finished floor level of the second storey of the building</li> <li>B. does not protrude beyond the outer limits of any verandah structure below</li> <li>C. does not have a sign face that exceeds 1m<sup>2</sup> per side.</li> </ul> </li> </ul> </li> <li>(d) if located below canopy level, are flush with a wall</li> <li>(e) if located at canopy level, are in the form of a fascia sign</li> <li>(f) if located above a canopy:                             <ul style="list-style-type: none"> <li>(i) are flush with a wall</li> <li>(ii) do not have any part rising above parapet height</li> <li>(iii) are not attached to the roof of the building.</li> </ul> </li> <li>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</li> <li>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</li> <li>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</li> </ul>
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the</p>

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

<p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2 No advertisement illumination is proposed.</p>
<p>PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> <li>(a) being liable to interpretation by drivers as an official traffic sign or signal</li> <li>(b) obscuring or impairing drivers' view of official traffic signs or signals</li> <li>(c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.</li> </ul>	<p>DTS/DPF 5.3 Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are not located in a public road or rail reserve</li> <li>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</li> </ul>  <p>The diagram illustrates a corner cut-off area at a road junction. A red hatched triangular area is shown at the corner, with a 4.5m dimension along the road edge and another 4.5m dimension along the property boundary. A dashed line indicates the 'Allotment Boundary' and another dashed line indicates the 'Road Reserve'.</p>
<p>PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5 Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> <li>(a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb</li> <li>(b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal</li> <li>(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: <ul style="list-style-type: none"> <li>(a) 110 km/h road - 14m</li> <li>(b) 100 km/h road - 13m</li> <li>(c) 90 km/h road - 10m</li> <li>(d) 70 or 80 km/h road - 8.5m.</li> </ul> </li> </ul>
<p>PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6 Advertising:</p> <ul style="list-style-type: none"> <li>(a) is not illuminated</li> <li>(b) does not incorporate a moving or changing display or message</li> </ul>

(c) does not incorporate a flashing light(s).

## Animal Keeping and Horse Keeping

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following:  (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-

effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following:  (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:  (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

## Aquaculture

### Assessment Provisions (AP)

Desired Outcome	
DO 1	Aquaculture facilities are developed in an ecologically, economically and socially sustainable manner to support an

	equitable sharing of marine, coastal and inland resources and mitigate conflict with other water-based and land-based uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: <ul style="list-style-type: none"> <li>(a) 200m or more from a sensitive receiver in other ownership</li> <li>(b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.</li> </ul>
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.

Marine Based Aquaculture	
<p>PO 2.1</p> <p>Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:</p> <ul style="list-style-type: none"> <li>(a) creeks and estuaries</li> <li>(b) wetlands</li> <li>(c) significant seagrass and mangrove communities</li> <li>(d) marine habitats and ecosystems.</li> </ul>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.</p>	<p>DTS/DPF 2.4</p> <p>Marine aquaculture development is located 100m or more seaward of the high water mark.</p>
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not obstruct or interfere with:</p> <ul style="list-style-type: none"> <li>(a) areas of high public use</li> <li>(b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports</li> <li>(c) areas of outstanding visual or environmental value</li> <li>(d) areas of high tourism value</li> <li>(e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties</li> <li>(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.</li> </ul>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> <li>(a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water</li> <li>(b) positioning structures to protrude the minimum distance practicable above the surface of the water</li> </ul>	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>

<p>(c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons</p> <p>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</p>	
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p>	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>
Navigation and Safety	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
Environmental Management	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>

removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.

## Beverage Production in Rural Areas

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4	DTS/DPF 1.4

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

## Bulk Handling and Storage Facilities

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <ul style="list-style-type: none"> <li>(a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility</li> <li>(b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility</li> <li>(c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more</li> <li>(d) coal handling with:                             <ul style="list-style-type: none"> <li>a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more</li> <li>b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.</li> </ul> </li> </ul>
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

thoroughfares.	
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

## Clearance from Overhead Powerlines

### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.	DTS/DPF 1.1 One of the following is satisfied:  (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i>  (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.

## Design

**Assessment Provisions (AP)**

<b>Desired Outcome</b>	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
All development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> <li>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>

<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Safety</p>	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration</li> <li>(d) enhance the appearance of land and streetscapes</li> <li>(e) contribute to biodiversity.</li> </ul>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	

<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> <li>(a) the quantity and quality of surface water and groundwater</li> <li>(b) the depth and directional flow of surface water and groundwater</li> <li>(c) the quality and function of natural springs.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> <li>(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space</li> <li>(b) use an area also used as a driveway</li> <li>(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>
<p>Carparking Appearance</p>	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> <li>(a) limiting protrusion above finished ground level</li> <li>(b) screening through appropriate planting, fencing and mounding</li> <li>(c) limiting the width of openings and integrating them into the building structure.</li> </ul>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p>	<p>DTS/DPF 7.2</p>

Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
<b>Earthworks and sloping land</b>	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):  (a) do not contribute to the instability of embankments and cuttings	DTS/DPF 8.3 None are applicable.

<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>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and Walls</p>	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (in building 3 storeys or less)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</li> </ul>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the</li> </ul> </li> </ul>

	<p>balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>
All Residential development	
Front elevations and passive surveillance	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</p>
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and amenity	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m<sup>2</sup></p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the dwelling to which it is ancillary</p> <p>or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p>A. for dwellings of single building level - 7m in width or 50% of the site frontage,</p>

whichever is the lesser

- B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  - and
  - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour
- (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:
  - (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

- (ii) the amount of existing soft landscaping prior to the development occurring.

