

CAP MEETING – 8 NOVEMBER 2023

ITEM 8.1

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| DEVELOPMENT NO.: | 22041947 |
| APPLICANT: | Mark Kwiatkowski Anthony Wagenknecht |
| ADDRESS: | 14 NIOKA DRIVE IRONBANK SA 5153 CT 5490/659 |
| NATURE OF DEVELOPMENT: | Change of use to include brewery (light industry) within part of store building (producing 44,000L per annum) & construction of mezzanine within the store building for sale & tasting of beer with associated car parking |
| ZONING INFORMATION: | <p>Zones:</p> <ul style="list-style-type: none"> • Productive Rural Landscape <p>Overlays:</p> <ul style="list-style-type: none"> • Environment and Food Production Area • Hazards (Bushfire - High Risk) • Hazards (Flooding - Evidence Required) • Limited Land Division • Native Vegetation • Prescribed Wells Area • State Significant Native Vegetation • Water Resources |
| LODGEMENT DATE: | 15 December 2022 |
| RELEVANT AUTHORITY: | Assessment Panel at Adelaide Hills Council |
| PLANNING & DESIGN CODE VERSION: | 2021.16 |
| CATEGORY OF DEVELOPMENT: | Code Assessed - Performance Assessed |
| NOTIFICATION: | Yes Notification period from 21 July 2023 to 10 August 2023 |
| RECOMMENDING OFFICER: | Marie Molinaro Statutory Planner |
| REFERRALS STATUTORY: | Nil |
| REFERRALS NON-STATUTORY: | Council Environmental Health Council Engineering |

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DETAILED DESCRIPTION OF PROPOSAL:

- Convert part of an approved store building to a brewery with tasting and sales area. The store building was approved via development authorisation 19/433.
- The building has a ground floor area of 288 square metres.
- A 96 square metre western end bay of the building will contain the brewery equipment, with one (1) external chiller.
- The brewery portion of the building will be fitted with a bund to contain spillage.
- The remainder of the ground floor will be used for the storage of vehicles/equipment as approved via development authorisation 19/433, but with the inclusion of a unisex, universal access toilet.
- A 96 square metre mezzanine level has already been installed within the eastern portion of the building, so this building work part of the proposal is retrospective.
- The mezzanine level will be used for the tasting and sale of beer produced in the brewery.
- There are no external changes to the store building.
- The building is 4m from the rear boundary and 4m from the eastern side boundary.
- The building is approximately 50m west of the nearest dwelling on adjoining land – 16 Nioka Drive, Ironbank.
- The brewery will produce 44,000L of beer per year and will be operated by the owner of the land.
- Beer will be bottled on-site and stored in cans and kegs. Bottling is to occur once per week.
- The tasting and sales area will be open every second Saturday between 11am and 5pm for up to a maximum of 20 customers at any one time.
- The licensed area has been nominated as the entire store building and does not include any outdoor areas.
- A 10 space gravel car-park is to be constructed forward of the store building adjacent the dwelling on the land and near the eastern side boundary.
- Access to the land and the internal driveway will remain the same.
- Deliveries will be via the owner operator's 2.5t truck, between the hours of 7:30am-4:00pm, Monday-Friday.
- Waste by-product (spent grain) from the brewing process will also be inside the building and then disposed of off-site.
- Hard waste will also be stored inside the building and collected via standard Council waste collection.
- Wastewater from the sales & tasting area will be directed to an aerobic wastewater system with surface irrigation area and brewery washdown grey water will be directed to a septic tank with sub-surface irrigation area.
- An existing property identification sign at the front of the land will be re-badged to reflect the brewery details.

The plans and application information are included as **Attachment 1 – Application Documents**.

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BACKGROUND:

| APPROVAL DATE | APPLICATION NUMBER | DESCRIPTION OF PROPOSAL |
|------------------|--------------------|---|
| 1 October 1982 | 40:82 | Siteworks only |
| 7 November 1983 | 728/83 | Brick veneer dwelling |
| 12 November 1987 | 330/611/87 | Carport |
| 1 August 2006 | 473/836/2006 | Domestic outbuilding (pontoon measuring 9m x 9m x 2.7m wall height) |
| 7 June 2012 | 473/1321/2010 | Dwelling alterations & additions including upper storey |
| 30 October 2020 | 19/433 | Change of use to include a private depot & associated store building for the parking & storage of vehicles/equipment associated with earthmoving business (2x 4t trucks, 1x 12t tipper & 1x 5t excavator), retaining wall (maximum height 1.4m), water storage tanks (2x 22,000L) & associated earthworks (non-complying) |

Application approval 473/1321/2010 was not enacted.

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 14 NIOKA DR IRONBANK SA 5153

Title ref.: CT 5490/659 **Plan Parcel:** D10993 AL14 **Council:** ADELAIDE HILLS COUNCIL

The subject land is a rural residential allotment with an area of 1.7 hectares. The land contains a detached dwelling located towards the rear of the land and the private depot outdoor storage area and store building approved by development authorisation 19/433 which is located towards the eastern side boundary and behind the dwelling. The dwelling, private depot outdoor storage area and store building are not visible from Nioka Drive due to the large setback, upwards slope of the land and dense vegetation.

Land forward of the built form is a well-maintained grassed area, large dam with a watercourse flowing through it and some native vegetation.

The land is connected to mains water and electricity but is serviced by an on-site wastewater system. There are no easements or other restrictions listed on the Certificate of Title.

The locality is rural residential in nature in what is considered to be a densely divided part of the Productive Rural Landscape Zone. Allotments in the locality are generally around 1 hectare in size.

To the north of the land is the Conservation Zone, covering the Mark Oliphant Conservation Park and walking trails.

Nioka Drive is a two-way, sealed Council roadway. It is a no-through road and the subject land is one of the last properties near the end of the cul-de-sac head. The subject land is approximately 400m east of the intersection with Ironbank Road.

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

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CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**

Change of use: Code Assessed - Performance Assessed

Brewery: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**

Code Assessed - Performance Assessed

- **REASON**

The proposal is not listed as Accepted, Deemed to Satisfy or Restricted in the Planning & Design Code, so it defaults to being a Performance Assessed type of development.

PUBLIC NOTIFICATION

- **REASON**

Brewery is a form of light industry and as per Table 5 procedural matters of the Productive Rural Landscape Zone, light industry is only excluded from public notification provided both DTS/DPF4.1 and DTS/DPF4.3 are met. The proposal does not meet all the criteria in both DTS/DPF4.1 and DTS/DPF4.3 so public notification was required.

- **LIST OF REPRESENTATIONS**

Thirty-one (31) representations were received during the public notification period. Eleven (11) supporting and twenty (20) opposing representations were received. Fourteen (14) representors wish to be heard in support of their written representation.

The representor details are below:

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| Representor Name | Representor's Address | Wishes to be Heard | Nominated Speaker (if relevant) |
|-------------------------|------------------------------------|---------------------------|--|
| Keran McKenzie | PO Box 322, Stirling | Yes | Keran McKenzie |
| Ros Barrett | 8 Allumba Drive, Ironbank | Yes | Ros Barrett |
| Robyn Nelson | PO Box 429, Stirling | Yes | Robyn Nelson |
| David Lapans | PO Box 83, West Beach | Yes | TBA |
| Peter Auhl | 5 Allumba Drive, Ironbank | Yes | Peter Auhl |
| Sarka Auhl | 5 Allumba Drive, Ironbank | Yes | Peter Auhl |
| Daniel Rowe | 11 Allumba Drive, Ironbank | Yes | Daniel Rowe |
| Katrina Barber | 9 Allumba Drive, Ironbank | Yes | TBA |
| Paula Kulas | 8 Nioka Drive, Ironbank | Yes | Paula Kulas |
| Mark Winston | 4 Pimpala Road, Ironbank | Yes | Mark Winston |
| David & Vicki Wilczek | 18 Nioka Drive, Ironbank | Yes | TBA |
| Martine Welfare | 15 Allumba Drive, Ironbank | Yes | Martine Welfare |
| Andrew Blanchard | 235 Ironbank Road, Ironbank | Yes | Andrew Blanchard |
| Steven Murray | 9 Allumba Drive, Ironbank | Yes | TBA |
| Tim Budenberg | 259 Sturt Valley Road, Upper Sturt | No | |
| Jack Costi | 13 Allumba Drive, Ironbank | No | |
| Miranda Hickman | 6 Allumba Drive, Ironbank | No | |
| Peter Hopkins | 3 Allumba Drive, Ironbank | No | |
| Jason Brooks | 203 Ironbank Road, Ironbank | No | |
| Eric Caon | 16 Allumba Drive, Ironbank | No | |
| Charlie Dixon | PO Box 1133 | No | |
| Melanie Smith | 17 Nioka Drive, Ironbank | No | |
| Tom Smith | 17 Nioka Drive, Ironbank | No | |
| Robin & Fiona Brunt | 6A Allumba Drive, Ironbank | No | |
| Brett Tuckey | PO Box 120, Hahndorf | No | |
| Randall Richards | 13 Nioka Drive, Ironbank | No | |
| Michael Leopardi | PO Box 80, Crafers | No | |
| Ken Klante | 28 Cecilia Street, North Brighton | No | |
| Craig Topperwien | 75 Upper Sturt Road, Upper Sturt | No | |
| Raelee Basford | 354 Pole Road, Ironbank | No | |
| Tarik Sammour | 6 Nioka Drive, Ironbank | No | |

• **SUMMARY**

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

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Supporting representations

- “Excellent initiative! Love the idea that local businesses want to set up in the area. Great for the community.”
- The proposal is relatively small scale and will renew the area. “It will be a good opportunity to show case a small local business trying to make their way in a competitive industry.”
- The opening hours and capacity are reasonable (small-scale).
- “This will be a great thing for the community and a nice spot to have a cold beer all year round.”
- “I believe a small brewery like the one proposed is a great idea. The proposal has very little, if any impact on anyone on surrounding properties as it is based on small tasting groups and the parking is within the property and not on the road. If responsible service of alcohol guidelines are followed there should be no problems.”

Opposing representations

- Concern regarding music noise coming from the mezzanine tasting area and possible outdoor events.
- Concern that the proposal will generate additional vehicle movements along Nioka Drive which could lead to pedestrian safety issues and issues for children who play on the no-through road.
- Concern that the proposal will generate additional vehicle movements which will negatively impact native wildlife.
- Environmental concerns regarding emissions from the brewing process and from an increase in energy and water consumption.
- Environmental concerns regard on-site wastewater management and impacts on water quality.
- Amenity concerns regarding odour from the brewing process.
- Concern for approval of the proposal and possible future expansion to brewing capacity and hours of operation.
- Concern that the proposal will change the residential character of the area and set a precedent for more light industrial activity.
- Concern that the proposal will de-value residential property values.
- Seeking clarification regarding the brewing capacity of the facility.
- Concern that on-site car-parking is not sufficient, which will lead to vehicles parking on Nioka Drive.
- Concern that the proposal will generate unreasonable additional traffic movements along Nioka Drive.
- Concern that visitors unfamiliar with the area will have trouble negotiating the intersection with Ironbank Road.
- Concern that the supporting noise assessment (acoustic) report requires additional clarification.
- The application lacks bushfire safety planning information.
- The proposal may represent an increased bushfire risk though the storage of chemical associated with the brewing process.
- Concern regarding possible anti-social visitor behaviour – drunk behaviour, driving and littering nuisance.
- Seeking additional information re water supply and usage associated with the brewing process.
- Seeking additional information regarding the storage of waste.
- Visual amenity concerns regarding the potential storage of items outside the store building.
- That properties directly notified was too limited in scope.

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

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AGENCY REFERRALS

No agency referrals were required.

INTERNAL REFERRALS

- Council Environmental Health
Approved a wastewater application – ref. 23/W063/473.
- Council Engineering
Advised on traffic matters, the response is summarised in the Traffic, Access and Parking Section later in this report.

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 6 – Relevant P&D Code Policies**.

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Productive Rural Landscape Zone

| Desired Outcome | |
|---|--|
| DO 1 | A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape. |
| DO 2 | A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity. |
| DO 3 | Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| Land Use & Intensity PO 1.1 & DTS/DPF 1.1 | |
| Rural Industry PO 4.1 & DTS/DPF 4.1, PO 4.2, PO 4.3 & DTS/DPF 4.3 | |

The locality is predominantly rural residential in character; however Desired Outcome 1 does seek in part a diverse range of land uses. Desired Outcome 2 amongst other matters seeks the development of businesses that promote the sale and consumption of agricultural based products, which is also sought by Performance Outcome 1.1. The associated sales and tasting of beer are considered to be akin to a tourism destination development as also sought by Desired Outcome 2 and Performance Outcome 1.1.

With regard to Desired Outcome 3, land use conflicts are discussed later in the report in the General Development Polices, Beverage Production in Rural Areas section.

The Rural Industry Performance Outcomes are discussed in full as they relate directly to the proposal.

PO4.1

Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.

The proposal is for a form of beverage production as desired by Performance Outcome 4.1. It is considered to be small-scale in terms of the 96 square metre floor area of the existing building dedicated to brewing activity, the output of product (beer) per annum and that it will be an owner operator business with no additional staff. The output is considered to be small-scale in regard to the threshold for a referral to the Environmental Protection Authority (EPA). The brewery will produce 44,000L of beer per annum and a referral to the EPA per Part 9 of the Planning & Design Code is only required if more than 5000 litres will be produced per day.

Regarding representor concern regarding clarity of the production output, this has been addressed by the applicant in the response to representations.

The proposal although not a form of value adding to locally sourced primary production activities, will provide for diversification of the existing private depot use, making part use of a large existing store building on the land. The spent grain from the brewing process will be disposed of off-site to local farmers as cattle feed.

Parts a) &b) of corresponding Designated Performance Feature 4.1 are not met in that the use is not ancillary to a primary production activity occurring on the land or adjoining land and is not located on land with an area of at least 2 hectares.

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Failure to meet part a) is not considered to mean the Performance Outcome is not met, as the proposal is considered to represent a diversification opportunity of the existing private depot use. It is not clear how the size of the land per part b) relates to the achievement of the Performance Outcome. Nonetheless, the land has an area of 1.7 hectares, which is not considered to be a substantial departure from the 2 hectare size guide for rural industry activities.

PO 4.2

Expansion of established small-scale or new large-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:

- a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality.*
- b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like.*
- c) primarily involve primary production commodities sourced from the same allotment and/or surrounding areas.*

Performance Outcome 4.2 is not considered to be applicable to the proposal as it is not for an expansion to existing industry and it is not considered to be a new 'large-scale' industry.

PO4.3

Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.

The industry activity (beverage production) is to occur within an existing store building. The store building is located at the rear of the land and is not visible from Nioka Drive. The associated car-parking area is adjacent the dwelling on the land, but again it is not visible from Nioka Drive. It is screened from the eastern side boundary by existing hedge landscaping. The car-parking area is to be finished in compacted gravel, which is considered to be appropriate in a rural setting and respects landscape amenity.

Representor concern was raised regarding visual amenity concerns from the possible outdoor storage of waste and items used in the brewing process. The applicant has agreed to store all waste associated with the brewing process inside the building. There is existing outdoor storage of items associated with the existing private depot use of the land, and it is considered likely there could be some reduction in outside storage, with the owner operator wanting to present an appealing appearance to visitors of the associated sales and tasting area.

Parts a) & b) of corresponding DPF 4.3 are not met as the brewery building is not at least 50m from all boundaries and it is not at least 100m from a sensitive receiver in other ownership.

Failure to meet a) has no bearing on landscape amenity as the industry activity (beverage production) is located within an existing building. The building is approximately 50m from the nearest dwelling on adjoining land - 16 Nioka Drive, however it is not readily visible from this dwelling as it is primarily oriented north towards Nioka Drive. The reduced setback in this case is considered to be more of an interface issue, which is discussed in the General Development Polices, Interface Between Land Uses section of this report.

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Overlays

Hazards (Bushfire – High Risk) Overlay

| Desired Outcome | |
|--|---|
| DO1 | Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: <ul style="list-style-type: none">- Potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change- High levels and exposure to ember attack- Impact from burning debris- Radiant heat likelihood and direct exposure to flames from a fire front. |
| DO2 | Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk. |
| DO3 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| Land Use PO1.1 | |
| Siting PO2.1 | |
| Built Form PO3.1 | |
| Vehicle Access – Road, Driveways and Fire Tracks PO6.3 | |

The proposal is for a brewery with associated sales and tasting, which are desired uses in the Productive Rural Landscape Zone. This Zone is in either in the Hazards (Bushfire High-Risk) Overlay Area or Hazards (Bushfire Medium-Risk) Overlay.

The brewery will be operated by the owner of the land and the capacity of the sales and tasting area limited to 20 persons at any one time for a maximum of 24 days per year. This is small scale in terms of other desired uses in the Zone such as restaurant and function centre, which would also most likely rely on outside staff an operate on a more frequent basis.

The land is serviced by a sealed two-way road, with connection to Ironbank Road.

Recommended advisory note six (6) encourages the development a bushfire risk management plan.

Mainly habitable building use/types and educational facilities in the Hazards (Bushfire – High Risk) Overlay trigger a referral to the SA Country Fire Service. No statutory formal referral was required for this proposal.

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Hazards (Flooding – Evidence Required) Overlay

| Desired Outcome | |
|--|---|
| 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 | |
| Flood Resilience PO1.1 & DTS/DPF1.1 | |
| Environmental Protection PO2.1 & DTS/DPF2.1 | |

This Overlay is not considered to be directly relevant to the proposal. There is no new built form proposed as part of the application.

Native Vegetation Overlay

| Desired Outcome | |
|--|--|
| 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 | |
| Environmental Protection PO1.1 & DTS/DPF1.1 | |

A site inspection showed some felled tree trunks in the nominated visitor parking area. However, the applicant advises this has been bought in from other locations. No native vegetation is required to be removed as part of the application.

Prescribed Wells Area Overlay

| Desired Outcome | |
|--|--|
| DO1 | Sustainable water use in prescribed wells areas. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| PO1.1 & DTS/DPF1.1 | |

There is a bore on the land, but it will not be used as a water supply for the brewery. Mains water and two (2) water storage tanks will be used to support the brewing process.

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State Significant Native Vegetation Areas Overlay

| Desired Outcome | |
|---|---|
| DO1 | Protect, retain and restore significant areas of native vegetation. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| Environmental Protection PO1.1 & DTS/DPF1.1 | |

See comments above as per the Native Vegetation Area Overlay. No native vegetation is required to be removed from the land as part of the application.

Water Resources Overlay

| Desired Outcome | |
|-----------------|--|
| DO1 | Protection of the quality of surface waters considering adverse water quality impacts 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. |

The brewery building and associated car-parking area are above the dam on the land, which has a watercourse flowing into it. There is a separation distance of approximately 50m from the northern edge of the car-park area to the dam.

General Development Policies

Beverage Production in Rural Areas

| Desired Outcome | |
|---|--|
| DO1 | Mitigation of potential amenity and environmental impacts of value-adding beverage production facilities such as wineries, distilleries, cideries and breweries. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| Odour and Noise PO1.1, PO1.2, PO1.3, PO1.4 & DTS/DPF1.4, PO1.5 & DTS/DPF1.5 | |
| Water Quality PO2.1 & DTS/DPF2.1, PO2.2, PO2.3, PO2.4 | |
| Wastewater Irrigation PO3.1, PO3.2 & DTS/DPF3.2, PO3.3 | |

The Beverage Production in Rural Areas Performance Outcomes are discussed in full as they relate directly to the proposal.

Odour and Noise

PO1.1

Beverage production activities are designed and sited to minimise odour impacts on rural amenity.

See discussion under subheading PO1.4 below.

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PO1.2

Beverage production activities are designed and site to minimise noise impacts on sensitive receivers.

Noise impact is discussed in the General Development Policies - Interface Between Land Uses section later in this report.

PO1.3

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.

The beverage production (brewery) activity is to occur within an existing enclosed building on the land. Waste is to be stored inside the building.

Noise impact is discussed in the General Development Policies – Interface Between Land Uses section later in this report.

PO1.4

Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.

A fan extractor is to be installed to manage odour from the brewing process. See further discussion below in the General Development Policies – Interface Between Land uses section of the report.

PO1.5

Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.

Solid waste is to be stored inside the brewery and store building. It will be in the owner operator's interest to ensure waste is collected frequently to maintain a pleasant environment for visitors to the sales & tasting area in the same building, and to also maintain their own amenity.

Water Quality

PO2.1

Beverage production wastewater management systems (including wastewater irrigation) are setback from watercourses to minimise adverse impacts on water resources.

The sub-surface wastewater disposal area is 40m from the nearest waterbody, which is 10m short of the desirable setback distance per corresponding Designated Performance Feature 2.1. However, the reduced setback has been accepted by the wastewater engineer and Council Environmental Health. Table 7 on page 5 of the wastewater engineer's report provides a summary of why a reduced setback distance is appropriate.

PO2.2

The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.

All material used in the brewing process is to be stored in the brewery and store building.

PO2.3

Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an on-site stormwater treatment system to manage potential environmental impacts.

The brewery area part of the building is to be bunded and wash-down water directed to the wastewater system.

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PO2.4

Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces).

There is no additional roof catchment area, stormwater run-off from the building is directed to two (2) water storage tanks on the western side of the building.

It is not considered necessary to condition the installation of a gross-pollutant trap to the car-park area given its small size and infrequent use.

Wastewater irrigation

PO3.1

Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.

The wastewater management system has been designed by a wastewater engineer and approved by Council Environmental Health. There are no crops in the locality.

PO3.2

Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.

The wastewater disposal area is more than 50m from a dwelling in different ownership as desired by corresponding Designated Performance Feature 3.2. This is considered to satisfy the Performance Outcome.

PO3.3

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.*

The information summary provided on pages 2-3 of the wastewater engineer's report demonstrates that the proposal complies with all of the above criteria except for part b). The sub-surface irrigation area is approximately 40m from the nearest waterbody. This has been accepted by a wastewater engineer and Council Environmental Health.

Clearance from Overhead Powerlines

| Desired Outcome | |
|--|---|
| 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 | |
| Environmental Protection PO1.1 & DTS/DPF1.1 | |

As part of their submission the applicant has declared that the development will not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. This is consistent with DTS/DPF1.1.

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Design

| Desired Outcome | |
|--|---|
| DO1 | <p>Development is:</p> <ul style="list-style-type: none"> a) contextual – by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate areas b) dural – fit for purpose, adaptable and long lasting. c) inclusive – by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm for occupants and visitors. d) sustainable – by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| External Appearance PO1.5 | |
| On-Site Waste Treatment Systems PO6.1 & DTS/DPF6.1 | |
| Carparking Appearance PO7.2 | |

With regard to Desired Outcome 1 part a) the proposal is taking place within an existing building on the land and there is no new advertising. The proposed car-parking area is not visible from Nioka Drive or adjoining properties, which achieves Performance Outcome 7.2. With regard to the part of this Desired Outcome that seeks for development to positively contribute to the character of the immediate area, this is considered to be in the context of built form, not land use which is discussed separately in the report. However, the brewery within an existing store building has the appearance of a large outbuilding common in the locality.

With regard to part b) of Desired Outcome 1 if the use is not successful the building could be used wholly again for storage without external modification.

The on-site waste system is between the brewery building and the dwelling on the land, so it does not encroach within the driveway or parking areas as sought by Desired Outcome 6.1.

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Infrastructure and Renewable Energy Facilities

| Desired Outcome | |
|--|---|
| DO1 | Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity. |
| Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria | |
| Water Supply PO11.1 & DTS/DPF1.1 | |
| Wastewater Services PO12.1 & DTS/DPF12.1, PO12.2 & DTS/DPF12.2 | |

Council Environmental Health have approved an on-site wastewater treatment system for the proposed brewery use. The waste control system is wholly contained within the boundaries of the land and is away from dams and watercourses in the area as sought by Performance Outcome 12.1

The nominated car-parking area for visitors is away from the existing waste control system which services the dwelling on the land which accords with Designated Performance Feature 12.1.

Interface between Land Uses

| Desired Outcome | |
|--|--|
| 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 | |
| General Land Use Compatibility PO 1.2 | |
| Hours of Operation PO2.1 & DTS/DPF2.1 | |
| Activities Generating Noise or Vibration PO4.1 & DTS/DPF4.1 & PO4.2 | |
| Air Quality PO5.1 & PO5.2 | |
| Light Spill PO6.1 | |

Hours of Operation

The brewery is to operate a maximum of two (2) days per week between 8:30am and 5:00pm and the associated sales and tasting is to operate every second Saturday between 11am and 5pm.

Both rural industry (beverage production) and shops (tourism development) are desired in the Zone. The brewery use is considered to be small-scale and operational matters are designed to mitigate against off-site impacts in the rural residential locality.

Activities Generating Noise or Vibration

Regarding noise, the EPA document *Evaluation Distances for Effective Air Quality and Noise Management (2023)* recommends that a brewery of this scale be setback 250m from the nearest sensitive receivers, recognising that with this land use noise is a potential impact.

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The brewery is 50m from the nearest dwelling not on the subject land - 16 Nioka Drive, Ironbank. However, the applicant has provided a noise assessment (acoustic report) by Sonus Engineers in support of the application. The noise assessment concludes that with some measures, that at the nearest sensitive receivers the proposal achieves the Environment Protection (Noise) Policy criteria as set out in Designated Performance Feature 4.1. Meeting Designated Performance Feature 4.1 is considered to satisfy corresponding Performance Outcome 4.1 which seeks for development emitting noise to not unreasonably impact the amenity of sensitive receivers.

It is worth noting that in the noise assessment the assumed internal noise level is *“based on the worse case level of a brewery with a much larger capacity. For the vast majority of the time (and particularly at night), noise levels will be much lower than the conservative assumption.”*

Achieving the Environment Protection (Noise) Policy criteria is considered to negate a reduced separation distance between land uses. This is noting that the *Evaluation Distances for Effective Air Quality and Noise Management (2023)* document is a guide only, including a mechanism for an applicant to demonstrate that a separation distance, other than the recommended distance is appropriate. Consequently, the distance quoted in the document should not be adopted as absolute criteria, but rather as indicative distances that may be adjusted having regard to specific site circumstances.

Recommended conditions four (4) to six (6) are the measures listed in the noise assessment report that should be incorporated to ensure the Environment Noise Protection (Policy) is achieved for the brewery use. An additional condition is recommended that noise levels from both the brewery use and the sales & tasting area use do not exceed the Environment Noise Protection (Policy) maximum day and night time noise levels at nearby dwellings - see recommended condition seven (8).

Performance Outcome 4.2 relates to design and operation. The part of the store building to be used for brewery activity is fully enclosed and on the western side of the building away from the nearest sensitive receiver on adjoining land, which includes the external chiller and fan. No specific acoustic barriers to brewery plant equipment were recommended in the noise assessment report.

There are no outdoor areas associated with the sales and tasting part of the proposal and it is not intended to host functions or other large events.

The approved private depot use of the land allows for the movement of heavy vehicles between 6:00am-6:00pm Monday-Saturday. The applicant has agreed to a condition that vehicle movements associated with the private depot use of the land do not occur when brewery processing is occurring, or the associated sales & tasting area is open - see recommended condition eight (7). Such condition is considered to address representor concern about the potential combined noise impact of both land uses.

Air Quality

As per the discussion above regarding noise impacts, the brewery is setback less than the recommended distance to the nearest sensitive receiver. The recommended distance also recognises that odour is a potential impact. Specifically, the document states:

Odours are generally due to emissions released during boiling and fermentation stages of the process, particularly volatile organic compounds. Wastewater can also be a source of odour. The use of vapour recovery systems, such as condensers which discharge the condensate as licensed trade waste can significantly reduce the potential for odour impacts.

As part of the brewery design an extractor fan will be fitted, with discharge through the roof of the building. The applicant advises that the fan will only operate for one (1) hour at a time during the boiling part of the brewing process. Recommended condition eleven (11) requires the fan to be installed prior to use of the brewery commencing and to

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be switched on at all times during the boiling process. This condition further restricts the boiling activity to occur for a maximum of one (1) hour per day.

The wastewater system is more than 50m from a dwelling not on the subject land as desired by the Beverage Production in Rural Areas module.

Waste from the brewing process will be stored inside the brewery building to minimise odour impact to nearby residences. This is re-enforced by recommended condition twelve (12).

The proposal is considered to be consistent with Performances Outcomes 5.1 & 5.2.

Light Spill

PO6.1 seeks to control external lighting to ensure it does not cause unreasonable light spill. There is no lighting associated with the car-park area, and recommended condition fourteen (14) restricts security lighting around the brewery building.

Overall, in light of the above the proposal is considered to achieve Desired Outcome 1 and be consistent with the Interface Between Land Uses module policies.

As per representor concern if the application receives Planning Consent any future variation such as expansion to brewing capacity, hours of operation or visitor capacity will require assessment and approval through a separate development application.

Transport, Access and Parking

| Desired Outcome | |
|--|--|
| 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 | |
| Vehicle Access | |
| PO3.1 & DTS/DPF3.1 | |
| Vehicle Parking Rates | |
| PO5.1 & DTS/DPF5.1 | |

The proposal will use an existing access point and internal driveway and 10 on-site compacted gravel parking spaces will be provided.

As a guide *Table 1 – General Off Street Parking Requirements* of the Planning & Design Code sets out that a shop use which is akin to the associated sales & tasting of beer activity be supported by 5.5 on-site car-park spaces per 100 square metres of floor area. Based on this only five (5) on-site parking spaces would be required. It is acknowledged however that a general shop may have a higher turn-over of parking spaces than a beverage sales & tasting area where visitors are encouraged to linger. Nonetheless, 10 on-site parking spaces is considered to be sufficient as the use is of the kind were visitors usually car-pool in groups and it is an owner operator venture which does not require parking for staff.

Recommended condition thirteen (13) requires the car-parking area to be completed prior to the sales & tasting use commencing, and for the car-parking spaces to be maintained in good condition at all times. The compacted gravel finish is considered to be acceptable in the rural setting.

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In addition to the 10 formally nominated parking spaces, there is space for overflow parking around the dwelling and grassed surrounds. Regarding representor concern, it is considered unlikely that visitors to the brewery will park off-site as it would not be convenient considering the long uphill walk to the brewery building. No events or functions are proposed to warrant the need for off-site parking.

The limited opening times, capacity and hours of the associated sales and tasting area are considered to result in limited additional traffic along Nioka Drive. Council Engineering support this view.

In regard to representor concern for pedestrian safety along Nioka Drive and driver safety at the Nioka Drive and Ironbank Road intersection, Council Engineering have agreed to install an intersection warning sign on Ironbank Road and a pedestrian warning sign at the start of Nioka Drive. No other traffic/pedestrian safety upgrades were recommended by Council Engineering.

Deliveries to the brewery will mostly be via a small 2.5t truck used by the owner operator in the existing private depot use, so there should not be a discernible change in nature of vehicle movements in this regard along Nioka Drive.

CONCLUSION

The proposal is for a brewery with associated sales and tasting area in the Productive Rural Landscape Zone.

The proposed brewery is to be located within part of an existing store building forming part of an approved private depot use, with the owner occupier of the land to operate both uses. The proposal is not linked to value adding of local primary production as sought by Performance Outcome 4.1 of the Zone relating directly to rural industry, but it does represent a diversification opportunity to the private depot use.

The land is located in a rural residential locality in a densely divided part of the Zone; however small-scale beverage production and the associated sales and tasting area which is considered to be a form of tourism type development are specifically desired. The proposal is considered to be small-scale in terms of output, hours of operation and the owner operator status of the use. In addition, the proposal is mostly consistent with the General Development Beverage Production in Rural Areas module policies directly relating to the proposal.

Residential and landscape amenity is considered to be maintained by the small-scale nature of the proposal and recommended conditions controlling noise, odour management, hours of operation, waste management/storage and car-park appearance.

Separate approval has been granted for on-site wastewater management. The wastewater approval is subject to an assessment against the relevant health legislation and there are ongoing conditions to ensure environmental protection.

Traffic impacts associated with additional vehicle movements are considered to be negligible considering the limited capacity and hours of operation of the proposed uses, and there should be no discernible difference in vehicle movement types along Nioka Drive. Council Engineering have agreed to traffic warning signage in response to representor traffic and pedestrian safety concerns.

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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 22041947 by Mark Kwiatkowski and Anthony Wagenknecht for change of use to include brewery (light industry) within part of store building (producing 44,000L per annum) & construction of mezzanine within the store building for sale & tasting of beer with associated car-parking at 14 Nioka Drive, Ironbank is GRANTED Planning Consent subject to the following conditions:

CONDITIONS

Planning Consent

- 1) The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.
- 2) The hours of operation shall be as follows:
Brewery
Monday to Sunday between 8:30am – 5:00pm for a maximum of two (2) days per week.

Associated sales & tasting area
Every second Saturday between 11:00am – 5:00pm.
- 3) The maximum capacity of the associated sales & tasting mezzanine level area shall be 20 persons at any one time. No outdoor areas shall be used for the sale or tasting of beer.
- 4) An extractor fan shall only be located in the roof of the building above the nominated brewing area.
- 5) Only broadband reversing alarms shall be fitted to trucks, pallet jacks or forklifts.
- 6) Brewing shall not occur while any of the building doors are open.
- 7) No private depot use heavy vehicle movements shall occur while brewery processing activity is occurring, or the sales & tasting area is in operation.
- 8) The noise levels generated by both herein approved uses shall not exceed 52dB(A) between 7:00am and 10:00pm and 45dB(A) before 7:00am and after 10:00pm within the nearby dwellings.
- 9) A maximum 44,000L of beer shall be produced per annum. Any increase to the brewing capacity will require separate Development Approval.

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10)

- a) Prior to commencement of the brewery operations, the brewery portion of the building must be fitted with an impervious flooring material and internally banded, with drainage connected to the wastewater management system; and
- b) Brewery activities, including storage and unloading of beer and solid waste must be carried out on an impervious area that drains to the wastewater management system.

11) Prior to commencement of the brewery operations, the brewery building shall be fitted with an extractor fan that is capable of discharging emissions. The exhaust system must be in operation during the boiling part of the brewing processing. Boiling shall only occur for a maximum of one (1) hour per day.

12) All solid brewery waste shall be stored within bins located in the brewery building prior to collection for off-site disposal.

13) All formally nominated car-parking spaces, driveway and manoeuvring areas shall be completed and delineated prior to the use commencing in accordance with the approved site plan. Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted gravel (or similar) and be maintained in good condition at all times.

14) Flood lighting shall be restricted to that necessary for security purposes only and shall be directed and shielded in such a manner as to not cause nuisance to adjacent properties.

ADVISORY NOTES

Planning Consent

- 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) Separate Development Approval is required for any new advertisements associated with the development herein approved.
- 6) The operator should have regard to preparing a bushfire survival plan (BSP). A template BSP document 'Bushfire Safety and Survival for Business and Organisations document' can found on the CFS website. The operator should consider restrictions on days of extreme weather or bushfire events.

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- 7) Compliance with Food Act SA 2001** This approval under the Development Act 1993 does not in any way imply compliance with the Food Act SA 2001 and/or Food Safety Standards. It is the responsibility of the owner of other person operating the food business from the building to ensure compliance with the relevant legislation before opening the food business on the site.


- 8) Food Handling Notification** Food business notification must be provided prior to commencing any food (or consumable product) handling activities. This may be provided on-line at www.fbn.sa.gov.au or by obtaining a notification form from Adelaide Hills Council.

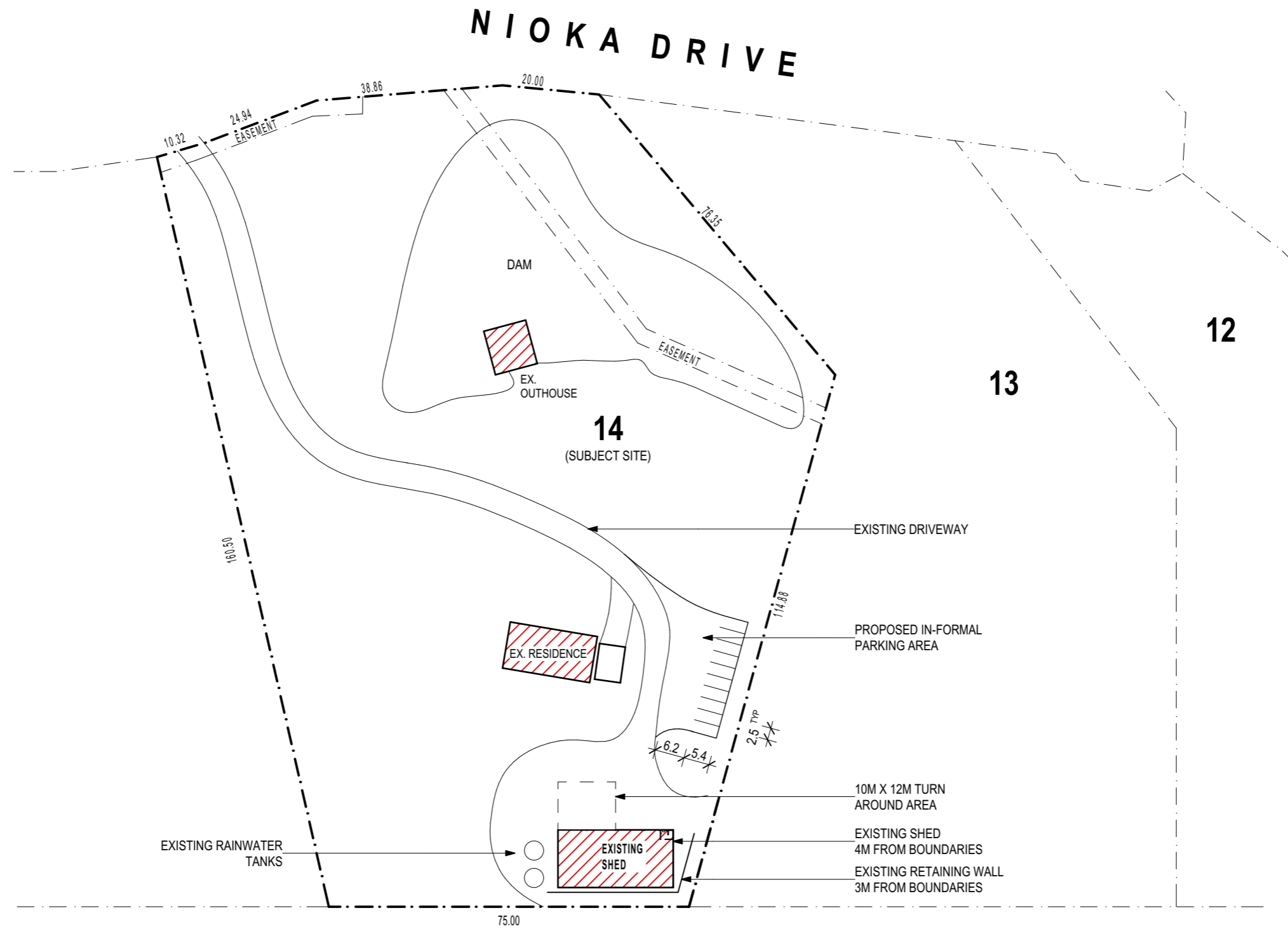
OFFICER MAKING RECOMMENDATION

Name: Marie Molinaro

Title: Statutory Planner

SITE PLAN LEGEND

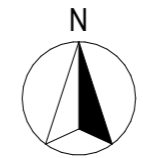
-  EXISTING BUILDING
- CHANGE OF USE



SITE PLAN
1:1000

PLANNING

| Rev | Date | Description | Rev | Date | Description | Rev | Date | Description | Rev | Date | Description |
|-----|-----------|------------------------------------|-----|------|-------------|-----|------|-------------|-----|------|-------------|
| 01 | 4/12/2022 | PARTIAL CHANGE OF USE IN SHED ONLY | | | | | | | | | |

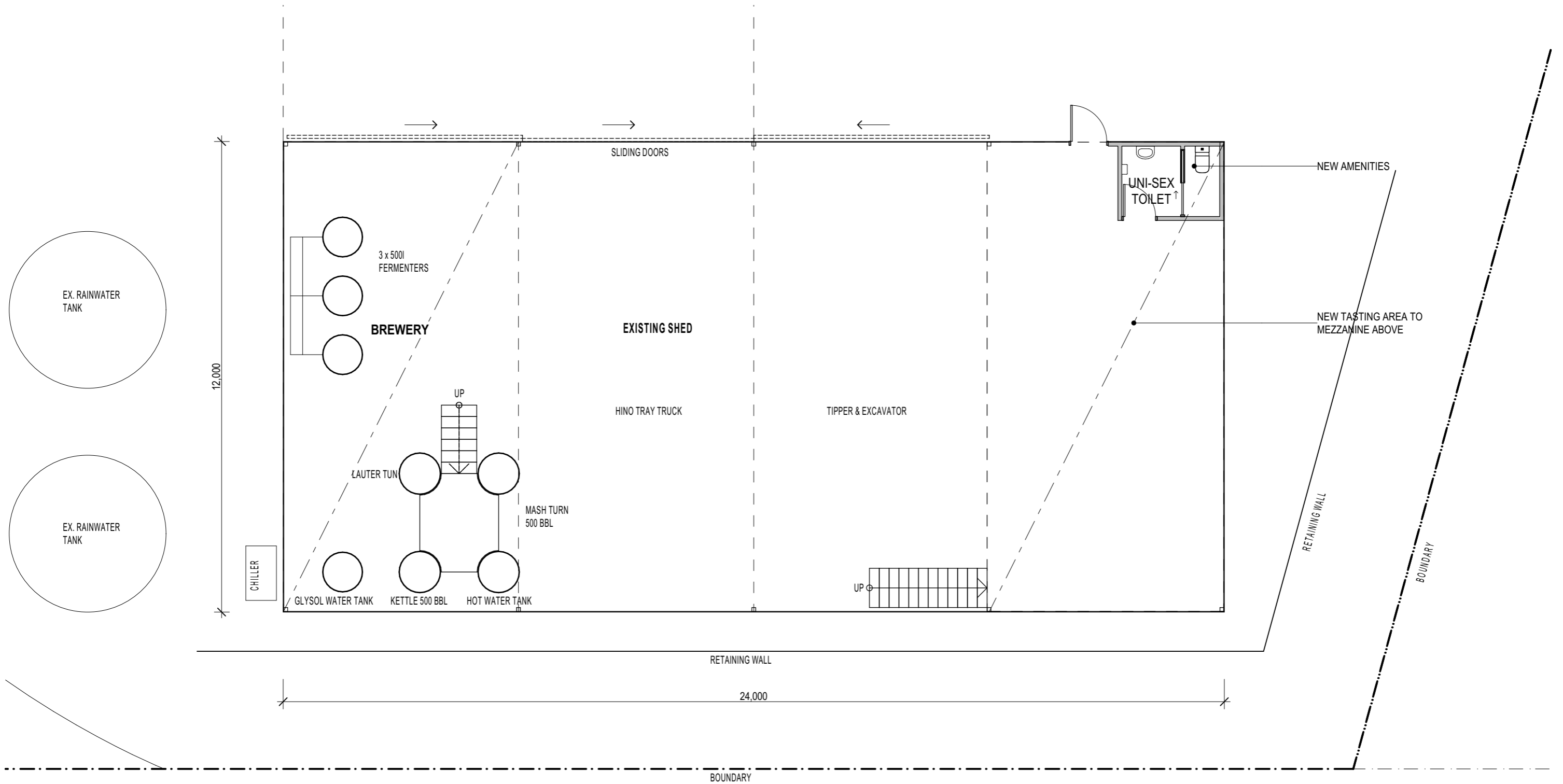


PROJECT
MICRO-BREWERY

SITE ADDRESS
14 NIOKA DRIVE IRONBANK SA 5038

CLIENT

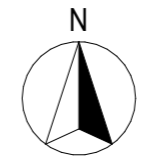
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|-----------------------|----------------|
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| SCALE @ A3 | DATE 4/12/2022 |
| PROJECT NO. 2209 | DRAWN BY DN |
| DRAWING NO. 2209-SD01 | REVISION 01 |



