

CAP MEETING – 13 MARCH 2024

ITEM 8.2

DEVELOPMENT NO.:	22040143
APPLICANT:	Nicholas Lea
ADDRESS:	28 TEMBYS RD NORTON SUMMIT SA 5136
NATURE OF DEVELOPMENT:	Intensive Animal Husbandry - the keeping of 3000 laying chickens in 5 mobile chicken enclosures and change of use to two existing outbuildings to an agriculture building (packing shed) and poultry shed
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 • Water Resources
LODGEMENT DATE:	31 Jan 2023
RELEVANT AUTHORITY:	Assessment panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	2023.1 19 January 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Melanie Scott Senior Statutory Planner
REFERRALS STATUTORY:	Nil
REFERRALS NON-STATUTORY:	Nil

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DETAILED DESCRIPTION OF PROPOSAL:

The proposal is for the keeping of up to 3000 free range laying chickens in 5 mobile chicken enclosures on a property of some 6 hectares. PIRSA (Department of Primary Industries and Regions) has licensed the site for 3000 chickens and the applicant has been accredited since 2019 with ongoing licensing responsibilities like water quality monitoring.

This application is partially retrospective. There is currently one (1) chicken enclosure (600 hens), 990 hens and use of outbuildings for packing and chicken management (390 hens). Once fully operational the stocking rate would increase from 166 birds per hectare to 503 birds per hectare with 5 mobile chicken enclosures. It is expected to take a number of years to reach full capacity.

The applicant has three section 221 permits for use of the roadside along Tembys Road, for their road-side stall and existing shed encroachment. It should be noted the shed encroachment is historical, the property was purchased by the applicant with the permits in place. The applicant has a long term plan to modify the building and remove the encroachment which would be the subject of a separate application.

There is a 1.8m high vermin (predator) proof fence on site around chicken containment and forage areas to minimise predation, along with two Maremma dogs. Neither of these elements are considered development in their own right.

The applicant has described the chicken enclosure locations as “parking bays” which measure 30metres by 10metres. It is not envisaged all will come on-line at once. The proposed earthworks include a maximum of 1 metre cut with an agricoil drain with geotextile and metal aggregate rocks to ensure any run-off is clean in “parking bay” locations 3, 4 and 5. The “parking bays” associated with chicken enclosures 3 (40m boundary setback), 4 (10m boundary setback) and 5 are a minimum of 5 metres from the nearest boundary, which is the western boundary. Parking bay locations 3, 4 and 5 are also a minimum of 28metres from a seasonal watercourse. It should be noted the western portion of the subject land will be surveyed at the applicant’s expense prior to works and location of chicken enclosures 3, 4 and 5 as this portion of the site has known fencing anomalies.

One of the existing outbuildings on the site is used for egg packing, noting no water or chemicals are required for this process. There is an egg grading and packing machine in this outbuilding and a number of refrigerator units. A condition is proposed for packing activities (*Condition 8*). There are 4 car parking spaces adjacent this shed. This shed and the associated parking area are approved with current 221 approvals under the Local Government Act 1999 as there is a long standing encroachment into the road reserve.

The other outbuilding on the site known as the “blue shed” currently houses 390 hens and the dogs overnight. It will be returned to an outbuilding with a small office which dual purposes as a dog kennel at night, should this application be supported.

Egg cartons and associated shipping materials are delivered quarterly by a small truck mid morning or around 2pm and a zero emission forklift is used to unload the supplies which are stored in the proposed agriculture building (packing). Egg deliveries are normally made Thursdays and Fridays using an SUV sized van. There is currently one contract staff member on site approximately 12 hours per week and this is expected to grow to three, all part time for a maximum of 12 hours each per week. Flexible working hours are offered, and the current staff member works 7.30am to 10.30am. There is parking for up to 4 vehicles adjacent the proposed packing shed. Chicken feed is currently brought in fortnightly by the owners’ tandem trailer which is backed into the packing shed for unloading. Once operations are at full capacity feed will be in a mobile silo that a bulk feed truck will fill once a month.