<p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>
<p>Garage appearance</p>	
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening not exceeding 7m in width</li> <li>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</li> </ul>
<p>Massing</p>	
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>
<p>Dwelling additions</p>	
<p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> <li>(a) are not constructed, added to or altered so that any part is situated closer to a public street</li> <li>(b) do not result in: <ul style="list-style-type: none"> <li>(i) excavation exceeding a vertical height of 1m</li> <li>(ii) filling exceeding a vertical height of 1m</li> <li>(iii) a total combined excavation and filling vertical height of 2m or more</li> <li>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</li> <li>(v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>(vi) upper level windows facing side or rear boundaries unless:                             <ul style="list-style-type: none"> <li>A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or</li> <li>B. have sill heights greater than or equal to 1.5m above finished floor level or</li> <li>C. incorporate screening to a height of 1.5m above finished floor level</li> </ul> </li> <li>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:                             <ul style="list-style-type: none"> <li>A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</li> <li>B. 1.7m above finished floor level in all other cases.</li> </ul> </li> </ul>
Private Open Space	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
Water Sensitive Design	
<p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> <li>(a) 80 per cent reduction in average annual total suspended solids</li> <li>(b) 60 per cent reduction in average annual total phosphorus</li> <li>(c) 45 per cent reduction in average annual total nitrogen.</li> </ul>
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> <li>(a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and</li> <li>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of</li> </ul>

	buildings.
<b>Car parking, access and manoeuvrability</b>	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):  (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m  (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have:  (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b):  (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land  (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that:  (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of

	<p>the garage or carport is not steeper than 1:4 on average</p> <p>(b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary</p> <p>(c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site</p>								
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>								
<p>Waste storage</p>									
<p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1</p> <p>None are applicable.</p>								
<p>Design of Transportable Dwellings</p>									
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable or</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>								
<p>Group dwelling, residential flat buildings and battle-axe development</p>									
<p>Amenity</p>									
<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 1711 1520 2098"> <thead> <tr> <th data-bbox="831 1711 1174 1800">Number of bedrooms</th> <th data-bbox="1174 1711 1520 1800">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1800 1174 1890">Studio</td> <td data-bbox="1174 1800 1520 1890">35m<sup>2</sup></td> </tr> <tr> <td data-bbox="831 1890 1174 1980">1 bedroom</td> <td data-bbox="1174 1890 1520 1980">50m<sup>2</sup></td> </tr> <tr> <td data-bbox="831 1980 1174 2098">2 bedroom</td> <td data-bbox="1174 1980 1520 2098">65m<sup>2</sup></td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	65m <sup>2</sup>
Number of bedrooms	Minimum internal floor area								
Studio	35m <sup>2</sup>								
1 bedroom	50m <sup>2</sup>								
2 bedroom	65m <sup>2</sup>								

	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.	
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.	
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
<b>Communal Open Space</b>		
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.	
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 23.3 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.	
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.	
PO 23.5 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.	
<b>Carparking, access and manoeuvrability</b>		
PO 24.1	DTS/DPF 24.1	

<p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
<p>PO 24.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 24.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> <li>(a) have a minimum width of 3m</li> <li>(b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> <li>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</li> <li>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.</li> </ul> </li> </ul>
<p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>PO 24.5</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 24.5</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 24.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 24.6</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
<p>Soft Landscaping</p>	
<p>PO 25.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 25.1</p> <p>Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 25.2</p> <p>Soft landscaping is provided that improves the appearance of common driveways.</p>	<p>DTS/DPF 25.2</p> <p>Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site</p>

	boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are:  (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability	DTS/DPF 28.1 None are applicable.

(d) kerb ramps at pedestrian crossing points.	
<b>Communal Open Space</b>	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
<b>Site Facilities / Waste Storage</b>	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3	DTS/DPF 28.3

Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
<b>Water Sensitive Design</b>	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
<b>Wash-down and Waste Loading and Unloading</b>	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:  (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.

**Table 1 - Private Open Space**

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

**Design in Urban Areas**

**Assessment Provisions (AP)**

<b>Desired Outcome</b>	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality (b) durable - fit for purpose, adaptable and long lasting (c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors (d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.

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

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

PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
<b>Landscaping</b>	
PO 3.1 Soft landscaping and tree planting are incorporated to:  (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
<b>Environmental Performance</b>	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
<b>Water Sensitive Design</b>	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting:  (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
<b>On-site Waste Treatment Systems</b>	
PO 6.1	DTS/DPF 6.1

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

<p>porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.</p>	
<p>Earthworks and sloping land</p>	
<p>PO 8.1 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 Development does not involve any of the following:                       (a) excavation exceeding a vertical height of 1m                      (b) filling exceeding a vertical height of 1m                      (c) a total combined excavation and filling vertical height of 2m or more.</p>
<p>PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):                       (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway                      (b) are constructed with an all-weather trafficable surface.</p>
<p>PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):                       (a) do not contribute to the instability of embankments and cuttings                      (b) provide level transition areas for the safe movement of people and goods to and from the development                      (c) are designed to integrate with the natural topography of the land.</p>	<p>DTS/DPF 8.3 None are applicable.</p>
<p>PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4 None are applicable.</p>
<p>PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5 None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1 None are applicable.</p>
<p>PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p>	<p>DTS/DPF 10.1</p>

<p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</li> </ul>
<p>PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2 One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
<p>Site Facilities / Waste Storage (excluding low rise residential development)</p>	
<p>PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 11.1 None are applicable.</p>
<p>PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2 None are applicable.</p>
<p>PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3 None are applicable.</p>
<p>PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4 None are applicable.</p>
<p>PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 11.5 None are applicable.</p>
<p>All Development - Medium and High Rise</p>	
<p>External Appearance</p>	
<p>PO 12.1</p>	<p>DTS/DPF 12.1</p>

Buildings positively contribute to the character of the local area by responding to local context.	None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes:  (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate:  (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are:  (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened	DTS/DPF 12.8 None are applicable.