GROUND FLOOR PLAN
1:100

PLANNING

| Rev | Date | Description | Rev | Date | Description | Rev | Date | Description | Rev | Date | Description |
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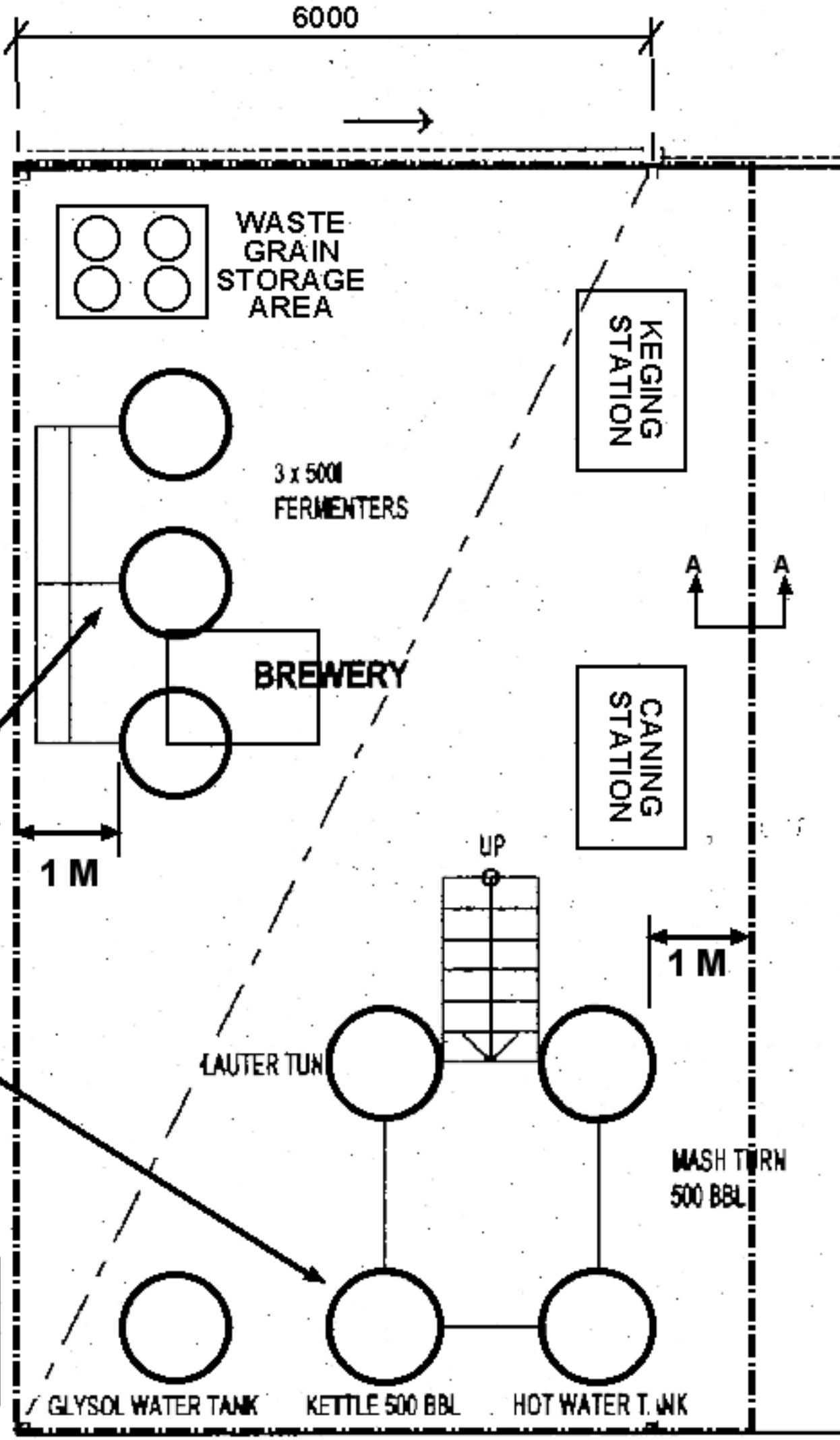
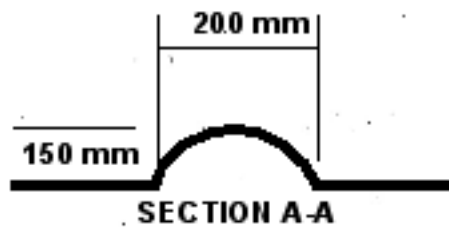
PROJECT
MICRO-BREWERY

SITE ADDRESS
14 NIOKA DRIVE IRONBANK SA 5038

CLIENT

| | |
|---|-----------|
| DRAWING TITLE GROUND FLOOR PLAN | |
| SCALE | @ A3 |
| DATE | 4/12/2022 |
| PROJECT NO. | 2209 |
| DRAWN BY | DN |
| DRAWING NO. | 2209-SD11 |
| REVISION | 01 |

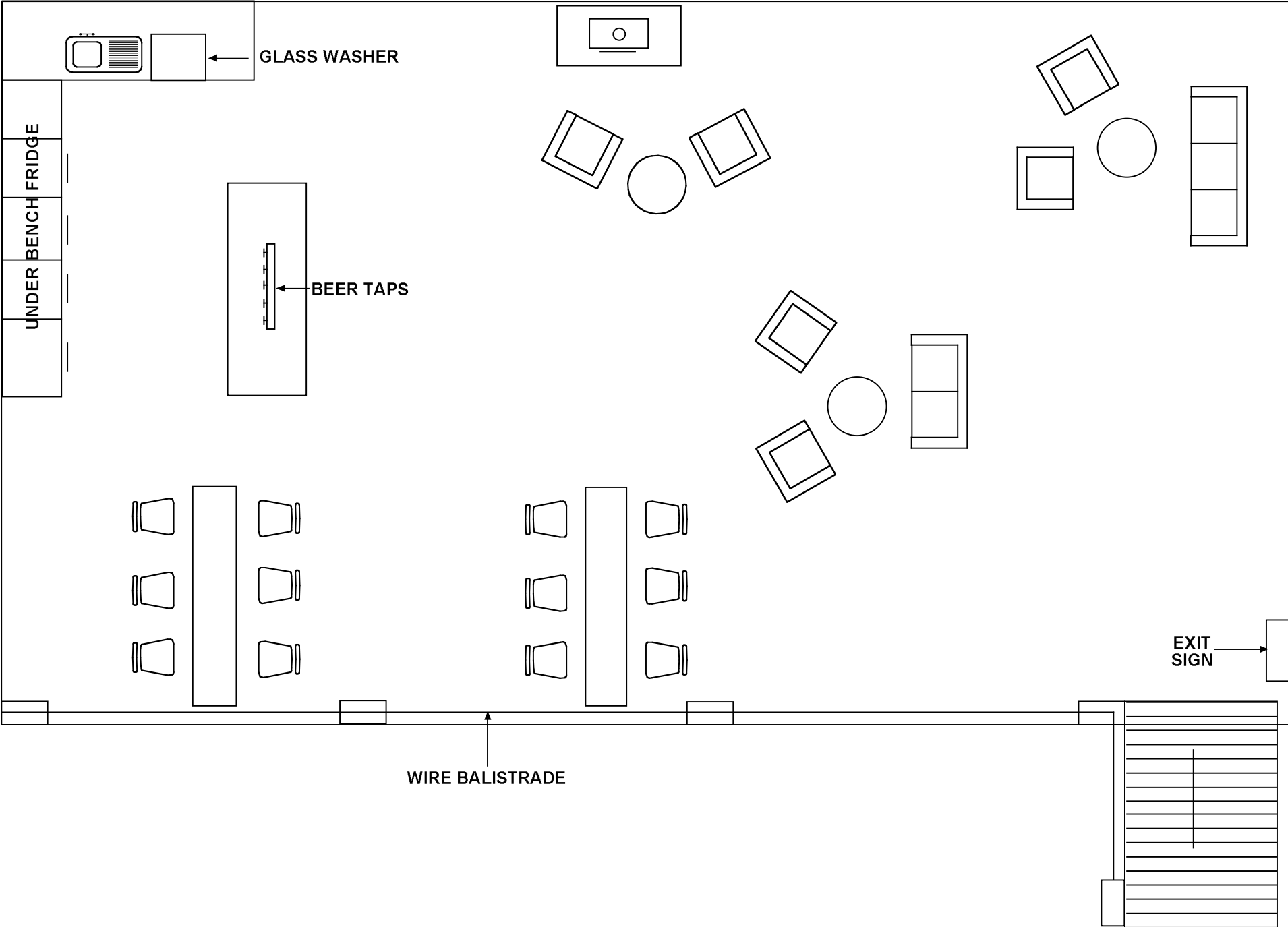
$L \times W \times H = 12.0 \times 6.0 \times 0.15 = 10.8$
 $6.00 \times 12.00 = 72.0 \text{ msq} = 10,800 \text{ ltrs}$



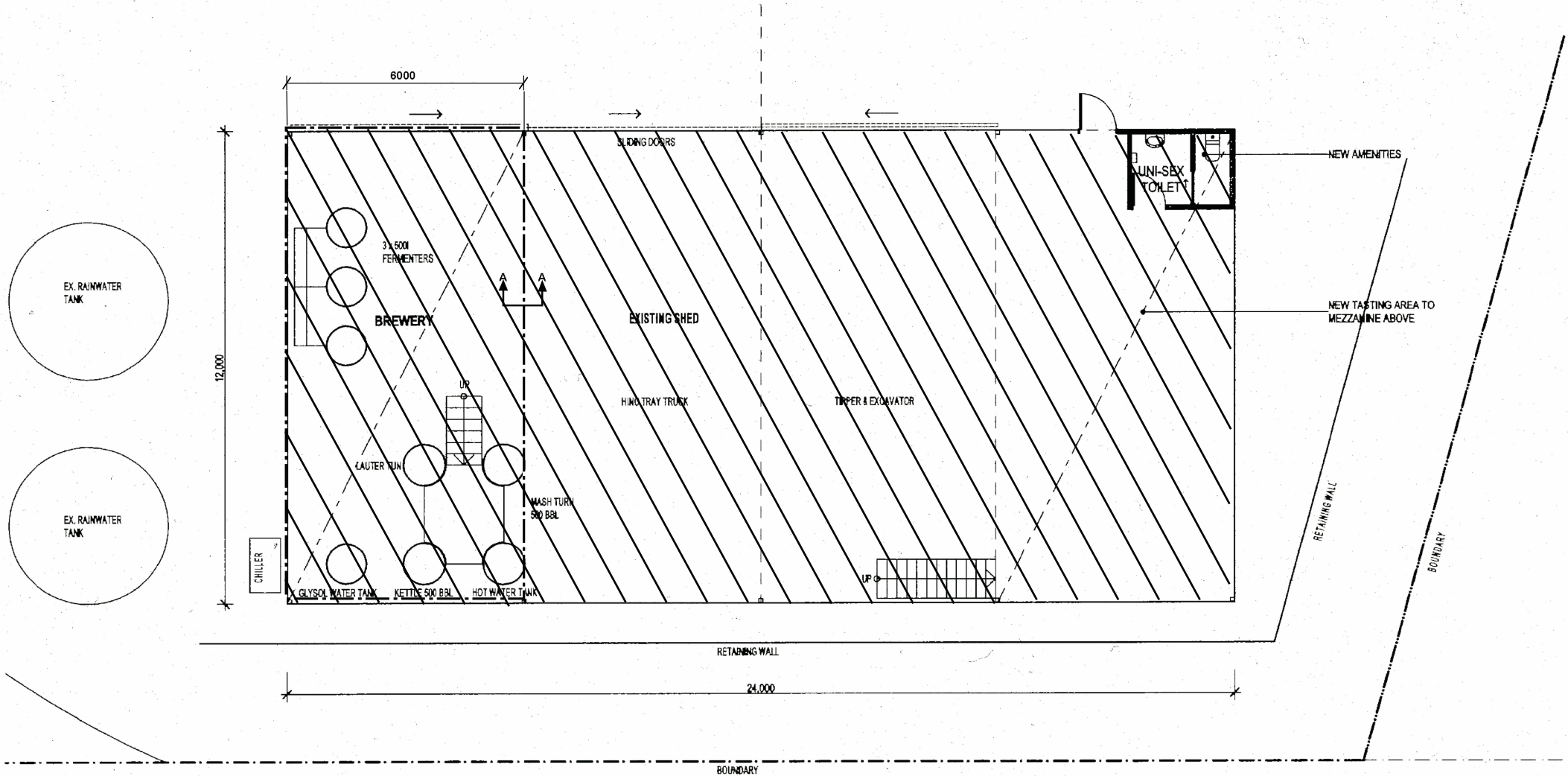
All tanks will be 1 M offset from Bung Wall

BREWERY BUNG PIT LAYOUT

UPPER MEZZANINE



INDICATES
LICENCE
AREA



GROUND FLOOR PLAN
1:100

Planning Statement

PARTIAL CHANGE OF USE OF OUTBUILDING TO A BREWERY AND
TASTING AREA WITHIN EXISTING OUTBUILDING AND ANCILLARY
PARKING AT

14 NIOKA DRIVE IRONBANK



Town Planning Specialists
Planning Private Certifiers

Prepared for Anthony Wagenknecht

Report prepared by Adelaide Planning and Development Solutions

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PLANNING STATEMENT

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Document History and Status

| Version | Date | Author |
|-------------|-----------------|-----------------------|
| Version 1.0 | 6 December 2022 | Mark Kwiatkowski APDS |
| | | |

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1.0 Application Overview

| BREWERY WITH ANCILLARY TASTING AREA | |
|--|---|
| Applicant | Anthony Wagenknecht |
| Property Address | 14 Nioka Drive Ironbank |
| Description of land | CT Volume 5490 Folio 659 |
| Site area | Approximately 17700 sqm |
| Zone / Subzone | Productive Rural Landscape Zone / NA |
| Variations (TNV) | N/A |
| Overlays | Environment and Food Production Area Hazards (Bushfire – High Risk) Overlay Limited Land Division Native Vegetation Overlay Prescribed Wells Area State Significant Native Vegetation Water Resources |
| Existing land use | Dwelling and works depot |
| Development proposal | The proposal is for a partial change of use of outbuilding to a brewery and tasting area within existing outbuilding and ancillary parking |
| Assessment pathway | Code Assessed – Performance Assessed |
| Procedural matters - Notification | Requires notification |
| Referrals | N/A |
| Relevant Authority | Adelaide Hills Council |
| Primary contact person | Mark Kwiatkowski Mark@adelaideplanning.com.au 0499 933 311 |



2.0 Introduction

This Planning Statement has been prepared by Adelaide Planning and Development Solutions (APDS) on behalf of the applicant, Anthony Wagenknecht.

The proposal is for a partial change of use of outbuilding to a brewery and tasting area within existing outbuilding and ancillary parking at 14 Nioka Drive, Ironbank which is within the Productive Rural Landscape Zone.

The following documents accompany this application report:

- Proposal Plans

In preparing this Planning Statement, I can confirm that I have reviewed the proposal plans along with the relevant provisions of the Planning and Design Code.

I have also inspected the subject land and locality.

This report provides a description of the subject land and locality, current land uses on site and an analysis of the relevant Planning and Design Code provisions in relation to the proposed development.

For reasons outlined below, this proposal displays a high degree of planning merit to warrant planning consent.

Brewing process

The applicant has provided the following summary of the brewing process to be undertaken onsite:

Beer is made of 4 main ingredients: Water, Malt, Hops and Yeast. The process of converting these raw ingredients into beer takes the following steps: mashing, lautering, boiling, cooling, fermentation, maturation, carbonation, and packaging.

Waste water will be collected into a septic tank arrangement treated water will be use around the site to water garden areas

Definition of a Brewery.

With regard to previous advice obtained from the State Planning Commission, a brewery is considered to be captured by the definition of light industry - Means an industry where the process carried on, the materials and machinery used, the transport of materials, goods or commodities to and from the land on or in which (wholly or in part) the industry is conducted, and the scale of the industry does not:

- a) detrimentally affect the amenity of the locality or the amenity within the vicinity of the locality by reason of the establishment or the bulk of any building or structure, the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit, oil, spilled light, or otherwise howsoever.
- b) or directly or indirectly cause dangerous or congested traffic conditions in any nearby road.



3.0 Subject Land and Locality

3.1 Subject Land



Figure 1 Subject land identified in green

The subject site has a street address of 14 Nioka Drive, Ironbank which is within the Productive Rural Landscape Zone. The site has an approximate frontage of 92 metres to Nioka Drive with access to the site currently being provided via an existing gated access points in the north western corner of the site. The site has a slope from the rear to the front of the site.

The site contains an existing detached dwelling with attached carport and further outbuilding to the rear of the site which has an approved land use as a depot.

A further small outhouse is located over the existing dam in the northern portion of the site.

The subject land is not connected to mains sewer but is connected to water and power.

No vegetation regulated by the *Planning, Development and Infrastructure Act 2016* or protected by the *Native Vegetation Act 1991* will be affected by the proposal.



3.2 Locality



Figure 2 Locality Plan (subject site in blue)

The locality is generally rural living in nature with dwellings and tourist accommodation located on larger allotments. The Conservation Zone is further location to the north and east of the subject land.

The allotments to the north comprise of detached dwelling set amongst the natural vegetation, with the conservation zone being located to the north and north east which contains large parcels of land with native vegetation.

The properties to the south contain larger rural living allotments with detached dwellings and outbuildings scattered amongst mature vegetation. Some adjoining allotments include smaller and larger dams.

4.0 Proposal

4.1 Nature of Development

The application is for a brewery which is defined as 'brewery' and 'light industry' for assessment purposes along a small tasting area on the mezzanine area within the existing outbuilding, and includes the following features:

- Use of portion of existing outbuilding (western side) for brewery area (brew house) and further tasting area within the mezzanine portion of building.
- Staff numbers will be owner and partner (no more than 2 staff)
- Opening hours 11am to 5pm, 2 Saturday's a month.
- The brewery and small tasting area will accommodate up to 20 persons maximum at any one time.
- The applicant intends to undertake 2 batches per week which makes up to 500 litres of beer.
- Construction of 1 uni sex toilet in the outbuilding with access for disabled as well.
- Allocated informal parking areas for 10 visitor vehicles (including 1 disabled access park) located in existing cleared area near outbuilding. (note gravel construction)
- Existing driveway to cater for vehicle movements and access / egress via the existing driveway and access point to the site.
- Retention of existing CFS turn around areas to the front of the outbuilding.
- Remainder of outbuilding to be used for earthworks depot business operating from site.
- Deliveries to and from the brewery are intended to occur onsite via the carpark with entry and exit from 14 Nikola Drive.
- No external changes to the outbuilding or dwelling / other buildings onsite
- Existing small sign at the front of the site to remain and content changed to reflect the brewery (not development).
- Solid spent grain will be removed from site and used as stock feed (Applicant has arranged with a local farmer)
- Music will be just ambient in the back ground within the outbuilding and will not be audible from outside the exiting outbuilding.
- Waste water will be collected into a septic tank arrangement treated water will be use around the site to water garden areas
- General waste will be collected by Council waste collection as required.
- Beverage production solid wastes will be stored in the outbuilding and will be collected by local farmers or taken off site by the applicant to local farms.



5.0 Procedural Matters

5.1 Zone, Overlay and Variations

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

In addition to an assessment against the relevant zone and General Development Policies, the development is also subject to an assessment against the relevant provisions of the following overlays:

- *Environment and Food Production Area*
- *Hazards (Bushfire – High Risk) Overlay*
- *Limited Land Division*
- *Native Vegetation Overlay*
- *Prescribed Wells Area*
- *State Significant Native Vegetation*
- *Water Resources*

5.2 Relevant Authority

The subject site is located within The Adelaide Hills Council and therefore the relevant planning authority is The Adelaide Hills Council per the *Planning, Development, and Infrastructure Act 2016*. On this basis, the application will be lodged with, and assessed by, The Adelaide Hills Council.

5.3 Assessment Pathway

The applicable zone is the Productive Rural Landscape Zone.

The proposal comprises 'brewery' and 'light industry' elements for assessment purposes.

The 'Brewery' and 'Light industry' element:

- Is not classified as 'Accepted' development.
- Is not classified as 'Code Assessed - Deemed to Satisfy' development.
- Is not classified as 'Impact Assessed - Restricted' development.

As the 'brewery' and 'light industry' elements are not Accepted, Deemed to Satisfy or Restricted development, the default assessment pathway is Performance Assessed, which requires an assessment against the relevant policies within the Planning and Design Code.



The *Planning, Development, and Infrastructure Act, 2016* (the Act) prescribes three categories of development - Accepted development; Code assessed development; Impact assessed development.

The Planning and Design Code (the Code) classifies development into the above categories. These categories are found within the relevant Zone. The subject land is in the Productive Rural Landscape Zone of the Code.

Code Assessed Development

Section 105(b) of the Act prescribes that where development does not fall within the category of accepted development and does not fall within the category of impact assessed development it is code assessed development.

Section 107 of the Act prescribes that where a development cannot be assessed as deemed-to-satisfy development the application is performance assessed development and will be assessed on its merits against the Code.

Approach to Assessment

Part 1 – Rules of Interpretation of the Planning and Design Code (the Code) provides clarity on how to interpret the policies in the Code. Of particular note 'Designated Performance Features' (DPF) assist Councils to interpret Performance Outcomes (PO).

The Rules of Interpretation (below) clearly state that a DPF provides a guide but does not need to necessarily be satisfied in order for a certain development to meet the PO i.e. the outcome can be met in another way:

*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 (my emphasis).*

It is with the above approach in mind that we have assessed this development.



5.4 Public Notification

Table 5 – Procedural Matters (PM) – Notification of the Productive Rural Landscape Zone, lists classes of development that are Performance Assessed but do not need to be notified.

The 'brewery,' 'light industry' and 'shop' elements of the proposal trigger notification and the proposal will need to be publicly notified.

5.5 Agency Referrals

As the proposal does not involve works at which more than 50 tonnes of produce are processed per year and the production of beer does not have a production capacity exceeding 5,000 litres per day, a referral to the Environmental Protection Authority is not required under Part 9 of the Planning and Design Code.

6.0 Planning Assessment

The following section of this Planning Statement addresses the relevant planning related matters, having regard to the relevant zone, overlay and general development policy Desired Outcomes (DOs) and Performance Outcomes (POs) referenced within the Code. This assessment is grouped under a series of headings which address specific aspects of the proposed development.

Desired Outcomes (DOs) 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.

Performance Outcomes (POs) 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.

A Designated Performance Feature (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 of the relevant authority to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.

6.1 Overlays

The following overlays apply to the land in addition to the zone provisions:

- *Environment and Food Production Area*
- *Hazards (Bushfire – High Risk) Overlay*
- *Limited Land Division*
- *Native Vegetation Overlay*
- *Prescribed Wells Area*
- *State Significant Native Vegetation*
- *Water Resources*



As the proposal does not seek land division, and therefore the Environment and Food Production Area and Limited Land Division Overlays do not apply / are satisfied.

No Native vegetation is proposed to be removed, pruned, or damaged. A declaration stating that the proposal will not involve clearance of native vegetation under the *Native Vegetation Act 1991* has been provided with the application documentation. Therefore, the *Native Vegetation Overlay and State Significant Native Vegetation* is satisfied.

The site has access to SA Water mains and will not result in a development which requires water resources from wells or the likes in the area. Therefore, the *Water Resources Vegetation Overlay* is satisfied.

Adequate CFS turning areas exist on the site and adequate water is available, Therefore, the *Hazards (Bushfire – High Risk) Overlay* is satisfied. The relevant parts of the other overlays have been addressed in section 6.4 below with respect to the proposal.

6.2 Zone Policies

The subject site is located within the Productive Rural Landscape Zone. As such, the relevant assessment provisions that apply to the proposal have been addressed in section 6.4 below.

6.3 General Development Policies

The following General Development Policies are considered relevant to the proposal:

- *Advertisements*
- *Beverage Production in Rural areas*
- *Design*
- *Interface between Land Uses*
- *Transport, Access, and Parking*

Each of the applicable General Development Policies have been addressed in section 6.4 below.

6.4 Key Planning Considerations

An assessment against the relevant Assessment Provisions in the Planning and Design Code has highlighted the following key planning considerations which are discussed in detail below.

- Land Use
- Design
- Advertisements
- Interfaces / Impacts on Adjoining Development
- Movement and Parking
- Bushfire Management



6.4.1 Land use

The subject site is located within the Productive Rural Landscape Zone where the Desired Outcomes (DO) are:

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

The proposal is considered to be consistent with the desired outcomes for the zone in that it enables a value adding industry through processing grain produced in the wider local area into beer products. The proposal will contribute to the tourism offering in the region with a small scale brewery and tasting area and will enable a small scale tourist attraction on the site in addition to the existing dwelling and use of the site as a depot.

The proposal will not jeopardise the existing rural living land and depot use currently undertaken on the subject land in the locality. It is also highlighted that the proposal will not impair the ability for surrounding land to be used for rural living purposes and will also use grain from the wider locality by utilising local resources in its beer production.

Therefore, as demonstrated above, the proposal supports diversification of existing businesses by allowing for a value-adding use that uses renewable energy in accordance with DO 1, DO 2 and DO 3.

The relevant performance outcomes of the Productive Rural Landscape Zone are addressed below.

Land Use and Intensity

- PO 1.1** *The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected, and maintained.*

The proliferation of land uses that may be sensitive to those activities is avoided.



The proposed 'brewery' and ancillary 'shop' land uses are specifically listed in DPF 1.1 as anticipated land uses in the zone. The proposed uses will not produce emissions that may impact the amenity and are compatible with existing small scale business and rural living allotments within the locality that service the local community.

Further, the proposed development offers a value-adding land use to current cropping land uses in the wider area and will not impair the ability for nearby land to be used for rural living purposes as mentioned in response to the desired outcomes.

Therefore, it is considered that the proposal is consistent with PO 1.1 in that it is for land uses anticipated in DPF 1.1 of the zone and supports, protects and maintains the existing rural land for rural living purposes and reinforces the existing land use on the site.

Beverage Production in Rural Areas

The Productive Rural Landscape Zone includes provisions that speak to small-scale industry and specifically provides guidance for 'beverage production' in the zone. The relevant provisions have been addressed below.

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

- PO 1.1** *Beverage production activities are designed and sited to minimise odour impacts on rural amenity.*

- PO 1.2** *Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.*

- 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*

- PO 1.4** *Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.*

- PO 1.5** *Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.*

All works associated with the brewing process will be contained within the existing outbuilding and will result in acceptable impacts on adjoining properties in terms of odours and noise. All distilling and storage of goods will be undertaken within the enclosed areas and will not be visible from outside the building.



The noise and odour impacts are considered reasonable due to the operations being undertaken within an enclosed environment.

All waste will be treated, neutralised and dispersed in accordance with the *Environment Protection (Water Quality) Policy (2015)*. It is noted that wastewater from distilling is highly biodegradable and high in organic material and provides a valuable resource to the landscaped areas on the site. All waste associated with the proposal will be contained and distributed offsite to local farmers.

A condition may be imposed to ensure all grain waste will be stored in sealed containers and will be removed from the site. It is considered that the small amount of by-product produced will not impair the amenity of sensitive receivers due to the small-scale nature of the proposed brewery.

Productive Rural Landscape Zone - Rural Industry

PO 4.1 *Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.*

DTS/DPF 4.1 provides an example of how PO 4.1 may be achieved and asks that '*Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):*

- (a) are directly related and ancillary to a primary production use on the same or adjoining allotment*
- (b) are located on an allotment not less than 20ha in area*
- (c) have a total floor area not exceeding 500m².*

As explained above, the proposed brewery uses grains that have been grown within the local area. The small-scale brewery use supports the grain growing land uses and supports primary production in the wider locality.

The site has a total area of approximately 17700 sqm which is less than the 20 hectares specified in DPF 4.1 (b).

The total area of the building used for the proposed brewery is 72 square metres for the brewery area and the mezzanine area of 72 square metres, which is less than the 500 square metres specified in DPF 4.1 (c). The proposal is considered to achieve PO 4.1 as it is a small-scale industry which value adds to locally sourced primary production activities, including grain growing activities already established in the locality.

PO 4.3 *Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.*



In response to PO 4.3, the proposed Brewery and tasting room use will be contained within the existing outbuilding which is located to the rear of the site and set away from adjoining rural living dwellings, the existing building height is less than 10 metres; and is able to accommodate all loading, unloading and vehicle movements on site. Therefore, the proposal is sited, designed and is of a scale that is in-keeping with the existing rural character and will not detract from the existing amenity of the surrounding rural landscape.

As such, it is considered that the land use is appropriate given the proposal's compliance with the intent of the zone's objectives and assessment provisions in that it supports economic prosperity by providing a value-adding use that will not jeopardise adjoining rural living sites and supports primary productive uses on sites within the wider locality.

The Planning and Design Code also includes the following General Development Policies specifically relating to *Beverage Production in Rural Areas*.

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.

PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.

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.

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.

The wastewater from the septic tank will be pumped to the soakage areas, which is not within a flood prone area and will be over 50 metres from nearby water sources.

Any hazardous materials and chemicals will be stored within the existing shed and will be undertaken in accordance with the *Environment Protection (Water Quality) Policy (2015)*.

All stormwater run-off from the roof area of the shed will be directed into the existing rainwater tanks and reused on site. As there are no other hard surfaces on the site, all remaining stormwater is able to be absorbed into the ground.



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.

PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.

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.

As mentioned above, all wastewater from brewing is highly biodegradable and high in organic material and is able to be reused on the landscaped areas within the site. Therefore, any wastewater will be suitable for reuse and will not contaminate soil and surface and ground water resources or damage crops.

None of the wastewater resulting from the proposed brewery activities will be irrigated within 50 metres of dwellings in other ownership due to the distance of the neighbouring dwellings from the site of the proposed development. Therefore, the proposal accords with PO 3.2.

As mentioned above, the wastewater soakage areas will not be within a waterlogged area and will be greater than 50 metres from any nearby water sources and not within an area subject to flooding in accordance with PO 3.3.

For the reasons stated above, the proposal is considered to accord with the relevant General Development Policies specifically relating to *Beverage Production in Rural Areas*.

As the proposed brewery accords with the *Productive Rural Landscape Zone* and relevant *Beverage Production in Rural Areas* provisions, it is considered that the small-scale brewery is an appropriate form of development anticipated in the zone and will be satisfactorily managed so that it will not impact on neighbouring amenity or water resources.



6.4.2 Design

The Productive Rural Landscape Zone also contains provisions to ensure the siting and design of buildings is appropriate in a primarily rural area.

PO 2.1 of the Productive Rural Landscape Zone asks that '*Development is provided with suitable vehicle access*'; and **PO 2.2** asks that '*Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts*'.

The proposal utilises the existing access point from Nioka Drive to the north of the site, which is an all-weather public road in accordance with DPF 2.1.

The proposal utilises the existing outbuilding to the rear of the site will in in an area which required minimal cut and fill. The existing outbuilding has floor levels are satisfactory to council standards and meet PO 1.1 of the *Hazards (Flooding – Evidence Required) Overlay*,

PO 10.1 *Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:*

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

The existing outbuilding is located to the rear of the site and is not highly visible from areas external to the site. The existing colours and materials are not highly reflective and blend into the surrounding landscape. Therefore, it is considered that the proposal accords with the Productive Rural Landscape Zone provisions as they relate to design.

Additional *Design* general provisions are addressed below.

On-site Waste Treatment Systems

PO 6.1 *Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.*

A Wastewater Plan and details for on-site wastewater management will be lodged with council to be considered concurrently with the development application. The wastewater system will be designed in accordance with council's requirements and will comply with the provisions of the *South Australian Public Health Act 2011* which may be reinforced by way of a condition of Planning Consent. The soakage areas will not be located nearby any driveways or car parking and will be wholly contained within the subject site.



The proposal provides ample space for a septic system allowing for additional areas required for wastewater management including soakage areas and will comply with council's setback requirements in accordance with PO 6.1 as well as *Infrastructure and Renewable Energy Facilities* PO 12.1 and PO 12.2.

Car Parking Appearance

PO 7.4 *Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.*

PO 7.5 *Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.*

The site comprises a dwelling and large outbuilding with expansive areas of landscaping surrounding the proposed car parking area. The proposed informal parking areas are well set back from the road boundary and will be screened from the road by the existing dam and vegetation. Therefore, the car parking areas will not be noticeable from areas outside of the site and will be screened by existing landscaping in accordance with the above provisions.

Earthworks and Sloping Land

PO 8.1 *Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.*

As mentioned above, the location of the parking area will not require any additional earthworks and the proposal will be located within the existing outbuilding required to accommodate the new buildings will be minor and will not exceed one metre. Access to the distillery is provided by an existing driveway which will be modified to accommodate the proposed land use. However, the grade will not be altered by the proposal.

6.4.3 Interfaces / Impacts on Adjoining Development

The *Interfaces between Land Uses* general provisions provide guidance to protect land uses from adverse effects of development.

DO 1 asks that '*Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses*'.

Regarding general land use compatibility, the following provisions are considered applicable to the proposal.



PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

In response to the above provisions, the subject site is not located nearby any activities that would produce interface issues beyond that expected in a rural living / rural production environment. All activities will be within the existing outbuilding which is appropriately separated from adjoining dwellings on adjoining rural living sites and will not prejudice the continued operation of these activities. Therefore, the existing land uses on adjacent land will be able to continue operating and will not be impacted or restricted by the proposed brewery, which is a land use that are explicitly desired in DPF 1.1 of the zone.

The location of the brewery is set away and appropriate distance from adjoining dwellings minimise any noise, odour or general amenity impacts. Further, all operations associated with the small-scale brewery activity will be contained within the buildings and will not be noticeable from outside the site. All waste will be managed in accordance with the EPA requirements and wastewater is able to be treated for reuse on the site.

For the reasons stated above, it is considered that the proposal achieves the relevant provisions relating to interfaces between land uses and will not prejudice the continued operation of existing lawfully approved land uses and will not impact on sensitive receivers nearby.

6.4.5 Movement and Parking

The relevant provisions relating to movement and parking are contained within the *Transport, Access and Parking* general section and are addressed below.

Movement

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.

All vehicle movements, including turning of vehicles, are able to be undertaken on site and will not result in queueing onto the adjoining road network.



Car parking

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.

Table 1 - General Off-Street Car Parking Requirements asks that 'industry' provides a minimum of 1.5 spaces per 100 square metres of total floor area.

The Planning and Design Code does not have a specific rate for a brewery and identifies a parking provision rate of 5 spaces per 100 square metres for a shop (the tasting area). Based on the site areas of 72 sqm for the brewery and 72 sqm for the tasting area, a demand of 6 spaces would be required. The proposal includes 10 parking spaces plus additional area onsite for further informal parking onsite and therefore will meet the forecast demand.

Therefore, it is considered that the proposal provides sufficient parking and meets the requirements of Table 1 - General Off-Street Car Parking Requirements and satisfies PO 5.1.

Access

PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.

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.

PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.

The proposal will utilise the existing access to provide for vehicle movements and will meet the relevant Australian Standards. No trees or infrastructure are proposed to be removed to facilitate access which is adequate to service the proposed development. The existing driveway has an appropriate slope which will enable safe and convenient movements to and from the site and to the on-site car parking spaces. The



existing driveway crossover is not proposed to be altered. The proposal is able to provide a dedicated disabled access parking space adjacent the front entry and therefore meets PO 4.1.

On this basis, the proposed vehicle access, movements, and car parking arrangements are considered to satisfy the most pertinent provisions of the Planning and Design Code.

6.4.6 Bushfire Management

The subject site is affected by the *Hazards (Bushfire – High Risk) Overlay* which seeks development that is sited and designed to mitigate the threat and impact of bushfires on life and property.

It is considered that the overlay is satisfied by the proposal as the existing driveway is adequate to accommodate fire truck access and turning on site. The existing rainwater tanks allow for adequate water in addition to the water in the dam to be available for CFS firefighting use if required.

7.0 Conclusion

The proposal is for a partial change of use of outbuilding to a brewery and tasting area within existing outbuilding and ancillary parking at 14 Nioka Drive, Ironbank which is within the Productive Rural Landscape Zone.

The proposed development is located within the existing outbuilding which is appropriately setback from property boundaries and a suitable distance away from sensitive receivers. The established vegetation onsite will provide a high standard of amenity and obscure the appearance of buildings from adjacent land and the public realm. Further, the proposed land use is envisaged within the *Productive Rural Landscape Zone* and supports established primary productive land uses in the wider locality and will not prejudice the continued operation of existing rural living land uses.

The proposed brewery accords with the *Productive Rural Landscape Zone* and relevant *Beverage Production in Rural Areas* provisions, it is considered that the small-scale brewery is an appropriate form of development anticipated in the zone and will be satisfactorily managed so that it will not impact on neighbouring amenity or water resources

The proposed development meets all the relevant criteria relating to parking, movements, access and generally satisfies the intent of the *Productive Rural Landscape Zone* in the context of it being an anticipated land use.



Overall, the proposed development is consistent with the Planning and Design Code in so far that the proposal:

- is in accordance with the state interests reflected in the relevant overlays;
- is in accordance with the Desired Outcomes and Performance Outcomes of the *Rural Zone*;
- is in accordance with the Performance Outcomes of the relevant General Development provisions; and
- will not have any adverse impacts on the amenity of the locality, the future development of the locality or detrimentally impact upon any surrounding development.

After careful consideration of the proposed development and having regard to the relevant Assessment Provisions of the Planning and Design Code, it is my opinion, that the application is not seriously at variance and represents an appropriate form of development in the context of the unique circumstances of the subject land and locality.

For all these reasons, Planning Consent is warranted.

We look forward to your support of this proposal. If you have any further questions regarding this application or require additional information, please contact me on 0499 933 311.

Yours sincerely,



Mark Kwiatkowski MPIA CPP

Director + Principal Urban Planner

Adelaide Planning & Development Solutions - Town Planning Specialists | Planning Private Certifiers





Marie Molinaro

Adelaide Hills Council

Dear Marie,

Application no: 22041947
Location: 14 NIOKA DR IRONBANK
Proposal: Change of use to include brewery (light industry) within part of store building (producing 500L of beer per week) & construction of mezzanine within the store building for sale & tasting of beer with associated carparking

Adelaide Planning and Development Solutions (APDS) has been instructed by the Applicant to provide a response to the Request for Documentation for the application for the Change of use to include brewery (light industry) within part of store building (producing 500L of beer per week) & construction of mezzanine within the store building for sale & tasting of beer with associated carparking at 14 NIOKA DR IRONBANK.

We provide the following response:

Detail of where the vehicle/equipment nominated to be stored in the part of the building proposed to be used for brewery activities will now be stored/parked

With regards to the storage of existing vehicles they are as have been housed side by side as each bay is 12m wide

Confirm a maximum of 500L of beer will be produced per week.

The brewery size is a 5bbl system that will allow me to do a brew batch of 500l max at anytime only

Delivery details:

- **Time frames**
- **Size (capacity/tonnage) of vehicles delivering the grain product and vehicles taking away the beer product at the end of the process.**
- **Detail of other vehicle movement types (nature, size, frequency & timing/hours) associated with the brewery:**
- **Liquid waste pick-up including beer production by-products + Any other vehicle types.**

Time frames as per existing truck movements currently twice daily 730am/ 4pm as the same Tray top truck 2.5 t will serve both businesses

Brewery Vehicles same truck tray top 2.5t will also remove spent grain in drums to a farm contact as well new grain in 20kg bags this also includes product beer delivery's

Liquid waste pick up will only be cleaning residue ie tank cleaning and wash out will be treated in collection tank as per attached previous correspondence and used on the property for garden watering solid sediment will be picked up as required (every 12 months)

ABN 55 289 434 618

Planning & Development Solutions Pty Ltd | Town Planning Specialists | Planning Private Certifiers
e: mark@adelaideplanning.com.au | ph: 0499933311 | w: www.adelaideplanning.com.au



Licensed area plan, including any outdoor areas.

Licensed Area will be contained within the brew shed area only .

Detail of any functions and/or events associated with the brewery (if applicable):

- **Nature & frequency of functions**
- **Capacity (numbers)**
- **Toilet provision for functions**
- **Entertainment plan – music, bands, amplified or acoustic including location of speakers.**

The function of the brewery is for appointment only groups to the max of 20 people for a onsite tasting and purchase

this will be 2 Saturdays a month during warmer months and 1 a month during colder months between the hours of 12pm to 430pm.

Toilet is a single Unisex toilet but can also cater for wheel chair access

Entertainment Plan Ambient music IE: radio will be played during the events No live Bands

Detail & location of bottling including via portable bottling equipment/vehicles (if bottling is to be undertake on the land).

A 4 stand canning plant will be used this will run during normal work house once a week when required and will be house within the brewery zoned area

Detail of the grain processing machinery (including bottling if applicable), beer storage equipment (including refrigeration units), odour management (extraction fans or similar etc) & transport machinery. Include machinery type and manufacturer specifications for noise output or similar.

Demonstrate that the machinery and equipment, including associated transport machinery noise complies with the EPA noise policy (2007).

Grain processing Malting is pre done in bags this process is not required to be done on site .

Beer storage will be in kegs and cans bulk storage will be 500l fermentation tanks as per previous supplied information.

All odour associated with beer making will be extracted via extraction fan through the roof being dispersed away this is normal only for 1 hour during the boiling process making the wort

All activities will be undertaken within the building and the doors will be closed. No unacceptable impact in terms of noise will be produced and compliance with the EP Noise Policy can be conditioned accordingly rather than the provision of an expensive and unnecessary Environmental Noise Assessment.