The applicant has an arrangement with a large composting company to pick-up excess waste in the form of manure and deceased livestock. This waste is to be stored in a 660 litre bin in a location central to the site adjacent the “blue shed” and is expected to be emptied quarterly. The waste vehicle will use a turnaround area adjacent the packing shed.

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BACKGROUND:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
14 June 2022	06/311/473	Alterations and additions to outbuilding
14 February 1993	93/0202/030	Dwelling addition
15 October 1993	93/0150/030	Extension to existing dwelling
14 March 1986	86/042/030	Storage Shed
15 February 1977	1785	Garage/workshop

SUBJECT LAND & LOCALITY:

Site Description:

Location reference: 28 TEMBYS RD NORTON SUMMIT SA 5136

Title ref.: CT 5365/787 **Plan Parcel:** D18287 AL12

The subject land is some 5.9ha, is a steeply undulating site with an irregular shape which includes a small frontage to Marble Hill Road and approximately 300 metres frontage to Tembys Road. The national guidelines [Australian Animal Welfare Standards and Guidelines for Poultry - DAFF \(agriculture.gov.au\)](https://www.daff.gov.au/australian-animal-welfare-standards-and-guidelines-for-poultry) for non intensive free range chicken stocking density with housing (fixed or mobile) is 1,500 birds per hectare. The existing operation is currently 166 birds per hectare. Once fully operational, subject to approval, the stocking rate would increase to 503 birds per hectare with housing. The applicant' printed cartons promote their brand as having less than 750 birds per hectare which falls well below the National guideline for free range non intensive housed egg farming.

Tembys Road terminates adjacent the packing shed on this property. Where Tembys Road traverses around the packing shed there are very large Council pinus radiata trees in the road reserve and the road is built up from natural ground level to transition to the right of way for the three properties to the rear.

There is a seasonal watercourse in the north-western portion of the site.

There is a house, two sheds and an old horse arena on the site. The site was used for horticulture in the past and currently has considerable regrowth of both native and exotic trees. There are current permits issued under Section 221 of the Local Government Act by Council for use of the road side verge as part of the land, the encroachment of the proposed packing shed to the road and a road side stall for the sale of eggs. It should be noted the building encroachment to the road reserve pre-exists the current ownership of the land.

The subject land is not in a water supply catchment or protection area.

Locality

The neighbouring properties to the south and west are best described as rural residential however these properties share the same zoning as the subject land. They average approximately 4 hectares in size and three share a right of way to access Tembys Road adjacent to the applicant's proposed packing shed. Land at nearby 41 Tembys Road does have approval for intensive animal husbandry – chicken hatchery. Properties to the north and east vary in size and are also best described as rural residential.

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CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Intensive animal husbandry: Code Assessed - Performance Assessed
Agricultural building: Code Assessed - Performance Assessed
Change of use: 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**
The proposal is not listed as an exemption in table 5 and is not considered of a minor nature.
- **LIST OF REPRESENTATIONS**

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Rino & Katarzyna Rosa	39 Tembys Road Norton Summit	Y	Self/Masterplan
Michael & Venessa Scane	41 Tembys Road Norton Summit	Y	Self/Masterplan
Laszlo Snr & Laszlo Bilki	199 Marble Hill Road Norton Summit	Y	Self/Masterplan

- **SUMMARY**

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

- Traffic
- Amenity – dust, dog noise, smell, rodents
- Water quality
- General environmental impact

A copy of the representations is included as **Attachment 5 – Representations** and the applicant's response is provided in **Attachment 6 – Response to Representations**.

AGENCY REFERRALS

Nil

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INTERNAL REFERRALS

Nil – Council Property team provided confirmation of Section 221 of the Local Government Act Approvals for the roadside stall and use of the verge along Tembys Road.