<p>from the public realm.</p>																									
<p>Landscaping</p>																									
<p>PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>																								
<p>PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="833 636 1519 1169"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td>&lt;300 m<sup>2</sup></td> <td>10 m<sup>2</sup></td> <td>1.5m</td> <td>1 small tree / 10 m<sup>2</sup></td> </tr> <tr> <td>300-1500 m<sup>2</sup></td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m<sup>2</sup></td> </tr> <tr> <td>&gt;1500 m<sup>2</sup></td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m<sup>2</sup></td> </tr> </tbody> </table> <p><b>Tree size and site area definitions</b></p> <table border="1" data-bbox="833 1227 1519 1608"> <tbody> <tr> <td>Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and &gt;8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m <sup>2</sup>	10 m <sup>2</sup>	1.5m	1 small tree / 10 m <sup>2</sup>	300-1500 m <sup>2</sup>	7% site area	3m	1 medium tree / 30 m <sup>2</sup>	>1500 m <sup>2</sup>	7% site area	6m	1 large or medium tree / 60 m <sup>2</sup>	Small tree	4-6m mature height and 2-4m canopy spread	Medium tree	6-12m mature height and 4-8m canopy spread	Large tree	12m mature height and >8m canopy spread	Site area	The total area for development site, not average area per dwelling
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<p>PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.</p>	<p>DTS/DPF 13.3 None are applicable.</p>																								
<p>PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.</p>	<p>DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.</p>																								
<p>Environmental</p>																									

<p>PO 14.1</p> <p>Development minimises detrimental micro-climatic impacts on adjacent land and buildings.</p>	<p>DTS/DPF 14.1</p> <p>None are applicable.</p>
<p>PO 14.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p>	<p>DTS/DPF 14.2</p> <p>None are applicable.</p>
<p>PO 14.3</p> <p>Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> <li>(a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street</li> <li>(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas</li> <li>(c) the placement of buildings and use of setbacks to deflect the wind at ground level</li> <li>(d) avoiding tall shear elevations that create windy conditions at street level.</li> </ul>	<p>DTS/DPF 14.3</p> <p>None are applicable.</p>
<b>Car Parking</b>	
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> <li>(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages</li> <li>(b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.</li> </ul>
<p>PO 15.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
<b>Overlooking/Visual Privacy</b>	
<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> <li>(a) appropriate site layout and building orientation</li> <li>(b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight</li> </ul>	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>

<p>(c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms</p> <p>(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.</p>	
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> <li>A. for dwellings of single building level -</li> </ul> </li> </ul> </li> </ul>

7m in width or 50% of the site frontage, whichever is the lesser

B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  - and
  - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)

(i) have a roof height where no part of the roof is more than 5m above the natural ground level

(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour

(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:

(i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

(ii) the amount of existing soft landscaping prior to the development occurring.

<p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</li> </ul>
<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>
<p>Residential Development - Low Rise</p>	
<p>External appearance</p>	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening width not exceeding 7m</li> <li>(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.</li> </ul>
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building wall</li> <li>(c) a balcony projects from the building wall</li> <li>(d) a verandah projects at least 1m from the building wall</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</li> <li>(g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.</li> </ul>

PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable										
<b>Private Open Space</b>											
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.										
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.										
<b>Landscaping</b>											
PO 22.1 Soft landscaping is incorporated into development to:  (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):  (a) a total area as determined by the following table:  <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #003366; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #003366; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line.	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
<b>Car parking, access and manoeuvrability</b>											
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):  (a) single width car parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul>										

	<ul style="list-style-type: none"> <li>(b) double width car parking spaces (side by side):             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site</li> <li>(b) sites with a frontage to a public road greater than 10m:             <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.</li> </ul> </li> </ul>
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back:             <ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of</li> </ul>

	<p>the garage or carport is not steeper than 1-in-4 on average</p> <p>(b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary.</p> <p>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p>
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>
<p>Waste storage</p>	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <p>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</p> <p>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</p>
<p>Design of Transportable Buildings</p>	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
<p>Residential Development - Medium and High Rise (including serviced apartments)</p>	
<p>Outlook and Visual Privacy</p>	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <p>(a) provide a habitable room at ground or first level with a window facing toward the street</p> <p>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.</p>

PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:  (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements:  (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:  (a) studio: not less than 6m <sup>3</sup> (b) 1 bedroom dwelling / apartment: not less than 8m <sup>3</sup> (c) 2 bedroom dwelling / apartment: not less than 10m <sup>3</sup> (d) 3+ bedroom dwelling / apartment: not less than 12m <sup>3</sup> .
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells:  (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.

<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>								
<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>								
<p><b>Dwelling Configuration</b></p>									
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> <li>(a) studio (where there is no separate bedroom)</li> <li>(b) 1 bedroom dwelling / apartment with a floor area of at least 50m<sup>2</sup></li> <li>(c) 2 bedroom dwelling / apartment with a floor area of at least 65m<sup>2</sup></li> <li>(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m<sup>2</sup>, and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom.</li> </ul>								
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>								
<p><b>Common Areas</b></p>									
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <ul style="list-style-type: none"> <li>(a) have a minimum ceiling height of 2.7m</li> <li>(b) provide access to no more than 8 dwellings</li> <li>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.</li> </ul>								
<p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p>									
<p><b>Amenity</b></p>									
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="829 1792 1519 2123"> <thead> <tr> <th data-bbox="829 1792 1173 1877">Number of bedrooms</th> <th data-bbox="1173 1792 1519 1877">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td data-bbox="829 1877 1173 1971">Studio</td> <td data-bbox="1173 1877 1519 1971">35m<sup>2</sup></td> </tr> <tr> <td data-bbox="829 1971 1173 2065">1 bedroom</td> <td data-bbox="1173 1971 1519 2065">50m<sup>2</sup></td> </tr> <tr> <td data-bbox="829 2065 1173 2123">2 bedroom</td> <td data-bbox="1173 2065 1519 2123">65m<sup>2</sup></td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m <sup>2</sup>	1 bedroom	50m <sup>2</sup>	2 bedroom	65m <sup>2</sup>
Number of bedrooms	Minimum internal floor area								
Studio	35m <sup>2</sup>								
1 bedroom	50m <sup>2</sup>								
2 bedroom	65m <sup>2</sup>								