Documentation the mezzanine level.

Mezzanine has been constructed and engineers' calculation will be provided.



Construction consists main beams 260mm x 75mm 1.6 mm C Channel , joists 200mm x 75mm x1.6 mm @ 400mm centers.

All joists join main beam with L brackets 130mm x 65mm at junctions All perimeter main beams are bolted to shed uprights posts using 12mm bolts

Internal posts are 180mm x 90mm 5mm I beam supports @3.0 centers main floor is 16mm Construct a floor sheets

Detail of bunding, including outdoor delivery areas

Note: all floor run off will drain into a 3500l tank and this is not required.

Wastewater approval

This has been provided (attached to this response)

Water courses as per attached Arial photo water course marked dotted line



Conclusion

The proposal is for a partial change of use of outbuilding to a brewery and tasting area within existing outbuilding and ancillary parking at 14 Nioka Drive, Ironbank which is within the Productive Rural Landscape Zone.

The proposed development is located within the existing outbuilding which is appropriately setback from property boundaries and a suitable distance away from sensitive receivers. The established vegetation onsite will provide a high standard of amenity and obscure the appearance of buildings



from adjacent land and the public realm. Further, the proposed land use is envisaged within the *Productive Rural Landscape Zone* and supports established primary productive land uses in the wider locality and will not prejudice the continued operation of existing rural living land uses.

The proposed brewery accords with the *Productive Rural Landscape Zone* and relevant *Beverage Production in Rural Areas* provisions, it is considered that the small-scale brewery is an appropriate form of development anticipated in the zone and will be satisfactorily managed so that it will not impact on neighbouring amenity or water resources

The proposed development meets all the relevant criteria relating to parking, movements, access and generally satisfies the intent of the *Productive Rural Landscape Zone* in the context of it being an anticipated land use.

Overall, the proposed development is consistent with the Planning and Design Code in so far that the proposal:

- is in accordance with the state interests reflected in the relevant overlays;
- is in accordance with the Desired Outcomes and Performance Outcomes of the *Rural Zone*;
- is in accordance with the Performance Outcomes of the relevant General Development provisions; and
- will not have any adverse impacts on the amenity of the locality, the future development of the locality or detrimentally impact upon any surrounding development.

After careful consideration of the proposed development and having regard to the relevant Assessment Provisions of the Planning and Design Code, it is my opinion, that the application is not seriously at variance and represents an appropriate form of development in the context of the unique circumstances of the subject land and locality.

For all these reasons, Planning Consent is warranted.

We look forward to your support of this proposal. If you have any further questions regarding this application or require additional information, please contact me on 0499 933 311.

Yours sincerely,

Mark Kwiatkowski MPIA CPP

Director + Principal Urban Planner

Adelaide Planning & Development Solutions - Town Planning Specialists | Planning Private Certifiers

Marie Molinaro

From: Mark Kwiatkowski <mark@adelaideplanning.com.au>
Sent: Thursday, 21 September 2023 9:29 AM
To: Marie Molinaro; Christofer Clox
Subject: RE: Update & Action Required - Brewery Application - 14 Nioka Drive, Ironbank - 22041947
Attachments: SEATING ARRANGEMENT new.pdf; LISCENCED AREA new.pdf; GROUND FLOOR PLAN new.pdf

[EXTERNAL]

Hi Marie,

See comments below

Regards

Mark Kwiatkowski

Director + Principal Urban Planner + Accredited Professional Level 1 – 4



Adelaide Planning + Development Solutions Pty Ltd
ABN 55 289 434 618
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These items are:

- Clarify production – some of the representors have queried the production output. Clarify/provide more information. From what I understand brewing will be more frequent at the beginning to build up supply and then decrease. Provide as much information as possible.
- Where is the grain coming from? Where is the farm for spent grain disposal? Relevant as a part of the Code does seek for rural industry to be associated with local primary production.

Malted Barley will be supplied from Coopers Malt and or Joe Whites Both local and Both use SA Barley. this will be in 20K bags. Dumping waste Grain WoolyButt Road Upper Sturt

- Hours of the brewery? When will the different equipment be operated and for how long for? It is not clear in the documents.

The brewery will have the ability to operate Monday to Sunday from 8:30 am to 5 pm. The reality is that the brewing process will only occur on one or two days per week maximum for a short period of time between 8:30 am to 5 pm.

- Update the site plan. All buildings are highlighted in the red hatching. Clearly mark in some other way the brewery building.

Updated plans attached.

- A site inspection for the CAP video recording showed native timber stored in the parking space area. This might be raised by the Panel, confirm no native vegetation was removed from the land (I think this was the case!).

Parking area has wood on it at the moment – wood is used for personal storage and will be relocated once the approval is granted.

- More information is required about odour management equipment. Multiple representors raised this as a major concern. The Code seeks for the use of a brew condenser.

In relation to odours, the brewing system will provide limited odours off site and any odours will be for a short period of time during the process. There is a brew condenser in this system and this can be conditioned accordingly.

- A representor noted that the noise assessment did not factor the simultaneous operation of the depot use and brewery. Provide comment. You may want to consider agreement to a condition that vehicles associated with the depot use do not enter or exit the land while the brewery is in operation.

The reality here is this is a small-scale operation which will make minimal noise in this instance during the brewing process run by the owner of the Depot. the owner wont be able to undertake brewing whilst he is working offsite.

- Provide a floor plan of the layout of the mezzanine. Wet areas on this level will require wastewater approval too. Previously requested.

provided

- Show the location of all brewing equipment, including bottling plant and waste storage areas/devices.

Provided.

- Provide more information re waste management – representors are concerned with the frequency of pickup which has not been provided and that Council bins will potentially not be large enough for waste from the brewery and tasting area.

Any waste will be contained within the outbuilding and taken to a waste facility by the operators.

- Where will delivery trucks be loaded with beer? This area needs to be an impervious surface and bunded too. Previously requested.

Delivery Truck Will be loaded and unloaded in the Brewery shed

- From the noise assessment report 2x chillers are noted and multiple fans. The floor plan shows only one chiller on the western side and the written document speaks to one fan. Clarify.

There is only one fan.

- Some expert comments re wastewater management concerns may also assist.

Amended waste details and design provided.

Kind regards
Marie

Marie Molinaro
Statutory Planner
Adelaide Hills Council

p 08 8408 0574

e mmolinaro@ahc.sa.gov.au

w ahc.sa.gov.au

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

Mark Kwiatkowski

From: Christofer Clox <clox@internode.on.net>
Sent: Wednesday, 5 July 2023 3:03 PM
To: Mark Kwiatkowski
Subject: Fwd: "Licensed Area" and "Ground Floor Plan". Chris Clox Concrete brewery
Attachments: 817CA978-3785-446C-8DBF-964FA085B15F.pdf;
687477A7-626F-4BC0-942B-20E26E3C0768.pdf

Hi Mark

Regards

Anthony

----- Forwarded Message -----

Subject: "Licensed Area" and "Ground Floor Plan". Chris Clox Concrete brewery
Date: Wed, 5 Jul 2023 13:35:12 +0930
From: Dean Nobbs <deannobbs@internode.on.net>
To: 'Christofer Clox' <clox@internode.on.net>

Hi Christofer,

Thank you for the updated plans.

I have undertaken a review of the proposed bund design and I confirm that the bund design meets the requirements for bunding in the EPA Bunding and Spill Management Guidelines.

https://www.epa.sa.gov.au/files/47717_guide_bunding.pdf

Please forward this confirmation to Adelaide Hills Council for approval.

Thanks Christofer.

Kind Regards

Dean Nobbs

DBN Consulting Engineers Pty Ltd

M 0422 150 775

E deannobbs@internode.on.net

Mark Kwiatkowski

From: Christofer Clox <clox@internode.on.net>
Sent: Thursday, 6 July 2023 11:39 AM
To: Mark Kwiatkowski
Subject: Brewing Capacity

Hi Mark

The estimated Brewing capacity per day utilizing the Mash tun and Kettle for brewing is 500 liters

Fermentation capacity (the limiting capacity) will be 2500 liters with an average fermentation period of 3 weeks resulting in a average production capacity of 120 liters per day (44000 Liters per annually)

Maximum tonnes of barley Malt to be processed per year is 14 tonnes at a rate 150 kg per 500 liters brew (spent grain has been arrange for a local farmer to take it)

Cheers

Anthony

14 Nioka Drive, Ironbank

Environmental Noise Assessment

S7738C1

May 2023

sonus.

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Document Title : 14 Nioka Drive, Ironbank
Environmental Noise Assessment
Client : Anthony Wagenknecht
Document Reference : S7738C1
Date : May 2023
Author : Chris Turnbull, MAAS

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1 INTRODUCTION

An environmental noise assessment has been made of the proposed brewery at 14 Nioka Drive, Ironbank (the **Project**). The assessment has been completed to address the Request for Information (the **Request**) from the Adelaide Hills Council. Required Information point 7 is repeated below:

Detail of the grain processing machinery (including bottling if applicable), beer storage equipment (including refrigeration units), odour management (extraction fans or similar etc) & transport machinery. Include machinery type and manufacturer specifications for noise output or similar.

Demonstrate that the machinery and equipment, including associated transport machinery noise complies with the EPA noise policy (2007).

An acoustic report by a suitably qualified expert is required.

The assessment has been based on:

- Previous noise measurements and sound power level data obtained from similar sites,
- The following understanding:
 - Deliveries will be conducted with a 2.5T truck during the hours of 7:30am to 4:00pm,
 - All production activities will be undertaken within the building with all doors closed,
 - Extraction fans will exhaust through the roof,
- Architectural drawings for the site, numbered 2209-SD01 and 2209-SD11, both dated 4/12/2022
- The list of equipment shown in Appendix A.
- Shed construction from:
 - sheet steel walls and roof
 - Sheet steel doors with 100mm gap between each door when closed.

The site for the project and the surrounding neighbouring buildings are shown in Figure 1.



Figure 1: Site and Surrounding Area

2 CRITERIA

As required by the Request, the criteria for the assessment are provided by the *Environment Protection (Noise) Policy 2007* (the **Policy**).

The Policy provides goal noise levels to be achieved at sensitive receivers based on the principally promoted land use of the zones in which the noise source (the Project) and the sensitive receivers (the residences) are located. For a new development, the Policy provides more onerous criteria (by 5 dB(A)), which apply to the new noise sources. Both the Project and residences are within the “Productive Rural Landscape” Zone.

When considering the principally promoted land uses, and the development nature of the proposal, the Policy provides the following goal noise levels to be achieved at the nearby residences:

- An average (L_{eq}) noise level of 52 dB(A) during the day (between 7:00am and 10:00pm);
- An average (L_{eq}) noise level of 45 dB(A) during the night (before 7:00am or after 10:00pm); and,

When measuring or predicting noise levels for comparison with the Policy, adjustments may be made to the average noise levels for each “annoying” characteristic of tonality, impulsiveness, low frequency and modulation of the noise source. The characteristic must be dominant in the acoustic environment and therefore the application of a penalty varies depending on the assessment location, time of day, the noise source being assessed, and the measured or predicted noise level. The application of penalties is discussed further in the Assessment section.

3 ASSESSMENT

The noise level from the Project has been predicted based on a range of measurements at other similar brewery facilities. These include the noise from:

- Small delivery trucks,
- Extraction fans,
- External chiller, and,
- General operating noise from:
 - boilers,
 - pumps,
 - bottling,
 - loading/unloading the delivery truck with a pallet jack or forklift

The assumed noise levels of the above activities are provided in Appendix B. It is noted that the assumed internal noise level of 80 dB(A) is based on the worst case level of a brewery with a much larger capacity. For the vast majority of the time (and particularly at night), noise levels will be much lower than the conservative assumption.

A noise model of the subject site and surrounding area has been developed using SoundPLAN software to predict the noise level at nearby residences from activity at the site. The model considers the sound power level of each source, the distance between noise sources and receivers, shielding provided by structures or terrain and worst case meteorological conditions with respect to noise propagation (resulting in the highest predicted noise level at residences).

The predictions of noise from use of the facility have also been based on the following operational assumptions for the level of activity in any 15-minute¹ period.

Day:

- 1 truck moving between the road and the shed,
- Continuous operation of the 2 external chillers and 2 extraction fans,
- Continuous internal general operating noise with closed doors.

Night:

- Continuous operation of the 2 external chillers and 2 extraction fans,
- Continuous internal general operating noise with closed doors.

To ensure that the noise criteria are achieved, it is recommended that the following measures be incorporated into the site:

- Ensure that all trucks, pallet jack or forklift are not fitted with reversing alarms which are tonal. If a reversing alarm is needed for safety, it should be a broadband alarm.
- Ensure that the noise associated with brewing does not occur while the shed doors are open.
- Exhaust has been assumed to be within the western third of the roof space, as shown in Figure 2, as this is where the brewing activity will take place.

¹ Default assessment period of the Policy

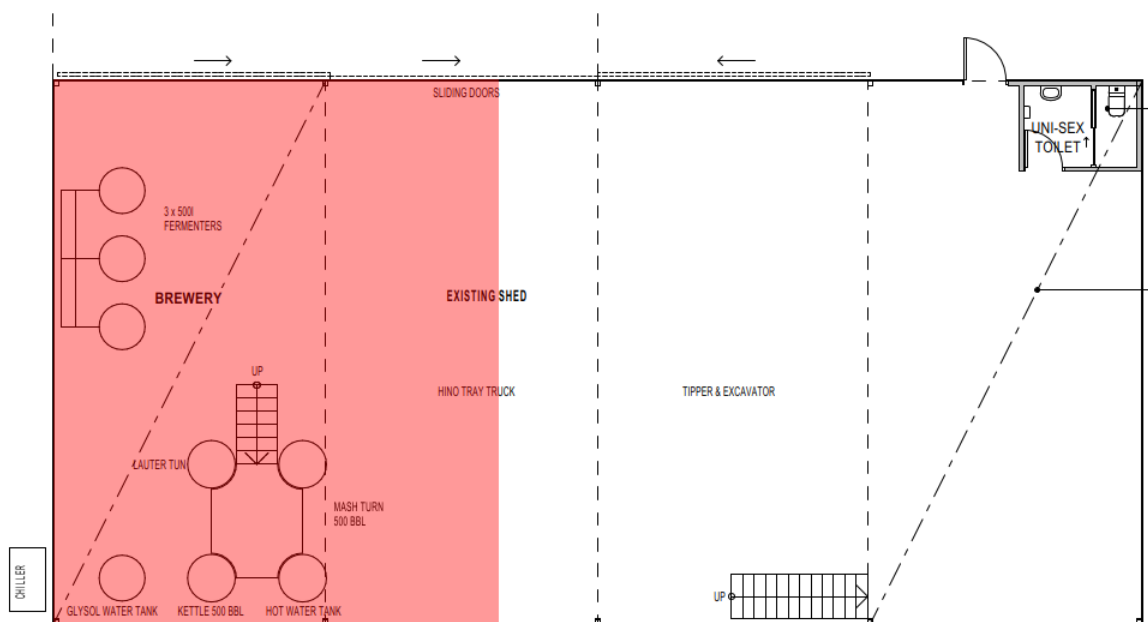


Figure 2: Exhaust Location

Without any other acoustic treatment of the site, average (L_{eq}) noise levels from the site are predicted for each situation as per the table below:

| Situation | Highest Predicted L_{eq} [dB(A)] | Goal Noise Level [dB(A)] |
|-----------------|------------------------------------|--------------------------|
| Day Operation | 52 (at Neighbouring Building 4) | 52 |
| Night Operation | 45 (at Neighbouring Building 4) | 45 |

The noise levels above are inclusive of the 5 dB(A) penalty during the day time operating period for modulation based upon noise from the truck. During the night, the noise sources are continuous in nature.

4 CONCLUSION

An environmental noise assessment has been made of the proposed brewery at 14 Nioka Drive, Ironbank. The assessment has been completed to address the Request for Information from the Adelaide Hills Council.

As required by the Request for Information, the assessment has been completed based on the goal noise levels set by the *Environment Protection (Noise) Policy 2007*. The assessment includes noise from:

- Small delivery trucks,
- Extraction fans,
- External chiller, and,
- General operating noise from:
 - boilers,
 - pumps,
 - bottling,
 - loading/unloading the small delivery truck with a pallet jack or small forklift.

Based upon the completed assessment, the noise from the proposed brewery will comply with the goal noise levels set by the *Environment Protection (Noise) Policy 2007* as required by the Adelaide Hills Council Request for Information.

APPENDIX A: SITE EQUIPMENT

- 1x Malt Miller (300-500kg/hr)
- 1x 500L Mash/Lauter Tun
- 1x 500L Kettle/Whirlpool Tun
- 1x 1000L Hot Water Tank
- 3x Sanitary Centrifugal Pumps
- 1x Manual Water Mixing Station
- 1x 25L Glass Wort Grant
- 1x 6m² Heat Exchanger
- 1x Wort Aeration Station
- 1x 20L Yeast Feeder
- 3x 500L Fermentation Unitank
- 1x 1000L Glycol Water Tank
- 2x 3HP Glycol Water Chiller
- 1x Glycol Water Pipeline
- 1x 100L Single Wall Caustic Tank
- 1x 100L Single Wall Acid Tank

APPENDIX B: SOUND POWER LEVELS

| Noise Source | Sound Power Level |
|--|----------------------------------|
| External Chillers | 75 dB(A) each, total of 78 dB(A) |
| Extraction Fans | 86 dB(A) each, total of 89 dB(A) |
| General Operating Internal Noise Level | 80 dB(A) sound pressure level |
| Truck | 100 dB(A) moving at 10m/s |



Adelaide Hills
COUNCIL

WASTEWATER WORKS APPROVAL TO INSTALL AN AEROBIC WASTEWATER TREATMENT SYSTEM

| | | |
|------------------------------|---|----------------------------------|
| DATE: 25 October 2023 | ASSESS No.: 8413 | APPROVAL No.: 23/W063/473 |
| APPLICANT DETAILS | Anthony Wagenknecht - 14 Nioka DR, Ironbank SA 5153 | |
| OWNER(S) DETAILS | Anthony Wagenknecht - 14 Nioka DR, Ironbank SA 5153 | |
| LOCATION | 14 Nioka Drive, Ironbank SA 5153 | |

| | | |
|--|----------------------|--------------------|
| SEPTIC TANK | | |
| Minimum Effective Capacity | <input type="text"/> | LITRES |
| Holding tank 4500L and 48m ² subsurface for brewery washdown | | |
| SECONDARY TREATMENT | <i>TYPE</i> | <i>MODEL</i> |
| Aerobic Waste Water Treatment System 10EP | Septic Tank | Septic Tank System |
| For residency and beer tasting | | |
| EFFLUENT DISPOSAL SYSTEM | | |
| <input type="text"/> | | |
| 236m ² | | |
| NOTE:- Surface irrigation disposal area must be suitably landscaped and established. It must be situated at least 50 Metres from any Creek, Watercourse and Dam, and as far as possible from the Bore. | | |

[Persons undertaking the installation of the system are required to give the Council's Environmental Health Officer one \(1\) business day's notice when calling for an inspection –Requests for an inspection must be made before 3pm on the preceding business day. Penalties apply for non-compliance.](#)

MANDATORY INSPECTIONS

Aerobic Wastewater System-

1. Drain, Septic tank and Effluent Disposal System
2. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures and irrigation system in place.

WW system form brewery washdown

1. Drain, Septic tank and Effluent Disposal System
2. Final inspection of completed system, backfilled with all inspection points, plumbing fixtures and irrigation system in place.

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

BOOK AN INSPECTION ONLINE:

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

Please be advised that, pursuant to the South Australian Public Health (Wastewater) Regulations 2013 (the Regulations) approval is hereby granted for the installation of the above wastewater works (or part) and associated plumbing and drainage works subject to strict compliance with all of the following conditions.

Please note that penalties can apply for non-compliance with approval conditions.

[Approval of the installation of an Aerobic Wastewater Treatment System is subject to the following conditions:](#)

APPROVAL CONDITIONS

1. The approved wastewater system incorporates:
 - 1.1. Sanitary plumbing and drainage in compliance with AS/NZS 3500.
 - 1.2. The existing wastewater system must be decommissioned by a licenced plumber upon the installation of the system approved in this approval.
 - 1.3. A 10EP septic tank.
 - 1.4. Septic Tank approved for 10EP.
 - 1.5. 236 m² irrigation area with associated pipework and fittings as specified by the design engineer in the report dated **19th September 2023**.
 - 1.6. Audible / visible alarm system.
2. The wastewater system to be installed, commissioned, operated and maintained in accordance with:
 - 2.1 The plans and specifications submitted including any amendments made/required with this approval.
 - 2.2 Manufacturers, installers and equipment suppliers' instructions and recommendations.
 - 2.3 The design engineers' report dated 19th September 2023.
 - 2.4 The servicing requirements of the manufacturer including the keeping of records of all maintenance and servicing of the system.
 - 2.5 Copy of service reports to be forwarded to the Council officers upon commissioning of system and each service thereafter.
 - 2.6 The Waste Control system shall be operated and maintained in accordance with the requirements of the Council.
 - 2.7 The relevant South Australian Product Approval(s).
 - 2.8 Australia/New Zealand Standard for Sanitary Plumbing and Drainage (AS/NZS 3500).
 - 2.9 The Onsite Wastewater Systems Code.
 - 2.10 All other relevant standards and codes.
 - 2.11 Conditions of this approval.
3. In accordance with the Regulations, wastewater works (or part) must be carried out (including the effluent disposal area) by a suitably qualified person as defined by the Wastewater Regulation 2013. Additionally, the required signed Certificates of Compliance and "as constructed" drawings must be submitted to the relevant authority and the owner or occupier of the land on which the work was undertaken within 28 days of completion of each stage.
4. In regards to inspection, the relevant authority reserves the right to inspect during construction, or upon completion, or not to inspect the installation. The installer is required to notify the relevant authority at least one business day before the works commence. *See Mandatory Notification and Inspection Stages.*

BOOK AN INSPECTION ONLINE:

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

5. A durable notice is to be permanently located in a prominent position (such as a power box) on the property showing:
 - 5.1 Type of system installed
 - 5.2 Date of system installed
 - 5.3 Servicing / desludging frequency
 - 5.4 Prohibited discharges

5.5 Relevant Authority / Manufacturer details

6. The operator of the wastewater system must ensure that the lids and access openings are raised to surface level and sealed to prevent the entry of storm water or the escape of effluent or sewer gases and are fitted so as to be childproof.
7. The operator of a wastewater system must ensure that the system is operated, maintained and serviced in accordance with:
 - 7.1 The conditions of this approval.
 - 7.2 The Prescribed Codes to the extent which they are applicable.
8. The operator of a wastewater treatment system must ensure that wastewater/ recycled water from the system is reused or disposed of in accordance with:
 - 8.1 The conditions of approval.
 - 8.2 The Prescribed Codes to the extent which they are applicable. This includes the following requirements:
 - 8.2.1. The wastewater system (including the irrigation system) is not to be altered without approval from the relevant authority.
 - 8.2.2. Recycled water must not be allowed to pool or run off the approved irrigation area.
 - 8.2.3. Other water sources are not to be connected to the recycled water system.
9. Where installed, any pumps and rising mains required must be suitable for their intended loads and operating environment.
10. This approval will expire if the works are not commenced within 24 months, or are commenced but not substantially completed within 36 months after the date of approval.
11. Pursuant to the Regulations, the relevant authority may, on its own initiative, by written notice to the operator of a wastewater system to which a wastewater works approval applies, vary or revoke a condition of the approval or impose a further condition, but in that case, the variation, revocation or imposition may not take effect until at least 6 months after the giving of the notice unless-
 - 11.1. The operator consents or-
 - 11.2. The relevant authority states in the notice that, in its opinion, the variation revocation or imposition is necessary in order to prevent or mitigate significant harm to public or environmental health or the risk of such harm.

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

If you have any queries please do not hesitate to contact the Adelaide Hills Council on the details below.

Contact Officer: Anastasia Paslavski

Contact Telephone No: 8408 0400

Email

: mail@ahc.sa.gov.au

Signed:



25 October 2023

Anastasia Paslavski

Authorized Officer

South Australian Public Health Act, 2011

- Note 1:** The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies.
- Note 2:** Sludge from the system is to be taken away by an EPA licensed operator to an approved site in accordance with the SA Biosolids Guidelines.
- Note 3:** Any alterations/upgrades/modifications to this system will be subject to separate application(s) and approval from the relevant authority.
- Note 4:** Any variation to the works as approved must not be undertaken until that variation has received Council approval

BOOK AN INSPECTION ONLINE:

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



Website: <http://seedenterprises.com.au>
 Email: admin@seedenterprises.com.au
 Phone: 0433 383 183

ABN: 30429258013
 41 York Drive
 Flagstaff Hill SA 5159

SITE AND SOIL ASSESSMENT – 14 NIOKA DR, IRONBANK, SOUTH AUSTRALIA 5153

Owner: Anthony Wagenknecht
 Site: 14 Nioka Dr, Ironbank SA 5153
 Date: 19 September 2023
 Job Reference: SEA142



**WASTEWATER APPROVAL
 CONDITIONS & NOTES APPLY
 WWA: 473/23/W063
 DATE: 25/10/2023**

Executive Summary

Seed Enterprises (Seed) were engaged to undertake a site and soil assessment to determine the suitability of the proposed on-site domestic wastewater management system for the site located at 14 Nioka Dr, Ironbank, South Australia ('the site').

The assessment was completed in accordance with the Government of South Australia DHA *On-site Wastewater Management Systems Code (the Code)* and Australian Standard AS/NZS 1547 *On-site domestic wastewater management (AS 1547)*.

It is understood an on-site wastewater management system upgrade is required to service the proposed nano-brewery. System summary information is provided in Table 1.

Table 1 Summary information

| Item | Detail |
|---|---|
| Postal Address | 14 Nioka Dr, Ironbank, South Australia 5153 |
| Municipality | Adelaide Hills Council |
| Proposed Land Use | Mixed use – Residential and commercial (nano-brewery) |
| Design Load - Residential | 150L/p/d 70g/p/d BOD |
| Design Load - Commercial (beer tasting) | 8L/p/d 11.2g/p/d BOD |
| Design Flow Commercial (Greywater from Brewery washdown, based on 500L beer per brew) | 2500 L/brew |

Based on the two distinct types of wastewater produced, to ensure appropriate quality of wastewater treatment, it is proposed that the greywater from the brewery washdown is primary treated using a septic tank with subsurface soakage bed land application, and the remainder of the wastewater is secondary treated using an Aerated Wastewater Treatment System (AWTS) with surface irrigation land application.

Aim

The aim of this assessment is to determine the suitability of the proposed on-site wastewater management systems comprising:

- Residential and beer tasting system – SA Health approved min. 10 Equivalent Person (EP) AWTS to surface irrigation land application, and
- Brewery washdown system – Min. 4500L SA Health approved septic tank to subsurface soakage bed land application.

Methodology

The site and soil characteristics summarised in this report are based on the desktop review of available desktop information as well as a site inspection and an intrusive soil assessment.

General Site Characteristics

Table 2 General Site Information

| Item | Detail |
|------------------------------------|--|
| Parcel Identifier | D10993 A14, Certificate of Title Volume 5490 Folio 659, Hundred of Noarlunga |
| Postal Address | 14 Nioka Dr, Ironbank, South Australia 5153 |
| Municipality | Adelaide Hills Council |
| Current Land Use | Residential |
| Proposed Land Use | Mixed use – Residential and commercial (nano-brewery) |
| Site Area | 0.17609 ha |
| Site Slope | Variable - approximately |
| Average Rainfall | 1033.2 mm/year based on data between 1985 to the present from the Bureau of Meteorology (BOM) Heathfield Works Depot weather station (ID: 023843). |
| Point Potential Evapotranspiration | 1200-1600 mm/year (based on BOM data collected between 1961 and 1990) |
| Water Supply Type | Reticulated |

Land Application Area Characteristics

Table 3 Localised Land Application Area Information – Residential and Beer Tasting System

| Item | Detail | Design Considerations |
|--------------------------------------|----------------------|-----------------------|
| Localised slope | 10% | None |
| Proximity to registered waterbody | >50m | None. |
| Proximity to groundwater bore(s) | >50m | None. |
| Proximity to high tide coastal water | >100m | None. |
| Surface Drainage | Good | None. |
| Rocky Outcrops | No | None. |
| Existing Vegetation | Existing garden beds | Sprinkler irrigation |

Table 4 Localised Land Application Area Information – Brewery Washdown System

| Item | Detail | Design Considerations |
|--------------------------------------|--------|-------------------------|
| Localised slope | 5% | None |
| Proximity to registered waterbody | >50m | None. |
| Proximity to groundwater bore(s) | >50m | None. |
| Proximity to high tide coastal water | >100m | None. |
| Surface Drainage | Good | None. |
| Rocky Outcrops | No | None. |
| Existing Vegetation | None | Subsurface soakage beds |

Soil Characteristics

The intrusive soil assessment was completed with a solid flight auger drilling methodology by Seed on 25 August 2023. Approximate locations of the soil bore investigation locations (BH1 and BH2) targeting the proposed land application areas are illustrated in the drawing in Attachment 1. Soil lithology observations are detailed in the borehole logs in Attachment 2 and have been summarised in the table below:

Table 5 Soil Lithology Summary

| Item | Details | Design Considerations |
|--|--|--|
| Soil Profile Summary | The surficial soil horizon consisted of SAND topsoil, underlain by low plasticity Sandy CLAY. | Good soakage soils underlain by practically impermeable soils (as classified as per the Code). |
| Depth of Drilling | Boreholes BH1 and BH2 were terminated at 1.4m below ground level (bgl). | None. |
| Depth to Water | No groundwater was encountered to a maximum depth of 1.4m bgl | None. |
| Depth to Bedrock | Bedrock was not encountered to a maximum borehole depth of 1.4m bgl | None. |
| Surface and Subsurface Soil Properties | <p>Description: Low to medium plasticity Sandy CLAY</p> <p>USCS Classification: Low plasticity sandy clay - CL</p> <p>AS1547 Category 5: Strongly structured light clay</p> | <p>Irrigation area is to be maintained with appropriate salt-tolerant, water loving vegetation.</p> <p>A 150mm surface layer of mulch shall be emplaced across the designated surface irrigation area and shall be maintained at all times</p> <p>Adopt a Design Irrigation Rate (DIR) of 4.5mm/d as per section 8.4.2 of the Code.</p> <p>Based on the soils encountered at the site, and the nature of the greywater waste expected from the brewery washdown; for the design of the conventional bed subsurface land application system, the maximum Design Loading Rate (DLR) of 8mm/d has been adopted as per Table L1 of AS 1547.</p> <p>The soakage bed should be ripped an additional 300mm below the basal depth and gypsum added at a rate of 1kg/m².</p> |

System Design

The following tables set out the design requirements for each system based on design calculations and observations from the site and soil investigation, taking into account site specific constraints.

Table 6 – System Design – Residential and Beer Tasting System

| Item | Detail/Calculations | Design Recommendations |
|---------------------------------------|---|--|
| Adopted DIR | As per Soil Characteristics | 4.5mm/d |
| Number of design bedrooms | As per discussion with owner | 3 |
| Equivalent Persons (EP) (residential) | As per discussion with owner | 6 |
| Equivalent Persons (beer tasting) | As per discussion with owner – highest daily number over a 7-day period incl. staff | 20 |
| Design load per person (residential) | Based on a reticulated water supply system | 150L/p/d 70g/p/d BOD |
| Design load per person (beer tasting) | As Per Appendix E of the Code for Wine Tasting (no meals) | 8L/p/d 11.2g/p/d BOD |
| Hydraulic load (system) | Hydraulic Load x EP (residential) + Hydraulic load x EP (beer tasting) | 1060L/d |
| BOD load (system) | BOD Load x EP (residential) + BOD load x EP (beer tasting) | 644 g/d |
| Required irrigation application area | <u>Total hydraulic load</u> DIR | 236m ² (240m ² provided) |
| Treatment system specification | Secondary | Ri-Treat EP10 or equivalent min. 10 EP SA Health approved AWTS |
| Pump specification | To be confirmed by plumber on-site | Reefe RHV220 or similar |
| Additional design requirements | None | None. |
| Setback and separation distances | The location of the proposed AWTS to surface irrigation land application area are indicated on the attached figure (Attachment 1) and are in accordance with the principles of the Code | Should the AWTS or land application differ than the proposed, the minimum setback distances shall be retained. Should any encroachment be required, a wastewater engineer should be contacted prior to installation. |

Table 7 - System Design – Brewery Washdown System

| Item | Detail/Calculations | Design Recommendations |
|--------------------------------------|--|--|
| Adopted DLR | As per Soil Characteristics | 8mm/d |
| Anticipated Wastewater Load | As per discussion with owner | Up to 375 L/d (1 brew/week) |
| Required irrigation application area | <u>Hydraulic load</u> DLR | 46.9m ² (48m ² provided) |
| Treatment system specification | Primary | Polymaster ST4550 - 4550L Septic Tank (or similar (Poly) SA Health approved device) |
| Pump specification | N/A | N/A |
| Additional design requirements | Based on operational information provided by the client, the solid particulates in the washdown wastewater have been minimised by post-brew yeast recovery processes. Regular washdown will ensure limited fluctuation in washdown/greywater quality. | Proposed to adopt the maximum DLR for primary treated effluent in Category 5 soils (considered conservative given the quality of the water is unlikely to contain or produce any sludge/solids which could impede soakage capabilities. |
| Setback and separation distances | The location of the proposed sub-surface soakage bed land application area is indicated on the attached figure (Attachment 1) and encroaches on the prescribed 50m setback distance from a watercourse as detailed in the Code (approximately 40m at the closest point). | Based on the water quality and treatment methodology, it is considered that the health or environmental risk from the sub-surface soakage bed proximity to the watercourse is minimal. There are no significant nutrient loads expected and any chemicals (yeast and diluted caustic) are significantly diluted and filtered through the primary storage and treatment proposed. Should the locations of the septic tank and/or land application differ to the proposed, the minimum setback distances shall be retained. Should any encroachment be required, a wastewater engineer should be contacted prior to installation. |

Conclusion & Recommendations

Based on the site and soil observations and engineering calculations presented in this report, Seed considers the proposed on-site wastewater management systems comprising:

- Residential and beer tasting system – SA Health approved min. 10 Equivalent Person (EP) AWTS to surface irrigation land application, and
- Brewery washdown system – Min. 4500L SA Health approved septic tank to subsurface soakage bed land application.

to be appropriate for this site. The systems should be installed in the area denoted on the attached Figure (Attachment 1).

The existing septic tank is to be decommissioned and backfilled appropriately. The sewer shall be diverted to the proposed AWTS ensuring the alignment extends outside the backfilled septic tank pit and maintains a minimum 1.65% grade to the invert of the AWTS.

The plumber installing the systems shall ensure all sanitary drainage wastewater at the site is directed to the new AWTS, and that all brewery washdown water is directed to the proposed new septic tank.

The proposed new AWTS shall be installed by an appropriately qualified Plumber in accordance with Legislative requirements (including AS3500, the Code and the Plumbing Code of Australia) and the AWTS manufacturers operation, maintenance, and installation requirement. The AWTS shall be serviced quarterly by an appropriately trained service agent.

The proposed septic tank and the on-site wastewater management system in its entirety, shall be installed by an appropriately qualified Plumber in accordance with legislative requirements (including AS3500, AS1547, the Code and the Plumbing Code of Australia).

Closure

We trust this assessment is suitable for your purposes. Please contact me on 0433 383 183 should you have any queries.

Yours sincerely



Kym Butcher BE Mech, B M&CSci, NER – Environmental Engineering
Director, Principal Environmental Engineer



**WASTEWATER APPROVAL
CONDITIONS & NOTES APPLY
WWA: 473/23/W063
DATE: 25/10/2023**

Attachments:

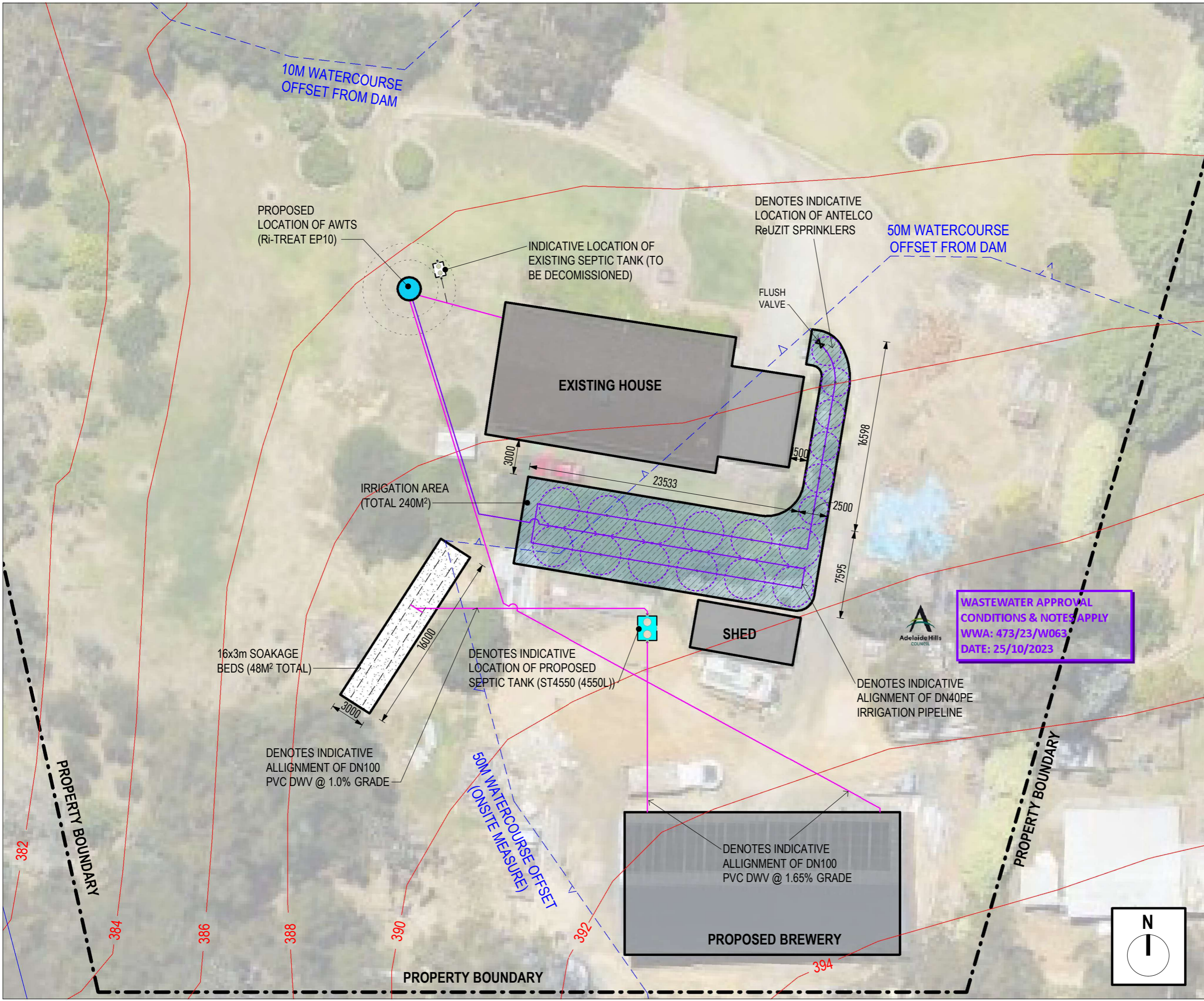
Attachment 1 – Drawings

Attachment 2 – Borehole Logs

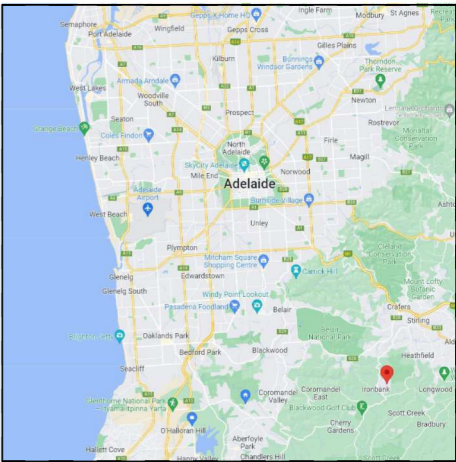
Attachment 3 – Site Photographs



Attachment 1 – Drawings



WASTEWATER APPROVAL CONDITIONS & NOTES APPLY
 WWA: 473/23/W063
 DATE: 25/10/2023



ADDRESS:
14 Nioka Dr, Ironbank

JOB DESCRIPTION:
Wastewater Management Design Layout

CLIENT:
Anthony W

- LEGEND:
- PROPERTY LINE
 - CONTOUR LINE
 - DN40 PE (LILAC)
 - DN100 PVC DWV
 - SOIL SAMPLE LOCATION
 - FLUSH VALVE
 - IRRIGATION AREA
 - PROPOSED STRUCTURES
 - SOAKAGE BED

IMAGE SOURCE:
 NATUREMAPS

REFERENCE NO: SEA142-01
 DRAWN: MB
 CHECKED: KB

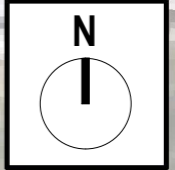


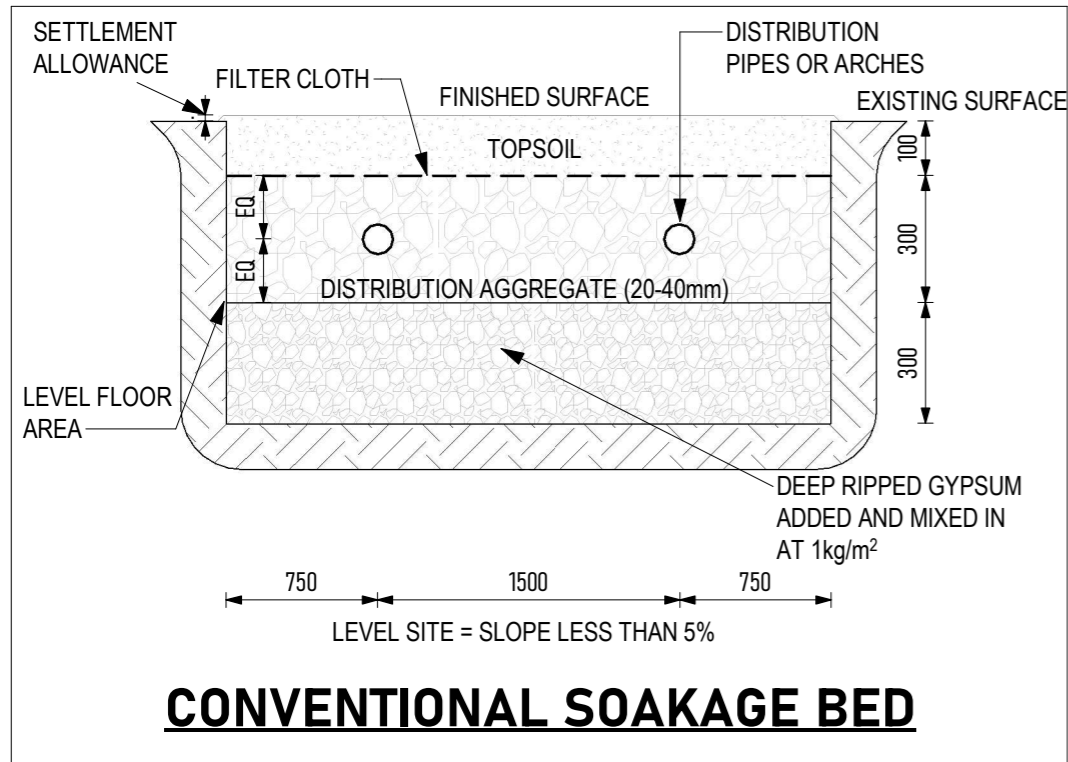
E: mark@seedenterprises.com.au
 P: 0414409133

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ORIGINAL DRAWING AT A3. DO NOT SCALE DIRECTLY OFF DRAWING. DIRECT ANY QUERIES AND OR DISCREPANCIES TO SEED ENTERPRISES AUSTRALIA.