Council engineering advised they had received a request for a traffic count on Tembys Road however declined it on the basis of the small number of properties using the road for access.

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.

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

Productive Rural Landscape Zone

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity
DO3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Land Use and Intensity PO1.1 & DPF1.1	
Siting and Design PO2.1 & DPF2.1	

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Rural Industry PO4.1 & DPF4.1 a,b & c PO4.2 PO4.3
Offices PO7.1 & DPF 7.1 a & b
Agricultural Buildings PO13.1 & DPF 13.1 a, b & e
Outbuildings, Carports and Verandahs PO14.1 & DPF 14.1 a, b, c, d, e & f

Land Use and Intensity

PO1.1 envisages primary production activity and says it should be supported, protected and maintained. The associated DPF envisages low intensity animal husbandry. The silence on intensive animal husbandry is not considered fatal to the proposal. The nature of the development as intensive animal husbandry is contestable and the proposal represents an economic way to ensure the land returns an income to support a family, something that as agriculture upscales to commercial conglomerates, is essential in preserving the productive rural land for primary production Adelaide Hills.

Siting and Design

The site is serviced by an existing all weather trafficable road and the proposed extra vehicle movements associated with the proposal, up to twenty times a week, is not considered excessive or an overload to the road capacity.

Rural Industry

The proposed packing activities are directly related to the proposed intensive animal keeping on site and would meet all the elements of DPF 4.1 as the site is greater than 2ha and the packing area does not exceed 350m². The applicant has demonstrated capacity to expand the packing activities to match projected egg production. It is proposed to mitigate any adverse impacts of the packing activities with the provision of on-site parking and the use of low emission loading vehicles along with minimal traffic to and from the site. The packing portion proposal does not meet all the elements of DPF 4.3 as the building is not 50metres from the road and all allotment boundaries. Noise from the egg packing machine and refrigeration is minimal and cannot be heard from outside the building. As the packing portion of the proposal is greater than 100metres from any sensitive receiver, incorporates loading and unloading on site and does not propose a new building, it is considered acceptable.

Offices

A small office is proposed in the blue shed which also doubles as the dog sleeping area and is considered to meet the expectations of DPF 7.1.

Agricultural Buildings

Council has considered the chicken enclosures are mobile agricultural buildings. The site is greater than 2 hectares, the enclosures do not exceed 10metres in height, their combined floor area is less than 350m² and loading and unloading is proposed on site. Chicken enclosures 4 and 5 do not meet the 40metre boundary setback however this is not considered fatal to the proposal. Enclosure 4 is 10m and enclosure 5 is 5m from the nearest boundary. The close proximity to the boundary is considered acceptable as there is a considerable height difference and dense vegetation between the proposed locations and the boundary. There is some 90metres to the nearest sensitive receiver as the

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crow flies which would exceed 100metres when measured over the ground taking into account the terrain. The existing outbuildings are being converted to agricultural buildings in this proposal. The packing shed is 270m² and the poultry shed (blue shed) is 84m². The packing shed does not meet the required boundary setbacks however using an existing building is considered an acceptable solution.

Outbuildings

These provisions relate to the location of buildings and are not considered here as the out-buildings are existing and are being converted to agricultural buildings.

Overlays

Environment and Food Production Area Overlay

Desired Outcomes	
DO1	Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Not applicable to this application as talks to urban encroachment.	

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	
Built Form PO3.1 PO3.2 & DPF3.2	
Vehicle Access – Road, Driveways and Fire Tracks PO6.3	

Land Use

The proposed use is not considered to increase the potential for fire outbreak and better management of the land and vegetation on the undulating site may lessen the risk of fire outbreak.

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Built Form

The chicken enclosures are not considered buildings in the meaning of this PO. The other buildings on site being repurposed are located an appropriate distance to residential uses on the subject or neighbouring land.

Vehicle Access – Road, Driveways and Fire Tracks

The proposal does not alter current fire egress to and from the site.