	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.	
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.	
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
<b>Communal Open Space</b>		
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.	
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 32.3 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.	
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.	
PO 32.5 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.	
<b>Car parking, access and manoeuvrability</b>		
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:	

	<ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> <li>(a) have a minimum width of 3m</li> <li>(b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> <li>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</li> <li>(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.</li> </ul> </li> </ul>
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) are constructed of a minimum of 50% permeable or porous material</li> <li>(b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).</li> </ul>
Site Facilities / Waste Storage	

PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are:  (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of	DTS/DPF 37.1 None are applicable.

residents is not unduly restricted by the slope of the land.	
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
<b>Movement and Access</b>	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
<b>Communal Open Space</b>	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive	DTS/DPF 39.6 None are applicable.

surveillance.	
<b>Site Facilities / Waste Storage</b>	
<p>PO 40.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p>	<p>DTS/DPF 40.1</p> <p>None are applicable.</p>
<p>PO 40.2</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 40.2</p> <p>None are applicable.</p>
<p>PO 40.3</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 40.3</p> <p>None are applicable.</p>
<p>PO 40.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 40.4</p> <p>None are applicable.</p>
<p>PO 40.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 40.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 40.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 40.6</p> <p>None are applicable.</p>
<p>PO 40.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 40.7</p> <p>None are applicable.</p>
<b>Student Accommodation</b>	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> <li>(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units</li> <li>(b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> <li>(i) shared cooking, laundry and external drying facilities</li> <li>(ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space</li> <li>(iii) common storage facilities at the rate of 8m<sup>3</sup> for every 2 dwellings or students</li> <li>(iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2</li> </ul> </li> </ul>

	- Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
<b>Water Sensitive Design</b>	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
<b>Wash-down and Waste Loading and Unloading</b>	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:  (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	

Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> <li>(a) existing utility infrastructure and services are capable of accommodating the development</li> <li>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)</li> <li>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</li> <li>(d) safety of pedestrians or vehicle movement is maintained</li> <li>(e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.</li> </ul>	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		<p>Total private open space area:</p> <ul style="list-style-type: none"> <li>(a) Site area &lt;301m<sup>2</sup>: 24m<sup>2</sup> located behind the building line.</li> <li>(b) Site area ≥ 301m<sup>2</sup>: 60m<sup>2</sup> located behind the building line.</li> </ul> <p>Minimum directly accessible from a living room: 16m<sup>2</sup> / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m <sup>2</sup> , which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m

## Forestry

## Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on	DTS/DPF 2.2 Commercial forestry plantations:

<p>surface water resources.</p>	<ul style="list-style-type: none"> <li>(a) do not involve cultivation (excluding spot cultivation) in drainage lines</li> <li>(b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer)</li> <li>(c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole ( with no direct connection to an aquifer).</li> </ul>																		
<p>Fire Management</p>																			
<p>PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</p>	<p>DTS/DPF 3.1 Commercial forestry plantations provide:</p> <ul style="list-style-type: none"> <li>(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less</li> <li>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha</li> <li>(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.</li> </ul>																		
<p>PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2 Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none"> <li>(a) are incorporated within all firebreaks</li> <li>(b) are 7m or more wide with a vertical clearance of 4m or more</li> <li>(c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles</li> <li>(d) partition the plantation into units of 40ha or less in area.</li> </ul>																		
<p>Power-line Clearances</p>																			
<p>PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table border="1" data-bbox="831 1529 1520 2128"> <thead> <tr> <th>Voltage of transmission line</th> <th>Tower or Pole</th> <th>Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td>500 kV</td> <td>Tower</td> <td>38m</td> </tr> <tr> <td>275 kV</td> <td>Tower</td> <td>25m</td> </tr> <tr> <td>132 kV</td> <td>Tower</td> <td>30m</td> </tr> <tr> <td>132 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>66 kV</td> <td>Pole</td> <td>20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m
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	Less than 66 kV	Pole	20m

## Housing Renewal

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following:  <ul style="list-style-type: none"> <li>(a) detached dwellings</li> <li>(b) semi-detached dwellings</li> <li>(c) row dwellings</li> <li>(d) group dwellings</li> <li>(e) residential flat buildings.</li> </ul>
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	

<p>PO 3.1</p> <p>Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.</p>	<p>DTS/DPF 3.1</p> <p>Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.</p>
<p>Secondary Street Setback</p>	
<p>PO 4.1</p> <p>Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.</p>	<p>DTS/DPF 4.1</p> <p>Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.</p>
<p>Boundary Walls</p>	
<p>PO 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPF 5.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height</li> <li>(b) do not: <ul style="list-style-type: none"> <li>(i) exceed 3.2m in height from the lower of the natural or finished ground level</li> <li>(ii) exceed 11.5m in length</li> <li>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary</li> <li>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</li> </ul> </li> </ul>
<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> <li>(a) at least 900mm where the wall height is up to 3m</li> <li>(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</li> <li>(c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</li> </ul>
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours</li> </ul>	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> <li>(a) 3m or more for the first building level</li> <li>(b) 5m or more for any subsequent building level.</li> </ul>

<ul style="list-style-type: none"> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	
Buildings elevation design	
<p>PO 8.1</p> <p>Dwellings elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building elevation</li> <li>(c) a balcony projects from the building elevation</li> <li>(d) a verandah projects at least 1m from the building elevation</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</li> <li>(g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.</li> </ul>
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street</li> </ul>
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> <li>(a) oriented towards the street</li> <li>(b) visible and easily identifiable from the street</li> <li>(c) designed to include a common mail box structure.</li> </ul>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Outlook and amenity	
<p>PO 9.1</p>	<p>DTS/DPF 9.1</p>