DATE OF ISSUE:





GENERAL NOTES

1. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SITE AND SOIL REPORT.
2. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THESE DRAWINGS. DIGITAL AND CONVERTED DATA USED TO COMPILE THESE DRAWINGS. ANY DISCREPANCIES ARE TO BE DIRECTED TO THE AUTHOR OF THE REPORT.
3. DIMENSIONS ARE SHOWN IN MILLIMETRES UNLESS INDICATED OTHERWISE.
4. IRRIGATION SETBACK TO BE 50.0M MINIMUM FROM WATER SOURCES INCLUDING WELLS, BORES, DAMS, OR NATURAL WATER COURSE LIKELY TO BE USED FOR HUMAN OR DOMESTIC PURPOSES IN ACCORDANCE WITH ON-SITE WASTEWATER SYSTEMS CODE.
5. ALL SITE WASTEWATER TO BE DIRECTED TO THE PROPOSED WASTEWATER MANAGEMENT SYSTEM.
6. ALL STORMWATER TO BE DIVERTED AWAY FROM THE PROPOSED IRRIGATION AREAS.
7. STANDARD VISUAL / AUDIBLE ALARM INSTALLED.
8. CONTRACTOR TO ENSURE ALL MINIMUM SETBACK DISTANCES ARE MAINTAINED. LOCATIONS ARE SHOWN INDICATIVELY, ACTUAL LOCATIONS WILL BE CONFIRMED ON SITE BASED ON SITE CONDITIONS, MAINTAINING THE MINIMUM SETBACK DISTANCES.

AEROBIC WASTEWATER TREATMENT SYSTEMS (AWTS)

1. LOCATION OF AWTS SHOWN IS INDICATIVE ONLY. SA HEALTH APPROVED RI-TREAT EP10
2. MINIMUM SETBACK DISTANCES = 3.0M FROM BUILDINGS AND BOUNDARIES. 1.5M FROM IRRIGATION AREA
3. ALL PLUMBING TO BE IN ACCORDANCE WITH AS 3500
4. DESIGN FOR TEN (10) EQUIVALENT PERSONS OCCUPANCY WITH NO FOOD WASTE DISPOSAL.
5. WORK ON THE AWTS INSTALLATION SHALL NOT COMMENCE UNTIL THE COPIES OF THE "APPLICANT PLAN & CONDITIONS" HAVE BEEN RECEIVED BY THE APPLICANT.

SURFACE IRRIGATION AREA

1. SOIL IMPROVEMENT THROUGH ADDING A SURFACE LAYER OF MULCH ACROSS THE DESIGNATED IRRIGATION AREA.
2. WARNING SIGNS MUST BE POSITIONED WITHIN THE LAND APPLICATION AREA TO INDICATE THAT RECYCLED WATER IS BEING USED FOR IRRIGATION. THE SIGNS MUST BE ON A WHITE BACKGROUND WITH RED LETTERING OF AT LEAST 20MM IN HEIGHT. THE SIGNS MUST BE CLEARLY VISIBLE FROM ALL SIDES AND MUST CONTAIN A WARNING SUCH AS: RECYCLED WATER - AVOID CONTACT/CONSUMPTION (AS PER ON-SITE WASTEWATER SYSTEMS CODE).
3. SURFACE IRRIGATION AREA SETBACKS 0.50M FROM ALLOTMENT BOUNDARY, 1.5M FROM BUILDING.

SEPTIC TANK

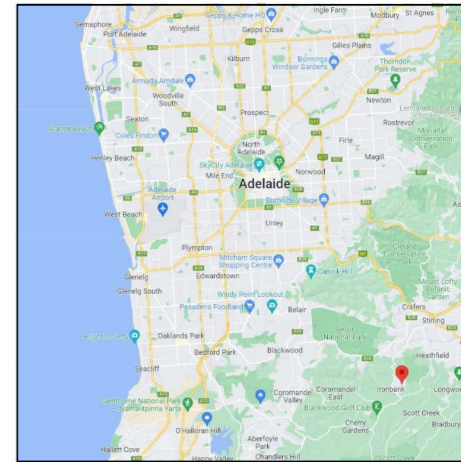
1. SA HEALTH APPROVED SEPTIC TANK (MINIMUM 4550L) IS SHOWN INDICATIVELY ONLY. ACTUAL LOCATION TO BE DETERMINED ON-SITE SUBJECT TO MINIMUM PRESCRIBED SETBACK DISTANCES.
2. MINIMUM SETBACK DISTANCES; 3M FROM BUILDINGS AND BOUNDARIES, 2.5M FROM SUBSURFACE SOAKAGE BED.
3. ALL SITE WASTEWATER MUST BE DIRECTED TO THE PROPOSED SEPTIC TANK
4. MAINTAIN A MINIMUM 1.65% GRADE FROM DWELLING TO SEPTIC TANK.

SUB - SURFACE APPLICATION AREA

1. SOAKAGE BED MINIMUM SET-BACKS; 2.5M FROM ALLOTMENT BOUNDARY AND SEPTIC TANK
2. BASE OF SUBSURFACE SOAKAGE BED TO BE AT LESS THAN 5% GRADIENT
3. SUBSURFACE DISPOSAL AREA SETBACK TO BE 50.0M MINIMUM FROM WATERCOURSES INCLUDING WELLS, BORES, DAMS, OR NATURAL WATER COURSE LIKELY TO BE USED FOR HUMAN OR DOMESTIC PURPOSES IN ACCORDANCE WITH ON-SITE WASTEWATER CODE.
4. MAINTAIN A MINIMUM 1% GRADE FROM SEPTIC TANK TO SOAKAGE BED.



**WASTEWATER APPROVAL
CONDITIONS & NOTES APPLY
WWA: 473/23/W063
DATE: 25/10/2023**



ADDRESS:
14 Nioka Dr, Ironbank

JOB DESCRIPTION:
Soakage Bed Detail & Notes

CLIENT:
Anthony W

LEGEND:

IMAGE SOURCE:

REFERENCE NO: SEA142-01
DRAWN: MB
CHECKED: KB



E: mark@seedenterprises.com.au
P: 0414409133


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DATE OF ISSUE:



Attachment 2 – Borehole Logs

| Project No: | SEA142 | Drilling Method: | Auger | Date: | 25 Aug 2023 |
|------------------------|---------------------------------------|---|--|---|------------------|
| Client: | Anthony Wagenknecht | Drilled and Logged by: | Drilled: KB/AW Logged: KB | | |
| Site Address: | 14 Nioka Dr, Ironbank | | | | |
| Soil Horizon Depth (m) | | Soil Description | Soil Colour | Unified Soil Classification Symbol (USCS) | Moisture Content |
| BH1 | BH2 | | | | |
| 0.0-0.1 | 0.0-0.1 | fine - coarse SAND, with some fine - coarse gravels (topsoil) | B | SC | Dry |
| 0.1-1.4 | 0.1-1.4 | Low to medium plasticity Sandy CLAY, fine – medium sands | RB | CL | <PL |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Comments: | Both boreholes terminated at 1.4m bgl | |  <div style="border: 2px solid purple; padding: 5px; display: inline-block;"> <p>WASTEWATER APPROVAL CONDITIONS & NOTES APPLY WWA: 473/23/W063 DATE: 25/10/2023</p> </div> | | |



Attachment 3 – Site Photographs



Photograph A – Representative soils retrieved from the proposed sub-surface soakage area.



Photograph B – Existing septic system location and proposed new AWTS location




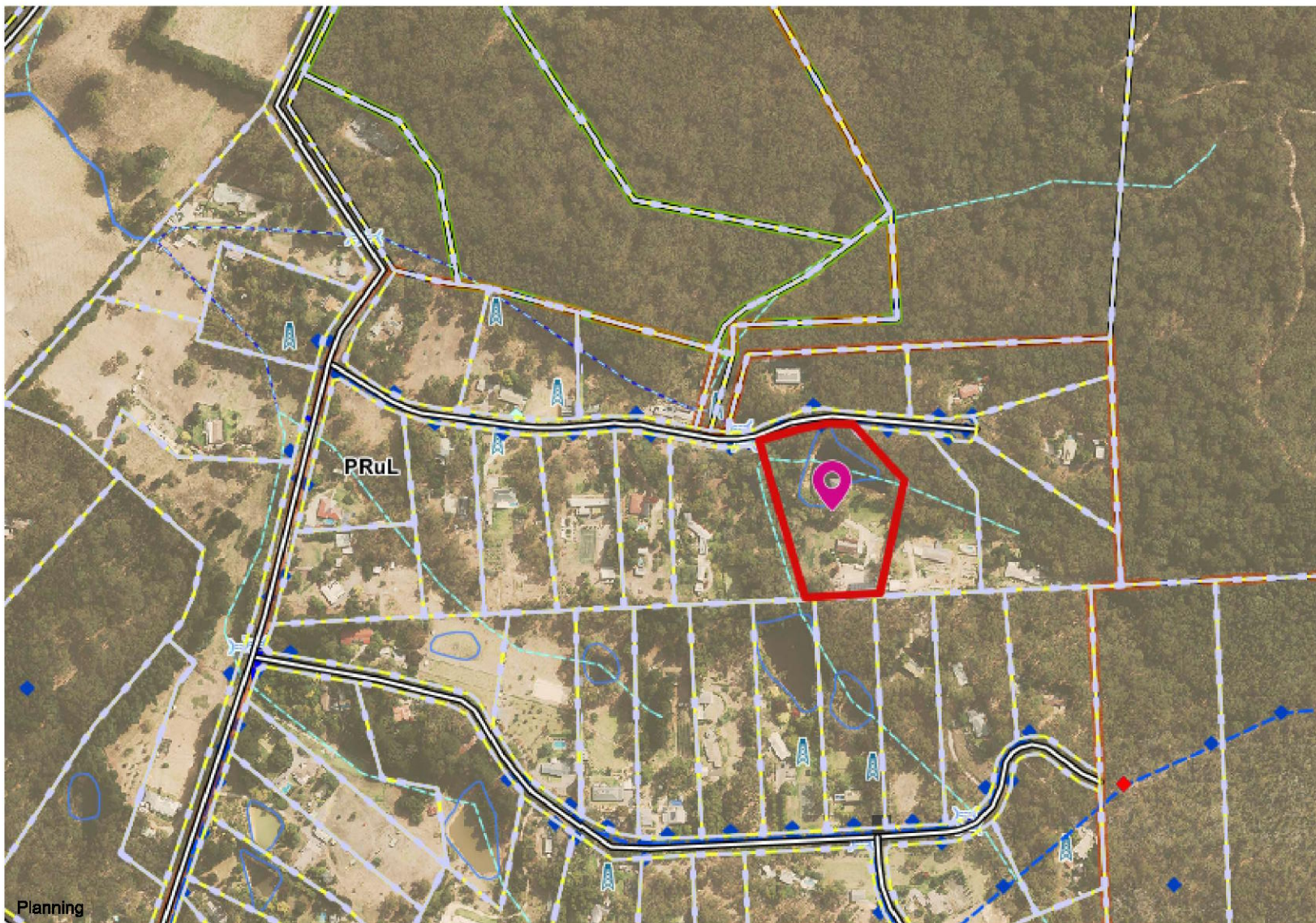
Photograph C – Proposed new septic tank location

14 Nioka Drive
Ironbank 5153



Annotations

 Subject Land



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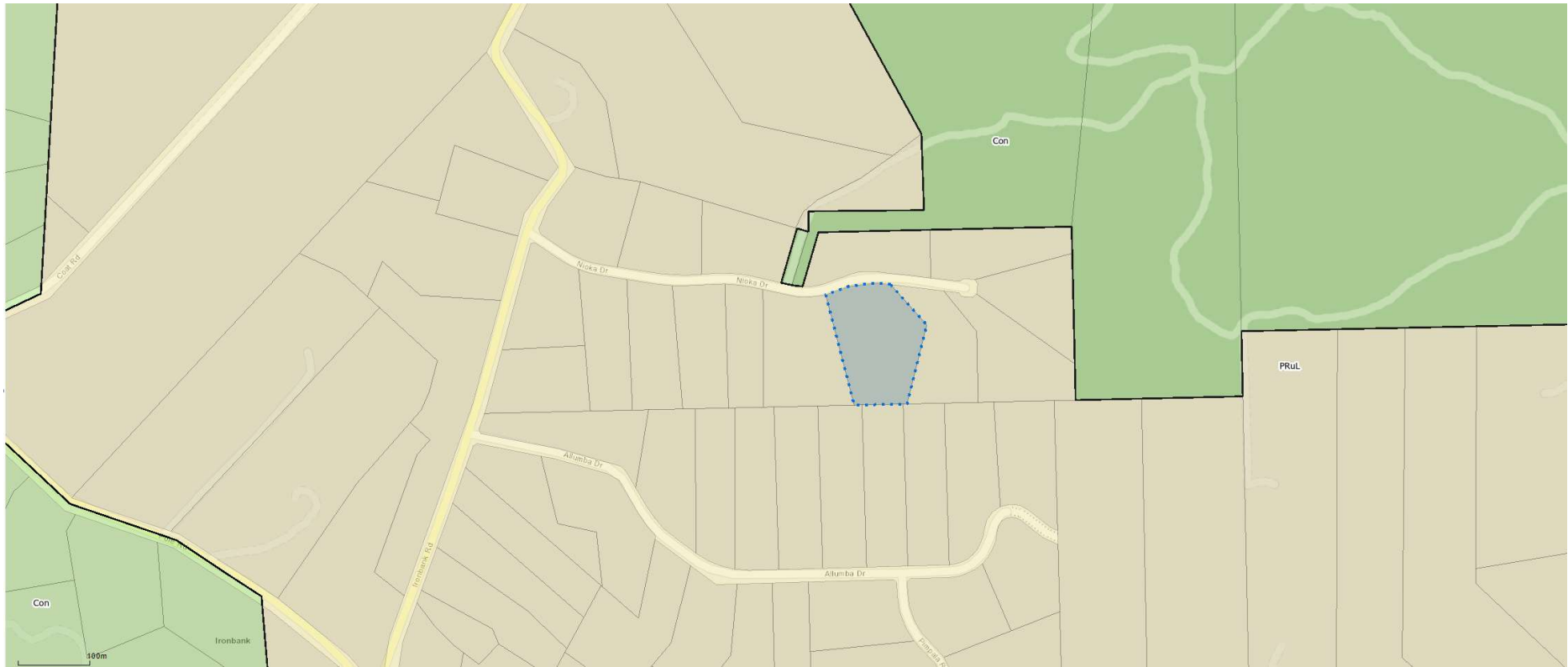
representations regarding the use, or results of use of the information contained herein as to its correctness, accuracy, currency or otherwise. In particular, it should be noted that the accuracy of property boundaries when displayed over aerial photography cannot be considered to be accurate, and that the only certain method of determining boundary locations is to use the services of a licensed Surveyor. The Adelaide Hills Council, its

employees and servants expressly disclaim all liability or responsibility to any person using the information or advice contained herein. ©

Scale = 1:6032.880

200 m





Details of Representations

Application Summary

| | |
|----------------|--|
| Application ID | 22041947 |
| Proposal | Change of use to include brewery (light industry) within part of store building (producing 44,000L per annum) & construction of mezzanine within the store building for sale & tasting of beer with associated car-parking |
| Location | 14 NIOKA DR IRONBANK SA 5153 |

Representations

Representor 1 - Tim Budenberg

| | |
|--|---|
| Name | Tim Budenberg |
| Address | 259 Sturt Valley Road UPPER STURT SA, 5156 Australia |
| Submission Date | 23/07/2023 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 |

Reasons

Excellent initiative! Love the idea that local businesses want to set up in the area. Great for the community

Attached Documents

Representations

Representor 2 - Keran McKenzie

| | |
|--|---|
| Name | Keran McKenzie |
| Address | PO Box 322 STIRLING SA, 5153 Australia |
| Submission Date | 23/07/2023 07:44 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

As a resident of Nioka Drive I am lodging my formal submission to state that I do not support this development as it currently is proposed. I will state that I do not have any concern or issue with the creation of a brewery at 14 Nioka Drive, provided (as stated in the application) all water and waste water considerations are undertaken. Many of the dams in this area flow into each other, any accidental spillage of waste water could see contamination of local water ways. As someone working to restore local water ways and natural water reserves for fauna it would be a concern to us to have contamination in the water. My objection is in the operation of an onsite cellar door/tasting room twice a month. The first object is the music levels. Stated in the application is that music would be played within the shed as ambient music, however this property is already known for loud music late into the evening/early morning regularly during the summer months. It would be easily conceived that once operating this proprietor could host evening events outside seeing increased noise pollution in this rural environment. Secondly we would object to the increase in any vehicle traffic within Nioka Drive, a one way street where children play, ride bikes and people safely walk (on the road as there is no foot path). Nioka Trail (near the entrance to 14 Nioka) is a well known SA Trail walk and during summer a number of people do walk on the road to get to and from this trail. Additional vehicle traffic on this road would lead to increase concern for pedestrian and children safety.

Attached Documents

Representations

Representor 3 - Ros Barrett

| | |
|--|--|
| Name | Ros Barrett |
| Address | 8 ALLUMBA DRIVE IRONBANK SA, 5153 Australia |
| Submission Date | 24/07/2023 12:01 PM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |
| Reasons See attached document | |

Attached Documents

| |
|--|
| RepresentationOnApplication-6069370.pdf |
| 22041947PublicNotificationEmail-6069371.pdf |
| Email-Representation-RosBarrettAdditionalComments-22041947-6195993.pdf |

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|---|
| Applicant: | Not Disclosed <i>[applicant name]</i> |
| Development Number: | 22041947 <i>[development application number]</i> |
| Nature of Development: | Change of Use <i>[development description of performance assessed elements]</i> |
| Zone/Sub-zone/Overlay: | Brewery (light industry in rural zone) <i>[zone/sub-zone/overlay of subject land]</i> |
| Subject Land: | 14 Nioka Drive, Ironbank SA 5153 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i> |
| Contact Officer: | Not Provided <i>[relevant authority name]</i> |
| Phone Number: | Not Provided <i>[authority phone]</i> |
| Close Date: | 10/8/2023 <i>[closing date for submissions]</i> |

| | |
|---|------------------|
| My name*: Ros Barrett | My phone number: |
| My postal address*: 8 Allumba Drive, Ironbank SA 5153 | My email: |

** Indicates mandatory information*

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development |
| | <input type="checkbox"/> I support the development with some concerns (detail below) |
| | <input checked="" type="checkbox"/> I oppose the development |

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

There are many many reasons.

- 1) *Ironbank is **NOT** in a light industrial area.*

*Residents did not purchase their homes in a light industrial area zone, and it should not be changed for **one** resident alone.*

*If this is re-zoned for one resident it will **OPEN THE FLOOD GATES** to other environmental changing businesses, and therefore change the nature of this peaceful community forever. No other resident in Ironbank has been able to gain Council approval to build granny flats or other detached buildings over the years – why is this case different, and different enough to change the zoning?*

Ironbank is a peaceful, quiet, and friendly community – this will most certainly be disrupted by drunken revellers and extra traffic, most likely including party buses.

***THIS IS ALSO A BUSHFIRE ZONE** – attracting unfamiliar party goers to the hills area presents an added bushfire risk to our residents.*

- 2) *Environmental:*

***AIR QUALITY/SMELL** (pungent yeast and rotting hops), smelly toilets, rubbish, exhaust fumes, etc*

*Unacceptable **NOISE** from revellers and Extra Traffic including buses.*

***Water Course Impacts** – has this been checked by the Department of Environment and Water?*

Disruption and Destruction of Habitat and Vegetation** affecting the **BANDICOOT

***SUPERHIGHWAY** which has just been completed at a significant cost and doing well currently.*

***Disruption and Destruction of Habitat and Vegetation** affecting the **Bassian Thrush** which is on the brink of extinction.*

***Rubbish** is always an environmental issue in any entertainment venue – this will be no different.*

There is no infrastructure to cope with extra traffic – eg the road quality is extremely poor.

There are no footpaths (public risk issue).

- 3) *Ironbank Road is already used as a **racetrack** by some motorists travelling through Ironbank – this will increase and worsen with drunk drivers behind the wheel as well.*

***Wildlife carnage** will increase with increased traffic travelling at high speed – its bad enough as it is.*

Many residents, including children, walk their dogs around the Ironbank area and there are no footpaths - there would be an added danger to our residents' safety with increased traffic, some motorists also being affected by alcohol.

It is more than likely that if this business is successful, it will grow and so will all of our concerns listed above. There are many residents in Ironbank who are very concerned and distressed over this proposal.

I request that my personal details be kept private and not distributed to any other parties other than those addressed in this response.

[attach additional pages as needed]

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

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

| | |
|-----|---|
| I: | <input checked="" type="checkbox"/> wish to be heard in support of my submission* |
| | <input type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input checked="" type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: Click here to enter text. |

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

Signature: Ros Barrett

Date: 23/7/2023

Return Address: 8 Allumba Drive, Ironbank SA 5153 *[relevant authority postal address]* or

Email: *[relevant authority email address]* or

Jessica Tonkin

From: Ros Barrett
Sent: Sunday, 23 July 2023 7:14 PM
To: Development Admin
Subject: Representation on Application - Performance Assessed Development -
Development No: 22041947
Attachments: REPRESENTATION ON APPLICATION.docx; CCF23072023.pdf
Categories: Jess

[EXTERNAL]

Dear Assessment Panel

Unfortunately the PlanSA online submission page was down today/not accessible (ie: planninganddesigncode.plan.sa.gov.au/haveyoursay/).

I am therefore emailing my response to you regarding my opposition to the **proposed development of a Brewery** at 14 Nioka Drive, Ironbank.

Only a few selected residents of Ironbank were made away of this proposal this week and they only have 2 weeks to respond to it.

Please see my attached response to said proposal, which I strongly oppose, and forward to the appropriate department if indicated.

I would appreciate confirmation of your receipt of this email.

Many thanks

Ros Barrett

Allumba Drive, Ironbank SA 5153

Sarah Kimber

From: Ros Barrett
Sent: Wednesday, 9 August 2023 8:08 AM
To: 'DTI:Office of Minister Champion'; Development Admin; 'LandscapeSA:HF Landscape Board'; Adrian Cheater; Nathan Daniell; DTI.PlanningReview@sa.gov.au; PlanSA@sa.gov.au; yoursay@sa.gov.au
Subject: Objection to Representation on Application - Performance Assessed Development - Development No: 22041947 - Brewery in Ironbank - 23MP154097 - Acknowledgement
Importance: High
Categories: Sarah

[EXTERNAL]

Good Morning

The cut off date for all objections to the Proposed Development of a Brewery in Ironbank is tomorrow 10th August 2023.

I have already submitted my formal objections to the Assessment Panel and wish to highlight some key points related to the said objection.

| | | |
|--|---|--|
| SMELL (sulphur or rotten egg smell during fermentation process) | = | Ongoing complaints by residents |
| NOISE (constant machinery, drunk revellers, traffic) residents | = | Ongoing complaints by |
| DRUNK DRIVING ON POOR NARROW WINDY ROADS accidents, adding to existing problem | = | Increase in motor vehicle |
| BUSHFIRES smokers in the height of Summer (recipe for disaster) | = | Beer drinking cigarette |
| ENVIRONMENT native vegetation from vehicle tyres and patrons' shoes weeds impacting native veg) | = | Weedy seeds introduced to (we already have too many |
| | = | Patron's rubbish |
| | = | Waste water issues |
| FUTURE IMPACTS further "light industry" and change this pristine and peaceful quiet area? properties the area was zoned residential. | = | Will this set a precedence to When we purchased our |

This proposal has impacted and is upsetting the surrounding residents in Ironbank, and I would hope that all parties understand how they will be affected by this development if it went ahead.

Thank you for taking the time to read this email.

Ros Barrett
Allumba Drive, Ironbank

Representations

Representor 4 - jack Costi

| | |
|--|---|
| Name | jack Costi |
| Address | 13 Allumba Drive IRONBANK SA, 5153 Australia |
| Submission Date | 28/07/2023 08:04 AM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |

Reasons

With reference to application 6784 re Brewery and tasting area development on Nioka Drive, Ironbank We are located at 13 Allumba Drive, Ironbank. Our property adjoins 14 Nioka Drive to the south. The Proposed Brewery & tasting facility is within 3meters of our boundary. We object to this planning application for the following reasons, We believe this development is fundamentally inappropriate for our immediate area. The property in question and adjoining properties are all small holdings (less than 1.5 hectares) which are exclusively devoted to domestic living (with some outbuilding for storage). The households are in relatively close proximity to each other and we are of the firm belief that a brewing with visitor tasting area with its associated machinery noise, smell and visitors will impact adjoining properties, irrespective of the mitigations proposed. (Currently we can clearly hear earth moving and truck noise from the existing property at our house) Adjoining the proposed brewery/visitor area and directly south is an area of our property that we have purposely kept as natural bushland and native animal habitat. We believe the noise and periodic smells from this development will impact our quiet enjoyment of this natural area. A member of our household is particularly sensitive to odour and we are very concerned that the regular emissions from the brewing process will have a detrimental effect at our household, especially when the wind is from the north. Even with the odour mitigation proposed, we do not believe it would be sufficient. Other tourist developments in our area include a camp/ Caravan Park, winery cellar and tasting area are all on much larger allotments and have a considerable buffer space to other domestic dwelling. We believe any development in what is a fundamentally domestic household area of Ironbank must be appropriate to the physical environment and not change the established ambience of this area. This proposed development will detract from the reasons so many of us have chosen to live here. We strongly urge council to reject this application.

Attached Documents

Representations

Representor 5 - Miranda Hickman

| | |
|--|--|
| Name | Miranda Hickman |
| Address | 6 Allumba Drive IRONBANK SA, 5153 Australia |
| Submission Date | 30/07/2023 06:39 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 oppose the development |

Reasons

We would like to submit a representation to refuse planning permission for application 22041947 for the following reasons: 1. We are afraid of the environmental impacts, such as CO2 emissions and odour from the hops and the brewery process. The wastewater also contains biological contaminants (0.7–2.1 kg of BOD/barrel), which will impact the water catchment and the many water sources that flow through the immediate area. There will also be an increase in energy and water consumption which are also a concern. 2. The area is residential and this will increase traffic flow and noise in a very quiet neighbourhood and will adversely affect the sleepy hollow nature of the surrounding area. 3. Approving this application will be the small end of the wedge where once approved the owners will no doubt request increases in brewing capacity and longer opening hours. 4. Could we please keep Ironbank a quiet residential area and not attract tourists to this area. 5. Approval of this application will also set the precedent for other light industry applications in this residential area, which will change the character of the neighbourhood.

Attached Documents

Representations

Representor 6 - Peter Hopkins

| | |
|--|--|
| Name | Peter Hopkins |
| Address | 3 Allumba Drive IRONBANK SA, 5153 Australia |
| Submission Date | 01/08/2023 12:23 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

We do not support this development because it is not in keeping with the character and amenity of the area or the purpose of the Rural Residential zoning. Ironbank is a lovely quiet suburb with both Nioka Drive, and the adjacent street, Allumba Drive, being one-way streets. We love that the suburb, and in particular our street, is quiet with a rural feel & outlook. We are specifically concerned about the following: 1. Increased noise and traffic generated from brewery sales & tastings. 2. Excessive noise, smoke and odours that may be generated from the brewing process. 3. Contamination issues such as wastewater being put into the water system in that area. 4. What the water source for the brewery will be as if it is the large dam on the property, this will reduce flow to downstream properties who may rely on this water source for stock and other rural activities (ie. activities that are in keeping with the zone). 5. A carpark is not in keeping with the rural feel of the area. 6. The negative impact this activity may have on surrounding neighbours such as stress, anxiety, and other mental health issues. 7. Future expansion of the brewery and/or opening hours, which will lead to an increase in all of the above. Ironbank is not a business precinct. There are no other businesses that will benefit directly from a brewery in the district apart from potentially a bush camp park and private roadside stalls.

Attached Documents

Representations

Representor 7 - Robyn Nelson

| | |
|--|--|
| Name | Robyn Nelson |
| Address | P O BOX 429 STIRLING SA, 5152 Australia |
| Submission Date | 01/08/2023 01:34 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

We moved here in 1998 with our family Warren and Robyn Nelson of W. Nelson Electrical soletrader from the city of Adelaide to escape as it was a beautiful, peaceful, unique location, with a no through roads, abundant native birds and wildlife, located adjacent to both Sir Mark Oliphant National Park and close to Loftia National Park, we are objecting most strongly to this brewery business being built and open to the public right behind our home and in our area. We already have trouble with day trippers jumping our fence to steal Pine mushrooms,, and trimming the Lilly pilly trees out front without permission. The increase in traffic and day trippers Saturday and Sundays and every day if the week would be horrendous to wildlife, birdlife, native vegetation and an abhorrent intrusion on human lives, not to mention a huge added bushfire danger in our high Bushfire rated area. Traffic increase along an already dangerous Black Spot Ironbank Road , Nioka Drive and our road Allumba would kill more wildlife, birdlife and totally ruin our environment here. The smell of sticking hops brewing 7 days a week, all hours night and day would be unbearable to all people and wildlife living in this area. We have enough if these boutique breweries already in the Adelaide Hills, we DO NOT need another brewing 44,000 litres of beer yearly. The building of this Brewery is not a farming venture, it will devalue our valuable residential properties a great deal. Please we are pleading with Council do NOT approve this stinking venture. Signed Robyn Nelson The Nelson family of Ironbank S.A

Attached Documents

Representations

Representor 8 - Jason Brooks

| | |
|--|--|
| Name | Jason Brooks |
| Address | 203 Ironbank Road IRONBANK SA, 5153 Australia |
| Submission Date | 01/08/2023 08:05 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 understand this will be a relatively small operation that will renew the area. It will be a good opportunity to show case a small local business trying to make their way in a competitive industry. |

Attached Documents

Representations

Representor 9 - Eric Caon

| | |
|--|---|
| Name | Eric Caon |
| Address | 16 Allumba Drive IRONBANK SA, 5153 Australia |
| Submission Date | 03/08/2023 06:24 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 |
| Reasons | The small nature of the brewery I believe would not impact or diminish the ambience of the area , I understand tasting sitting times and small numbers of persons that may attend is reasonable Door sales to be within reasonable retail hours |

Attached Documents

Representations

Representor 10 - Charlie Dixon

| | |
|--|---|
| Name | Charlie Dixon |
| Address | P.O. Box 1133 STIRLING SA, 5152 Australia |
| Submission Date | 04/08/2023 08:46 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I support the development |
| Reasons | I believe this will be a great thing for the community. And a nice spot to have a cold beer all year round. |

Attached Documents

Representations

Representor 11 - David Lapans

| | |
|--|--|
| Name | David Lapans |
| Address | PO Box 83 WEST BEACH SA, 5024 Australia |
| Submission Date | 07/08/2023 12:49 PM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |
| Reasons See attached | |

Attached Documents

Representation_on_application_-Form-DavidLapans-22041947-6177451.pdf

BrewerySubmission-DavidLapans-22041947-6177452.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|---|
| Applicant: | Mark Kwiatkowski Anthony Wagenknecht |
| Development Number: | 22041947 |
| Nature of Development: | Change of use, Brewery |
| Zone/Sub-zone/Overlay: | CT5490/659 D10993AL14 |
| Subject Land: | 14 Nioka Drive, Ironbank Sa 5153 |
| Contact Officer: | Adelaide Hills Council |
| Phone Number: | Click here to enter text. |
| Close Date: | 10/8/2023 |

| | |
|---|------------------|
| My name*: David Lapans | My phone number: |
| My postal address*: Po Box 83, West Beach SA 5024 | My email: |

** Indicates mandatory information*

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development |
| | <input type="checkbox"/> I support the development with some concerns (detail below) |
| | <input checked="" type="checkbox"/> I oppose the development |

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

As per attached document: Brewery submission.pdf

[attach additional pages as needed]



Government of South Australia

Department for Trade
and Investment

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

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

| | |
|-----|---|
| I: | <input checked="" type="checkbox"/> wish to be heard in support of my submission* |
| | <input type="checkbox"/> do not wish to be heard in support of my submission |
| By: | <input checked="" type="checkbox"/> appearing personally |
| | <input type="checkbox"/> being represented by the following person: Click here to enter text. |

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

Signature:  Date: 5th August 2023

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: [Click here to enter text.](#) *[relevant authority email address]* or

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

Application ID: 22041947

Brewery at 14 Nioka Drive, Ironbank

5th August 2023

David Lapans
12 Allumba Drive, Ironbank

I do not believe this development is appropriate for the location nominated.

The 'brewery,' 'light industry' and 'shop' elements of the proposal trigger notification and the proposal will need to be publicly notified.

Comment: It is disappointing that as a resident in an adjoining street I have not been formally notified of this development application, as our property does not adjoin 14 Nioka.

This is a failure in my view of the limited notification process required by this type of Development.

As the Environmental Impact will be detrimental to my location, formal notification needs to cover a wider area than is currently legally required. I hope this may be separately addressed moving forward.

The proposal is unsuitable for the following reasons

1. The volume and nature of the odour emitted from this process will significantly negatively impact the residents surrounding this locality.
 - a. Odour from Wort and fermentation will be substantial.
 - b. This odour is offensive in nature.
2. The volume of liquid waste generated will further contribute to odour emissions, as the area experiences high rainfall, and the sub soil in this region is typically Saturated for over 25% of the year.
 - a. The wastewater will have a very high Biological Oxygen Demand (BOD).
 - b. A suitable sized soakage pit, on the property is not assured, based on the likely volume of wastewater to be generated.
3. The noise associated with the continually running of the chiller system will also negatively impact local residents. This noise has not been included correctly within the Sonus model.
4. The land size of this property is smaller than required under the Development Act.

I would be happy to present in person, to discuss this further, during any Council review process.

regards

DLapans

David Lapans B.Sc., M.B.A.

Section 5.5 under the SA Planning requirements:

“As the proposal does not involve works at which more than 50 tonnes of produce are processed per year and the production of beer does not have a production capacity exceeding 5,000 litres per day, a referral to the Environmental Protection Authority is not required under Part 9 of the Planning and Design Code”

In my view this is simplistic and fails to also consider other requirements under the Environment Protection Act, and specifically The General Duty of Care Section 25, where there is an obligation not to pollute:

S25. (1) a person must not undertake an activity that pollutes, or might pollute, the environment unless the person takes all reasonable and practical measures to prevent or minimums any resulting environmental harm.

This application fails to fully address the potential for environmental harm and the impact of the waste that will be generated from this process

Odour management

Critically this proposal has not taken into consideration Odour Emissions and their negative impact on the amenity value of the local community.

- a. A quick search of the web, including the VIC EPA site, lists Breweries as one of the most likely industries to cause environmental harm through excessive odour generation.

Quote: “Some examples of businesses that need to manage odour include:

- landfills
- coffee roasters
- bakeries
- organic waste or compost facilities
- animal processing facilities. For example, rendering facilities and abattoirs
- **breweries**
- sewage and wastewater treatment facilities
- spray painters and powder coaters
- plastic moulders.

Source: <https://www.epa.vic.gov.au/for-business/find-a-topic/odour/advice-for-businesses>

- b. As a result, Council should be requesting as a minimum:
 - i. A Dispersion Model, showing the likely ground level concentrations of odour around this development.
 - ii. If Odour (as expected) is found to impact the community outside the boundary of 14 Nioka Drive, this should alone be sufficient grounds to decline the development application.

PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.

PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.

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

PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.

PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.

All works associated with the brewing process will be contained within the existing outbuilding and will result in acceptable impacts on adjoining properties in terms of odours and noise. All distilling and storage of goods will be undertaken within the enclosed areas and will not be visible from outside the building.

PO 1.1 How will the odour be kept inside the shed during periods the shed doors are open?

- The shed does not appear to be air tight.
- The proposal indicates odour will be deliberately released from the Shed, through continuous running fans. This alone will reduce the amenity value of this area.

PO 1.4 How is this system, specific to 14 Nioka designed so that odour will be “minimised”

- Brewing does not generate a pleasant ‘odour’
- Any odour emitted will be unacceptable.
- Odour emissions in this area are currently non-existent.

My concern is further raised through past experience: Councils and the SA EPA are very slow to act on an odour issue, once it negatively impacts an area.

IE It is almost impossible to remove once it has commenced. Eg: Neutrog Fertilizers at Kanmantoo.

I don't want Ironbank to become another example of this type of Environmental Planning Failure.

Waste water management

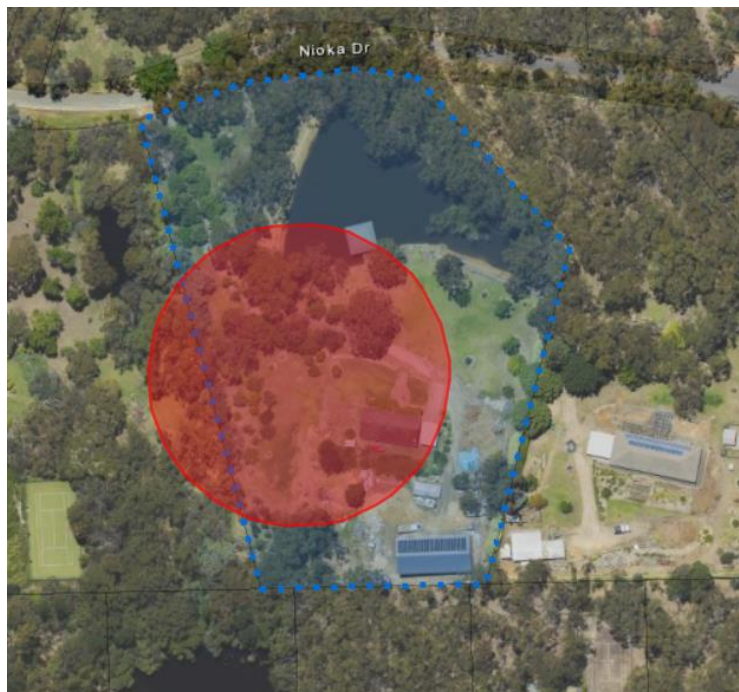
There is insignificant concern raised within the development application, for the volume of wastewater that will be generated from this brewery. As the proposed development falls within the Mt Lofty Ranges Water Protection Area, referral to the SA EPA and or to the appropriate authority should be made on this issue by the Council.

- For every litre of beer brewed, a brewery can produce anywhere from 4-10 litres of wastewater.
- Biological Oxygen Demand of this wastewater will likely be very high, adding to the additional risk of elevated odours being generated and released beyond the property boundary.
- Biochemical Oxygen Demand (BOD): Beer and brewery wastewater has VERY high BOD on the order of **60,000 mg/l** compared to domestic sewage from a house which is ~300 mg/l. The sugar and alcohol, as well as spent yeast, grains, hops and trub contribute to BOD.

In addition: Directly from the proposal:

As mentioned above, the wastewater soakage areas will not be within a **waterlogged area** and will be greater than 50 metres from any nearby water sources and not within an area subject to flooding in accordance with PO 3.3.

- In reality the sub soil in this region is typically Saturated for over 25% of the year.
- I fundamentally disagree with the comment: “the wastewater soakage areas will not be within a “waterlogged area”. At this time of the year (July through to September) it would be almost impossible to find soil in the Adelaide Hills that was not Saturated.



- The map above shows a single point located West of the House with a 50m buffer around this point. This offers a very limited area for a Soakage pit on this property.
- A standard 100m² residential soakage pit will not be able to cope with the volume of wastewater generated from this process, and this has not been fully addressed.
- Even at 4 litres of waste for each litre of beer brewed, nearly 5000 litres of high BOD wastewater will need to be removed from site each day. **Where is this going?**

Noise levels and modelling presented by Sonus

1. Rural noise limits as per the Noise Policy for Rural locations are:

- Daytime 47 dB(A)
- Night time 40 dB(A)

From the South Australian Environment Protection (Noise) Policy 2007 – current as of 31-3-2008

From Sonus Report

When considering the principally promoted land uses, and the development nature of the proposal, the Policy provides the following goal noise levels to be achieved at the nearby residences:

- An average (L_{eq}) noise level of 52 dB(A) during the day (between 7:00am and 10:00pm);
- An average (L_{eq}) noise level of 45 dB(A) during the night (before 7:00am or after 10:00pm); and,

The principle promoted land use is Rural living.

As per the attached example: source: page 20: Guidelines for the use of the Environment Protection (Noise Policy 2007, published in June 2009

Example

It is important to note that the land use category assigned under the Noise Policy is independent of the actual land use for the noise source or the noise affected premises (subject to clause 11).

For example, the noise from a ventilation system used by a small cabinet-making business is the subject of a complaint by a neighbouring residential property.

The business and adjacent dwelling are in the same locality according to the relevant Development Plan. The locality principally promotes dwellings on larger allotments (minimum area of 2,000 m²) and promotes country living land uses.

The Rural Living land use category under the Policy is the best fit for a locality that principally promotes a country living land use.

The fact that the locality includes a small cabinet-making land use is not relevant under clause 4. This is because the Policy defines the amenity of the locality according to its desired character, rather than the existing land uses within an area. Note this is a different assessment philosophy than the revoked Environment Protection (Industrial Noise) Policy 1994.

1. Why have the limits of 47 and 40 dB(A) respectively not been applied to this development?

The model presented by Sonus (Report S7738C1) includes the following line on page 8

The noise levels above are inclusive of the 5 dB(A) penalty during the day time operating period for modulation based upon noise from the truck. During the night, the noise sources are continuous in nature.