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 as no portion of the site is flood mapped. There is no new permanent built form proposed as part of the application.

Limited Land Division Overlay

This Overlay is not considered to be relevant to the proposal.

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 PO1.2 PO1.3 & DPF 1.3 PO1.4 & DPF 1.4	

The applicant has completed an on-line declaration regarding the clearance of native vegetation.

The site has previously been an orchard and any native vegetation on site is regenerative. No vegetation clearance is proposed and there are no known wildlife corridors or rare or vulnerable plant species. Of note there are many large pinus radiata on the site which the applicant intends to preserve along with any native vegetation as they offer shelter for foraging chickens and from overhead predation.

The nearest State Significant Native Vegetation area is some 400 metres to the north-west of the site and only at one point. The proposal is not considered fatally at odds with DPF 1.3.

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The applicant has undertaken reparation works on the property which was weed infested and continues to enhance the banks of the watercourses and waters in the pond on site. For example, the existing level garden area to the rear of the dwelling has been relevelled to drain back into the hillside through a drain and then filter back to the land in the subsoil. This model is proposed for each of the chicken “parking bay” areas. This model is intended to retain water on the subject land and improve the quality of the soil overtime with natural filtering of waste product back to the land. The proposal is considered to accord with PO 1.4 through weed improved management as the site is currently heavily infested with blackberry bushes.

Prescribed Wells Area Overlay

Desired Outcomes	
DO1	Sustainable water use in prescribed wells areas
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1 & DPF 1.1 (b)	

PO 1.1 and the associated DPF describes intensive animal husbandry as requiring a sustainable and reliable water supply that does not place an undue strain on water resources in a prescribed well area. The applicant does not have a water license and does not need one as no water is used in the packing and preparation of eggs and sufficient rain water is harvested on site to supply domestic needs and that of proposed stock. The proposal is considered to accord with DPF1.1 (b).

Water Resources Overlay

Desired Outcomes	
DO1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change
DO2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Water Catchment	
PO1.1, 1.2, 1.4	
PO1.5 & DPF1.5	

The subject land is not in a water supply catchment area. The proposed chicken enclosures are all greater than 20metres from the water course on the site. The applicant has undertaken water quality monitoring required by PIRSA and does not propose any modification to the beds or banks of the watercourse ensuring the proposal accords with PO 1.1.

The applicant has undertaken drainage works on site and proposes further to improve the existing hydrology of the site to enhance the environmental quality of water run-off from the site in accord with PO 1.2. As previously mentioned, the existing level garden area to the rear of the dwelling has been relevelled to drain back into the hillside through a drain and then filter back to the land in the subsoil. This model is proposed for each of the chicken park up areas. This model is intended to retain water on the subject land and improve the quality of the soil overtime with natural filtering of waste product back to the land.

Further the applicant intends to fence 10metres either side of the watercourse to limit stock access. The fencing will ensure there is sufficient land to enable any water run-off from the chicken forage areas to be filtered by natural ground surface vegetation. The applicant intends to undertake the works for the chicken enclosures in times of the year when a vegetated surface can be maintained to filter water run off that has been through the previously mentioned geo swales. The land adjacent proposed enclosures 3, 4 and 5 is steep and densely vegetated, mostly with

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weeds, the proposed 10metres wide strip on either side of the watercourse is considered generally in accordance with PO 1.5 despite not achieving the 20metres of revegetated land sought in DPF 1.5.