<p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>															
<p>PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2 None are applicable.</p>															
<p>Private Open Space</p>																
<p>PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1 Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="833 667 1522 1624"> <thead> <tr> <th data-bbox="833 667 1034 817">Dwelling Type</th> <th data-bbox="1038 667 1257 817">Dwelling / Site Configuration</th> <th data-bbox="1262 667 1522 817">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="833 824 1034 1137">Dwelling (at ground level)</td> <td data-bbox="1038 824 1257 1137"></td> <td data-bbox="1262 824 1522 1137">                     Total area: 24m<sup>2</sup> located behind the building line                       Minimum adjacent to a living room: 16m<sup>2</sup> with a minimum dimension 3m                 </td> </tr> <tr> <td data-bbox="833 1144 1034 1624" rowspan="4">Dwelling (above ground level)</td> <td data-bbox="1038 1144 1257 1256">Studio</td> <td data-bbox="1262 1144 1522 1256">4m<sup>2</sup> / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1038 1263 1257 1375">One bedroom dwelling</td> <td data-bbox="1262 1263 1522 1375">8m<sup>2</sup> / minimum dimension 2.1m</td> </tr> <tr> <td data-bbox="1038 1382 1257 1494">Two bedroom dwelling</td> <td data-bbox="1262 1382 1522 1494">11 m<sup>2</sup> / minimum dimension 2.4m</td> </tr> <tr> <td data-bbox="1038 1500 1257 1624">Three + bedroom dwelling</td> <td data-bbox="1262 1500 1522 1624">15 m<sup>2</sup> / minimum dimension 2.6m</td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m <sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m <sup>2</sup> with a minimum dimension 3m	Dwelling (above ground level)	Studio	4m <sup>2</sup> / minimum dimension 1.8m	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m	Two bedroom dwelling	11 m <sup>2</sup> / minimum dimension 2.4m	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m
Dwelling Type	Dwelling / Site Configuration	Minimum Rate														
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	Two bedroom dwelling	11 m <sup>2</sup> / minimum dimension 2.4m														
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m														
<p>PO 10.2 Private open space positioned to provide convenient access from internal living areas.</p>	<p>DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.</p>															
<p>PO 10.3 Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> <li>(a) provide useable outdoor space that suits the needs of occupants;</li> <li>(b) take advantage of desirable orientation and vistas; and</li> <li>(c) adequately define public and private space.</li> </ul>	<p>DTS/DPF 10.3 None are applicable.</p>															
<p>Visual privacy</p>																

<p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> <li>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm</li> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.</li> </ul>										
<p>PO 11.2</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> <li>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>										
<p>Landscaping</p>											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) a total area as determined by the following table:</li> </ul> <table border="1" data-bbox="831 1615 1520 1872"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>&lt;200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>(b) at least 30% of land between the road boundary and the building line.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										
<p>Water Sensitive Design</p>											
<p>PO 13.1</p> <p>Residential development is designed to capture and use</p>	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										

<p>stormwater to:</p> <ul style="list-style-type: none"> <li>(a) maximise efficient use of water resources</li> <li>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</li> <li>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</li> </ul>	
Car Parking	
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> <li>(a) 2 or fewer bedrooms - 1 car parking space</li> <li>(b) 3 or more bedrooms - 2 car parking spaces.</li> </ul>
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.5m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
Overshadowing	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>

<p>space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	
<p>Waste</p>	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and</li> <li>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</li> </ul>
<p>PO 16.2</p> <p>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> <li>(a) easily and safely accessible for residents and for collection vehicles</li> <li>(b) screened from adjoining land and public roads</li> <li>(c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.</li> </ul>	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>
<p>Vehicle Access</p>	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back: <ul style="list-style-type: none"> <li>(i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner</li> <li>(ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 17.3</p>	<p>DTS/DPF 17.3</p>

<p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average</li> <li>(b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary.</li> <li>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.</li> </ul>
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>3. minimum car park length of 6m for an intermediate space located between two other parking spaces.</li> </ul>
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)</li> <li>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</li> <li>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</li> </ul>
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p>
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
<p>Storage</p>	
<p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> </ul>

	<ul style="list-style-type: none"> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ul>
Earthworks	
<p>PO 19.1</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 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m or</li> <li>(b) filling exceeding a vertical height of 1m or</li> <li>(c) a total combined excavation and filling vertical height exceeding 2m.</li> </ul>
Service connections and infrastructure	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> <li>(a) have the ability to be connected to a permanent potable water supply</li> <li>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i></li> <li>(c) have the ability to be connected to electricity supply</li> <li>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes</li> <li>(e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.</li> </ul>
Site contamination	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></li> <li>(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)</li> <li>(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:             <ul style="list-style-type: none"> <li>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that                 <ul style="list-style-type: none"> <li>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</li> <li>C. where <u>remediation</u> is, or remains,</li> </ul> </li> </ul> </li> </ul>

	<p>necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</p>
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## Infrastructure and Renewable Energy Facilities

### Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> <li>(a) utilising features of the natural landscape to obscure views where practicable</li> <li>(b) siting development below ridgelines where practicable</li> </ul>	DTS/DPF 2.1 None are applicable.