I believe the model should also have included the modulation associated with the running of the two external Chillers.

These units have a large noise footprint and their operation will not be continuous.

- They will cycle on and off like any domestic air conditioning unit.
- This cycling will result in a non-continuous noise source to be emitted around the clock in addition to the noise from the truck movements.

If this was included correctly in the model, as per section 14(3) of the Noise Policy (2007) (b) if the noise from the noise source contains 2 characteristics, 8 dB(A) must be added to the source noise level (continuous);

The model presented would have 8 dB(A) added to the day time noise rather than only 5 dB(A). The model presented would also have a 5 dB(A) penalty added to the night time period for this additional modulation.

This would mean both the day time and night time modelled numbers would be more likely to generate noise levels in the region of:

- 55 dB(A) during the day-time
- 50 dB(A) during the night-time

These numbers are above the goal for residential locations, little alone a Rural Living location.

This is further reason why this development should not be allowed to proceed.

Note: These figures and interpretations appear to remain consistent with the new Policy published on 3/8/2023, but not due to commence until 31st October 2023.

South Australia Environment Protection (Commercial and Industrial Noise) Policy 2023

Environment Protection (Commercial & Industrial Noise) Policy 2023

The *Environment Protection (Commercial and Industrial Noise) Policy 2023* was authorised on 3 August 2023. This policy will come into operation on 31 October 2023 and replaces the *Environment Protection (Noise) Policy 2007*.

The 2007 policy will remain in operation until 31 October 2023.

Noise jurisdiction in South Australia

The EPA is only responsible for assessing commercial and industrial noise from [EPA-licensed sites](#) which require environmental authorisation to operate.

Noise can come from a wide range of sources, from dogs barking, to traffic, to noise from industrial premises. Due to this, there are a range of state and local government bodies involved in assessing noise impacts based on the noise source. This reduces regulatory responsibility overlap to allow for a timely response to noise complaints



Source SA EPA web site: https://www.epa.sa.gov.au/environmental_info/noise

Block size is too small for development applied for

2. Directly from the proposal

PO 4.1 *Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.*

DTS/DPF 4.1 provides an example of how PO 4.1 may be achieved and asks that 'Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):

(a) are directly related and ancillary to a primary production use on the same or adjoining allotment

(b) are located on an allotment not less than 20ha in area

(c) have a total floor area not exceeding 500m².'

As explained above, the proposed brewery uses grains that have been grown within the local area. The small-scale brewery use supports the grain growing land uses and supports primary production in the wider locality.

The site has a total area of approximately 17700 sqm which is less than the 20 hectares specified in DPF 4.1

I believe this section of the Development application has been incorrectly interpreted.

1. Fundamentally this property is too small for this type of development

17,700 sqm = 1.7 hectares which is considerably smaller than the recommended area of 20 hectares

The requirement is to be NOT LESS than 20 hectares.

2. The grain maybe grown "locally" but it is certainly not grown on the same or adjoining allotment.

The volume and source of the grain is irrelevant to this proposal.

In summary:

Odour is an emission that has not been evaluated at all.

⇒ The impact of this odour on the amenity of the area will be negative to local residents.

The property is too small for this type of development.

⇒ Insignificant consideration has been given to the volume of wastewater that will be generated on site.

- a suitable sized soakage pit is not assured.
- The BOD of this wastewater has the potential to add to the odour issues leaving this site.
- The noise associated with the process and specifically the Chillers will further negatively impact surrounding residents.

Representations

Representor 12 - Tom Smith

| | |
|--|---|
| Name | Tom Smith |
| Address | 17 Nioka Drive IRONBANK SA, 5153 Australia |
| Submission Date | 07/08/2023 06:07 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 |

Reasons

I believe the consent should be granted as there's no real reason to the contrary. The reports on noise level etc. clearly outline that fact that this development will have virtually no effect on the living conditions of neighbouring residents, such as myself. I'm also familiar with the property, and the land area is more than apt to provide for off-road parking, facilities & amenities, which will have little to no impact on through traffic. The opening times stated also outline completely reasonable hours throughout the day, while the capped capacity of people would mean the gatherings would not be any larger or cause any greater noise pollution than a standard get together between friends, which is nothing out of the ordinary within the suburbs. I support the proposed development, and I look forward to visiting the establishment.

Attached Documents

Representations

Representor 13 - Melanie Smith

| | |
|--|---|
| Name | Melanie Smith |
| Address | 17 Nioka Drive IRONBANK SA, 5153 Australia |
| Submission Date | 07/08/2023 08:53 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 |

Reasons

My husband and I support the proposed development at 14 Nioka Drive, for the following reasons: - The proposal is innovative and would offer a unique destination in the Ironbank and Upper Sturt districts. - This aligns with the AHC goals of supporting tourism and micro business development. - The bespoke brewery would contribute to the AHC goal of creating attractive, active and vibrant places. The first of its kind in Ironbank and would bring attention to our district. - The brewery would support the AHC goal of encouraging home businesses, such as the already existing garlic farm, dog breeders and winery in the area. - It would contribute to the AHC goal of supporting and encouraging events, that foster the regions identity and generate social, cultural and economic benefits, an idea that we believe is crucial to intelligent development of the hills area. - The brewery will bring people to the area, furthering exploration of the surrounding natural environment such as the Mark Oliphant Conservation Park, Scott Creek Conservation Park and Belair Recreation Park. - We note that the micro brewery will only be open for limited hours, and would thus have a minimal impact on street lifestyle. - We believe that traffic will not be a significant issue, as there is ample room for parking within the layout of gravelled & surfaced area within the property. - The development will have no detrimental impact on our living environment, and the application sufficiently describes how waste will be effectively managed. - We note that waste water will be treated in the same way that all waste is treated within the street, based on council guidelines and environmentally sensitive principles. - We acknowledge that the independent noise assessment conducted by SONUS states that the upper and lower thresholds are 45db & 52db, which complies with the EPA noise policy. We look forward to visiting the micro brewery with friends and family.

Attached Documents

Representations

Representor 14 - Brett Tuckey

| | |
|--|---|
| Name | Brett Tuckey |
| Address | PO Box 120 HAHNDORF SA, 5245 Australia |
| Submission Date | 08/08/2023 10:46 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |

Reasons

Firstly, we are currently zoned a rural residential district, and the application requires a change of zone to light industrial. I want this district to continue to remain as a residential rural district. Secondly, although the application states that customers will only be accepted on a booking basis with a maximum of 20 people, there is no indication of how many such bookings will be accepted on any open day. As this will affect the parking situation on the applicant's property, Nioka Drive has no curbing or macadamised off-road parking. The verges are grass and in the winter are rutted and muddy by vehicles parking on them, and any increase in parking, will have a very adverse effect on the verges. Nioka Drive has 13 residential properties and numerous homes are occupied by young children, who are likely to be affected by any significant increase in vehicle movements on the weekend, when they are at home.

Attached Documents

Representations

Representor 15 - Robin and Fiona Brunt

| | |
|--|---|
| Name | Robin and Fiona Brunt |
| Address | 6A ALLUMBA DRIVE IRONBANK SA, 5153 Australia |
| Submission Date | 09/08/2023 10:12 AM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I oppose the development |
| Reasons See attached | |

Attached Documents

| |
|--|
| Email-Representation-RobinAndFionaBrunt-22041947-6195240.pdf |
| Representation-RobinAndFionaBrunt-6195241.pdf |

Sarah Kimber

From:
Sent: Tuesday, 8 August 2023 11:28 AM
To: Development Admin
Subject: Representation on application Performance Assessed Development ID 22041947
Attachments: Application ID 22041947 Proposed Brewery.pdf

Categories:

[EXTERNAL]

Hi Team,
Please find attached Representation as concerned residents to oppose development at 14 Nioka Drive Ironbank SA 5153.
Change of use to light industrial – Brewery.

Kind regards
Robin and Fiona Brunt
6A Allumba Drive Ironbank SA 5153

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant: Mark Kwiatkowski and Anthony Wagenknecht *[applicant name]*

Development Number: 22041947 *[development application number]*

Nature of Development: Change of Use to include brewery (light Industry) and construction of mezzanine for sales and tasting of beer and car parking *[development description of performance assessed elements]*

Zone/Sub-zone/Overlay: Change of Use, Brewery *[zone/sub-zone/overlay of subject land]*

Subject Land: 14 Nioka Drive, Ironbank SA 5153, CT 5490/659, D10993AL14 Adelaide Hills Council *[street number, street name, suburb, postcode]*
[lot number, plan number, certificate of title number, volume & folio]

Contact Officer: Assessment Manager Adelaide Hills Council Marie Molinaro *[relevant authority name]*

Phone Number: 84080574 *[authority phone]*

Close Date: 10/08/2023 *[closing date for submissions]*

My name*: Robin and Fiona Brunt

My phone number

My postal address*: 6A Allumba Drive, Ironbank SA
5153

My email:

** Indicates mandatory information*

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



Government of South Australia

Department for Trade
and Investment

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

*Rural / Residential area – no through road, affecting safety for families in the street,
A negative effect on the amenities of the area. Families have bought into this area of Ironbank.
As it is a quiet rural setting, and this may affect home values. light industrial does not fit with this
aesthetic.*

Smell from Hops brewing

*Noise travels – will this open up opportunities in the future for live bands, music, special functions –
weddings, parties 21sts, eventually opening longer, more days per week
Noise from constant traffic up and down street. How is traffic going to be controlled within property. How
are numbers of people attending going to be controlled?*

*Overflow of parking into Nioka. -it is a narrow road, a no through road and needs to be kept clear for fire
trucks access and other emergency services, especially in summer with an entrance to Loftia Park
opposite Number 14.*

*When exiting Nioka Drive onto Ironbank Road, if turning right there is a blind spot. For visitors to the area
this may result in vehicle accidents.*

Wildlife corridors for Bandicoots, Koalas, Kangaroos and other native fauna

*Query – Application submitted (Verified) letter to Mark from Marie Molinaro 14/12/2022 states 500L per
week = 26000L per annum. Proposed development = 44000L per annum. Which is correct?*

[attach additional pages as needed]

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

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

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

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

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

Signature:



Date:

8/8/2023 [text](#)

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: [Click here to enter text.](#) *[relevant authority email address]* or

Complete online submission: [Click here to enter text.](#) *[relevant authority website]*

Representations

Representor 16 - Peter Auhl

| | |
|--|--|
| Name | Peter Auhl |
| Address | 5 Allumba Drive, SA, SA IRONBANK SA, 5153 Australia |
| Submission Date | 09/08/2023 11:56 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 oppose the development |

Reasons

%% please note my first submission needs to be removed as with new information coming to hand, I no longer support this submission
Public Health and Safety: Increased Alcohol Consumption: The presence of a brewery might encourage higher levels of alcohol consumption, leading to health issues like alcoholism. Driving Under Influence: There's the potential risk of more residents driving under the influence, leading to accidents and endangering lives. Noise and Disturbance: A brewery, especially if it has a taproom or entertainment venue attached, can generate noise from both machinery and patrons, disrupting the peace of the neighborhood. Traffic and Parking: Increased vehicle movement can lead to traffic congestion. There might not be enough parking spaces, leading to vehicles being parked in inappropriate places. Impact on Local Character: A commercial brewery can change the character of a residential area, making it more commercialized and possibly reducing the appeal for some residents. Environmental Concerns: Water Usage: Breweries require a significant amount of water, which could strain local resources. Waste: Brewing produces wastewater and other by-products which need to be managed properly to prevent pollution. A brewery can attract patrons who, after consuming alcohol, might engage in disruptive or even destructive behavior. Zoning and Land Use: If the area is primarily residential or has certain other designations, introducing a commercial establishment like a brewery might not be in line with the intended land use. Odor and Air Quality: The brewing process can produce odors that some might find unpleasant, affecting the quality of life for nearby residents. Property Values: Some might be concerned that the introduction of a brewery can affect property values, either due to perceived nuisances or a change in the area's character. Impact on Vulnerable Populations: Families with young children or institutions like schools and religious centers might be concerned about the proximity to an alcohol-producing establishment.

Attached Documents

Representations

Representor 17 - Sarka Auhl

| | |
|--|--|
| Name | Sarka Auhl |
| Address | 5 Allumba Drive IRONBANK SA, 5153 Australia |
| Submission Date | 09/08/2023 12:02 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |

Reasons

I wish to express my deep opposition about the brewery setting up in our community, especially given its location on a dead-end street without footpaths. As a mother and resident, my foremost concerns pertain to the safety and well-being of the children in our neighborhood. Child Safety on Roads: Increased Traffic: The brewery will undeniably increase vehicular traffic on our dead-end street. Without footpaths, children are at a higher risk of being in the path of these vehicles. Reckless Driving: Customers leaving the brewery might not always be in the best condition to drive, endangering kids playing or moving around the street. Limited Play Area: Our dead-end street, given its secluded nature, has always been a safe haven for children to play. With the increase in traffic and lack of footpaths, children might lose this valuable play space. Strangers in the Community: Breweries can attract visitors from outside the community. This influx of unfamiliar faces could pose safety concerns for children, who might not always discern the intentions of strangers. Alcohol Consumption & Anti-social Behavior: While not everyone who visits a brewery engages in excessive drinking, there's a potential for some patrons to overindulge. Their unpredictable behavior could pose a direct threat or create an unsafe environment for our children. Noise and Disturbance: The noise from the establishment, be it from machinery or patrons, might create a disturbance, especially during evenings and nights, disrupting children's routines, sleep, and overall well-being. Emergency Access: Given that the street is a dead-end, any obstruction due to increased parking or traffic could potentially delay emergency services. In a situation where seconds count, such as a child emergency, this could have dire consequences. Environmental Concerns: Children are more vulnerable to pollutants and environmental hazards. The wastewater, odors, or any other by-products from the brewery might affect children's health more than we anticipate. In conclusion, while I understand the potential economic benefits a brewery might bring, it's essential to weigh these against the significant risks it poses to our children's safety and well-being. Our street's unique structure and lack of footpaths further amplify these concerns. I kindly request a thorough review and consideration of these aspects before approving the proposal. Notwithstanding we shouldn't be encouraging the use of alcohol around our children.

Attached Documents

Representations

Representor 18 - Randall Richards

| | |
|--|--|
| Name | Randall Richards |
| Address | 13 Nioka Dr IRONBANK SA, 5153 Australia |
| Submission Date | 09/08/2023 05:15 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 |
| Reasons | |
| I live opposite the proposed Development site and have viewed the plans and discussed the proposal in detail with the owner of the land. Therefore, as the proposal is a small venture with tasting times twice a month with a limitation of 20 people, I consider that it will not have a detrimental affect on the locality. | |

Attached Documents

Representations

Representor 19 - michael Leopardi

| | |
|--|--|
| Name | michael Leopardi |
| Address | PO Box80 CRAFERS SA, 5152 Australia |
| Submission Date | 09/08/2023 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? | No |
| My position is | I support the development |
| Reasons | |
| I am a sole trader myself and a supporter of small bussiness | |

Attached Documents

Representations

Representor 20 - Paula Kulas

| | |
|--|--|
| Name | Paula Kulas |
| Address | 8 Nioka Drive IRONBANK SA, 5153 Australia |
| Submission Date | 09/08/2023 11:54 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |
| Reasons See supporting document. | |

Attached Documents

Submission-Brewery-Proposal-1259814.pdf

We live at 8 Nioka Drive, Ironbank . This is a narrow cul-de-sac which is very quiet, being lined by houses on large allotments. There is very little traffic on this road. It is adjacent to the Mark Oliphant Conservation Park and is a means by which many bushwalkers access the park. It is an area that is surrounded by native scrub and is home to many animals including kangaroos, koalas and bandicoots. It is a place of natural beauty and it promotes a general feeling of calm and overall wellness. It is increasingly rare to find this type of setting so close to the city and it is something that should be protected.

Proposal

The Applicant claims that his proposal to build a brewery and tasting room will fit within the Desired Outcomes (DO) of land located within the Productive Rural Landscape Zone, namely,

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

This is not the case. The proposed development will have a negative social and environmental impact on the properties on Nioka Drive and will conflict with existing activities and enjoyment of the area. Specifically, the brewing factory and tasting room will results in:

- Increased traffic;
- Increased noise;
- Increased water usage;
- Odours;
- Solid waste production; and
- Wastewater production.

It represents the introduction of an industrial process into an area that is devoid of this type of activity. At the moment, the Applicant's land is used as a depot for his trucks. This is a vastly different activity to the one that is proposed. The proposed activity is clearly an industrial production process whilst the former is not.

The proposed brewery will reduce residents' enjoyment of the area, will have a negative impact on biodiversity and the scenic qualities of the land bordering Nioka Drive. It will not satisfy DO 1, DO 2 or DO 3.

Reasons

Increased traffic

As previously mentioned, there is not a lot of traffic on Nioka Drive. It is a very quiet road and as it is a cul-de-sac, it cannot be used as a thoroughfare. A brewery and tasting room(s) on Nioka Drive will lead to increased traffic and the noise that is associated with this. The Applicant will contend that the increase in traffic will only be marginally greater than it is at the present time. This is not true. Increased traffic will result from deliveries to the brewery for the purposes of manufacturing and bottling beer, customer deliveries from the brewery of finished goods and traffic from people attending the brewery itself for tastings. It is reasonable to assume that the Applicant wants the brewery to be successful. The more successful the business, the greater the traffic. The greater the traffic, the less peaceful and enjoyable the area becomes.

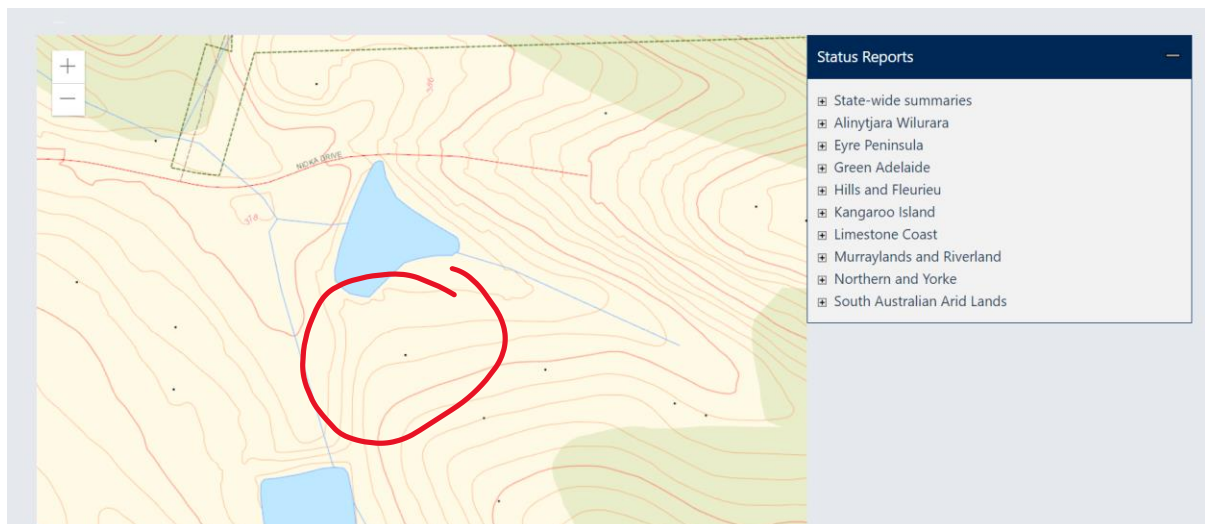
The traffic will also result in increased risk of injury to pedestrians. The Nioka Track on the Mark Oliphant Conservation Park begins on Nioka Drive. Many park users

walk along Nioka Drive to get to the track. It is reasonably narrow and has no dedicated footpath.

Increased traffic will also pose a threat to fauna. Because of the proximity of the Mark Oliphant Conservation Park to the road, many animals including koalas, kangaroos and bandicoots need to cross it to get to other bushland in the area. By increasing traffic, the risk of injuring or killing these animals will increase. Given the increasingly vulnerable status of bandicoots and koalas, we should be doing everything to reduce the risk of harm to them rather than increasing it.

Water usage

The Applicant has provided no information provided about the amount of water that will be used in the brewery. Water will be used in the production process itself as well as for cleaning the equipment. It will also be used in the tasting area. The Applicant has advised that he will be using mains water. Is this the case? Doesn't the Applicant have a bore on the property?



<https://www.waterconnect.sa.gov.au/Systems/GSR/Pages/Default.aspx>

Having considered www.waterconnect.sa.gov.au, there does appear to be a bore on the property. What is to stop the applicant using this water source? The use of ground water is increasingly problematic especially given overallocation issues. If

the Applicant uses ground water in the production process, there is a real risk that this will have a negative impact on other bores in the area (of which there are many). The Applicant needs to provide much more information about this issue.

Odours

A major by product of brewing is the creation of unpleasant odours. These odours arise from the boiling process as well as from fermentation. The Applicant claims that any odours will be contained within the outbuilding housing the production facility. However, in the letter from Mark Kwiatkowski to Marie Molinaro at the Adelaide Hills Council (undated) it is claimed that,

‘All odour associated with beer making will be extracted via extraction fan through the roof being dispersed away this is normal only for 1 hour during the boiling process making the wort’

Accordingly, odours will be emitted from the outbuilding and depending on the prevailing winds, will travel to adjoining properties. This will have a detrimental effect on residents’ and other people’s enjoyment of the area.

Furthermore, this does not address the creation of odours via the fermentation process. How will these be dealt with? According to the email sent from Christofer Clox to Mark Kwiatkowski dated 6 July 2023, the fermentation for one batch of beer alone takes approximately 3 weeks. Odours would continuously be emitted during this process.

In the abovementioned letter from Mark Kwiatkowski to Marie Molinaro,

‘All activities will be undertaken within the building and the doors will be closed.’

What about when the weather is hot? Won’t it be necessary to open the doors then, thereby allowing the odours (and any noise) to escape? The outbuilding has not been designed to capture unpleasant odours or minimise noise. The Applicant is simply repurposing an existing building as this is the cheapest option available to him. Odours will be emitted from the site and will impact residents in the area.

Breweries are smelly places and it is not fair that our enjoyment of the area should be negatively impacted as a result.

The Applicant is unable to satisfy PO 1.1, PO 1.2 and PO 1.4.

Solid wastes

There are a number of solid wastes that result from the brewing process. These include spent grain, hot trub and residual yeast. In section 4.1 of the proposal, the Applicant has stated that,

‘Solid spent grain will be removed from site and used as stock feed’.

This is unacceptably vague. There is nothing to prevent the waste from being stored on the site for long periods of time. This waste would smell and could contaminate the soil and possible ground water.

What about the other solid wastes resulting from the production process? Where will these be stored? When will they be taken off site? Again, the lack of detail in relation to waste removal is unacceptable.

Furthermore, in section 4.1 the Applicant claims that

‘General waste will be collected by Council waste collection as required.’

What is general waste? Does this exclude the solid wastes created as part of the production process? What about waste from the tasting room? According to the Applicant,

‘The brewery and small tasting area will accommodate up to 20 persons maximum at any one time’.

Note that this does not mean that there will be 20 persons per day but rather 20 persons **at one time**. Thus, on any one Saturday, 60 people could visit the brewery. They could create a significant amount of waste including from empty beer bottles, paper towels, etc. Would the existing weekly rubbish collection be sufficient to deal with the increased amount of refuse? We suspect not. As previously stated, it is reasonable to assume that the Applicant wants the brewery to be successful. The more successful the business, the greater the amount of rubbish that is created.

The Applicant is unable to satisfy PO 1.5

Wastewater

The proposed treatment of wastewater from brewing and cleaning processes is wholly inadequate. We understand that the majority of the water used in the production process ends up as waste. As specified in the email from Cristofer Clox to Mark Kwiatkowski, 500 litres is used in the brewing process to make approximately 120 litres of beer. The brewery will create a significant amount of waste water.

In section 4.1 of the proposal, the Applicant states that

‘Waste water will be collected into a septic tank arrangement treated water will be use around the site to water garden areas.’

There will be lot of water to dispose of. How will the Applicant ensure that the disposal does not result in waterlogged soil? At our property, we find it difficult to dispose of **treated** wastewater without creating boggy areas. This is just with a family of 5 people. How will the Applicant manage with much greater volumes? There is a real risk that waterlogged areas will be created, impacting ground water and leading to a negative impact on the environment.

From the information provided, it does not appear that the wastewater will be treated. Rather it will be pumped from a septic tank to soakage areas. Even if the wastewater was treated, it would be very nutrient rich. This is not an appropriate water source for native vegetation. Native vegetation makes up the majority of the flora in this area and is essential for native wildlife. The use of wastewater (especially is untreated) could lead to die back of native vegetation on the property. It could also lead to groundwater contamination. This would have a direct effect on residents in the area who utilises bores on their properties. It could also negatively impact native vegetation, especially given eucalypts considerable root systems.

The Applicant is unable to satisfy PO 3.1, PO 3.2 and PO 3.3.

Conclusion

Given all of the information provided above, it is our view that the proposed development will have a negative social and environmental impact on the properties on Nioka Drive and will conflict with existing activities and enjoyment of the area. It should not proceed.

Representations

Representor 21 - Katrina Barber

| | |
|--|--|
| Name | Katrina Barber |
| Address | 9 ALLUMBA DRIVE IRONBANK SA, 5153 Australia |
| Submission Date | 10/08/2023 09:59 AM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |
| Reasons | |

Attached Documents

Representation_on_application_-_performance_assessed_development-KBarber-6204671.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|---|
| Applicant: | Mark Kwiatkowski Anthony Wagenknecht |
| Development Number: | 22041947 |
| Nature of Development: | Change of use to include brewery (light industry) within part of store building (producing 44,000L per annum) & construction of mezzanine within the store building for sale & tasting of beer with associated car-parking <i>[development description of performance assessed elements]</i> |
| Zone/Sub-zone/Overlay: | Productive Rural Landscape Zone / NA <i>[zone/sub-zone/overlay of subject land]</i> |
| Subject Land: | 14 Nioka Drive, Ironbank, SA, 5153 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i> |
| Contact Officer: | Mark Kwiatkowski <i>[relevant authority name]</i> |
| Phone Number: | 0499 933 311 <i>[authority phone]</i> |
| Close Date: | 10/08/2023 <i>[closing date for submissions]</i> |

| | |
|--|------------------|
| My name*: Katrina Barber | My phone number: |
| My postal address*: 9 Allumba Drive Ironbank | My email: |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development <input type="checkbox"/> I support the development with some concerns (detail below) <input checked="" type="checkbox"/> I oppose the development |
|-----------------|--|



Government of South Australia

Department for Trade
and Investment

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

I oppose this development and request that council refuse this application.

In my opinion it fails to meet the following

DO 1 –

The application fails to meet the requirement of conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.

DO 3 – The application fails to meet the requirement of seeking to promote co-existence with adjoining activities and mitigate land use conflicts

I do not see how a brewery meets the requirement of conserving the natural and rural character. It is my understanding that I am not the only resident who oppose this application. It fails to promote co-existence by having one resident classified as Productive Rural Landscape Zone/NA with a light industry brewery where the majority of adjoining properties are classified Residential. This creates land use conflicts, it does not mitigate it.

In addition, the further surrounding area is the Mark Oliphant Conservation Park, home to native wildlife and part of the Bandicoot Superhighway project. I fail to see how a brewery promotes coexistence with a Conservation Park.

Productive Rural Landscape Zone – Rural Industry

The applicants property is only 1.76ha, the requirement for a small-scale industry (including beverage production) is not less than 2ha in area. I therefore request that since this fails council requirements that council refuse this application.

The applicants brewery building is clearly in breach of 50m from allotment boundaries and in also in breach of being within 100m of sensitive receiver. I therefore request that since this fails council requirements that council refuse this application.

Beverage Production in Rural Areas

This application will generate odours and noise impacts on receivers. Whilst the application has advised they will take action to limit, it will not be the same as per my current living arrangements where these impacts do not exist. Additional odours and noise will mean I will be limited as to when I can open my windows and enjoy the fresh air and peace of my existing surroundings, as I do now.

The applicant has failed to advise how often they will remove smelling fermentation from their property, other than to advise that they have arranged with a local farmer. My reading of council requirements state they should be removed from the site within 48 hours.

Council requirements also mentions brew kettles are fitted with a vapour condenser. I see no mention of this in the applicants submission.

The continuous operation (24/7) of 2 external chillers and 2 extractions fans will impact my sleep as I have very sensitive hearing, more so during the summer months, These are not existing noises that I have to contend with so I disagree with the statement that they will be acceptable on adjoining properties. The author of the environmental noise assessment did not come onto my property to ask or assess my views on this matter. They have stated during the night, the noise sources are continuous in

nature. If the freight train can be heard now, I am sure these overnight noises will also be heard and greater than the level they anticipate them to be.

The applicant also states that the doors will be closed whilst the brewery will be in operation and for tasting by visitors. I see no notification of how they will cool the brewery building during the summer months. Being in a tin shed either working or visiting would be stifling on a hot summer day. The only way to alleviate that would be to have the doors open or provide internal cooling.

Whilst they have address limiting the noise in the brewery building. They have done nothing to address the visitor noise level once they leave the brewery building after sampling and heading to the car park or for those visitors who smoke, during their visit.

Ironbank is notorious for having power black outs, some for multiple days and quite often we are one of the last to have our power restored. I see no mention in the proposal of how they will deal with blackouts and the potential destruction of the various stages of the brewery process they have progressed leading to increase waste and odours. Noting that having a generator would generate additional noise impacts which also have not been addressed in this proposal.

Hazards (Bushfire – High Risk) Overlay

This application falls under this category and in my opinion they have failed to adequately address all matters.

I have concerns that the application of a brewery will increase the risk and impact of any fire through our neighbourhood due to materials used and stored on the premises. In addition, due to the vegetation coverage and proximity to the brewery building from nearby allotments this would further add to the risk of any fire, as well as the intensity.

In addition, roads are meant to be designed and constructed to facilitate the safe and effective (b) evacuation of visitors. The road for the brewery is a cul-de-sac, with a narrowing and a significant tree. These all become additional factors that already inhibit the residents of Ironbank, as well as any visitors to the brewery should there be any fire and the need to safely evacuate. The need for CFS to enter this property while visitors and/or other residents are trying to leave the area would be hampered. Nioka Drive is the only exit road for residents and visitors to use, there is no other alternative.

There is no mention or addressing on what the applicants plan to do if there open day is on a Catastrophic fire day. The CFS web sites states 'Do not travel into or through high-risk areas' We do not need any potentially inebriated and/or intoxicated additional visitors travelling into our area. The same could be said for Extreme fire days where as per the CFS web site it states 'Leaving before a fire threatens your community is the safest option for your survival' and 'Consider whether you need to be in or travel through these areas'

There is also no mention of any fire preventive measures like sprinklers connected to the actual brewery building.

Transport, Access and Parking

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

I do not believe the roads to this brewery are safe, sustainable, efficient, convenient and accessible to all users. Ironbank Road would need to be used to access the proposed brewery.

This already has an ongoing issue with drivers speeding due to the consistent need for speed cameras to be in place. There are no footpaths for pedestrians, it is common for pets/animals to be found wandering the streets and it is regularly used by pushbikes. Also, Nioka Drive is an access point to the walking trails of the Mark Oliphant Conservation Park for local residents.

Nioka Drive has a potential blind corner for those exiting and looking to turn right onto Ironbank Road, which I have experience when exiting Nioka and also when I have been driving south on Ironbank Road. In addition, we have some roads which can get visitors to Ironbank Road but would raise concerns if they were used e.g. Pole Road and Evans Drive. Whilst locals are aware of these issues, any additional visitors who are new to the area and potentially inebriated would not be unaware and could lead to accidents. Based on the above I do not see how this application meets the desired outcome.

Final Summation

In my opinion, this application is riddled with conflicting advice, assumptions and vagueness which leads me to question what is the actual truth.

The applicant has had some of this information since December 2022 including knowing it required notification to local residents but has chosen for some reason not to inform us, their right. Based on this, they have given me no option but to request to be heard in person around my concerns. In addition, as I have only been given 2 weeks, I am hereby giving notice that I reserve the right to raise additional questions at the council meeting.

I did not purchase my home to live near a brewery industry, so again reiterate my objection to this proposal and request council to refuse this application.

[attach additional pages as needed]

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

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

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

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

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

Signature: Katrina Barber

Date: 09/08/2023

Return Address: 9 Allumba Drive Ironbank SA 5153 [*relevant authority postal address*] or

Email:

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

Representations

Representor 22 - Craig Topperwien

| | |
|--|---|
| Name | Craig Topperwien |
| Address | 75 Upper Sturt Rd UPPER STURT SA, 5156 Australia |
| Submission Date | 10/08/2023 11:03 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 |

Reasons

I believe a small brewery like the one proposed is a great idea. The proposal has very little, if any impact on anyone on surrounding properties as it is based on small tasting groups and the parking is within the property and not on the road. If responsible service of alcohol guidelines are followed there should be no problems. Thanks for reading. Craig Topperwien.

Attached Documents

Representations

Representor 23 - Andrew Blanchard

| | |
|--|--|
| Name | Andrew Blanchard |
| Address | 235 Ironbank Rd IRONBANK SA, 5153 Australia |
| Submission Date | 10/08/2023 11:05 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 oppose the development |

Reasons

I do not support the proposed Brewery application at 14 Nioka Dr Ironbank as it is out of character for the rural residential area of Ironbank. An area which is made up of families enjoying a quiet rural environment. The site is near to the Mark Oliphant Conservation Park which is an important biodiversity area, an important habitat for the nationally endangered southern brown bandicoot. DTS/DPF 3.1 The site is within a high risk bushfire area and is located on a small dead end street which would pose a risk to any visitors and local residents. DTS?DPF 2.1 The adjacent properties are all rural residential in nature and the extra vehicle traffic and noise and smell will destroy other residences quality of life on their own properties. The applicant's application is for 44,000 litres annually, but elsewhere in the application states a maximum production of 500 litres a week which is 26,000 litres annual. What is the applicant hiding? The applicant has stated that liquid waste will be disposed of via a septic style system. What happens in winter when the ground is permanently waterlogged, as this is a water catchment area. The proposed development is NOT sympathetic to the surrounding rural landscape character and I therefore strongly oppose this application.

Attached Documents

Representations

Representor 24 - Mark Winston

| | |
|--|---|
| Name | Mark Winston |
| Address | 4 PIMPALA ROAD IRONBANK SA, 5153 Australia |
| Submission Date | 10/08/2023 02:23 PM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |
| Reasons As Attached | |

Attached Documents

Representation22041947-markWinston-6209619.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant: Not Disclosed *[applicant name]*

Development Number: 22041947 *[development application number]*

Nature of Development: Change of Use *[development description of performance assessed elements]*

Zone/Sub-zone/Overlay: Brewery (light industry in rural zone) *[zone/sub-zone/overlay of subject land]*

Subject Land: 14 Nioka Drive, Ironbank SA 5153 *[street number, street name, suburb, postcode]*
[lot number, plan number, certificate of title number, volume & folio]

Contact Officer: Not Provided *[relevant authority name]*

Phone Number: Not Provided *[authority phone]*

Close Date: 10/8/2023 *[closing date for submissions]*

My name*: Mark Winston

My phone number:

My postal address*: 4 Pimpala Drive, Ironbank SA
5153

My email:

** Indicates mandatory information*

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

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

- 1) *Ironbank is not in a light industrial area. The zone is rural landscape surrounded by residential housing.*

Residents did not purchase their homes in a light industrial area zone, and it should not be changed to support any business.

If Ironbank is re-zoned for one resident it will open the doors to other environmental changing businesses, and therefore change the nature of this peaceful community forever.

Ironbank is also a Bushfire zone – *attracting unfamiliar party goers to the Ironbank area presents an added bushfire risk to our residents.*

- 2) *Ironbank Road is already used as a high-speed road by some motorists travelling through Ironbank – this will increase and worsen with drunk drivers behind the wheel as well. Many residents, including children, walk their dogs around the Ironbank area and there are no footpaths in the area - there would be an added danger to our residents' safety with increased traffic, some motorists also being affected by alcohol.*

Nioka drive is a very narrow road in a residential area with no footpaths and is used by the public to access Mark Oliphant National Park.

I request that my personal details be kept private and not distributed to any other parties.

[attach additional pages as needed]

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

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

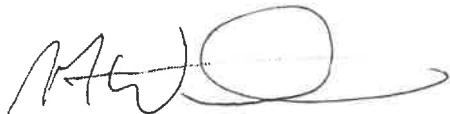
I: wish to be heard in support of my submission*

do not wish to be heard in support of my submission

By: appearing personally

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

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



Signature Mark Winston

Date: 9/8/2023

Return Address: 4 Pimpala Drive, Ironbank SA 5153 *[relevant authority postal address]* or

Email: *[relevant authority email address]* or

Representations

Representor 25 - Raelee Basford

| | |
|--|--|
| Name | Raelee Basford |
| Address | 354 Pole Road IRONBANK SA, 5153 Australia |
| Submission Date | 10/08/2023 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 |
| Reasons | |

Attached Documents

Representations

Representor 26 - Tarik Sammour

| | |
|--|--|
| Name | Tarik Sammour |
| Address | 6 Nioka Drive IRONBANK SA, 5153 Australia |
| Submission Date | 10/08/2023 08:42 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 oppose the development |

Reasons

After discussions with neighbours on the street and surrounding properties, it is clear that there are several serious concerns regarding this planned development by a majority in proximity. These are, in no particular order: 1. Increased car and foot traffic on what is currently a very quiet, no-through, residential street. Many local residents in the community purchased properties here with this characteristic as a high priority (some from interstate). It is obvious that a beer brewery with a tasting room and small carpark will impact this, as well as the character of the street and local area. 2. The noise and smell emitted, while limited in duration, may not be limited in amplitude or degree. This is also unacceptable to the immediate neighbours. The modelling is not particularly re-assuring, and again the impact on livability adjacent is probably not acceptable at any level of industrial noise and smell. 3. Local flora and fauna are quite important to residents, particularly with a nature conservation reserve very near by. The impact of this brewery and any toxins / noise / water / waste pollution generated remains quite unclear and not factored into the assessment thus far. 4. There has been no consultation with local residents prior to the planning process, indicating a non-collaborative approach, which while completely legal, does not inspire confidence in the ongoing practices of the brewery should planning be approved. There has already been considerable conflict about this publically on social media, and the current sentiment has turned quite negative. Approval of the brewery is likely to exacerbate this, especially since there is no support from immediate neighbours. Without this, I dont think this will be a viable proposition.

Attached Documents

Representations

Representor 27 - Steven Murray

| | |
|--|--|
| Name | Steven Murray |
| Address | 9 Allumba Drive IRONBANK SA, 5153 Australia |
| Submission Date | 10/08/2023 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? | Yes |
| My position is | I oppose the development |

Reasons

I don't believe this development in a residential area should get approval. Rezoning from primary producer/residential to industry for one individual could have a detrimental effect on the whole neighbourhood now and into the future. And if this were to happen, I think the whole Ironbank neighbourhood should have a say in any rezoning classification. Noise PO 1.2 - Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. As this is residential living in a country style environment, houses on Allumba Drive adjacent to his property are in a valley and will result in any noise being amplified. Noise from the brewing stage and noise levels from the refrigeration/chillers humming away 24/7 day and night will be very loud, droning and will effect a good night sleep, especially in summer when you want to have the windows open to let in the fresh air. Can the refrigeration/chiller be moved to the front of the shed where it could reduce some of this problem or can it be insulated to reduce the noise for Allumba Drive residents? Odour PO 1.1- Beverage production activities are designed and sited to minimise odour impacts on rural amenity. The odour smell from the brewing stage will drift through the valley, you won't be able to sit outside on a nice day or night. You won't be able to open your windows or doors in summer to let the fresh air in. You won't be able to hang your washing out without the smell permeating your clean laundry. Traffic The excessive amount of traffic travelling up and down the narrow street, the extra noise and fumes from the cars and trucks will further impact the residents living in a country style environment. Any additional visitor cars that wont fit in the designated car parks would have to park on the narrow street which will also impact the local residents from accessing their own home. I fail to see how this application will conserve the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape. This does not meet the desired outcome of the application process. I would hope the council rejects this application due to it not meeting all of their criteria.

Attached Documents

Representations

Representor 28 - Ken Klante

| | |
|--|--|
| Name | Ken Klante |
| Address | 28 CECELIA STREET NORTH BRIGHTON SA, 5048 Australia |
| Submission Date | 11/08/2023 09:45 AM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | No |
| My position is | I support the development |
| Reasons As attached document | |

Attached Documents

Representation-KKlante-6214831.pdf

Jessica Tonkin

From: Marie Molinaro
Sent: Friday, 11 August 2023 8:14 AM
To: Development Admin
Subject: FW: Attention Ironbank Brewery

Categories: Jess

Hi admin.

Can you please load this as an additional representation for 14 Nioka Drive, Ironbank. It was received in time.

Kind regards
Marie

Marie Molinaro
Statutory Planner
Ext. 574

From:
Sent: Thursday, August 10, 2023 4:51 PM
To: Marie Molinaro <mmolinaro@ahc.sa.gov.au>
Subject: RE: Attention Ironbank Brewery

[EXTERNAL]

Hi Marie
I currently live at 28 cecelia st. north Brighton.
I lived in the hills for a number of years and know the area well.
I was a former district wide works overseer for Adelaide hills Council.
Now retired
Regards
Ken

Sent from my Galaxy

----- Original message -----
From: Marie Molinaro <mmolinaro@ahc.sa.gov.au>
Date: 10/8/23 4:20 pm (GMT+09:30)
To:
Subject: RE: Attention Ironbank Brewery

Hi Ken

We will need your address before midnight for this to be a valid representation. If not, it can be an informal comment.

Approximately 20 formal/valid representations have already been received a mix of supporting and opposing views.

Kind regards

Marie

Marie Molinaro

Statutory Planner

Ext. 574

From:
Sent: Thursday, August 10, 2023 4:17 PM
To: Marie Molinaro <mmolinaro@ahc.sa.gov.au>
Subject: Attention Ironbank Brewery

[EXTERNAL]

To whom it may concern

I lived and worked in the Adelaide Hills for many years Ironbank would be a great spot for brewery as it's adjacent mark oliphant conversation pk this would suit a bush walk then a refreshing beer afterwards not to mention the added tourism to this already great reagon of Adelaide hills.