General Development Policies

Animal Keeping and Horse Keeping

Desired Outcomes	
DO1	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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Siting and Design PO1.1, PO1.2	
Waste PO4.1, PO4.2	

Siting and Design & Waste

There are no DPFs in association with PO 1.1 which seeks animal keeping, horse keeping and associated activities to not create adverse impacts on the environment or the amenity of the locality. Representors have raised the issue of dog noise rather than stock noise, smell and dust nuisance in their representations. The applicant has offered that they manage the quality of their environment to minimise the potential for adverse impacts given they are raising a family there and it is in their own interest to do so. Management measures to aid in ensuring compliance with PO 4.1 and 4.2 include a proposed waste disposal bin in the centre of the site for storage of waste and deceased stock and regular removal of this for disposal off-site. The chicken enclosures are rotated through their parking areas regularly and manure is collected for disposal and reuse in other areas. Further the management of the flock to minimise disease transmission includes measures for the introduction of new animals, the size and design of enclosures and forms part of their agreement with PIRSA.

Clearance from Overhead Powerlines

Desired Outcomes	
DO1	Protection of human health and safety when undertaking development in the vicinity of overhead transmission powerlines.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
PO1.1	

The Applicant completed an on-line declaration as part of this application.

Intensive Animal Husbandry and Dairies

Desired Outcomes	
DO1	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) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Siting and Design PO1.1, PO1.2, PO1.3	

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Waste PO2.1
Soil and Water Protection PO3.1 & DPF 3.1 a, b & c PO3.2

Siting and Design

The applicant has taken care to minimise any impacts on the environment and the amenity of the locality as sought by PO 1.1 by siting the chicken enclosures apart from each other on a level “parking bay” area which enables a three week rotation of the enclosures on each parking bay. Further the national guidelines for non-intensive free range chicken stocking density with housing (fixed or mobile) is 1,500 birds per hectare. The existing operation is currently 166 birds per hectare. Once fully operational, subject to approval, the stocking rate would increase to 503 birds per hectare with housing. The applicant’ printed cartons promote their brand as having less than 750 birds per hectare which falls well below the National guideline for free range non intensive housed egg farming. Given the proposal is at a lesser rate than national guidelines the proposal is considered to accord with PO 1.1. The lower stocking rate will also ensure less threat of disease as envisaged in PO 1.2. Representors have raised issues with the noise associated with the dogs on site, not the stock. The applicant has proposed an adequate waste management system central to their site which along with their dog management practices is considered to satisfy PO 1.3 in relation to waste management.

Waste

As required by PO 2.1 the applicant has proposed a secure container central to the site to be collected and then disposed off-site. There are conditions proposed in relation to management of waste disposal (*Conditions 4 & 12*).

Interface between Land Uses

Desired Outcomes	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Hours of Operation PO2.1	
Activities Generating Noise or Vibration PO4.1 & DPF 4.1 PO4.2, PO4.3	
Air Quality PO5.1	
Interface with Rural Activities PO9.6 PO9.7	

Hours of Operation

The applicant has indicated activity on the site, particularly in the way of staff and deliveries is during normal daylight hours. Given the proposal is primary production the DPFs associated with PO 2.1 are not considered relevant. The applicant has agreed to a condition with regard to packing (*Condition 8*) and a condition in regard to feed and packing supply deliveries (*Condition 9*).

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Activities Generating Noise or Vibration

Representor noise concerns were regarding the two guardian dogs which are registered and kennelled from one hour after sunset until one hour before sunrise. There are separate Council controls with regard to dog nuisance. There is no guide from the EPA regarding chicken noise and representors did not raise chicken noise. Deliveries to and from the site are conducted from the property's main access point which is more than 100 metres from any sensitive receiver. The volume of traffic generated by the proposal is not considered more than a normal domestic use and parking is managed on site. There is some manoeuvring using the road but it is considered minimal. I am satisfied the road blockages mentioned by representors were not created by the applicant. The proposal is considered to accord with PO 4.2. The only plant proposed are refrigeration units which are within a building and is unlikely to cause unreasonable noise emission. The proposal is considered to accord with PO 4.3.