<p>(c) avoiding visually sensitive and significant landscapes</p> <p>(d) using materials and finishes with low-reflectivity and colours that complement the surroundings</p> <p>(e) using existing vegetation to screen buildings</p> <p>(f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.</p>	
<p>PO 2.2</p> <p>Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>Rehabilitation</p>	
<p>PO 3.1</p> <p>Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>Hazard Management</p>	
<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>

Electricity Infrastructure and Battery Storage Facilities	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> <li>(a) siting utilities and services:                             <ul style="list-style-type: none"> <li>(i) on areas already cleared of native vegetation</li> <li>(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity</li> </ul> </li> <li>(b) grouping utility buildings and structures with non-residential development, where practicable.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
Telecommunication Facilities	
<p>PO 6.1</p> <p>The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <ul style="list-style-type: none"> <li>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</li> <li>or all of the following:</li> <li>(b) using existing buildings and landscape features to obscure or interrupt views of a</li> </ul>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>

<p>facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services</p> <p>(c) using materials and finishes that complement the environment</p> <p>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</p>	
Renewable Energy Facilities	
<p>PO 7.1</p> <p>Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <p>(a) set back at least 2000m from the base of a turbine to any of the following zones:</p> <ul style="list-style-type: none"> <li>(i) Rural Settlement Zone</li> <li>(ii) Township Zone</li> <li>(iii) Rural Living Zone</li> <li>(iv) Rural Neighbourhood Zone</li> </ul> <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <p>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</p>
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <p>(a) designing wind turbine generators to be uniform in colour, size and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p>	<p>DTS/DPF 8.5</p>

<p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>None are applicable.</p>																																			
<p>Renewable Energy Facilities (Solar Power)</p>																																				
<p>PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1 None are applicable.</p>																																			
<p>PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> <li>(a) incorporating wildlife corridors and habitat refuges</li> <li>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</li> </ul>	<p>DTS/DPF 9.2 None are applicable.</p>																																			
<p>PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="730 1120 1527 2011"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td>50MW&gt;</td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW&lt;50MW</td> <td>16ha&lt;80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW&lt;10MW</td> <td>8ha to &lt;16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW&lt;5MW</td> <td>1.6ha to &lt;8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW&lt;1MW</td> <td>0.5ha&lt;1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td>&lt;100kW</td> <td>&lt;0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table> <p>Notes: 1. Does not apply when the site of the proposed ground mounted solar</p>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones <sup>1</sup>	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m	100kW<1MW	0.5ha<1.6ha	10m	500m	100m	<100kW	<0.5ha	5m	500m	25m
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	power facility is located within one of these zones.
<p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>
Hydropower / Pumped Hydropower Facilities	
<p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>
Water Supply	
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> <li>(a) exclusively for domestic use</li> <li>(b) connected to the roof drainage system of the dwelling.</li> </ul>
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p>	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p>

<p>(a) it is wholly located and contained within the allotment of the development it will service</p> <p>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources</p> <p>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	<p>(a) the system is wholly located and contained within the allotment of development it will service; and</p> <p>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</p>
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>
<p>Temporary Facilities</p>	
<p>PO 13.1</p> <p>In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

## Intensive Animal Husbandry and Dairies

### Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.</p>

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

<h2 style="margin: 0;">Performance Outcome</h2>	<h2 style="margin: 0;">Deemed-to-Satisfy Criteria /</h2>
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		<b>Designated Performance Feature</b>
Siting and Design		
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.	
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.	
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.	
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.	
Waste		
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:  (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.	
Soil and Water Protection		
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:  (a) public water supply reservoirs (b) major watercourses (third order or higher stream)	DTS/DPF 3.1 Intensive animal husbandry operations are set back:  (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well	

(c) any other watercourse, bore or well used for domestic or stock water supplies.	used for domestic or stock water supplies.
<p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <p>(a) have sufficient capacity to hold effluent and runoff from the operations on site</p> <p>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

## Interface between Land Uses

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>					
General Land Use Compatibility						
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>					
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>					
Hours of Operation						
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p>	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" data-bbox="831 2002 1485 2103"> <thead> <tr> <th data-bbox="831 2002 1098 2085">Class of Development</th> <th data-bbox="1098 2002 1485 2085">Hours of operation</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		Class of Development	Hours of operation		
Class of Development	Hours of operation					

<p>(a) the nature of the development</p> <p>(b) measures to mitigate off-site impacts</p> <p>(c) the extent to which the development is desired in the zone</p> <p>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p>	<p>Consulting room</p>	<p>7am to 9pm, Monday to Friday</p> <p>8am to 5pm, Saturday</p>
	<p>Office</p>	<p>7am to 9pm, Monday to Friday</p> <p>8am to 5pm, Saturday</p>
	<p>Shop, other than any one or combination of the following:</p> <p>(a) restaurant</p> <p>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</p>	<p>7am to 9pm, Monday to Friday</p> <p>8am to 5pm, Saturday and Sunday</p>
<p>Overshadowing</p>		
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>	
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m<sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>	
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>	

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

<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 255 1485 571"> <thead> <tr> <th data-bbox="831 255 1098 342">Assessment location</th> <th data-bbox="1098 255 1485 342">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 342 1098 571">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 342 1485 571">Less than 8dB above the level of background noise (<math>L_{90,15min}</math>) in any octave band of the sound spectrum (<math>LOCT_{10,15} &lt; LOCT_{90,15} + 8dB</math>)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum ( $LOCT_{10,15} < LOCT_{90,15} + 8dB$ )
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise ( $L_{90,15min}$ ) in any octave band of the sound spectrum ( $LOCT_{10,15} < LOCT_{90,15} + 8dB$ )				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> <li>(a) incorporating appropriate treatment technology before exhaust emissions are released</li> <li>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</li> </ul>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Light Spill					
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>				
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>				
Solar Reflectivity / Glare					
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>				
Electrical Interference					
<p>PO 8.1</p>	<p>DTS/DPF 8.1</p>				

<p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>The building or structure:</p> <ul style="list-style-type: none"> <li>(a) is no greater than 10m in height, measured from existing ground level or</li> <li>(b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.</li> </ul>
<p>Interface with Rural Activities</p>	
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility</li> <li>(b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day</li> <li>(c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres</li> </ul>

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

## Land Division

### Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>Land division:</p> <ul style="list-style-type: none"> <li>(a) creates allotments with the appropriate dimensions and shape for their intended use</li> <li>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure</li> <li>(c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features</li> <li>(d) facilitates solar access through allotment orientation</li> <li>(e) creates a compact urban form that supports active travel, walkability and the use of public transport</li> <li>(f) avoids areas of high natural hazard risk.</li> </ul>

<h2 style="margin: 0;">Performance Outcome</h2>	<h2 style="margin: 0;">Deemed-to-Satisfy Criteria / Designated Performance Feature</h2>
<p>All land division</p>	
<p>Allotment configuration</p>	
<p>PO 1.1</p>	<p>DTS/DPF 1.1</p>

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

PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
<b>Infrastructure</b>	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.