Kind regards

Ken klante

Sent from my Galaxy

Representations

Representor 29 - David and Vicki Wilczek

| | |
|--|---|
| Name | David and Vicki Wilczek |
| Address | 18 NIOKA DRIVE IRONBANK SA, 5153 Australia |
| Submission Date | 11/08/2023 10:01 AM |
| Submission Source | Email |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I support the development |
| Reasons As attached | |

Attached Documents

Representation-DavidAndVickiWilczek22041947-6215215.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

| | |
|-------------------------------|---|
| Applicant: | Mark Kwiatkowski / Anthony Wagenknecht |
| Development Number: | 22041947 |
| Nature of Development: | Brewery & Change of Use |
| Zone/Sub-zone/Overlay: | Productive Rural Landscape Zone |
| Subject Land: | 14 Nioka Drive Ironbank 5153 Plan Parcel D10993 AL14 Title CT volume 5490 folio 659 |
| Contact Officer: | Mark Kwiatkowski |
| Phone Number: | 0499 933 311 |
| Close Date: | Thursday 10 th August <i>[closing date for submissions]</i> |

| | |
|--|---|
| My name*: David & Vicki Wilczek | My phone number: |
| My postal address*: 18 Nioka Drive Ironbank 5153 | My email: Click here to enter text. |

* Indicates mandatory information

| | |
|-----------------|--|
| My position is: | <input type="checkbox"/> I support the development |
| | <input type="checkbox"/> I support the development with some concerns (detail below) |
| | <input checked="" type="checkbox"/> I oppose the development |

The specific reasons we believe that planning consent should be refused are:

Page 8 under "Definition of a Brewery"

Road use: [b\) or directly or indirectly cause dangerous or congested traffic conditions in any nearby road](#)
2 areas for concern in road use are between house #10 and #9. Road is only suitable for single car traffic due to tree growth.

The other area is the road narrows between #14 and #13. This is above #14 driveway but if traffic passes the entry, then this area of road comes in to play and may cause a hazard. Area either side of road are covered in trees and vision is obscured, this area is also only suitable for single car traffic. Has been near misses here before.

Are the visitors all arriving at the specified opening times or are they allowed to arrive at any time within the opening period? Our concern is the road is not suitable to take a larger volume of traffic within small timeframes.



Government of South Australia

Department for Trade
and Investment

6.4.1 Land Use page 17: [All works associated with the brewing process will be contained within the existing outbuilding and will result in acceptable impacts on adjoining properties in terms of odours and noise.](#)

There should be NO impacts to surrounding properties. Please define “acceptable”.

Sonus report pg 39: [Night: • Continuous operation of the 2 external chillers and 2 extraction fans, • Continuous internal general operating noise with closed doors.](#)

Concern for the noise level, particularly at night. Nioka Drive is located in a valley, noise travels easily as there are no large structures to help block or buffer noise, as normally seen in suburban/town areas. Voice conversations can be heard from #14 site, radio noise coming from #10 can be heard at our property (#18), so there is a concern for continuous background noise being heard and being of particular nuisance in the evenings.

6.4.2 Car parking appearance page 22: [the car parking areas will not be noticeable from areas outside of the site and will be screened by existing landscaping in accordance with the above provisions.](#)

The car park will be noticed from the road beyond and north/east of the property, travelling to properties, #13, #16, #17, #18 and #19, as the vegetation and dam noted in this application do not screen the parking bay from the properties further along the road from #14.

3.2 Locality page 10: [The locality is generally rural living in nature with dwellings and tourist accommodation located on larger allotments.](#)

The area noted within the red boundary does not have tourist accommodation. We feel the applicant is attempting to portray Ironbank as an existing tourism area. We don't believe this to be correct.

We would like to stress, we have lived in our home in Nioka Drive close to 23 years. It is an extremely peaceful, quiet place to live. Any noise that is different in our area is noticed. Anyone coming to our area comments on just how peaceful and quiet it is. We would welcome any council member to visit and get a feel for our beautiful suburb. It is not a tourist destination nor do we wish it to ever become one. If we wanted to live in the tourism areas of the Adelaide Hills we would have bought somewhere in the multiple townships that currently are like this, Lobethal, Hahndorf, Woodside, Birdwood, just to name a few. It is not a township but a little suburb with rural living allotments. Please let's leave it this way.

[attach additional pages as needed]

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

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

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

By: appearing personally

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

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



Signature:

Date: 10/08/2023

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or

Email: *[relevant authority email address]* or

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

Representations

Representor 30 - Martine Welfare

| | |
|--|---|
| Name | Martine Welfare |
| Address | 15 ALLUMBA DRIVE IRONBANK SA, 5153 Australia |
| Submission Date | 11/08/2023 04:18 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

10th August 2023 To the Assessment Panel Adelaide Hills Council: Re Application ID : 22041947 Responders: Patricia Russell Martine Welfare Owner / occupiers of 15 Allumba Drive Ironbank 5153 Dear Assessors: Please consider the reasons listed in the our following reasons for opposing the proposed brewery development at 14 Nioka Drive Ironbank :

Attached Documents

Notice-of-development-application-response-1260705-6220315-6222082.pdf

Img_4735-12607061-6222083.jpg

10th August 2023

To the Assessment Panel Adelaide Hills Council:

Re Application ID : 22041947

Responders: Patricia Russell

Martine Welfare

Owner / occupiers of 15 Allumba Drive Ironbank 5153

Dear Assessors:

Please consider our following reasons for **opposing** the proposed brewery development at 14 Nioka Drive Ironbank :

Land use Code : Our property and those surrounding us are Coded Primary Production (Zoning Watershed) with a Policy Area of Rural Living. It our understanding that as per the ATO a brewery is not categorized as Primary production. It is inappropriate use of the land for the Code.

Residential versus Light industry: Unlike other housing in Ironbank our neighbours and us are a small housing estate. We chose to live in the area for the rural lifestyle, the tranquillity, privacy and to be able to experience nature at your front door ie visiting kangaroos and koalas to our properties. The brewery/ light industry may also have a negative impact on the wildlife visiting our property. We are a residential cluster that should be afforded the right to live without disruption to our quality of life by light industry.

Noise: The resident already has an industrial size shed but is supposedly not a primary producer nor deemed light industry at this time. We regret not opposing the build of this shed when we were availed the opportunity by Council. As an adjoining neighbour the noise from this shed has already impacted on our household as we can no longer house our dogs in their outdoor, purpose built enclosure as the sounds coming from the neighbour's shed sound like thunder which frightens our dogs.

One would then assume that there will be further associated noise with light industry production, plus deliveries plus additional human / vehicle traffic to the property which could continue to produce loud, unwanted noise. A property owner in Nioka periodically has a party at night with their music echoing in the valley so the potential noise from the brewery could be transmitted in the same manner.

We have an arborist at the rear of our property who at times undertakes milling works causing increased noise levels let alone having to endure additional noise pollution from a brewery being run at the rear of our property. Patricia is a shift worker with noise from adjoining properties disturbing her sleep.

Smell: fermentation process/ smell from spent grain plus other byproducts of production will waft onto our property.

Traffic: I walk my dogs in Nioka and there is already increased traffic from walkers accessing Sir Mark Oliphant National Park let alone visitors to the proposed brewery. The T junction intersection at Nioka and Ironbank Road is a safety hazard due to the proximity of the bend in the road on the right as you exit Nioka. It would just take 1 intoxicated, irresponsible driver to create a road statistic.

Bushfire hazard/ combustible materials: Potential for an increased bushfire risk due to buy products of production: hydrogen, CO₂, ethanol, esters, acids, heat, spent grain- potentially being a fire fuel source or ignition point for fire with the risk being increased with the property being adjacent to a National Park ie if a fire should start at the brewery it may be difficult to contain and may quickly spread to the National Park plus heightened risks in a residential area ie Allumba and Nioka are 'no through roads' which can restrict evacuation options.

Increase in insect populations: undesirable insects such as flies and mosquitoes attracted to the fermentation smell/ moisture which may impact neighbouring properties. Mosquitoes bring infection risk to livestock and pets.

Visual Impact on the environment : The current industrial shed on 14 Nioka already detracts from the natural landscape. The owners of 14 Nioka are already placing industrial materials behind their shed that can be viewed from our property(see attached pictures) that again detract from the natural environment. Potentially such materials may increasingly be housed in the same manner if a brewery was to proceed again impacting the nature aesthetics of our property but not the owners of No 14 Nioka as they do not have to look at the materials hidden behind their shed.

Industrial waste: It is not clear how the industrial waste will be managed: physical, chemical and biological characteristics of brewery production: broken glass, grit, paper, wood, bottler caps, concerns for effects on local water ways/ soil from disposal of such waste

Future developments: if the current application for the brewery was approved we have concerns that if the owners seek further upgrades to their business then local residents may not be able to Vito such developments.



Representations

Representor 31 - Daniel Rowe

| | |
|--|---|
| Name | Daniel Rowe |
| Address | 11 ALLUMBA DRIVE IRONBANK SA, 5153 Australia |
| Submission Date | 11/08/2023 04:22 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 Please see attached document | |

Attached Documents

Nioka-brewery-proposal-letter-9-8-23-1259812-6220534-6222150.pdf

I would like to lodge my formal objection to the proposed Brewery at 14 Nioka Drive, Ironbank. The application fails to take into account the current amenity of the location, with it being a very quiet residential area free of any industrial type operations such as the one applied for. As an adjoining neighbour, I feel that I would be severely impacted by the development. I would like to ask the council that given I am an adjoining neighbour who will be one of those impacted the most by this application that my application be given the appropriate weight in your considerations.

I have the following objections to the proposal as it is presented;

The first point that needs clarifying before anything should be considered

The submission presented has conflicting information within the documentation which

1) Opening Times

P.11/43 states "Opening hours 11am to 5pm, 2 Saturday's a month."

P.28/43 states "2 Saturdays a month during warmer months and 1 a month during colder months between the hours of 12pm to 430pm."

2) Weekly/Annual Production

P.11/43 states "2 batches per week which makes up to 500 litres of beer." (This would make up to 26,000l annually.)

P.27/43 states "producing 500L of beer per week"

P. 27/43 states "(Q)Confirm a maximum of 500L of beer will be produced per week. (A) The brewery size is a 5bbl system that will allow me to do a brew batch of 500l max at anytime only"

P.32/43 states "... resulting in a average production of 120 liters per day (44000 liters per annually)"

3) Collection Vehicles

P.27/43 states "Brewery Vehicles same truck tray top 2.5t will also remove spent grain in drums to a farm contact as well new grain in 20kg bags this also includes product beer delivery's"

P.11/43 states "will be collected by local farmers or taken off site by the applicant to local farms"

P.35/43 states "Deliveries will be conducted with a 2.5T truck"

PO 4.1 (DTS/DPF 4.1)

- "... are directly related and ancillary to a primary production use on the same or adjoining allotment" – there is no primary production on or adjoining the allotment.
- The proposal repeatedly states that grains will be used which have been grown in the local area. There is no cropping in the local area. These grains will have to come from some distance away and will therefore not be value adding to primary production activities of the local area.
- The allotment is under 10% of the minimum size to fulfill this requirement of 20ha.
- While the building size is under 500m² (quoting a usable space of 144m²), the scale of this on a much smaller allotment is greater than that desired.

Water Quality

There are major issues with the proposal on this point.

The wastewater from a brewery is high in biological oxygen demand and total suspended solids. The process of cleaning this wastewater is extensive and will require more than just a septic system. There is also a high risk of a detrimental impact on our waterways should there be a leak. If this wastewater was to get onto the local waterways it could be devastating to the aquatic life.

The applicant's proposal of irrigating treated wastewater onto the garden could be feasible in summer (should it be treated by a suitable system), however in the wetter seasons, especially winter, the local soils are saturated and the garden will have no capacity to be watered. Given that every week there could be thousands of litres to irrigate, this could cause a major problem. As we are in a catchment area, this extra effluent output would not be desirable.

Car Parking

The applicant has assigned 10 car parks for his operations. Given that one of these will be a handicapped parking bay which won't always be used, it is assumed that at times only 9 parking bays will be able to be used. He has stated that tasting sessions will be of 20 people maximum. Worst case scenario this could be 20 vehicles with no handicapped persons. This would lead to 11 vehicles needing to park on the road. Given this is a narrow one-way street, there is not the capacity for up to 11 vehicles to be parked. This cannot be treated as a retail shop as these have customers coming and going. This proposal will have a set number of people at each sitting and should therefore cater to a greater parking capacity.

6.4.3 Interfaces / Impacts on Adjoining Development

This application does not meet DO 1. This will have adverse effects on neighbouring land users. Noise, traffic, and odours will all have a significant impact.

6.4.6 Bushfire Management

The applicant has not sufficiently covered this section. A turning circle for a CFS truck is not sufficient for an industrial operation. This should have a full proposal, including any requirements for firefighting tanks, hydrants etc.

SONUS Environmental Noise Assessment

This report has some fundamental omissions that render it incorrect in its findings.

- 1) Assumptions have been taken from other sites. No testing has been taken from the location.
- 2) All deliveries will be conducted with the 2.5t truck owned by the applicant. No other vehicles are mentioned, yet the applicant has stated that the farmers may take away solid waste. No mention of the trucks they will be using is mentioned or allowed for.
- 3) There is no mention of a forklift or similar for loading. Given the inputs and outputs of this operation, it is safe to assume he would add this plant at some stage.
- 4) All production activities will be undertaken with all doors closed. Given they will need to open when vehicles are coming and going this will not be possible. Also it would be a fair assumption that there will be times that having the doors open would be desirable.

- 5) The list of site equipment doesn't include air conditioners. It is unfathomable to assume that the applicant will have closed door tastings in summer without keeping his cliental cool.
- 6) It is also fair to assume that there may be a need for a generator. Ironbank is known for power failures. The wastage over an extended period of blackout could be substantial.
- 7) No consideration has been given to opening days. 10 vehicles on site plus 20 people (22 with staff) coming and going would have to add substantial noise to those opening times.

Further to the report there are some other major concerns.

- a) The "annoying" characteristics need to be given more weight. External Chillers and Exhaust Fans running 24 hours a day will give a constant drone to the area. Given that the chiller will be cutting in and out, and the noise value is an average, it is a safe assumption that the peaks of this running will be much higher than the stated average.
- b) This is a very quiet residential area. Nighttime is void of any constant mechanical sound. This proposal deems a 45db(A) (nighttime) and 52 db(A) (daytime) noise level at the nearest sensitive receivers home acceptable.
- c) The "South Australia: Environment Protection (Noise) Policy 2007" shows the following table;

(9) **Tables**

Table 1 (subclause (1)(a))

| Land use category | Indicative noise factor (dB(A)) | |
|-------------------|---------------------------------|-------|
| | Day | Night |
| General Industry | 65 | 65 |
| Special Industry | 70 | 70 |

Table 2 (subclause (1)(b))

| Land use category | Indicative noise factor (dB(A)) | |
|-------------------|---------------------------------|-------|
| | Day | Night |
| Rural Living | 47 | 40 |
| Residential | 52 | 45 |
| Rural Industry | 57 | 50 |
| Light Industry | 57 | 50 |
| Commercial | 62 | 55 |
| General Industry | 65 | 55 |
| Special Industry | 70 | 60 |

This states a lower noise level that the goal stated in the SONUS report by 5 db(A).

- d) It is worrying that the predicted noise levels are exactly the goal levels said to be set out in the Environment Protection (Noise) Policy 2007. Although this is clearly higher than the levels shown on the chart found within this Policy.
Should the predictions be correct, the sound levels are at their maximum allowable. Without thorough testing onsite, it could mean that the actual sound levels exceed the predictions. Also given that it seems that some equipment may have been left off the list, as well as not adequately including guests and vehicles, it is safe to assume that the actual noise levels will be over the goal levels.
- e) Given that the applicant has stated that this will be a 2nd business he is running from the single premises it would be entirely appropriate for the SONUS report to take into account both businesses simultaneously. This will add to the cumulative noise. More heavy equipment is involved in the running of the current business.

This application falls short on many crucial areas. I feel that approval of this application would drastically impact those living in the immediate area. This development detracts from the natural

and quiet amenity of the immediate area. Given that we are a catchment area and local council has stated to many residents that a 2nd dwelling is not permitted on our blocks due to this, approving a brewery of a scale that will potentially produce as much wastewater as 2.5 average SA households would be nonsensical. The potential for the type of waste produced to impact the natural environment around the site is unacceptable.

I implore the council to give this application thorough thought as to all of the negative outcomes listed.

Thank you for your consideration.

Regards,

Daniel Rowe

11 Allumba Drive, Ironbank



Marie Molinaro
Statutory Planner
Adelaide Hills Council

By Email: mmolinaro@ahc.sa.gov.au

RE: Response to Representation

Development Application Number: 22041947
Proposed Development: Change of use to include brewery (light industry) within part of store building (producing 44,000L per annum) & construction of mezzanine within the store building for sale & tasting of beer with associated carparking
Subject Land: 14 Nioka Drive, Ironbank

1.0 Introduction

Adelaide Planning and Development Solutions (APDS) has been engaged by the applicant to provide a response to the representations received following public notification of a Performance Assessed development application at 14 Nioka Drive, Ironbank which is within the Productive Rural Landscape Zone.

In preparing this response, I confirm that I have visited the subject land and locality, had regard to the representations and the relevant Assessment Provisions of the Planning and Design Code.

This response should be considered in addition to the Proposal Plans and relevant information provided to Council which all form part of the application documentation.

For the reasons I will detail below, I am of the view that the proposal for 'Change of use to include brewery (light industry) within part of store building (producing 44,000L per annum) & construction of mezzanine within the store building for sale & tasting of beer with associated carparking' results in a development which warrants Planning Consent.



2.0 Representations

During the public notification period, thirty one (31) representations were received with the proposal – 11 in favour of the proposal and 20 oppose the application. Nine representors indicated they would like to talk to their representation at the decision-making hearing.

The table provides details of the name of the representor, their address, whether they wish to be heard and whether they support or oppose the proposal.

| Name of representor | Address of representor | Wishes to be heard by CAP | In support or opposing |
|---------------------|-----------------------------------|---------------------------|------------------------|
| Tim Budenberg | 259 Sturt Valley Road UPPER STURT | No | Support |
| Keran McKenzie | PO Box 322 STIRLING | Yes | Oppose |
| Ros Barrett | 8 Allumba Drive, IRONBANK | Yes | Oppose |
| Jack Costi | 13 Allumba Drive IRONBANK | No | Oppose |
| Miranda Hickman | 6 Allumba Drive IRONBANK | No | Oppose |
| Peter Hopkins | 3 Allumba Drive IRONBANK | No | Oppose |
| Robyn Nelson | PO Box 322 STIRLING | Yes | Oppose |
| Jason Brooks | 203 Ironbank Road, IRONBANK | No | Support |
| Eric Caon | 3 Allumba Drive IRONBANK | No | Support |
| Charlie Dixon | P.O. Box 1133 STIRLING | No | Support |
| David Lapans | 12 Allumba Drive, Ironbank | No | Oppose |
| Tom Smith | 17 Nioka Drive IRONBANK | No | Support |
| Melanie Smith | 17 Nioka Drive IRONBANK | No | Support |
| Brett Tuckey | PO Box 120 HAHNDORF | No | Oppose |



| | | | |
|--------------------------------|--|------------|----------------|
| Robin and Fiona Brunt | 6a Allumba Drive IRONBANK | No | Oppose |
| Peter Auhl | 5 Allumba Drive, Ironbank | No | Oppose |
| Sarka Auhl | 5 Allumba Drive, Ironbank | No | Oppose |
| Randall Richards | 13 Nioka Drive IRONBANK | No | Support |
| Michael Leopardi | PO Box 80, CRAFTERS | No | Support |
| Paula Kulas | 8 Nioka Drive IRONBANK | Yes | Oppose |
| Katrina Barber | 9 Allumba Drive, Ironbank | No | Oppose |
| Craig Topperwien | 75 Upper Sturt Rd, UPPER STURT | No | Support |
| Andrew Blanchard | 235 Ironbank Rd, IRONBANK | Yes | Oppose |
| Mark Winston | 4 PIMPALA ROAD, IRONBANK | Yes | Oppose |
| Raelee Basford | 354 Pole Road, IRONBANK | No | Support |
| Tarik Sammour | 6 Nioka Drive, IRONBANK | No | Oppose |
| Steven Murray | 9 Allumba Drive, IRONBANK | Yes | Oppose |
| Ken Klante | 28 Cecilia Street, North Brighton | No | Support |
| David and Vicki Wilczek | 18 Nioka Drive, IRONBANK | Yes | Oppose |
| Martine Welfare | 15 Allumba Drive, IRONBANK | Yes | Oppose |
| Daniel Rowe | 11 Allumba Drive, IRONBANK | No | Oppose |



3.0 Consideration of representations

Having reviewed the representations, the representations specifically relate to:

In Support

- Excellent initiative! Love the idea that local businesses want to set up in the area.
- Great for the community
- relatively small operation that will renew the area. It will be a good opportunity to show case a small local business trying to make their way in a competitive industry
- great thing for the community. And a nice spot to have a cold beer all year round.
- The reports on noise level etc. clearly outline that fact that this development will have virtually no effect on the living conditions of neighbouring residents, such as myself the land area is more than apt to provide for off-road parking, facilities & amenities, which will have little to no impact on through traffic
- The opening times stated also outline completely reasonable hours throughout the day, while the capped capacity of people would mean the gatherings would not be any larger or cause any greater noise pollution than a standard get together between friends,
- Proposal aligns with the AHC goals of supporting tourism and micro business development - bespoke brewery would contribute to the AHC goal of creating attractive, active, and vibrant places.
- The brewery will bring people to the area, furthering exploration of the surrounding natural environment such as the Mark Oliphant Conservation Park, Scott Creek Conservation Park, and Belair Recreation Park
- The development will have no detrimental impact on our living environment, and the application sufficiently describes how waste will be effectively managed.
- As the proposal is a small venture with tasting times twice a month with a limitation of 20 people, I consider that it will not have a detrimental effect on the locality
- I am a sole trader myself and a supporter of small business
- If responsible service of alcohol guidelines are followed there should be no problems
- A small brewery like the one proposed is a great idea. The proposal has very little, if any impact on anyone on surrounding properties as it is based on small tasting groups and the parking is within the property and not on the road
- Ironbank would be a great spot for brewery as it's adjacent mark oliphant conversation pk this would suit a bush walk then a refreshing beer afterwards not to mention the added tourism to this already great region of Adelaide hills.



Opposing application

- Land use – zoning is not industrial or in keeping with the character of the locality. Productive Rural Landscape Zone
- Waste water spillage could see contamination of local water ways.
- Amenity impacts including
 - Noise from cellar door twice a month – music, patrons, vehicles, chiller (Noise from the brewing stage and noise levels from the refrigeration/chillers humming away 24/7 day and night will be very loud, droning and will effect a good night sleep, especially in summer when you want to have the windows open to let in the fresh air)
 - Increase in vehicle traffic along Nokia Drive - concern for pedestrian and children safety
 - Air Quality / smell - Beverage production activities are designed and sited to minimise odour impacts on rural amenity. The odour smell from the brewing stage will drift through the valley / fermentation process/ smell from spent grain plus other byproducts of production will waft onto our property.
- Confirmation on number of persons per day - The brewery and small tasting area will accommodate up to 20 persons maximum at any one time – clarification - on any one Saturday, 60 people could visit the brewery
- Confirmation on hours of operation - Opening hours 11am to 5pm, 2 Saturday's a month
- Future expansion of the brewery and/or opening hours – concern that owners would operate more than twice a month.
- Bushfire risk - Potential for an increased bushfire risk due to buy products of production. This should have a full proposal, including any requirements for firefighting tanks, hydrants etc.
- Disruption and Destruction of Habitat and Vegetation / impacts to wildlife, birdlife, native vegetation.
- Rubbish - It is not clear how the industrial waste will be managed: physical, chemical, and biological characteristics of brewery production: broken glass, grit, paper, wood, bottler caps, concerns for effects on local water ways/ soil from disposal of such waste.
- Ironbank a quiet residential area and not attract tourists to this area.
- Create precedent for other light industry applications in this residential area, which will change the character of the neighbourhood.
- Clarification on what the water source for the brewery will be used.
- A carpark is not in keeping with the rural feel of the area. As this will affect the parking situation on the applicant's property, Nioka Drive has no curbing or off-road parking.
- Traffic - Child Safety on Roads: Increased Traffic: The brewery will undeniably increase vehicular traffic on our dead-end street. Without footpaths, children are at a higher risk of being in the path of these vehicles. Reckless Driving: Customers leaving the brewery might not always be in the best condition to drive, endangering kids playing or moving around the street. This is a



narrow cul-de-sac which is very quiet, being lined by houses on large allotments. There is very little traffic on this road. Are the visitors all arriving at the specified opening times or are they allowed to arrive at any time within the opening period? Our concern is the road is not suitable to take a larger volume of traffic within small timeframes. Deliveries plus additional human / vehicle traffic to the property which could continue to produce loud, unwanted noise.

- The negative impact this activity may have on surrounding neighbours such as stress, anxiety, and other mental health issues.
- Devaluation of properties.
- Clarification on volume of beer per annum.
- Proposal will lead to greater alcohol consumption and lead to driving under the influence. Families with young children or institutions like schools and religious centres might be concerned about the proximity to an alcohol-producing establishment.
- Water Usage: Breweries require a significant amount of water, which could strain local resources. Waste: Brewing produces wastewater and other by-products which need to be managed properly to prevent pollution.
- Waste from process - There are a number of solid wastes that result from the brewing process - What about the other solid wastes resulting from the production process? Where will these be stored? When will they be taken off site? Again, the lack of detail in relation to waste removal is unacceptable
- Waste water system - Waste water will be collected into a septic tank arrangement treated water will be use around the site to water garden areas
- Patron behaviour
- Impact on wildlife
- Concerns over the findings of the Sonus Environmental Noise Assessment.

4.0 Approach to Assessment

Part 1 – Rules of Interpretation of the Planning and Design Code (the Code) provides clarity on how to interpret the policies in the Code. Of particular note 'Designated Performance Features' (DPF) assist Councils to interpret Performance Outcomes (PO).

The Rules of Interpretation clearly state that a DPF provides a guide but does not need to necessarily be satisfied in order for a certain development to meet the PO i.e. the outcome can be met in another way:

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 (emphasis added).

It is with the above assessment approach in mind that has guided this response to the representations.

5.0 Response to representations

Land use – zoning is not industrial or in keeping with the character of the locality.

Productive Rural Landscape Zone

The subject land is located within the Productive Rural Landscape Zone which has a desired Outcome which seeks

DO 1 A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.

DO 2 A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agriculturally based products, tourist development and accommodation that expands the economic base and promotes its regional identity.

DO3 Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.

Further the Performance Outcome PO 1.1 seeks

The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected, and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.

A Brewery is listed as an envisaged land use in DTS / DPF 1.1 which achieves the intent of the Performance Outcome along with a range of other non residential land uses.



The proposed land use as a small scale brewery is considered an appropriate land use in the zone. The proposal will result in a small scale operation which will operate within the existing outbuilding and will operate two times per month between 11am and 5 pm. The brewery and small tasting area will accommodate up to 20 persons maximum at any one time. The proposal will result in no more than 20 people per sitting and sitting times 1130am to 130pm then 230pm to 5pm. This will allow for a maximum 40 people per opening day.

The proposal is considered to be consistent with the desired outcomes for the zone in that it enables a value adding industry through processing grain produced in the wider local area into beer products. The proposal will contribute to the tourism offering in the region with a small scale brewery and tasting area and will enable a small scale tourist attraction on the site in addition to the existing dwelling and use of the site as a depot.

The proposal will not jeopardise the existing rural living land and depot use currently undertaken on the subject land in the locality. It is also highlighted that the proposal will not impair the ability for surrounding land to be used for rural living purposes and will also use grain from the wider locality by utilising local resources in its beer production.

Therefore, as demonstrated above, the proposal supports diversification of existing businesses by allowing for a value-adding use that uses renewable energy in accordance with DO 1, DO 2 and DO 3 and PO 1.1.

Waste water spillage could see contamination of local water ways / Waste: Brewing produces wastewater and other by-products which need to be managed properly to prevent pollution.

Waste water system - Waste water will be collected into a septic tank arrangement treated water will be use around the site to water garden areas

We note, no professional report or evidence has been provided in support of the concerns relating to waste water.

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.

PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.



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.

All wastewater from brewing is highly biodegradable and high in organic material and is able to be reused on the landscaped areas within the site. Therefore, any wastewater will be suitable for reuse and will not contaminate soil and surface and ground water resources or damage crops.

None of the wastewater resulting from the proposed brewery activities will be irrigated within 50 metres of dwellings in other ownership due to the distance of the neighbouring dwellings from the site of the proposed development. Therefore, the proposal accords with PO 3.2.

As mentioned above, the wastewater soakage areas will not be within a waterlogged area and will be greater than 50 metres from any nearby water sources and not within an area subject to flooding in accordance with PO 3.3.

A suitably designed waste water system has been provided as part of the planning application (by waste water Engineer Kym Butcher) and has been reviewed and endorsed by Council's Environmental Health. The waste system has been designed to ensure that all wastewater is appropriately managed and will cater for maximum brewing volume including a soakage area. The proposal will not result in contamination of local water ways.

For the reasons stated above, the proposal is considered to accord with the relevant General Development Policies specifically relating to *Beverage Production in Rural Areas*.

Amenity impacts including:

- **Noise from cellar door twice a month – music, patrons, vehicles, chiller (Noise from the brewing stage and noise levels from the refrigeration chillers humming away 24/7 day and night will be very loud, droning and will effect a good night sleep, especially in summer when you want to have the windows open to let in the fresh air)**



We note, no professional report or evidence has been provided in support of the concerns relating to Noise.

An Environmental Noise Assessment has been undertaken as part of the application documentation by Sonus Engineers. As required by the Request, the criteria for the assessment are provided by the Environment Protection (Noise) Policy 2007 (the Policy).

The noise level from the Project has been predicted based on a range of measurements at other similar brewery facilities. These include the noise from:

- Small delivery trucks,
- Extraction fans,
- External chiller, and,
- General operating noise from: boilers, pumps, bottling, loading/unloading the delivery truck with a pallet jack or forklift.

Based upon the completed assessment, the noise from the proposed brewery will comply with the goal noise levels set by the Environment Protection (Noise) Policy 2007.

Increase in vehicle traffic along Nokia Drive - concern for pedestrian and children safety / Traffic - Child Safety on Roads: Increased Traffic: The brewery will undeniably increase vehicular traffic on our dead-end street. Without footpaths, children are at a higher risk of being in the path of these vehicles.

Reckless Driving: Customers leaving the brewery might not always be in the best condition to drive, endangering kids playing or moving around the street. This is a narrow cul-de-sac which is very quiet, being lined by houses on large allotments. There is very little traffic on this road. Are the visitors all arriving at the specified opening times or are they allowed to arrive at any time within the opening period? Our concern is the road is not suitable to take a larger volume of traffic within small timeframes. Deliveries plus additional human / vehicle traffic to the property which could continue to produce loud, unwanted noise.

The relevant provisions of the Productive Rural Landscape Zone in relation to Movement seeks

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.*

The small scale of the proposal will result in traffic volumes which can be handled by the existing road network and will operate two times per month and all parking will be contained onsite in the parking spaces provided as part of the application documentation.



The proposal utilises the existing access point from Nioka Drive to the north of the site, which is an all-weather public road.

All vehicle movements, including turning of vehicles, are able to be undertaken on site and will not result in queueing onto the adjoining road network.

No parking will occur off site and activities will be confined to the subject land.

In relation to child safety, whilst this is not a consideration of the Planning and Design Code, the applicant will ensure that alcohol is responsibly served as per licensing requirements, and all attendees will be reminded to depart the venue in a manner which will respect the adjoining property owners. Should it be required, small signs on the exit path could be provided and displayed - Please Respect Neighbours when leaving premises. This could be conditioned accordingly.

It is considered that the proposal will have an acceptable impact on the road network and the proposal will meet the Environment Protection (Noise) Policy 2007 in relation to vehicle movements to and from the site as well as during the operation of the brewery.

A carpark is not in keeping with the rural feel of the area. As this will affect the parking situation on the applicant's property, Nioka Drive has no curbing or off-road parking.

In relation to car parking appearance, the code seeks:

PO 7.4 *Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.*

PO 7.5 *Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.*

The site comprises a dwelling and large outbuilding with expansive areas of landscaping surrounding the proposed car parking area. The proposed parking areas are well set back from the road boundary and will be screened from the road by the existing dam and vegetation. Screening of the site is via by well-established boundary hedging along Nioka Drive which blocks views of all structures from the street.

Therefore, the car parking areas will not be noticeable from areas outside of the site and will be screened by existing landscaping in accordance with the above provisions.



Air Quality / smell - Beverage production activities are designed and sited to minimise odour impacts on rural amenity. The odour smell from the brewing stage will drift through the valley / fermentation process

The location of the brewery is set away and appropriate distance from adjoining dwellings minimise any noise, odour, or general amenity impacts. All odour associated with beer making will be extracted via extraction fan through the roof being dispersed away. Generally, this will be only for a period of 1 hour during the boiling process making the wort.

Given the small scale of the proposal, all operations associated with the small-scale brewery activity will be contained within the buildings and will not be noticeable from outside the site.

All waste will be managed in accordance with the EPA requirements and wastewater is able to be treated for reuse on the site.

Confirmation on number of persons per day - The brewery and small tasting area will accommodate up to 20 persons maximum at any one time – clarification - on any one Saturday, 60 people could visit the brewery

The function of the brewery is for appointment only groups to the max of 20 people per sitting and sitting times 11:30 am to 1:30 pm then 2:30 pm to 5:00 pm for an onsite tasting and purchase. No more than 40 persons per day will visit the site during operating hours.

Confirmation on hours of operation - Opening hours 11am to 5pm, 2 Saturday's a month

We can confirm hours of operation will be from 11 am to 5pm, 2 Saturday's a month as per the application documentation. This can be conditioned accordingly.

Future expansion of the brewery and/or opening hours – concern that owners would operate more than twice a month.

The application clearly proposes the hours of operation and number of days per month, and this can be conditioned accordingly.

Bushfire risk - Potential for an increased bushfire risk due to buy products of production. This should have a full proposal, including any requirements for firefighting tanks, hydrants etc.

Adequate CFS turning areas exist on the site and adequate water is available for fire fighting purposes. Therefore, the *Hazards (Bushfire – High Risk) Overlay* is satisfied.



Disruption and Destruction of Habitat and Vegetation / impacts to wildlife, birdlife, native vegetation.

The proposal will operate within the existing building onsite and will utilise the existing driveway and clear area to the north of the outbuilding for parking. There will be no impact to any vegetation on the subject land or surrounding properties and / or wildlife, birdlife.

Rubbish - It is not clear how the industrial waste will be managed: physical, chemical, and biological characteristics of brewery production: broken glass, grit, paper, wood, bottler caps, concerns for effects on local water ways/ soil from disposal of such waste. / Waste from process - There are a number of solid wastes that result from the brewing process - What about the other solid wastes resulting from the production process? Where will these be stored? When will they be taken off site? Again, the lack of detail in relation to waste removal is unacceptable

All waste will be treated, neutralised, and dispersed in accordance with the *Environment Protection (Water Quality) Policy (2015)*. It is noted that wastewater from distilling is highly biodegradable and high in organic material and provides a valuable resource to the landscaped areas on the site.

All waste associated with the proposal will be contained and distributed offsite to local farmers. Any other waste associated with the land use will be appropriately contained onsite and will be disposed of at a waste collection station. grain Waste will be sent to 34 Woollybutt Road Upper Sturt (Pit No SA 418212) which provides further links to primary production in the area (feeding live stock).

A condition may be imposed to ensure all grain waste will be stored in sealed containers and will be removed from the site. It is considered that the small amount of by-product produced will not impair the amenity of sensitive receivers due to the small-scale nature of the proposed brewery.

Time frames as per existing truck movements currently twice daily 730am/ 4pm as the same. The Tray top truck 2.5 tonne will serve both businesses for the site. The same truck tray top will also remove spent grain in drums to a farm contact as well new grain in 20kg bags this also includes product beer deliveries .

Liquid waste pick up will only be cleaning residue i.e., tank cleaning and wash out will be treated in collection tank as per application documentation and used on the property for garden watering solid sediment which will be picked up as required.



Ironbank a quiet residential area and not attract tourists to this area.

As per the relevant code provisions relating to the Productive Rural Landscape Zone, the zone seeks a range of land uses and *Small-scale industry (including beverage production and washing, processing, bottling, and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.*

The proposed small scale brewery and tasting room is in keeping with the intent of the zone which also allows for tourism opportunities in the region and clearly seeks a mix of land uses and small-scale industry which value adds to locally sourced primary production activities, including grain growing activities already established in the locality.

Create precedent for other light industry applications in this residential area, which will change the character of the neighbourhood.

There is nothing to suggest that the proposed land use would result in further applications on adjoining sites however the Productive Rural Landscape Zone seeks a range of land uses as listed in PO 1.1 which would be assessed on planning merits should an application be lodged with Council.

Clarification on what the water source for the brewery will be used / Water Usage: Breweries require a significant amount of water, which could strain local resources.

Water Source for brewery will primarily be rain water and mains use as a backup for cleaning.

The negative impact this activity may have on surrounding neighbours such as stress, anxiety, and other mental health issues.

This is not a relevant planning consideration; however, the small scale operation will operate in a manner which has an acceptable impact on the amenity of the locality.

Devaluation of properties.

The issue of property values / rental income is often a matter raised by parties in dispute as to the merits of a proposed development. It is not, however, a matter the ERD Court or Council Assessment Panels entertain and certainly not in the absence of any expert advice or documentation. No evidence, nor any expert opinion, was produced to support the representor's concerns.



Clarification on volume of beer per annum.

The brewery size is a 500l system that will allow the brewery to undertake a brew batch of 500l max at any time. Up to 500L of beer will be produced up to 80 times per year week which will produce up to 40000 litres per annum (80 x 500 = 40000 litres per annum)

Proposal will lead to greater alcohol consumption and lead to driving under the influence. Families with young children or institutions like schools and religious centres might be concerned about the proximity to an alcohol-producing establishment.

Whilst this is not a relevant planning consideration, the service of alcohol will be undertaken in accordance with strict liquor licensing laws. There will be an approved responsible person on duty whenever the venue is open to the public who will have completed Responsible service of alcohol and other training.

Patron behaviour

the service of alcohol will be undertaken in accordance with strict liquor licensing laws. There will be an approved responsible person on duty whenever the venue is open to the public who will have completed Responsible service of alcohol and other training.

RSA helps control the negative impacts of alcohol and deals with:

- service of alcohol to minors (anyone under 18)
- alcohol-related violence and crime
- drunk and disorderly patrons
- noise disturbances.

Concerns over the findings of the Sonus Environmental Noise Assessment

We note, no professional report or evidence has been provided in support of the concerns relating to Noise.

An Environmental Noise Assessment has been undertaken as part of the application documentation by Sonus Engineers. As required by the Request, the criteria for the assessment are provided by the Environment Protection (Noise) Policy 2007 (the Policy).

The noise level from the Project has been predicted based on a range of measurements at other similar brewery facilities. These include the noise from:

- Small delivery trucks,



- Extraction fans,
- External chiller, and,
- General operating noise from: boilers, pumps, bottling, loading/unloading the delivery truck with a pallet jack or forklift.

Based upon the completed assessment, the noise from the proposed brewery will comply with the goal noise levels set by the Environment Protection (Noise) Policy 2007.

6.0 Conclusion

For the reasons expressed in the response to representation, the proposal in our opinion represents a desirable business land use sought by the Productive Rural Landscape Zone; and is in accordance with the relevant general and overlay provisions of the Planning and Design Code, considering the unique circumstances of the subject land and locality.

The proposed development is located within the existing outbuilding which is appropriately setback from property boundaries and a suitable distance away from sensitive receivers. The established vegetation onsite will provide a high standard of amenity and obscure the appearance of buildings from adjacent land and the public realm. Further, the proposed land use is envisaged within the *Productive Rural Landscape Zone* and supports established primary productive land uses in the wider locality and will not prejudice the continued operation of existing rural living land uses.

The proposed brewery accords with the *Productive Rural Landscape Zone* and relevant *Beverage Production in Rural Areas* provisions, it is considered that the small-scale brewery is an appropriate form of development anticipated in the zone and will be satisfactorily managed so that it will not impact on neighbouring amenity or water resources

The proposed development meets all the relevant criteria relating to parking, movements, access and generally satisfies the intent of the *Productive Rural Landscape Zone* in the context of it being an anticipated land use.

Overall, the proposed development is consistent with the Planning and Design Code in so far that the proposal:

- is in accordance with the state interests reflected in the relevant overlays;
- is in accordance with the Desired Outcomes and Performance Outcomes of the *Rural Zone*;
- is in accordance with the Performance Outcomes of the relevant General Development provisions; and
- will not have any adverse impacts on the amenity of the locality, the future development of the locality or detrimentally impact upon any surrounding development.



For the reasons contained within this response, the proposed development satisfies the relevant provisions of the Planning and Design Code in relation to the issues raised by the representor. Therefore, I contend that the proposal is not seriously at variance with the relevant provisions of the Planning and Design Code and represents an appropriate form of development to warrant support.

Please confirm when this proposal will be considered by the Council Assessment Panel and the date and time of the meeting. A representative shall attend at this meeting in support of the proposal.

Should you have any queries or require any further information or clarification with any components of this response, please do not hesitate to contact me by email at mark@adelaideplanning.com.au

Yours sincerely,

Mark Kwiatkowski MPIA CPP

Director/ Urban and Regional Planner

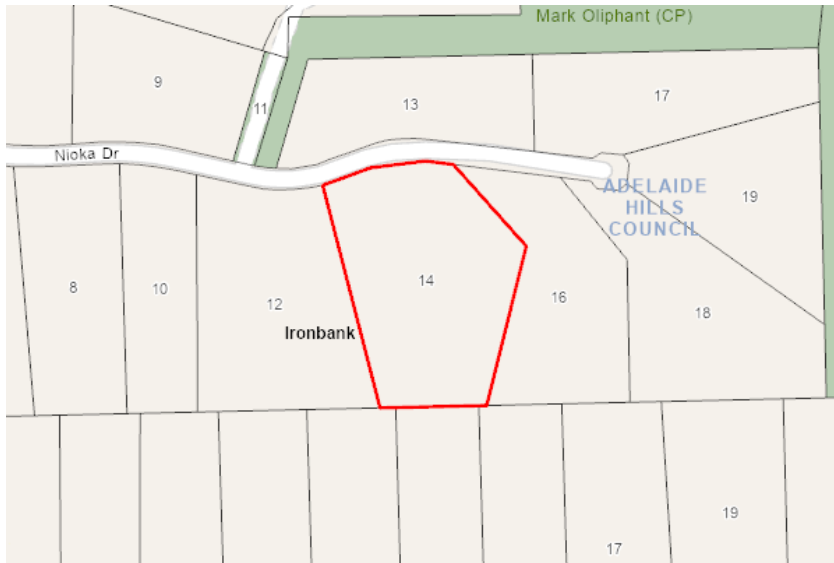
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To view a detailed interactive property map in SAPPA click on the map below



Property Zoning Details

Overlay

- Environment and Food Production Area
- Hazards (Bushfire - High Risk)
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Native Vegetation
- Prescribed Wells Area
- State Significant Native Vegetation
- Water Resources

Zone

- Productive Rural Landscape

Development Pathways

■ Productive Rural Landscape

1. Accepted Development

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

- None

2. Code Assessed - Deemed to Satisfy

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

- Agricultural building
- Outbuilding

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.