Air Quality

PO 5.1 is not considered relevant as the zone is not intended to accommodate sensitive receivers. The zone is rural. That said the EPA guideline document https://www.epa.sa.gov.au/files/15485_eval_distances_2023.pdf Evaluation distances for effective air quality and noise management discusses chickens in particular and allows for terrain, vegetation and type of bird keeping which indicates a 43 metre separation distance from dwellings (sensitive receivers) is the minimum acceptable for the scale of chicken keeping proposed. As stated elsewhere the nearest dwelling is 90 metres from the nearest proposed chicken enclosure.

Interface with Rural Activities

The DPFs in this section of the Code are written for the reverse situation to that proposed in that they speak to designing sensitive receivers to mitigate impact on any existing neighbouring rural activities. DPFs 9.1 – 9.7 can only be used to reverse engineer as a guide to the rural activity which is proposed after the existence of the sensitive receivers. POs 9.6 and 9.7 are the only POs describing an activity relevant to that proposed in this application. Using 9.7 as a commencement for the reverse engineering, urban development should not prejudice agricultural or horticultural activity. The subject site has been used for horticulture in the past and the zoning of the land expects horticulture and agriculture. PO 9.6 requires appropriate boundary setbacks and as argued elsewhere in this report the nearest sensitive receiver (other than that on the subject land) is approximately 90m from the nearest chicken enclosure and with mitigating factors described by EPA guidelines is an considered an adequate setback.

Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
Movement Systems PO1.1, 1.2, 1.3, 1.4	
Vehicle Access PO3.1 & DPF3.1 PO3.3 PO3.4 PO3.8 PO3.9	
Vehicle Parking Areas PO6.1, PO6.2, PO6.6	

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Movement systems

Movement levels are so minimal they cannot be said to impact on the existing transport system as stated by representors, nor can Tembys Road be described as a residential area. It is noted Tembys Road ceases at the subject land adjacent the proposed packing shed and three properties then share a right of way. The applicant has ensured there is parking on their land to minimise disruption to traffic on Tembys Rd. Council engineering declined to do a traffic count for the site as there is so little traffic. The proposal is considered to accord with POs 1.1, 1.2, 1.3 and 1.4.

Vehicle Access

The access is lawful in accordance with DPF 3.1 and considered adequate for projected vehicle movements as foreshadowed in PO 3.3.

I am satisfied that the access issues described by the representors are not of the applicants making, they exist from the shared right of way. Further another access could be created for the subject land closer to the corner of Marble Hill Road and Tembys Road using the road rented from Council however this would be aesthetically unappealing. The proposal is considered to accord with PO 3.4.

CONSIDERATION OF SERIOUSLY AT VARIANCE

The proposal is not considered Seriously at Variance with the provisions of the P&D Code given the desired outcomes for the zone expect the promotion of agriculture and associated value adding activities. The zone is silent on intensive animal husbandry however Council does not consider that to mean such a proposal cannot be supported. It is important to consider an agrarian activity at a scale which ensures the property owner can invest and value add to a relatively small land holding as being within activities envisaged for the zone as long as amenity impacts can be managed. The zone does speak to protecting agrarian activity over residential use.

CONCLUSION

The applicant has agricultural qualifications and has proposed appropriate management measures to ensure the operation is managed to minimise neighbour concerns. The applicant has PIRSA licensing and audit requirements to meet and the proposal is not the maximum scale PIRSA would approve for the site. The site is zoned for rural activities and on balance the proposal is considered to be acceptable. The subject land is steep and weed infested, the proposal represents an opportunity to improve the quality and management of the land which will in turn improve the environmental outcome for the land. The applicant has demonstrated an adequate waste management plan. Representor concerns with regard to traffic are unfounded and in large part are considered to be due to the unique access arrangement to their own properties.

The application presents a rare opportunity to use a smaller parcel of land in the Adelaide Hills Council area in the Productive Rural Landscape Zone for its intended purpose and value add to the owners holding.