<p>PO 4.2</p> <p>Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.</p>	<p>DTS/DPF 4.2</p> <p>Each allotment can be connected to:</p> <ul style="list-style-type: none"> <li>(a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment</li> <li>or</li> <li>(b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.</li> </ul>
<p>PO 4.3</p> <p>Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 4.3</p> <p>Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.</p>
<p>PO 4.4</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
<p>PO 4.5</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>
<p>PO 4.6</p> <p>Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.</p>	<p>DTS/DPF 4.6</p> <p>None are applicable.</p>
<p>Minor Land Division (Under 20 Allotments)</p>	
<p>Open Space</p>	
<p>PO 5.1</p> <p>Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>Solar Orientation</p>	
<p>PO 6.1</p> <p>Land division for residential purposes facilitates solar access through allotment orientation.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 7.1</p> <p>Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system,</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

watercourses or other water bodies.	
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
<b>Battle-Axe Development</b>	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development:  (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b):  (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
<b>Open Space</b>	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
<b>Water Sensitive Design</b>	
PO 10.1	DTS/DPF 10.1

Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3 None are applicable.
<b>Solar Orientation</b>	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

## Marinas and On-Water Structures

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance Feature</b>
<b>Navigation and Safety</b>	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.

PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

## Open Space and Recreation

### Assessment Provisions (AP)

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

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

<b>Performance Outcome</b>	<b>Deemed-to-Satisfy Criteria / Designated Performance</b>
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## Feature

Feature	
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates:  (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the	DTS/DPF 5.3 None are applicable.

park.	
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	DTS/DPF 7.2 None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks:  (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas;	DTS/DPF 8.2 None are applicable.

(c) in car parking areas.	
PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	DTS/DPF 8.3 None are applicable.
PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable.	DTS/DPF 8.4 None are applicable.

## Out of Activity Centre Development

### Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:  (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:  (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

## Resource Extraction

### Assessment Provisions (AP)

## Desired Outcome

DO 1	Resource extraction activities are developed in a manner that minimises human and environmental impacts.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

### Site Contamination

### Assessment Provisions (AP)

## Desired Outcome

DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site
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	contamination.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</li> <li>(c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form)</li> <li>(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:                             <ul style="list-style-type: none"> <li>(i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that-                                     <ul style="list-style-type: none"> <li>A. site contamination does not exist (or no longer exists) at the land</li> <li>or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</li> <li>or</li> <li>C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</li> </ul> </li> <li>and</li> <li>(ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).</li> </ul> </li> </ul>

## Tourism Development

### Assessment Provisions (AP)

Desired Outcome	
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DO 1	
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	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> <li>(a) it supports immersive natural experiences</li> <li>(b) it showcases South Australia's landscapes and produce</li> <li>(c) its events and functions are connected to local food, wine and nature.</li> </ul>	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6	DTS/DPF 2.6

<p>Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.</p>	<p>None are applicable.</p>
<p>Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972</p>	
<p>PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).</p>	<p>DTS/DPF 3.1 None are applicable.</p>
<p>PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.</p>	<p>DTS/DPF 3.2 None are applicable.</p>
<p>PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> <li>(a) comprising a minimum of 10 accommodation units</li> <li>(b) clustering separated individual accommodation units</li> <li>(c) being of a size unsuitable for a private dwelling</li> <li>(d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.</li> </ul>	<p>DTS/DPF 3.4 None are applicable.</p>

## Transport, Access and Parking

### Assessment Provisions (AP)

<h2 style="margin: 0;">Desired Outcome</h2>	
<p>DO 1</p>	<p>A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.</p>

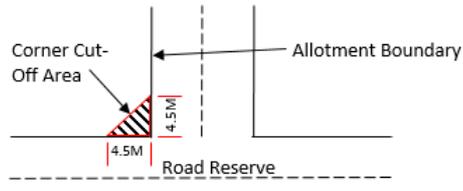
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: <ul style="list-style-type: none"> <li>(a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land</li> <li>or</li> <li>(b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.</li> </ul>
PO 3.2	DTS/DPF 3.2

<p>Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p>None are applicable.</p>
<p>PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p>	<p>DTS/DPF 3.4 None are applicable.</p>
<p>PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b):                  (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land                  (b) where newly proposed, is set back:                  (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner                  (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance                  (iii) 6m or more from the tangent point of an intersection of 2 or more roads                  (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p>
<p>PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6 Driveways and access points:                  (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided                  (b) for sites with a frontage to a public road greater than 20m:                  (i) a single access point no greater than 6m in width is provided                  or                  (ii) not more than two access points with a width of 3.5m each are provided.</p>
<p>PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:                  (a) 80 km/h road - 110m                  (b) 70 km/h road - 90m                  (c) 60 km/h road - 70m                  (d) 50km/h or less road - 50m.</p>

PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:  (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:  (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.

PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1	DTS/DPF 10.1

<p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 
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**Table 1 - General Off-Street Car Parking Requirements**

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

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

<b>Semi-Detached Dwelling</b>	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
<b>Aged / Supported Accommodation</b>	
<b>Retirement village</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
<b>Supported accommodation</b>	0.3 spaces per bed.
<b>Residential Development (Other)</b>	
<b>Ancillary accommodation</b>	No additional requirements beyond those associated with the main dwelling.
<b>Residential park</b>	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
<b>Student accommodation</b>	0.3 spaces per bed.
<b>Workers' accommodation</b>	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
<b>Tourist</b>	
<b>Caravan park / tourist park</b>	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
<b>Tourist accommodation</b>	1 car parking space per accommodation unit / guest room.
<b>Commercial Uses</b>	
<b>Auction room/ depot</b>	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
<b>Automotive collision repair</b>	3 spaces per service bay.
<b>Call centre</b>	8 spaces per 100m <sup>2</sup> of gross leasable floor area.
<b>Motor repair station</b>	3 spaces per service bay.

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

	<p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
<b>Health Related Uses</b>	
<b>Hospital</b>	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
<b>Consulting room</b>	4 spaces per consulting room excluding ancillary facilities.
<b>Recreational and Entertainment Uses</b>	
<b>Cinema complex</b>	0.2 spaces per seat.
<b>Concert hall / theatre</b>	0.2 spaces per seat.
<b>Hotel</b>	1 space for every 2m <sup>2</sup> of total floor area in a public bar plus 1 space for every 6m <sup>2</sup> of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
<b>Indoor recreation facility</b>	<p>6.5 spaces per 100m<sup>2</sup> of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m<sup>2</sup> of total floor area for all other Indoor recreation facilities.</p>
<b>Industry/Employment Uses</b>	
<b>Fuel depot</b>	<p>1.5 spaces per 100m<sup>2</sup> total floor area</p> <p>1 spaces per 100m<sup>2</sup> of outdoor area used for fuel depot activity purposes.</p>
<b>Industry</b>	1.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Store</b>	0.5 spaces per 100m <sup>2</sup> of total floor area.
<b>Timber yard</b>	<p>1.5 spaces per 100m<sup>2</sup> of total floor area</p> <p>1 space per 100m<sup>2</sup> of outdoor area used for display purposes.</p>
<b>Warehouse</b>	0.5 spaces per 100m <sup>2</sup> total floor area.
<b>Other Uses</b>	
<b>Funeral Parlour</b>	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the

	parlour.
<b>Radio or Television Station</b>	5 spaces per 100m <sup>2</sup> of total building floor area.

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

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

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

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

			<p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>
<p><b>Non-residential development</b> excluding tourist accommodation</p>	<p>3 spaces per 100m<sup>2</sup> of gross leasable floor area.</p>	<p>6 spaces per 100m<sup>2</sup> of gross leasable floor area.</p>	<p>Strategic Innovation Zone</p> <p>Suburban Activity Centre Zone</p> <p>Suburban Business Zone</p> <p>Business Neighbourhood Zone</p> <p>Suburban Main Street Zone</p> <p>Urban Activity Centre Zone</p>
<p><b>Tourist accommodation</b></p>	<p>1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms</p>	<p>1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms</p>	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>
<p><b>Residential development</b></p>			
<p><b>Residential component of a multi-storey building</b></p>	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	<p>None specified.</p>	<p>City Living Zone</p> <p>Strategic Innovation Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street ) Zone</p> <p>Urban Neighbourhood Zone</p>
<p><b>Residential flat building</b></p>	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p>	<p>None specified.</p>	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p>

	3 or more bedroom dwelling - 1.25 spaces per dwelling		Urban Corridor (Main Street ) Zone
	0.25 spaces per dwelling for visitor parking.		Urban Neighbourhood Zone

Table 2 - Criteria:

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

Criteria	Exceptions
<p><b>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</b></p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service<sup>(2)</sup></p> <p>(b) is within 400 metres of a bus interchange<sup>(1)</sup></p> <p>(c) is within 400 metres of an O-Bahn interchange<sup>(1)</sup></p> <p>(d) is within 400 metres of a passenger rail station<sup>(1)</sup></p> <p>(e) is within 400 metres of a passenger tram station<sup>(1)</sup></p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p>(i) City of Burnside</p> <p>(ii) City of Marion</p> <p>(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street ) Zone</p> <p>(g) Urban Neighbourhood Zone</p>

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

### Table 3 - Off-Street Bicycle Parking Requirements

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

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

<b>Hospital</b>	1 space per 15 beds plus 1 space per 30 beds for visitors.
<b>Indoor recreation facility</b>	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.
<b>Licensed Premises</b>	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
<b>Office</b>	1 space for every 200m <sup>2</sup> of gross leasable floor area plus 2 spaces plus 1 space per 1000m <sup>2</sup> of gross leasable floor area for visitors.
<b>Pre-school</b>	1 space per 20 full time employees plus 1 space per 40 full time children.
<b>Recreation area</b>	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
<b>Residential flat building</b>	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
<b>Residential component of a multi-storey building</b>	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
<b>Shop</b>	1 space for every 300m <sup>2</sup> of gross leasable floor area plus 1 space for every 600m <sup>2</sup> of gross leasable floor area for customers.
<b>Tourist accommodation</b>	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

**Schedule to Table 3**

Designated Area	Relevant part of the State
	The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone	Metropolitan Adelaide
Strategic Innovation Zone	
Suburban Activity Centre Zone	
Suburban Business Zone	
Suburban Main Street Zone	
Urban Activity Centre Zone	

Urban Corridor (Boulevard) Zone	
Urban Corridor (Business) Zone	
Urban Corridor (Living) Zone	
Urban Corridor (Main Street ) Zone	
Urban Neighbourhood Zone	

## Waste Treatment and Management Facilities

### Assessment Provisions (AP)

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

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

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

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

PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	DTS/DPF 7.2 None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.
PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

## Workers' accommodation and Settlements

### Assessment Provisions (AP)

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

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

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