- Workers' accommodation

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

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

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

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

| | |
|--|--|
| | <ul style="list-style-type: none"> (k) Horse keeping (l) Horticulture (m) Industry (n) Low intensity animal husbandry (o) Outbuilding (p) Shop (q) Small-scale ground mounted solar power facility (r) Tourist accommodation (s) Transport distribution (t) Verandah (u) Warehouse (v) Winery (w) Workers' accommodation |
| Siting and Design | |
| <p>PO 2.1</p> <p>Development is provided with suitable vehicle access.</p> | <p>DTS/DPF 2.1</p> <p>Development is serviced by an all-weather trafficable public road.</p> |
| <p>PO 2.2</p> <p>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p> | <p>DTS/DPF 2.2</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level. |
| Horticulture | |
| <p>PO 3.1</p> <p>Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that:</p> <ul style="list-style-type: none"> (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as a greenhouse. | <p>DTS/DPF 3.1</p> <p>Horticultural activities:</p> <ul style="list-style-type: none"> (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m² (g) in the form of olive growing, is not located within 500m of a conservation or national park. |
| Rural Industry | |
| <p>PO 4.1</p> <p>Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.</p> | <p>DTS/DPF 4.1</p> <p>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):</p> <ul style="list-style-type: none"> (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 2ha in area |

| | |
|---|---|
| | (c) have a total floor area not exceeding 350m ² . |
| <p>PO 4.2</p> <p>Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:</p> <p>(a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of locality</p> <p>(b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like</p> <p>(c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas.</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |
| <p>PO 4.3</p> <p>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.</p> | <p>DTS/DPF 4.3</p> <p>Buildings and associated activities:</p> <p>(a) are setback at least 50m from all road and allotment boundaries</p> <p>(b) are not sited within 100m of a sensitive receiver in other ownership</p> <p>(c) have a building height not greater than 10m above natural ground level</p> <p>(d) incorporate the loading and unloading of vehicles within the confines of the allotment.</p> |
| Dwellings | |
| <p>PO 5.1</p> <p>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.</p> | <p>DTS/DPF 5.1</p> <p>Dwellings:</p> <p>(a) are located on an allotment with an area not less than:</p> <p>(b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities</p> <p>(c) will not result in more than one dwelling on an allotment.</p> <p>In relation to DTS/DPF 5.1, in instances where:</p> <p>(d) more than one value is returned, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</p> <p>(e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.</p> |
| <p>PO 5.2</p> <p>Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p> | <p>DTS/DPF 5.2</p> <p>Dwellings:</p> <p>(a) are setback from all allotment boundaries by at least 40m</p> <p>(b) do not exceed 2 building levels and 9m measured from the top of the footings</p> <p>(c) have a wall height no greater than 6m.</p> |

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| <p>PO 5.3</p> <p>Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.</p> | <p>DTS/DPF 5.3</p> <p>Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) it is located within 20m of an existing dwelling (b) share the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on an allotment. |
| <p>PO 5.4</p> <p>Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p> | <p>DTS/DPF 5.4</p> <p>Additions or alterations to an existing dwelling:</p> <ul style="list-style-type: none"> (a) are setback behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m from the top of the footings. |
| <p>Shops, Tourism and Function Centres</p> | |
| <p>PO 6.1</p> <p>Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.</p> | <p>DTS/DPF 6.1</p> <p>Shops, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m² or 250m² in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m² (e) do not result in more than 75 seats for customer dining purposes in a restaurant. |
| <p>PO 6.2</p> <p>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p> | <p>DTS/DPF 6.2</p> <p>Shops in new buildings:</p> <ul style="list-style-type: none"> (a) are setback from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level. |
| <p>PO 6.3</p> <p>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value</p> | <p>DTS/DPF 6.3</p> <p>Tourist accommodation, other than where located in The Cedars Subzone:</p> |

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| <p>adding industry to enhance and provide authentic visitor experiences.</p> | <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: <ul style="list-style-type: none"> (i) where in a new building, does not exceed a total floor area of 100m² (ii) where in an existing building, does not exceed 150m² (c) does not result in more than one facility being located on the same allotment. |
| <p>PO 6.4</p> <p>Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p> | <p>DTS/DPF 6.4</p> <p>Tourist accommodation in new buildings:</p> <ul style="list-style-type: none"> (a) is setback from all property boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level. |
| <p>PO 6.5</p> <p>Function centres are associated with the primary use of the land for primary production or primary production related value adding industry.</p> | <p>DTS/DPF 6.5</p> <p>Function centres, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not exceed a capacity of 75 persons for customer dining purposes. |
| <p>PO 6.6</p> <p>Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p> | <p>DTS/DPF 6.6</p> <p>Function centres:</p> <ul style="list-style-type: none"> (a) are located on an allotment having an area of at least 5ha (b) are setback from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level. |
| <p>Offices</p> | |
| <p>PO 7.1</p> <p>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.</p> | <p>DTS/DPF 7.1</p> <p>Offices, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m². |
| <p>Adaptive Reuse of Existing Buildings</p> | |
| <p>PO 8.1</p> <p>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.</p> | <p>DTS/DPF 8.1</p> <p>Development within an existing building is for any of the following:</p> <ul style="list-style-type: none"> (a) a shop (b) office |

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| | (c) tourist accommodation. |
| Workers' accommodation | |
| <p>PO 9.1</p> <p>Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.</p> | <p>DTS/DPF 9.1</p> <p>Workers' accommodation:</p> <ul style="list-style-type: none"> (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m² (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) amenities accommodate not more than 20 persons at any one time (e) is setback at least 50m from a road boundary (f) is setback at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment. |
| Renewable Energy Facilities | |
| <p>PO 10.1</p> <p>Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.</p> | <p>DTS/DPF 10.1</p> <p>None are applicable.</p> |
| <p>PO 10.2</p> <p>Small-scale ground mounted solar power facilities support rural production or value-adding industries.</p> | <p>DTS/DPF 10.2</p> <p>None are applicable.</p> |
| Built Form and Character | |
| <p>PO 11.1</p> <p>Large buildings designed and sited to reduce impacts on scenic and rural vistas by:</p> <ul style="list-style-type: none"> (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines. | <p>DTS/DPF 11.1</p> <p>None are applicable.</p> |
| Land Division | |
| <p>PO 12.1</p> <p>Land division creating additional allotments is not supported other than where located in The Cedars Subzone to support tourist development.</p> | <p>DTS/DPF 12.1</p> <p>Except where the land division is proposed in The Cedars Subzone, no additional allotments are created.</p> |
| <p>PO 12.2</p> <p>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:</p> | <p>DTS/DPF 12.2</p> <p>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:</p> <ul style="list-style-type: none"> (a) 40m |

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| <p>(a) maintain a pleasant rural character and amenity for occupants</p> <p>(b) manage vegetation within the same allotment to mitigate bushfire hazard.</p> | <p>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.</p> |
| <p>Agricultural Buildings</p> | |
| <p>PO 13.1</p> <p>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.</p> | <p>DTS/DPF 13.1</p> <p>Agricultural buildings:</p> <p>(a) are located on an allotment having an area of at least 2ha</p> <p>(b) are setback at least 40m from an allotment boundary</p> <p>(c) have a building height not exceeding 10m above natural ground level</p> <p>(d) do not exceed 350m² in total floor area</p> <p>(e) incorporate the loading and unloading of vehicles within the confines of the allotment.</p> |
| <p>Outbuildings, Carports and Verandahs</p> | |
| <p>PO 14.1</p> <p>Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.</p> | <p>DTS/DPF 14.1</p> <p>Outbuildings:</p> <p>(a) have a primary street setback that is at least as far back as the building to which it is ancillary</p> <p>(b) have a combined total floor area that does not exceed 100m²</p> <p>(c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end</p> <p>(d) have a total roof height that does not exceed 6m measured from natural ground level</p> <p>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour</p> <p>(f) will not result in more than 2 outbuildings on the same allotment.</p> |
| <p>PO 14.2</p> <p>Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity.</p> | <p>DTS/DPF 14.2</p> <p>Carports and verandahs:</p> <p>(a) are set back from the primary street at least as far back as the building to which it is ancillary</p> <p>(b) have a total floor area that does not exceed 80m²</p> <p>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)</p> <p>(d) have a total roof height that does not exceed 5m measured from natural ground level</p> <p>(e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour.</p> |
| <p>Concept Plans</p> | |
| <p>PO 15.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p> | <p>DTS/DPF 15.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 15.1, in instances where:</p> |

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| | <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met. |
| Advertisements | |
| <p>PO 16.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p> | <p>DTS/DPF 16.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m² per side. |

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

| Class of Development (Column A) | Exceptions (Column B) |
|--|--------------------------|
| <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> | None specified. |
| <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"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) building work on railway land (f) carport (g) demolition (h) dwelling (i) dwelling addition (j) farming | None specified. |

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| <ul style="list-style-type: none"> (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) solar photovoltaic panels (roof mounted) (t) shade sail (u) swimming pool or spa pool (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank. | |
| <p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. | <p>Except development that does not satisfy any of the following:</p> <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3. |
| <p>4. Demolition.</p> | <p>Except any of the following:</p> <ol style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay. |
| <p>5. Function centre within The Cedars Subzone.</p> | <p>None specified.</p> |
| <p>6. Function centre.</p> | <p>Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.</p> |
| <p>7. Horticulture.</p> | <p>Except horticulture that does not satisfy any of the following:</p> <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e). |
| <p>8. Shop within The Cedars Subzone.</p> | <p>None specified.</p> |
| <p>9. Shop.</p> | <p>Except shop that does not satisfy any of the following:</p> <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2. |
| <p>10. Tourist accommodation within The Cedars Subzone.</p> | <p>None specified.</p> |
| <p>11. Tourist accommodation.</p> | <p>Except tourist accommodation that does not to satisfy any of the following:</p> |

1. Productive Rural Landscape Zone DTS/DPF 6.3
2. Productive Rural Landscape Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

Desired Outcome

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

Deemed-to-Satisfy Criteria / Designated Performance Feature

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| PO 1.1 Land division undertaken in accordance with Section 7 of the <i>Planning, Development and Infrastructure Act 2016</i> . | DTS/DPF 1.1 None are applicable. |
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Procedural Matters (PM)

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

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

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

| Desired Outcome | |
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| DO 1 | <p>Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:</p> <ul style="list-style-type: none"> (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front. |
| DO 2 | Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk. |
| DO 3 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| Land Use | |
| PO 1.1 Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Pre-schools, educational establishments, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: <ul style="list-style-type: none"> (a) are remote from or require extended periods of travel to reach safer locations (b) don't have a safe path of travel to safer locations. | DTS/DPF 1.2 None are applicable. |
| Siting | |
| PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 2.1 None are applicable. |
| Built Form | |
| PO 3.1 Buildings and structures are designed and configured to reduce the | DTS/DPF 3.1 None are applicable. |

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| <p>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.</p> | |
| <p>PO 3.2</p> <p>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.</p> | <p>DTS/DPF 3.2</p> <p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p> |
| <p>Habitable Buildings</p> | |
| <p>PO 4.1</p> <p>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.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p> | <p>DTS/DPF 4.2</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> (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. |
| <p>PO 4.3</p> <p>Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that:</p> <ul style="list-style-type: none"> (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> (b) includes the provision of an all-weather hardstand area in a location that: <ul style="list-style-type: none"> (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s) where required. | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |
| <p>Land Division</p> | |
| <p>PO 5.1</p> | <p>DTS/DPF 5.1</p> |

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| <p>Land division for residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is limited to those areas specifically set aside for these uses.</p> | <p>None are applicable.</p> |
| <p>PO 5.2 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p> | <p>DTS/DPF 5.2 None are applicable.</p> |
| <p>PO 5.3 Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided.</p> | <p>DTS/DPF 5.3 None are applicable.</p> |
| <p>PO 5.4 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p> | <p>DTS/DPF 5.4 None are applicable.</p> |
| <p>PO 5.5 Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p> | <p>DTS/DPF 5.5 None are applicable.</p> |
| <p>Vehicle Access –Roads, Driveways and Fire Tracks</p> | |
| <p>PO 6.1 Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 6.1 Roads:</p> <ul style="list-style-type: none"> (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) |

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| | <ul style="list-style-type: none"> or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| <p>PO 6.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) use, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors. | <p>DTS/DPF 6.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |

| | |
|---|-------------------------------------|
| | |
| PO 6.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available. | DTS/DPF 6.3 None are applicable. |

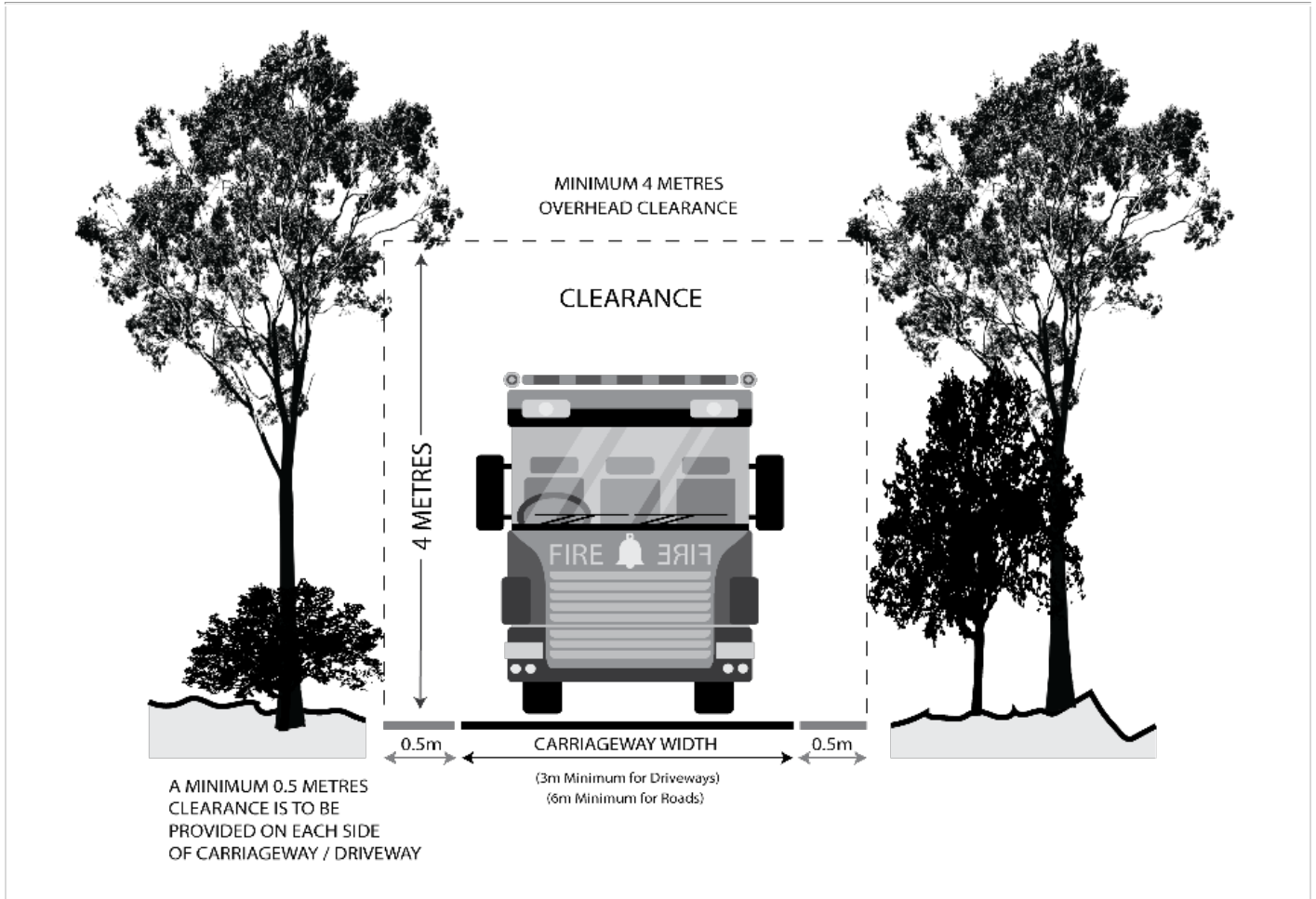
Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|--|---|--|
| <p>Except if a relevant certificate accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more):</p> <ul style="list-style-type: none"> (a) land division creating one or more additional allotments (b) dwelling (c) ancillary accommodation (d) residential flat building (e) tourist accommodation (f) boarding home (g) dormitory style accommodation (h) workers' accommodation (i) student accommodation (j) pre-school (k) educational establishment (l) retirement village (m) supported accommodation (n) residential park (o) hospital (p) camp ground. | South Australian Country Fire Service. | To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development. | Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Figures and Diagrams

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



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

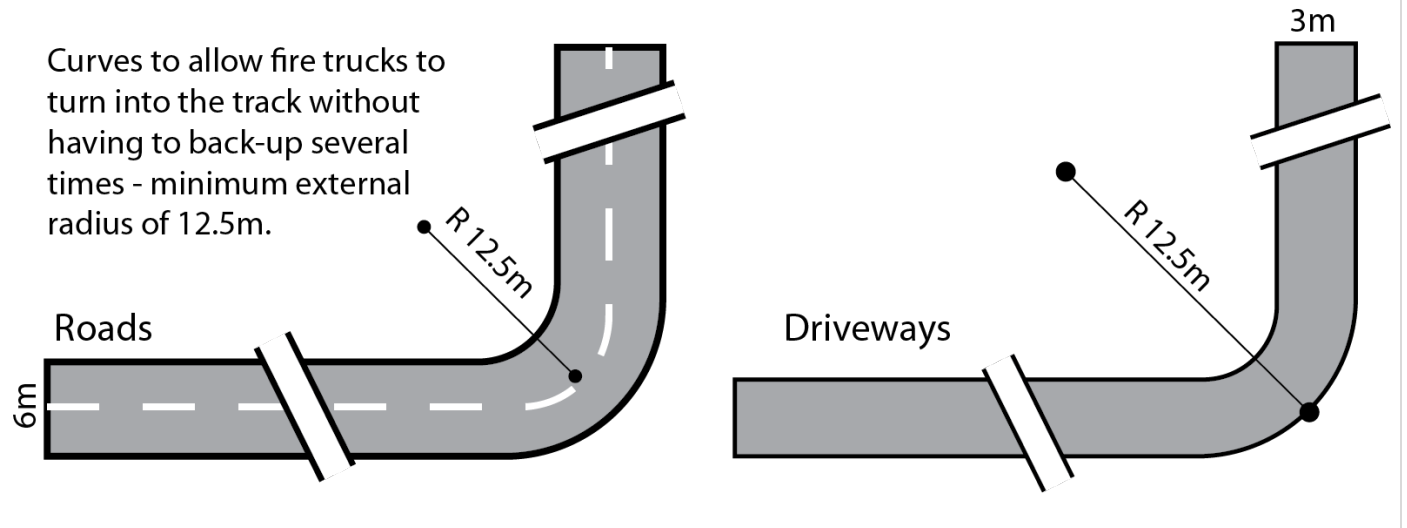


Figure 3 - Full Circle Turning Area

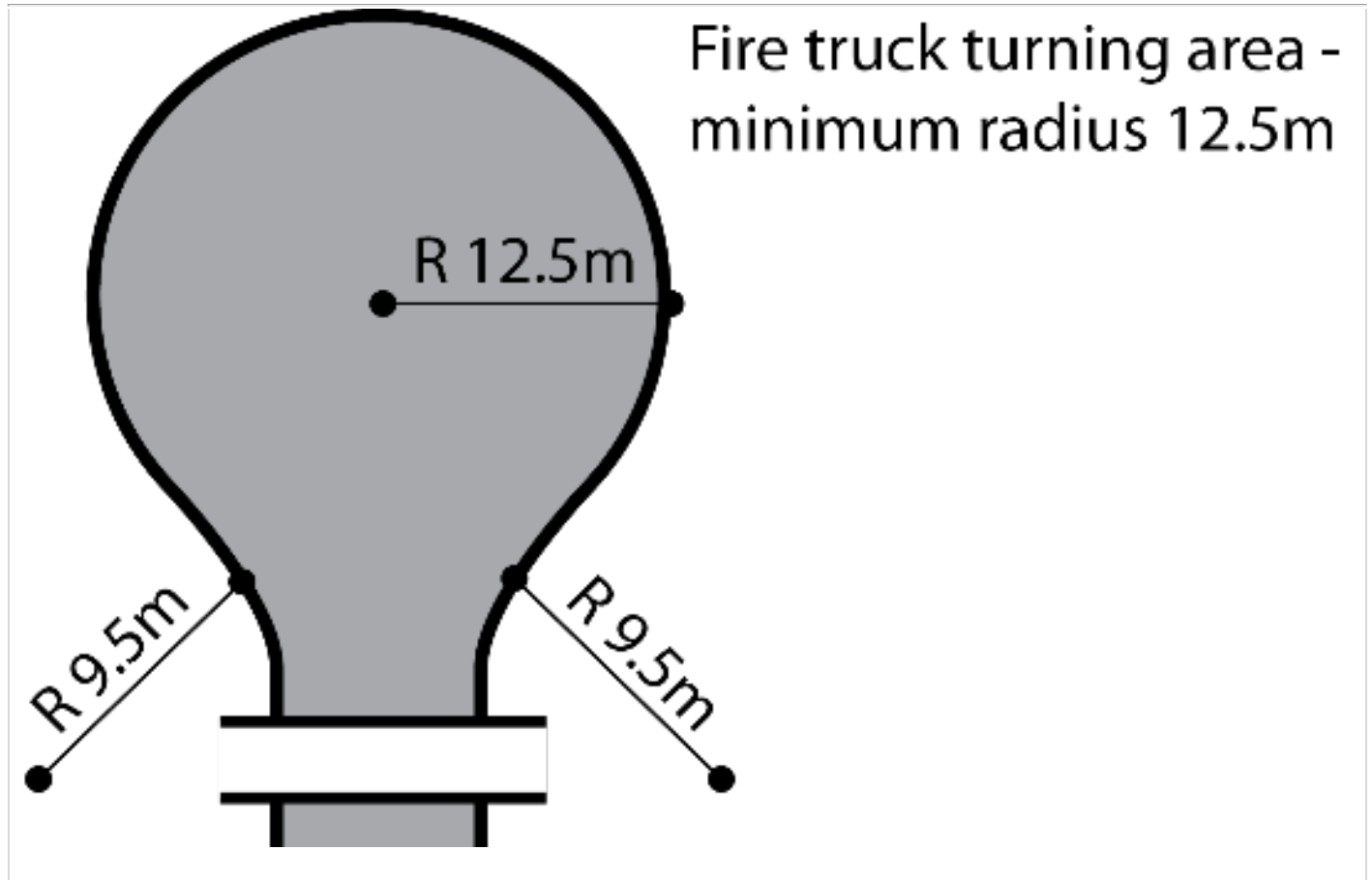
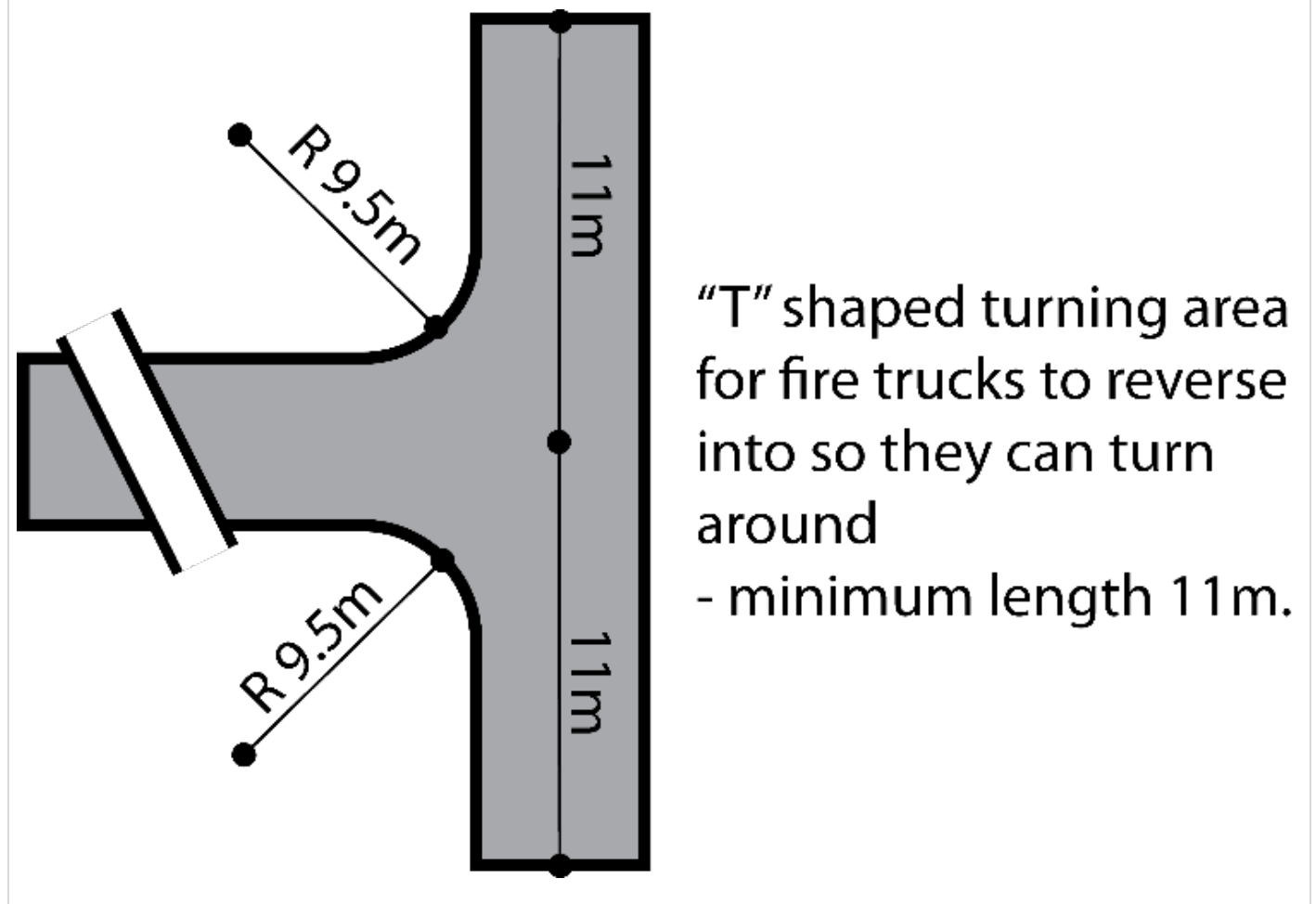


Figure 4 - 'T' or 'Y' Shaped Turning Head



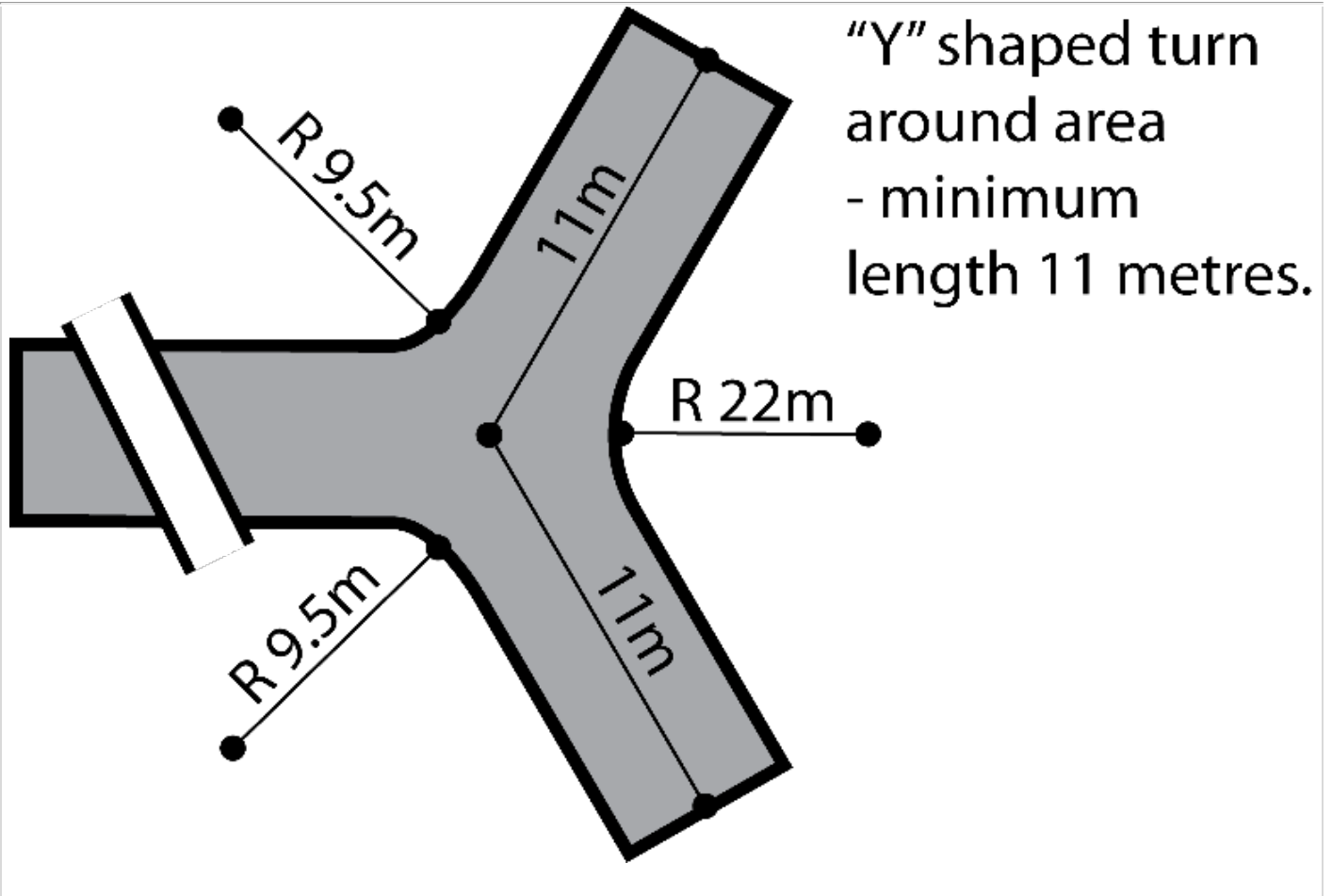
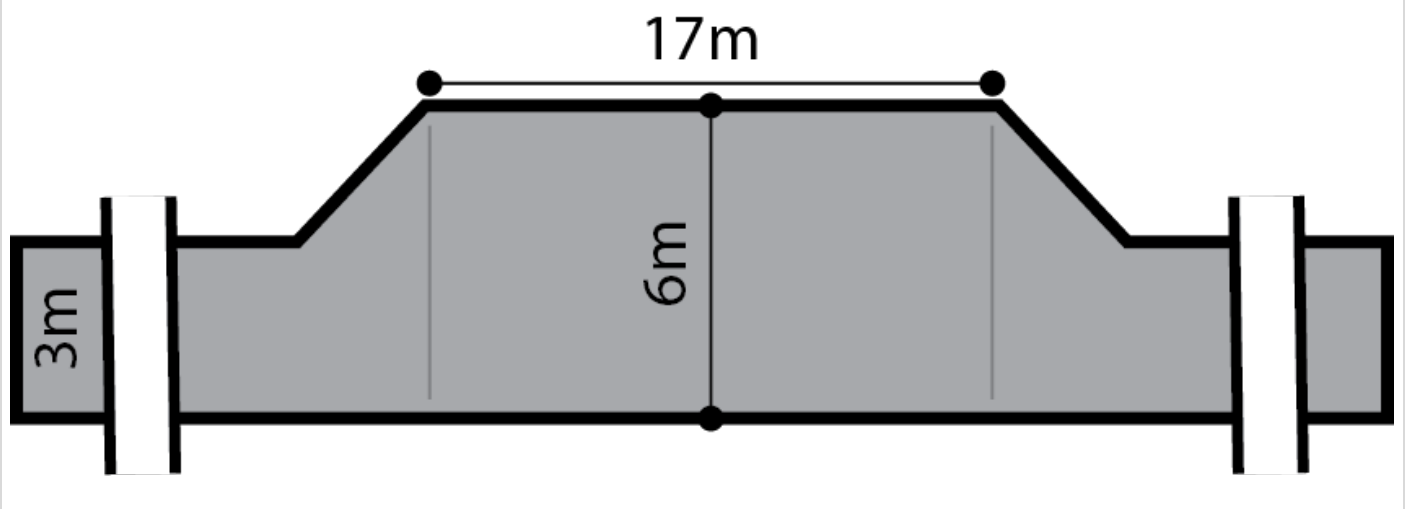


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome

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

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

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

Procedural Matters (PM) - Referrals

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

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

Limited Land Division Overlay

Assessment Provisions (AP)

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

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

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

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

Procedural Matters (PM) - Referrals

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

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

Native Vegetation Overlay

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Environmental Protection | |
| PO 1.1 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 | DTS/DPF 1.1 An application is accompanied by: (a) a declaration stating that the proposal will not, or would |

| | |
|---|---|
| <p>building maintenance.</p> | <p>not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur:</p> <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area <p>or</p> <ul style="list-style-type: none"> (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'. |
| <p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| <p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. | <p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture. |
| <p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p> | <p>DTS/DPF 1.4</p> <p>None are applicable.</p> |
| <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"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> |

| | |
|--|---|
| | <p>will be required as a result of the division of land</p> <p>(iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'</p> <p>or</p> <p>(b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur</p> <p>or</p> <p>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.</p> |
|--|---|

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|---------------------------|--|---|
| Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'. | Native Vegetation Council | To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation. | Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Prescribed Wells Area Overlay

Assessment Provisions (AP)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Sustainable water use in prescribed wells areas. |

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

| Feature | |
|---|--|
| <p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p> | <p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>. |

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>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry. | <p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p> | <p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p> | <p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p> |
| <p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p> | | | |

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

| Desired Outcome | |
|------------------------|---|
| DO 1 | Protect, retain and restore significant areas of native vegetation. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Environmental Protection | |
| <p>PO 1.1</p> <p>Development enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.</p> | <p>DTS/DPF 1.1</p> <p>An application is accompanied by either (a) or (b):</p> <p>(a) a declaration stating that the proposal will not , or would not, involve clearance of native vegetation under the <i>Native Vegetation Act 1991</i>, including any clearance that may occur:</p> <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area <p>(b) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that confirms that the clearance is categorised as 'Level 1 clearance'.</p> |
| Land division | |
| <p>PO 2.1</p> <p>Land division that contributes to the conservation, protection and enhancement of native vegetation.</p> | <p>DTS/DPF 2.1</p> <p>Land division satisfies one of the following:</p> <p>(a) to create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'Level 1 clearance'</p> <p>(b) to realign allotment boundaries to incorporate land into a park or reserve established under the <i>National Parks and Wildlife Act 1972</i>.</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>The following classes of development:</p> <p>(a) land division where a report prepared in</p> | Native Vegetation Council | To provide expert assessment and direction to the relevant authority on the potential impacts of | Development of a class to which |

| | | | |
|---|--|--|--|
| <p>accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance'</p> <p>(b) all other classes of development other than where DTS/DPF 1.1(a) is achieved.</p> | | <p>development on native vegetation.</p> | <p>Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p> |
|---|--|--|--|

Water Resources Overlay

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Water Catchment | |
| <p>PO 1.1</p> <p>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.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| <p>PO 1.2</p> <p>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.</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| <p>PO 1.3</p> <p>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.</p> | <p>DTS/DPF 1.3</p> <p>None are applicable.</p> |
| <p>PO 1.4</p> | <p>DTS/DPF 1.4</p> |

| | |
|--|--|
| Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access. | None are applicable. |
| <p>PO 1.5</p> <p>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:</p> <p>(a) reduce the impacts on native aquatic ecosystems</p> <p>(b) minimise soil loss eroding into the watercourse.</p> | <p>DTS/DPF 1.5</p> <p>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> |
| <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> <p>(a) the construction of an erosion control structure</p> <p>(b) devices or structures used to extract or regulate water flowing in a watercourse</p> <p>(c) devices used for scientific purposes</p> <p>(d) the rehabilitation of watercourses.</p> | <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

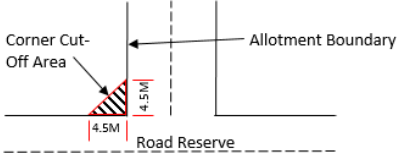
Assessment Provisions (AP)

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

| 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"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height |

| | |
|---|--|
| | <p>(iii) are not attached to the roof of the building.</p> <p>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</p> <p>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</p> |
| <p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p> | <p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <p>(a) concealed by the associated advertisement and decorative detailing or</p> <p>(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.</p> |
| <p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p> | <p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p> |
| <p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p> | <p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <p>(a) achieves Advertisements DTS/DPF 1.1</p> <p>(b) are integrated with a bus shelter.</p> |
| <p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p> | <p>DTS/DPF 1.5</p> <p>None are applicable.</p> |
| <p>Proliferation of Advertisements</p> | |
| <p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p> | <p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p> |
| <p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p> | <p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p> |
| <p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p> | <p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <p>(a) are attached to a building</p> <p>(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</p> <p>(c) do not result in more than one sign per occupancy that is not flush with a wall.</p> |

| Advertising Content | |
|---|--|
| <p>PO 3.1</p> <p>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.</p> | <p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p> |
| Amenity Impacts | |
| <p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p> | <p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p> |
| Safety | |
| <p>PO 5.1</p> <p>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</p> <p>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</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p> | <p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p> |
| <p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. | <p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram  |
| <p>PO 5.4</p> <p>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</p> <p>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</p> <p>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</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: |

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| | <ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m. |
| <p>PO 5.6</p> <p>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</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s). |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting and Design | |
| <p>PO 1.1</p> <p>Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| <p>PO 1.2</p> <p>Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| Horse Keeping | |
| <p>PO 2.1</p> <p>Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.</p> | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |
| <p>PO 2.2</p> | <p>DTS/DPF 2.2</p> |

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| <p>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.</p> | <p>Stables, horse shelters and associated yards are sited in accordance with all of the following:</p> <ul style="list-style-type: none"> (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. |
| <p>PO 2.3</p> <p>All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.</p> | <p>DTS/DPF 2.3</p> <p>Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.</p> |
| <p>PO 2.4</p> <p>To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.</p> | <p>DTS/DPF 2.4</p> <p>Stables, horse shelters and associated yards are set back 50m or more from a watercourse.</p> |
| <p>PO 2.5</p> <p>Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.</p> | <p>DTS/DPF 2.5</p> <p>Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).</p> |
| Kennels | |
| <p>PO 3.1</p> <p>Kennel flooring is constructed with an impervious material to facilitate regular cleaning.</p> | <p>DTS/DPF 3.1</p> <p>The floors of kennels satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down. |
| <p>PO 3.2</p> <p>Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:</p> <ul style="list-style-type: none"> (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers. | <p>DTS/DPF 3.2</p> <p>Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.</p> |
| <p>PO 3.3</p> <p>Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.</p> | <p>DTS/DPF 3.3</p> <p>Kennels are sited in association with a permanent dwelling on the land.</p> |
| Wastes | |
| <p>PO 4.1</p> <p>Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>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.</p> | <p>DTS/DPF 4.2</p> <p>Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.</p> |

Aquaculture

Assessment Provisions (AP)

Desired Outcome

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| 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: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers. |
| PO 1.2 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 | DTS/DPF 1.6 |

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

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| <ul style="list-style-type: none"> (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. | |
| <p>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> <ul style="list-style-type: none"> (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal. | <p>DTS/DPF 2.11</p> <p>None are applicable.</p> |
| <p>Navigation and Safety</p> | |
| <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> |
| <p>Environmental Management</p> | |
| <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> |

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| PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows. | DTS/DPF 4.2 None are applicable. |
| PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning. | DTS/DPF 4.3 None are applicable. |
| PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline. | DTS/DPF 4.4 None are applicable. |

Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

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

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| PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser. |
| PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours. |
| Water Quality | |
| PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores. |
| PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts. | DTS/DPF 2.3 None are applicable. |
| PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems. | DTS/DPF 2.4 None are applicable. |
| Wastewater Irrigation | |
| PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land. | DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership. |
| PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer. | DTS/DPF 3.3 None are applicable. |

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Siting and Design | |
| <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"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. |
| Buffers and Landscaping | |
| <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 thoroughfares.</p> | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |

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| 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: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Design

Assessment Provisions (AP)

Desired Outcome

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| All development | |
| External Appearance | |
| <p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| <p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| <p>PO 1.3</p> <p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p> | <p>DTS/DPF 1.3</p> <p>None are applicable.</p> |
| <p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. | <p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p> |
| <p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as</p> | <p>DTS/DPF 1.5</p> <p>None are applicable.</p> |

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| fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone. | |
| Safety | |
| <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> |
| Landscaping | |
| <p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. | <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> |
| Environmental Performance | |
| <p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |

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| mechanical systems, such as heating and cooling. | |
| <p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p> | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |
| Water Sensitive Design | |
| <p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> |
| On-site Waste Treatment Systems | |
| <p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p> | <p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
| Carparking Appearance | |
| <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"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | <p>DTS/DPF 7.1</p> <p>None are applicable.</p> |
| <p>PO 7.2</p> <p>Vehicle parking areas 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.</p> | <p>DTS/DPF 7.2</p> <p>None are applicable.</p> |
| <p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p> | <p>DTS/DPF 7.3</p> <p>None are applicable.</p> |
| <p>PO 7.4</p> | <p>DTS/DPF 7.4</p> |

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| Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | None are applicable. |
| PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 None are applicable. |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 None are applicable. |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 None are applicable. |
| Earthworks and sloping land | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). | DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. |
| PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3 None are applicable. |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion. | DTS/DPF 8.4 None are applicable. |
| PO 8.5 | DTS/DPF 8.5 |

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| Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability. | None are applicable. |
| Fences and Walls | |
| PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 None are applicable. |
| PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (in building 3 storeys or less) | |
| PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| All Residential development | |
| Front elevations and passive surveillance | |
| PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape. | DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from |