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**

CAP MEETING – 13 MARCH 2024

ITEM 8.2

- 2) Development Application Number 22040143 by Nicholas Lea for Intensive Animal Husbandry – the keeping of 3000 laying chickens in 5 mobile chicken enclosures and change of use to two existing outbuildings to an agriculture building (packing shed) and poultry shed at 28 Tembys Road, Norton Summit 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 development shall achieve the criteria of the Environment Protection (Commercial and Industrial Noise) Policy 2023 in relation to noise at all times.
- 3) The free-range chicken farm shall not exceed a maximum capacity of 3000 chickens at any given time.
- 4) All deceased birds must be disposed of into sealed bin(s) immediately upon discovery and composting bins removed from the subject land as soon as practical to the reasonable satisfaction of Council. This composting of mortalities must be maintained in a neat, clean and good condition at all times to the reasonable satisfaction of Council.
- 5) Any bunding must be constructed in accordance with the standards outlined in the Egg Industry Environmental Guidelines, Edition II | May 2018 and in accordance with the EPA requirements.
- 6) All free-range areas must be setback a minimum separation distance of 10 metres from any watercourse on the subject land, and 90 metres from any sensitive receiver.
- 7) All free range areas and associated fencing, storage/industry shedding, inclusive of water storage tanks, amenities block, and feed silo must be maintained in good condition and repair at all times to the reasonable satisfaction of Council.
- 8) The packing shed operating hours shall not exceed the hours of 6:00am to 8:00pm.
- 9) All deliveries to and from the site in relation to the approved use must be during 7:00am – 7:00pm Monday to Saturday and 9:00am to 7:00pm Sundays and Public Holidays.
- 10) The mobile roosting vans and feeders must be cleaned regularly to prevent accumulation of waste and the creation of unsanitary conditions to the satisfaction of Council’s Environmental Health Team and the EPA.
- 11) All materials, chicken feed, manure and other associated goods shall at all times be loaded and unloaded within the confines of the subject land. Materials and goods shall not be stored on the land in areas delineated for use as car parking.
- 12) Collection of chicken waste by a licenced contractor must be undertaken from within the confines of the subject land. Waste bins shall be kept out of view from public areas and maintained with a lid to prevent access by vermin.

CAP MEETING – 13 MARCH 2024

ITEM 8.2

- 13) No poultry manure should be stored or stockpiled on the property at any time and manure shall be removed regularly from the property to limit generation of dust and contamination of nearby water sources and sensitive areas.