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

| | <p style="text-align: center;">extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="margin-left: 40px;">(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 734 1520 1263"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p style="margin-left: 40px;">(ii) the amount of existing soft landscaping prior to the development occurring.</p> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
|---|---|--|----------------------------|------|-----|---------|-----|---------|-----|------|-----|
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p> | <p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |
| <p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent 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> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | | | | | |

| Garage appearance | |
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| <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"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. |
| Massing | |
| <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> |
| Dwelling additions | |
| <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"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (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"> 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 |

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| | B. 1.7m above finished floor level in all other cases. |
| Private Open Space | |
| PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants. | DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space. |
| Water Sensitive Design | |
| PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen. |
| PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. |
| Car parking, access and manoeuvrability | |
| 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 | DTS/DPF 19.2 |

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| <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m |
| <p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p> | <p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p> |
| <p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. |
| <p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p> | <p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site |
| <p>PO 19.6</p> <p>Driveways and access points are designed and distributed to 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> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |

| Waste storage | | | | | | | | | | | |
|--|---|--------------------|-----------------------------|--------|------------------|-----------|------------------|-----------|------------------|-------------|--|
| <p>PO 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> | | | | | | | | | | |
| Design of Transportable Dwellings | | | | | | | | | | | |
| <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> | | | | | | | | | | |
| Group dwelling, residential flat buildings and battle-axe development | | | | | | | | | | | |
| Amenity | | | | | | | | | | | |
| <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" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m²</td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m²</td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table> | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Number of bedrooms | Minimum internal floor area | | | | | | | | | | |
| Studio | 35m ² | | | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | |
| <p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 22.2</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 22.3</p> <p>None are applicable.</p> | | | | | | | | | | |
| <p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p> | <p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p> | | | | | | | | | | |
| Communal Open Space | | | | | | | | | | | |
| <p>PO 23.1</p> | <p>DTS/DPF 23.1</p> | | | | | | | | | | |

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| Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | None are applicable. |
| PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres. |
| PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 23.3 None are applicable. |
| PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 23.4 None are applicable. |
| PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 23.5 None are applicable. |
| Carparking, access and manoeuvrability | |
| PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement. | DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street |

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| | (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. |
| PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft Landscaping | |
| PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. |
| PO 25.2 Soft landscaping is provided that improves the appearance of common driveways. | DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Site Facilities / Waste Storage | |
| PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 26.1 None are applicable. |
| PO 26.2 Provision is made for suitable external clothes drying facilities. | DTS/DPF 26.2 None are applicable. |
| PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. | DTS/DPF 26.3 None are applicable. |
| PO 26.4 Waste and recyclable material storage areas are located away from dwellings. | DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window. |

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| PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles. | DTS/DPF 26.5 None are applicable. |
| PO 26.6 Services including gas and water meters are conveniently located and screened from public view. | DTS/DPF 26.6 None are applicable. |
| Supported accommodation and retirement facilities | |
| Siting and Configuration | |
| PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 27.1 None are applicable. |
| Movement and Access | |
| PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 28.1 None are applicable. |
| Communal Open Space | |
| PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 29.1 None are applicable. |
| PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 29.2 None are applicable. |
| PO 29.3 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 | DTS/DPF 29.5 |

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| Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | None are applicable. |
| PO 29.6 Communal open space is designed and sited to: | DTS/DPF 29.6 None are applicable. |
| (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | |
| (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | |
| Site Facilities / Waste Storage | |
| PO 30.1 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 Provision is made for suitable external clothes drying facilities. | DTS/DPF 28.3 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 | |
| Water Sensitive Design | |
| PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater. | DTS/DPF 31.1 None are applicable. |
| PO 31.2 | DTS/DPF 31.2 |

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| <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p> | <p>None are applicable.</p> |
| <p>Wash-down and Waste Loading and Unloading</p> | |
| <p>PO 32.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | <p>DTS/DPF 32.1</p> <p>None are applicable.</p> |

Table 1 - Private Open Space

| Dwelling Type | Minimum Rate |
|---|--|
| <p>Dwelling (at ground level)</p> | <p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p> |
| <p>Dwelling (above ground level)</p> | <p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p> |
| <p>Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park</p> | <p>Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.</p> |

Design in Urban Areas

Assessment Provisions (AP)

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| 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 (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.</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 are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment 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 | <p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p> |

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| adjacent sensitive land uses. | |
| 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. |
| Landscaping | |
| 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. |
| Environmental Performance | |
| PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 None are applicable. |

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| <p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p> | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |
| Water Sensitive Design | |
| <p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <p>(a) the quantity and quality of surface water and groundwater</p> <p>(b) the depth and directional flow of surface water and groundwater</p> <p>(c) the quality and function of natural springs.</p> | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> |
| On-site Waste Treatment Systems | |
| <p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p> | <p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <p>(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</p> <p>(b) use an area also used as a driveway</p> <p>(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.</p> |
| Car parking appearance | |
| <p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <p>(a) limiting protrusion above finished ground level</p> <p>(b) screening through appropriate planting, fencing and mounding</p> <p>(c) limiting the width of openings and integrating them into the building structure.</p> | <p>DTS/DPF 7.1</p> <p>None are applicable.</p> |
| <p>PO 7.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p> | <p>DTS/DPF 7.2</p> <p>None are applicable.</p> |
| <p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p> | <p>DTS/DPF 7.3</p> <p>None are applicable.</p> |
| <p>PO 7.4</p> <p>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p> | <p>DTS/DPF 7.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature</p> |

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| | canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m. |
| PO 7.5 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 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 None are applicable. |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 None are applicable. |
| Earthworks and sloping land | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more. |
| PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land. | DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface. |
| PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. | DTS/DPF 8.3 None are applicable. |
| PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion. | DTS/DPF 8.4 None are applicable. |

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| PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability. | DTS/DPF 8.5 None are applicable. |
| Fences and walls | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 None are applicable. |
| PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (low rise buildings) | |
| PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | DTS/DPF 10.2 One of the following is satisfied: <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| Site Facilities / Waste Storage (excluding low rise residential development) | |
| PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | DTS/DPF 11.1 None are applicable. |
| PO 11.2 Communal waste storage and collection areas are located, | DTS/DPF 11.2 None are applicable. |

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| enclosed and designed to be screened from view from the public domain, open space and dwellings. | |
| PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | DTS/DPF 11.3 None are applicable. |
| PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | DTS/DPF 11.4 None are applicable. |
| PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | DTS/DPF 11.5 None are applicable. |
| All Development - Medium and High Rise | |
| External Appearance | |
| PO 12.1 Buildings positively contribute to the character of the local area by responding to local context. | DTS/DPF 12.1 None are applicable. |
| PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | DTS/DPF 12.2 None are applicable. |
| PO 12.3 Buildings are designed to reduce visual mass by breaking up 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 | DTS/DPF 12.7 |

| <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p> | <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (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. | | | | | | | | | | | | | | | | | | | | | | |
|---|---|-------------------|--|-------------------|------------------------|---------------------|-------------------|------|----------------------------------|-------------------------|--------------|----|-----------------------------------|----------------------|--------------|----|--|------------|---|-------------|--|------------|---|
| <p>PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.</p> | <p>DTS/DPF 12.8 None are applicable.</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 1227 1522 1765"> <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><300 m²</td> <td>10 m²</td> <td>1.5m</td> <td>1 small tree / 10 m²</td> </tr> <tr> <td>300-1500 m²</td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m²</td> </tr> <tr> <td>>1500 m²</td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m²</td> </tr> </tbody> </table> <p>Tree size and site area definitions</p> <table border="1" data-bbox="833 1818 1522 2078"> <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 >8m canopy spread</td> </tr> </tbody> </table> | Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | 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 | Minimum deep soil area | Minimum dimension | Tree / deep soil zones | | | | | | | | | | | | | | | | | | | | |
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² | | | | | | | | | | | | | | | | | | | | |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² | | | | | | | | | | | | | | | | | | | | |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² | | | | | | | | | | | | | | | | | | | | |
| 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 |
|---|--------------|--|
| PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health. | DTS/DPF 13.3 | None are applicable. |
| 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. | 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. |
| Environmental | | |
| PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings. | DTS/DPF 14.1 | None are applicable. |
| PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells. | DTS/DPF 14.2 | None are applicable. |
| PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | DTS/DPF 14.3 | None are applicable. |
| Car Parking | | |
| PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings. | DTS/DPF 15.1 | Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| PO 15.2 | DTS/DPF 15.2 | |

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| <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p> | <p>None are applicable.</p> |
| <p>Overlooking/Visual Privacy</p> | |
| <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"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | <p>DTS/DPF 16.1</p> <p>None are applicable.</p> |
| <p>All residential development</p> | |
| <p>Front elevations and passive surveillance</p> | |
| <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"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. |
| <p>PO 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> |
| <p>Outlook and Amenity</p> | |
| <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> |
| <p>Ancillary Development</p> | |
| <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"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is |

situated:

- (i) in front of any part of the building line of the dwelling to which it is ancillary
or
 - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
- (i) is set back at least 5.5m from the boundary of the primary street
 - (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
 - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
 - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
- (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 ²) | Minimum percentage of site |
|--|----------------------------|
| <150 | 10% |
| 150-200 | 15% |
| | |

| | | | | | |
|--|---|---------|-----|------|-----|
| | <table border="1" data-bbox="1008 107 1519 253"> <tr> <td data-bbox="1008 107 1337 163">201-450</td> <td data-bbox="1337 107 1519 163">20%</td> </tr> <tr> <td data-bbox="1008 163 1337 253">>450</td> <td data-bbox="1337 163 1519 253">25%</td> </tr> </table> <p data-bbox="938 286 1485 349">(ii) the amount of existing soft landscaping prior to the development occurring.</p> | 201-450 | 20% | >450 | 25% |
| 201-450 | 20% | | | | |
| >450 | 25% | | | | |
| <p data-bbox="124 427 197 450">PO 19.2</p> <p data-bbox="124 477 798 573">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 data-bbox="826 427 956 450">DTS/DPF 19.2</p> <p data-bbox="826 477 1334 499">Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li data-bbox="852 539 1509 600">(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space <li data-bbox="852 607 1509 725">(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. | | | | |
| <p data-bbox="124 775 197 797">PO 19.3</p> <p data-bbox="124 824 782 952">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 data-bbox="826 775 956 797">DTS/DPF 19.3</p> <p data-bbox="826 824 1505 884">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 data-bbox="852 925 1481 1043">(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 data-bbox="852 1050 1453 1111">(b) located at least 12m from the nearest habitable room located on an adjoining allotment. | | | | |
| Residential Development - Low Rise | | | | | |
| External appearance | | | | | |
| <p data-bbox="124 1256 197 1279">PO 20.1</p> <p data-bbox="124 1305 727 1366">Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p> | <p data-bbox="826 1256 956 1279">DTS/DPF 20.1</p> <p data-bbox="826 1305 1214 1328">Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li data-bbox="852 1368 1509 1429">(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 data-bbox="852 1435 1445 1496">(b) are set back at least 5.5m from the boundary of the primary street <li data-bbox="852 1503 1469 1525">(c) have a garage door / opening width not exceeding 7m <li data-bbox="852 1532 1509 1659">(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. | | | | |
| <p data-bbox="124 1711 197 1733">PO 20.2</p> <p data-bbox="124 1760 807 1856">Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p> | <p data-bbox="826 1711 956 1733">DTS/DPF 20.2</p> <p data-bbox="826 1760 1505 1924">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 data-bbox="852 1964 1453 2024">(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line <li data-bbox="852 2031 1485 2092">(b) a porch or portico projects at least 1m from the building wall <li data-bbox="852 2098 1326 2121">(c) a balcony projects from the building wall | | | | |

| | <ul style="list-style-type: none"> (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. | | | | | | | | | | |
|---|--|--|----------------------------|------|-----|---------|-----|----------|-----|------|-----|
| <p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | <p>DTS/DPF 20.3</p> <p>None are applicable</p> | | | | | | | | | | |
| <p>Private Open Space</p> | | | | | | | | | | | |
| <p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | <p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p> | | | | | | | | | | |
| <p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p> | <p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p> | | | | | | | | | | |
| <p>Landscaping</p> | | | | | | | | | | | |
| <p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (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. | <p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="919 1536 1520 1991"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (b) at least 30% of any land between the primary street boundary and the primary building line. | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>Car parking, access and manoeuvrability</p> | | | | | | | | | | | |

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| <p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. |
| <p>PO 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"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| <p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p> | <p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m. |
| <p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads |

| | |
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| | (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces. | DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site |
| PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking. | DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| Waste storage | |
| PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| Design of Transportable Buildings | |
| PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure. | DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Residential Development - Medium and High Rise (including serviced apartments) | |
| Outlook and Visual Privacy | |
| PO 26.1 | DTS/DPF 26.1 |

| | |
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| <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p> | <p>Buildings:</p> <ul style="list-style-type: none"> (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage. |
| <p>PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.</p> | <p>DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p> |
| <p>Private Open Space</p> | |
| <p>PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | <p>DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p> |
| <p>Residential amenity in multi-level buildings</p> | |
| <p>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.</p> | <p>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.</p> |
| <p>PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (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. | <p>DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls. |
| <p>PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p> | <p>DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p> |
| <p>PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p> | <p>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:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³. |
| <p>PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable</p> | <p>DTS/DPF 28.5 Light wells:</p> |

| <p>living amenity is provided.</p> | <ul style="list-style-type: none"> (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 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 None are applicable.</p> | | | | |
| <p>PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p> | <p>DTS/DPF 28.7 None are applicable.</p> | | | | |
| <p>Dwelling Configuration</p> | | | | | |
| <p>PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p> | <p>DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. | | | | |
| <p>PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p> | <p>DTS/DPF 29.2 None are applicable.</p> | | | | |
| <p>Common Areas</p> | | | | | |
| <p>PO 30.1 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 Common corridor or circulation areas:</p> <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. | | | | |
| <p>Group Dwellings, Residential Flat Buildings and Battle axe Development</p> | | | | | |
| <p>Amenity</p> | | | | | |
| <p>PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" data-bbox="831 2056 1517 2123"> <thead> <tr> <th data-bbox="831 2056 1174 2123">Number of bedrooms</th> <th data-bbox="1174 2056 1517 2123">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table> | Number of bedrooms | Minimum internal floor area | | |
| Number of bedrooms | Minimum internal floor area | | | | |
| | | | | | |

| | | | | | | | | | |
|--|---|--------|------------------|-----------|------------------|-----------|------------------|-------------|--|
| | <table border="1"> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </table> | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| Studio | 35m ² | | | | | | | | |
| 1 bedroom | 50m ² | | | | | | | | |
| 2 bedroom | 65m ² | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | |
| <p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 31.2</p> <p>None are applicable.</p> | | | | | | | | |
| <p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 31.3</p> <p>None are applicable.</p> | | | | | | | | |
| <p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p> | <p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p> | | | | | | | | |
| Communal Open Space | | | | | | | | | |
| <p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p> | <p>DTS/DPF 32.1</p> <p>None are applicable.</p> | | | | | | | | |
| <p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p> | <p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p> | | | | | | | | |
| <p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | <p>DTS/DPF 32.3</p> <p>None are applicable.</p> | | | | | | | | |
| <p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p> | <p>DTS/DPF 32.4</p> <p>None are applicable.</p> | | | | | | | | |
| <p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | <p>DTS/DPF 32.5</p> <p>None are applicable.</p> | | | | | | | | |

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| <p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 33.1</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"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| <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"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| <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"> (a) are constructed of a minimum of 50% permeable or porous material |

| | |
|---|---|
| | (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Site Facilities / Waste Storage | |
| PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 35.1 None are applicable. |
| PO 35.2 Provision is made for suitable external clothes drying facilities. | DTS/DPF 35.2 None are applicable. |
| PO 35.3 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 residents is not unduly restricted by the slope of the land. | DTS/DPF 37.1 None are applicable. |
| PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | DTS/DPF 37.2 None are applicable. |
| Movement and Access | |
| PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: <ul style="list-style-type: none"> (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1 None are applicable. |
| Communal Open Space | |
| 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: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | 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: <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise | DTS/DPF 39.6 None are applicable. |

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|---|--|
| <p>overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p> | |
| Site Facilities / Waste Storage | |
| <p>PO 40.1</p> <p>Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.</p> | <p>DTS/DPF 40.1</p> <p>None are applicable.</p> |
| <p>PO 40.2</p> <p>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> |
| Student Accommodation | |
| <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"> (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with |

| | |
|---|---|
| | <p>Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas</p> <p>(v) bicycle parking at the rate of one space for every 2 students.</p> |
| <p>PO 41.2</p> <p>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.</p> | <p>DTS/DPF 41.2</p> <p>None are applicable.</p> |
| All non-residential development | |
| Water Sensitive Design | |
| <p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p> | <p>DTS/DPF 42.1</p> <p>None are applicable.</p> |
| <p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p> | <p>DTS/DPF 42.2</p> <p>None are applicable.</p> |
| <p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p> | <p>DTS/DPF 42.3</p> <p>None are applicable.</p> |
| Wash-down and Waste Loading and Unloading | |
| <p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. | <p>DTS/DPF 43.1</p> <p>None are applicable.</p> |

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

Table 1 - Private Open Space

| Dwelling Type | Dwelling / Site Configuration | Minimum Rate |
|--|-------------------------------|---|
| Dwelling (at ground level, other than a residential flat building that includes above ground dwellings) | | Total private open space area: <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. Minimum directly accessible from a living room: 16m ² / with a minimum dimension 3m. |
| Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park | | Total area: 16m ² , which may be uses as second car parking space, provided on each site intended for residential occupation. |
| Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings | Dwellings at ground level: | 15m ² / minimum dimension 3m |
| | Dwellings above ground level: | |
| | Studio (no separate bedroom) | 4m ² / minimum dimension 1.8m |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Siting | |
| PO 1.1 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 | DTS/DPF 2.2 Commercial forestry plantations: |

| <p>minimise the impact of commercial forestry plantations on surface water resources.</p> | <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer). | | | | | | | | | | | | | | | |
|--|--|--|---------------|--|--------|-------|-----|--------|-------|-----|--------|-------|-----|--------|------|-----|
| <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"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. | | | | | | | | | | | | | | | |
| <p>PO 3.2 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"> (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. | | | | | | | | | | | | | | | |
| <p>Power-line Clearances</p> | | | | | | | | | | | | | | | | |
| <p>PO 4.1 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 1556 1517 2112"> <thead> <tr> <th data-bbox="831 1556 1102 1749">Voltage of transmission line</th> <th data-bbox="1102 1556 1230 1749">Tower or Pole</th> <th data-bbox="1230 1556 1517 1749">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1749 1102 1839">500 kV</td> <td data-bbox="1102 1749 1230 1839">Tower</td> <td data-bbox="1230 1749 1517 1839">38m</td> </tr> <tr> <td data-bbox="831 1839 1102 1928">275 kV</td> <td data-bbox="1102 1839 1230 1928">Tower</td> <td data-bbox="1230 1839 1517 1928">25m</td> </tr> <tr> <td data-bbox="831 1928 1102 2018">132 kV</td> <td data-bbox="1102 1928 1230 2018">Tower</td> <td data-bbox="1230 1928 1517 2018">30m</td> </tr> <tr> <td data-bbox="831 2018 1102 2112">132 kV</td> <td data-bbox="1102 2018 1230 2112">Pole</td> <td data-bbox="1230 2018 1517 2112">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 |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | | |
| 500 kV | Tower | 38m | | | | | | | | | | | | | | |
| 275 kV | Tower | 25m | | | | | | | | | | | | | | |
| 132 kV | Tower | 30m | | | | | | | | | | | | | | |
| 132 kV | Pole | 20m | | | | | | | | | | | | | | |

| | | | |
|--|-----------------|------|-----|
| | 66 kV | Pole | 20m |
| | Less than 66 kV | Pole | 20m |

Housing Renewal

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| 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> |
| Secondary Street Setback | |
| <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> |
| Boundary Walls | |
| <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"> (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: <ul style="list-style-type: none"> (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land. |
| <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> |
| Side Boundary Setback | |
| <p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. | <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"> (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary. |
| Rear Boundary Setback | |
| <p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours | <p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level. |

| | |
|---|---|
| <p>(c) private open space (d) space for landscaping and vegetation.</p> | |
| Buildings elevation design | |
| <p>PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p> | <p>DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. |
| <p>PO 8.2 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 Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street |
| <p>PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | <p>DTS/DPF 8.3 None are applicable.</p> |
| <p>PO 8.4 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 None are applicable.</p> |
| <p>PO 8.5 Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. | <p>DTS/DPF 8.5 None are applicable.</p> |
| Outlook and amenity | |
| <p>PO 9.1 Living rooms have an external outlook to provide a high standard of</p> | <p>DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external</p> |

| amenity for occupants. | outlook towards the street frontage or private open space. | | | | | | | | | | | | | | | |
|--|--|--|-------------------------------|--------------|----------------------------|--|--|-------------------------------|--------|--|----------------------|--|----------------------|---|--------------------------|--|
| <p>PO 9.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p> | <p>DTS/DPF 9.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | | | | | | |
| <p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | <p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="831 568 1520 1525"> <thead> <tr> <th data-bbox="831 568 1035 719">Dwelling Type</th> <th data-bbox="1035 568 1262 719">Dwelling / Site Configuration</th> <th data-bbox="1262 568 1520 719">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 719 1035 1043">Dwelling (at ground level)</td> <td data-bbox="1035 719 1262 1043"></td> <td data-bbox="1262 719 1520 1043"> Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m </td> </tr> <tr> <td data-bbox="831 1043 1035 1525" rowspan="4">Dwelling (above ground level)</td> <td data-bbox="1035 1043 1262 1160">Studio</td> <td data-bbox="1262 1043 1520 1160">4m² / minimum dimension 1.8m</td> </tr> <tr> <td data-bbox="1035 1160 1262 1279">One bedroom dwelling</td> <td data-bbox="1262 1160 1520 1279">8m² / minimum dimension 2.1m</td> </tr> <tr> <td data-bbox="1035 1279 1262 1397">Two bedroom dwelling</td> <td data-bbox="1262 1279 1520 1397">11m² / minimum dimension 2.4m</td> </tr> <tr> <td data-bbox="1035 1397 1262 1525">Three + bedroom dwelling</td> <td data-bbox="1262 1397 1520 1525">15 m² / minimum dimension 2.6m</td> </tr> </tbody> </table> | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | One bedroom dwelling | 8m ² / minimum dimension 2.1m | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | | | | | | | | |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | | | | |
| | One bedroom dwelling | 8m ² / minimum dimension 2.1m | | | | | | | | | | | | | | |
| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | | | | |
| <p>PO 10.2</p> <p>Private open space positioned to provide convenient access from internal living areas.</p> | <p>DTS/DPF 10.2</p> <p>At least 50% of the required area of private open space is accessible from a habitable room.</p> | | | | | | | | | | | | | | | |
| <p>PO 10.3</p> <p>Private open space is positioned and designed to:</p> <ul style="list-style-type: none"> (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. | <p>DTS/DPF 10.3</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | |
| Visual privacy | | | | | | | | | | | | | | | | |
| <p>PO 11.1</p> <p>Development mitigates direct overlooking from upper level windows</p> | <p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with</p> | | | | | | | | | | | | | | | |

| <p>to habitable rooms and private open spaces of adjoining residential uses.</p> | <p>another residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. | | | | | | | | | | |
|---|--|--|----------------------------|------|-----|------|-----|---------|-----|------|-----|
| <p>PO 11.2 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 One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | | | | | | | | | | |
| <p>Landscaping</p> | | | | | | | | | | | |
| <p>PO 12.1 Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | <p>DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="833 1431 1519 1688"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of land between the road boundary and the building line. | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | <200 | 15% | 200-450 | 20% | >450 | 25% |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| <200 | 15% | | | | | | | | | | |
| 200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>Water Sensitive Design</p> | | | | | | | | | | | |
| <p>PO 13.1 Residential development is designed to capture and use stormwater to:</p> <ul style="list-style-type: none"> (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded | <p>DTS/DPF 13.1 None are applicable.</p> | | | | | | | | | | |

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| (c) manage runoff quality to maintain, as close as practical, pre-development conditions. | |
| 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"> (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. |
| <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"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. |
| <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"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| <p>PO 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 space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p> | <p>DTS/DPF 15.1</p> <p>None are applicable.</p> |
| Waste | |
| <p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a</p> | <p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building</p> |

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| <p>location screened from public view.</p> | <p>line that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| <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"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | <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"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| <p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p> | <p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) |

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| | <p>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 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> <ol style="list-style-type: none"> 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces. |
| <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> <ol style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| <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> |
| Storage | |
| <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> <ol style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³. |
| Earthworks | |
| <p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to</p> | <p>DTS/DPF 19.1</p> <p>The development does not involve:</p> |

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

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| | the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>). |
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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: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 | DTS/DPF 2.2 |

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| Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land. | None are applicable. |
| PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.3 None are applicable. |
| Rehabilitation | |
| PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors. | DTS/DPF 3.1 None are applicable. |
| Hazard Management | |
| PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction. | DTS/DPF 4.2 None are applicable. |
| PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds. | DTS/DPF 4.3 None are applicable. |
| Electricity Infrastructure and Battery Storage Facilities | |
| PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non- | DTS/DPF 5.1 None are applicable. |

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| residential development, where practicable. | |
| <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"> (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | <p>DTS/DPF 6.3</p> <p>None are applicable.</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> <ul style="list-style-type: none"> (a) set back at least 2000m from the base of a turbine to any of the following zones: <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <ul style="list-style-type: none"> (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| <p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <ul style="list-style-type: none"> (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | <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>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p> | <p>DTS/DPF 8.5</p> <p>None are applicable.</p> |
| Renewable Energy Facilities (Solar Power) | |
| <p>PO 9.1</p> <p>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</p> <p>None are applicable.</p> |
| <p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or | <p>DTS/DPF 9.2</p> <p>None are applicable.</p> |

| <p>perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--------------------------------------|---------------------------------|--|---------------------------------|--|-------|-------|-----|------|-----|-----------|------------|-----|------|-------|----------|--------------|-----|------|-----|---------|---------------|-----|------|------|-----------|-------------|-----|------|------|--------|--------|----|------|-----|
| <p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p> | <p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="735 450 1520 1346"> <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 Zones¹</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha-<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW<1MW</td> <td>0.5ha<1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td><100kW</td> <td><0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p> | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | <100kW | <0.5ha | 5m | 500m | 25m |
| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50MW> | 80ha+ | 30m | 500m | 2km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <100kW | <0.5ha | 5m | 500m | 25m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Hydropower / Pumped Hydropower Facilities</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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</p> | <p>DTS/DPF 10.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| <p>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>PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p> | <p>DTS/DPF 10.3 None are applicable.</p> |
| <p>Water Supply</p> | |
| <p>PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p> | <p>DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p> |
| <p>PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p> | <p>DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling. |
| <p>Wastewater Services</p> | |
| <p>PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | <p>DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| <p>PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p> | <p>DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p> |

| Temporary Facilities | |
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| <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)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting and Design | |
| <p>PO 1.1</p> <p>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.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| <p>PO 1.2</p> <p>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.</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| <p>PO 1.3</p> <p>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</p> | <p>DTS/DPF 1.3</p> <p>None are applicable.</p> |

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| emissions. | |
| <p>PO 1.4</p> <p>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.</p> | <p>DTS/DPF 1.4</p> <p>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.</p> |
| <p>PO 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.</p> | <p>DTS/DPF 1.5</p> <p>Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.</p> |
| Waste | |
| <p>PO 2.1</p> <p>Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to:</p> <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |
| Soil and Water Protection | |
| <p>PO 3.1</p> <p>To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from:</p> <ul style="list-style-type: none"> (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies. | <p>DTS/DPF 3.1</p> <p>Intensive animal husbandry operations are set back:</p> <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies. |
| <p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <ul style="list-style-type: none"> (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources. | <p>DTS/DPF 3.2</p> <p>None are applicable.</p> |

Interface between Land Uses

Assessment Provisions (AP)

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | |
|--|--|----------------------|--------------------|-----------------|--|--------|--|--|---|
| 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> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. | <p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Class of Development</th> <th style="width: 50%;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td>Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td>Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone </td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table> | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday |
| Class of Development | Hours of operation | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | |
| Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday | | | | | | | | |
| Overshadowing | | | | | | | | | |
| <p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential</p> | <p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential</p> | | | | | | | | |

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| <p>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>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 or</p> <p>ii. 35m² 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> <p>(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |

| <p>sensitive receivers</p> <p>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</p> <p>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</p> <p>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</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> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | |
| <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 1391 1485 1675"> <thead> <tr> <th data-bbox="831 1391 1098 1480">Assessment location</th> <th data-bbox="1098 1391 1485 1480">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1480 1098 1675">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1480 1485 1675">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)</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</p> | <p>DTS/DPF 5.2</p> <p>None are applicable.</p> | | | | |

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| <p>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> <p>(a) incorporating appropriate treatment technology before exhaust emissions are released</p> <p>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p> | |
| <p>Light Spill</p> | |
| <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> |
| <p>Solar Reflectivity / Glare</p> | |
| <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> |
| <p>Electrical Interference</p> | |
| <p>PO 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>DTS/DPF 8.1</p> <p>The building or structure:</p> <p>(a) is no greater than 10m in height, measured from existing ground level</p> <p>or</p> <p>(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.</p> |
| <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</p> | <p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of</p> |

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

Desired Outcome

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| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |
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| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| All land division | |
| Allotment configuration | |
| PO 1.1 Land division creates allotments suitable for their intended use. | DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality. | DTS/DPF 1.2 None are applicable. |
| Design and Layout | |
| PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Land division maximises the number of allotments that face public open space and public streets. | DTS/DPF 2.3 None are applicable. |

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| PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding. | DTS/DPF 2.6 None are applicable. |
| PO 2.7 Land division results in legible street patterns connected to the surrounding street network. | DTS/DPF 2.7 None are applicable. |
| PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees. | DTS/DPF 2.8 None are applicable. |
| Roads and Access | |
| PO 3.1 Land division provides allotments with access to an all-weather public road. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.2 None are applicable. |
| PO 3.3 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 | DTS/DPF 3.7 None are applicable. |

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| and from individual allotments and sites. | |
| PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic. | DTS/DPF 3.8 None are applicable. |
| PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | DTS/DPF 3.9 None are applicable. |
| PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | DTS/DPF 3.10 None are applicable. |
| PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | DTS/DPF 3.11 None are applicable. |
| Infrastructure | |
| PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment. | DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards. |
| PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system. |
| PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 4.4 None are applicable. |
| PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment. | DTS/DPF 4.5 None are applicable. |
| PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape | DTS/DPF 4.6 None are applicable. |

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| feature. | |
| Minor Land Division (Under 20 Allotments) | |
| Open Space | |
| PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 None are applicable. |
| Solar Orientation | |
| PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 None are applicable. |
| Water Sensitive Design | |
| PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 None are applicable. |
| PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 None are applicable. |
| Battle-Axe Development | |
| PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |

| Major Land Division (20+ Allotments) | |
|---|---|
| Open Space | |
| <p>PO 9.1</p> <p>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p> | <p>DTS/DPF 9.1</p> <p>None are applicable.</p> |
| <p>PO 9.2</p> <p>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p> | <p>DTS/DPF 9.2</p> <p>None are applicable.</p> |
| <p>PO 9.3</p> <p>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p> | <p>DTS/DPF 9.3</p> <p>None are applicable.</p> |
| Water Sensitive Design | |
| <p>PO 10.1</p> <p>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.</p> | <p>DTS/DPF 10.1</p> <p>None are applicable.</p> |
| <p>PO 10.2</p> <p>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.</p> | <p>DTS/DPF 10.2</p> <p>None are applicable.</p> |
| <p>PO 10.3</p> <p>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.</p> | <p>DTS/DPF 10.3</p> <p>None are applicable.</p> |
| Solar Orientation | |
| <p>PO 11.1</p> <p>Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.</p> | <p>DTS/DPF 11.1</p> <p>None are applicable.</p> |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome

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| 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. |
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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 |
|--|---|
| Navigation and Safety | |
| PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 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: <ul style="list-style-type: none"> (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points. |
| PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures. | DTS/DPF 1.6 None are applicable. |
| Environmental Protection | |
| PO 2.1 Development is sited and designed to facilitate water circulation and exchange. | DTS/DPF 2.1 None are applicable. |

Open Space and Recreation

Assessment Provisions (AP)**Desired Outcome**

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| 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. |
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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 Recreation facilities are compatible with surrounding land uses and activities. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees. | DTS/DPF 1.2 None are applicable. |
| Design and Siting | |
| PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | DTS/DPF 2.3 None are applicable. |
| Pedestrians and Cyclists | |
| PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | DTS/DPF 3.1 None are applicable. |

| Usability | |
|---|-------------------------------------|
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | DTS/DPF 4.1 None are applicable. |
| Safety and Security | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | DTS/DPF 5.1 None are applicable. |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | DTS/DPF 5.2 None are applicable. |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | DTS/DPF 5.3 None are applicable. |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | DTS/DPF 5.4 None are applicable. |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | DTS/DPF 5.5 None are applicable. |
| PO 5.6 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. |

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| PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | DTS/DPF 7.4 None are applicable. |
| Landscaping | |
| PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | DTS/DPF 8.1 None are applicable. |
| PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. | DTS/DPF 8.2 None are applicable. |
| PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | DTS/DPF 8.3 None are applicable. |
| PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | DTS/DPF 8.4 None are applicable. |

Out of Activity Centre Development

Assessment Provisions (AP)

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

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

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

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Land Use and Intensity | |
| <p>PO 1.1</p> <p>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.</p> | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> |
| <p>PO 1.2</p> <p>Resource extraction activities avoid damage to cultural sites or artefacts.</p> | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> |
| Water Quality | |
| <p>PO 2.1</p> <p>Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.</p> | <p>DTS/DPF 2.1</p> <p>None are applicable.</p> |
| Separation Treatments, Buffers and Landscaping | |
| <p>PO 3.1</p> <p>Resource extraction activities minimise adverse impacts upon</p> | <p>DTS/DPF 3.1</p> <p>None are applicable.</p> |

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| sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | |
| PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2 None are applicable. |

Site Contamination

Assessment Provisions (AP)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination. |

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use. | <p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (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"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) <p style="text-align: right;">and</p> |

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| | (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). |
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Tourism Development

Assessment Provisions (AP)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2 None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 | DTS/DPF 2.3 |

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| Communal open space and centrally located recreation facilities are provided for guests and visitors. | 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 None are applicable. |
| 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. | DTS/DPF 3.2 None are applicable. |
| 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. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4 None are applicable. |

Transport, Access and Parking

Assessment Provisions (AP)**Desired Outcome**

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| DO 1 | A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users. |
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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 |
|---|--|
| 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 | |
|---|---|
| <p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p> | <p>DTS/DPF 3.1</p> <p>The access is:</p> <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. |
| <p>PO 3.2</p> <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>DTS/DPF 3.2</p> <p>None are applicable.</p> |
| <p>PO 3.3</p> <p>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</p> <p>None are applicable.</p> |
| <p>PO 3.4</p> <p>Access points are sited and designed to minimise any adverse impacts on neighbouring properties.</p> | <p>DTS/DPF 3.4</p> <p>None are applicable.</p> |
| <p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p> | <p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| <p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p> | <p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided. |

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| <p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p> | <p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m. |
| <p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p> | <p>DTS/DPF 3.8</p> <p>None are applicable.</p> |
| <p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p> | <p>DTS/DPF 3.9</p> <p>None are applicable.</p> |
| <p>Access for People with Disabilities</p> | |
| <p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>Vehicle Parking Rates</p> | |
| <p>PO 5.1</p> <p>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:</p> <ul style="list-style-type: none"> (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. | <p>DTS/DPF 5.1</p> <p>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:</p> <ul style="list-style-type: none"> (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. |
| <p>Vehicle Parking Areas</p> | |
| <p>PO 6.1</p> <p>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.</p> | <p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p> |
| <p>PO 6.2</p> <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.</p> | <p>DTS/DPF 6.2</p> <p>None are applicable.</p> |

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| <p>PO 6.3</p> <p>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.</p> | <p>DTS/DPF 6.3</p> <p>None are applicable.</p> |
| <p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p> | <p>DTS/DPF 6.4</p> <p>None are applicable.</p> |
| <p>PO 6.5</p> <p>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.</p> | <p>DTS/DPF 6.5</p> <p>None are applicable.</p> |
| <p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p> | <p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p> |
| <p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p> | <p>DTS/DPF 6.7</p> <p>None are applicable.</p> |
| <p>Undercroft and Below Ground Garaging and Parking of Vehicles</p> | |
| <p>PO 7.1</p> <p>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.</p> | <p>DTS/DPF 7.1</p> <p>None are applicable.</p> |
| <p>Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks</p> | |
| <p>PO 8.1</p> <p>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.</p> | <p>DTS/DPF 8.1</p> <p>None are applicable.</p> |
| <p>PO 8.2</p> <p>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.</p> | <p>DTS/DPF 8.2</p> <p>None are applicable.</p> |
| <p>Bicycle Parking in Designated Areas</p> | |
| <p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p> | <p>DTS/DPF 9.1</p> <p>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.</p> |
| <p>PO 9.2</p> <p>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.</p> | <p>DTS/DPF 9.2</p> <p>None are applicable.</p> |
| <p>PO 9.3</p> | <p>DTS/DPF 9.3</p> |

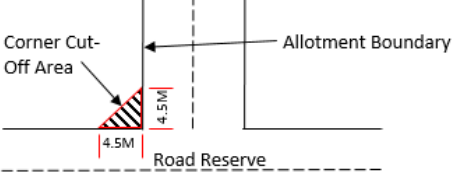
| | |
|---|---|
| <p>Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.</p> | <p>None are applicable.</p> |
| <p>Corner Cut-Offs</p> | |
| <p>PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p> | <p>DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p>  |

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>Class of Development</p> | <p>Car Parking Rate (unless varied by Table 2 onwards)</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>Residential Development</p> | |
| <p>Detached Dwelling</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>Group Dwelling</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>Residential Flat Building</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>Row Dwelling where vehicle access is from the</p> | <p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> |

| | |
|--|--|
| primary street | Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement village | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. |
| Supported accommodation | 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan park / tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m ² of building floor area plus an additional 2 spaces. |

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| Automotive collision repair | 3 spaces per service bay. |
| Call centre | 8 spaces per 100m ² of gross leasable floor area. |
| Motor repair station | 3 spaces per service bay. |
| Office | 4 spaces per 100m ² of gross leasable floor area. |
| Retail fuel outlet | 3 spaces per 100m ² gross leasable floor area. |
| Service trade premises | 2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes. |
| Shop (no commercial kitchen) | 5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. |
| Shop (in the form of a bulky goods outlet) | 2.5 spaces per 100m ² of gross leasable floor area. |
| Shop (in the form of a restaurant or involving a commercial kitchen) | Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point. |
| Community and Civic Uses | |
| Childcare centre | 0.25 spaces per child |
| Library | 4 spaces per 100m ² of total floor area. |
| Community facility | 10 spaces per 100m ² of total floor area. |
| Hall / meeting hall | 0.2 spaces per seat. |
| Place of worship | 1 space for every 3 visitor seats. |

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|--|---|
| Pre-school | 1 per employee plus 0.25 per child (drop off/pick up bays) |
| Educational establishment | <p>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> <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> |
| Health Related Uses | |
| Hospital | <p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p> |
| Consulting room | 4 spaces per consulting room excluding ancillary facilities. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant. |
| Indoor recreation facility | <p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p> |
| Industry/Employment Uses | |
| Fuel depot | <p>1.5 spaces per 100m² total floor area</p> <p>1 spaces per 100m² of outdoor area used for fuel depot activity purposes.</p> |
| Industry | 1.5 spaces per 100m ² of total floor area. |
| Store | 0.5 spaces per 100m ² of total floor area. |
| Timber yard | 1.5 spaces per 100m ² of total floor area |

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| | 1 space per 100m ² of outdoor area used for display purposes. |
| Warehouse | 0.5 spaces per 100m ² total floor area. |
| Other Uses | |
| Funeral Parlour | 1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour. |
| Radio or Television Station | 5 spaces per 100m ² of total building floor area. |

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

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

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

| Class of Development | Car Parking Rate | | Designated Areas |
|--|--------------------------|--|---|
| | Minimum number of spaces | Maximum number of spaces | |
| <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> | | | |
| Development generally | | | |
| All classes of development | 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> |

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

| | |
|---|------------------------------------|
| dwelling | Urban Activity Centre Zone |
| 1 bedroom dwelling - 0.75 spaces per dwelling | Urban Corridor (Boulevard) Zone |
| 2 bedroom dwelling - 1 space per dwelling | Urban Corridor (Business) Zone |
| 3 or more bedroom dwelling - 1.25 spaces per dwelling | Urban Corridor (Living) Zone |
| 0.25 spaces per dwelling for visitor parking. | Urban Corridor (Main Street) Zone |
| | 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>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</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⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</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> <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham <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>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.</p> |
| Consulting Room | 1 space per 20 employees plus 1 space per 20 consulting rooms for customers. |

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|---|---|
| Educational establishment | <p>For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.</p> <p>For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.</p> |
| Hospital | 1 space per 15 beds plus 1 space per 30 beds for visitors. |
| Indoor recreation facility | 1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors. |
| Licensed Premises | 1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area. |
| Office | 1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space per 1000m ² of gross leasable floor area for visitors. |
| Pre-school | 1 space per 20 full time employees plus 1 space per 40 full time children. |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. |
| Shop | 1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers. |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. |
| Schedule to Table 3 | |
| Designated Area | Relevant part of the State |
| | The bicycle parking rate applies to a designated area located in a relevant part of the State described below. |
| All zones | City of Adelaide |
| Business Neighbourhood Zone | Metropolitan Adelaide |
| Strategic Innovation Zone | |

| |
|------------------------------------|
| Suburban Activity Centre Zone |
| Suburban Business Zone |
| Suburban Main Street Zone |
| Urban Activity Centre Zone |
| Urban Corridor (Boulevard) Zone |
| Urban Corridor (Business) Zone |
| Urban Corridor (Living) Zone |
| Urban Corridor (Main Street) Zone |
| Urban Neighbourhood Zone |

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

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

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| (c) areas and potentially contaminated areas providing a leachate barrier between waste operations areas and underlying soil and groundwater. | |
| PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks. |
| PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage. | DTS/DPF 2.3 None are applicable. |
| PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks. |
| Amenity | |
| PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided. | DTS/DPF 3.2 None are applicable. |
| PO 3.3 Litter control measures minimise the incidence of windblown litter. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation. | DTS/DPF 3.4 None are applicable. |
| Access | |
| PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites. | DTS/DPF 4.2 None are applicable. |
| Fencing and Security | |
| PO 5.1 Security fencing provided around waste treatment and management | DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more |

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| facilities prevents unauthorised access to operations and potential hazard to the public. | 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)

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

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

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