ADVISORY NOTES

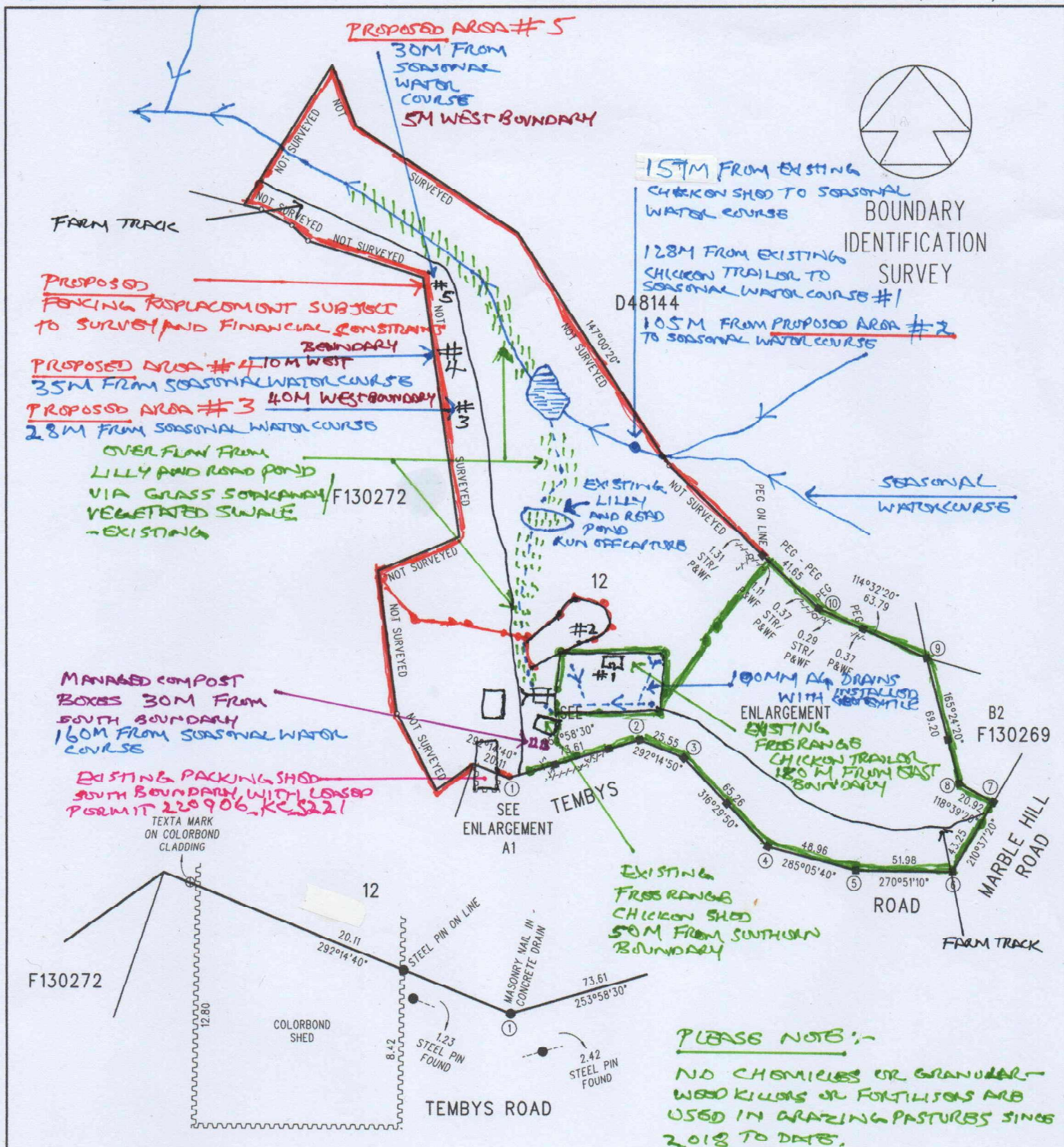
Planning Consent

- 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) Allotment boundaries will not be certified by the Authority. The onus of ensuring that the buildings are sited as illustrated on the approved plans is the responsibility of the owner. This may necessitate a survey being carried out by a licensed land surveyor.
- 6) The applicant is reminded of their obligations under the Local Nuisance and Litter Control Act 2016 and the Environment Protection Act 1993, in regard to the appropriate management of environmental impacts and matters of local nuisance.

OFFICER MAKING RECOMMENDATION

Name: Melanie Scott

Title: Senior Statutory Planner

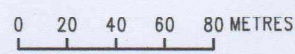


NOTE:
P&W.....POST AND WIRE FENCE
STR.....STRAINER
①.....DENOTES NUMBERED CORNER

ENLARGEMENT A1
NOT TO SCALE

SEE CERTIFICATE OF TITLE FOR EASEMENT DETAILS.

DISTANCES SHOWN HEREON ARE IN METRES.
OFFSETS SHOWN TO REFERENCE MARKS, STRUCTURES OR FENCING ARE EXAGGERATED FOR PURPOSES OF CLARITY AND NOT TO SCALE.



JOHN C BESTED & ASSOC PTY LTD
ABN 96 004 596 908
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111
email surveyors@johnbested.com.au

LOCALITY : NORTON SUMMIT
ALLOTMENT 12 IN D18287
CT VOL 5365 FOLIO 787
HUNDRED OF ADELAIDE
SCALE 1 : 2000m (A3)

I hereby certify that I have surveyed the above land on 24-03-22

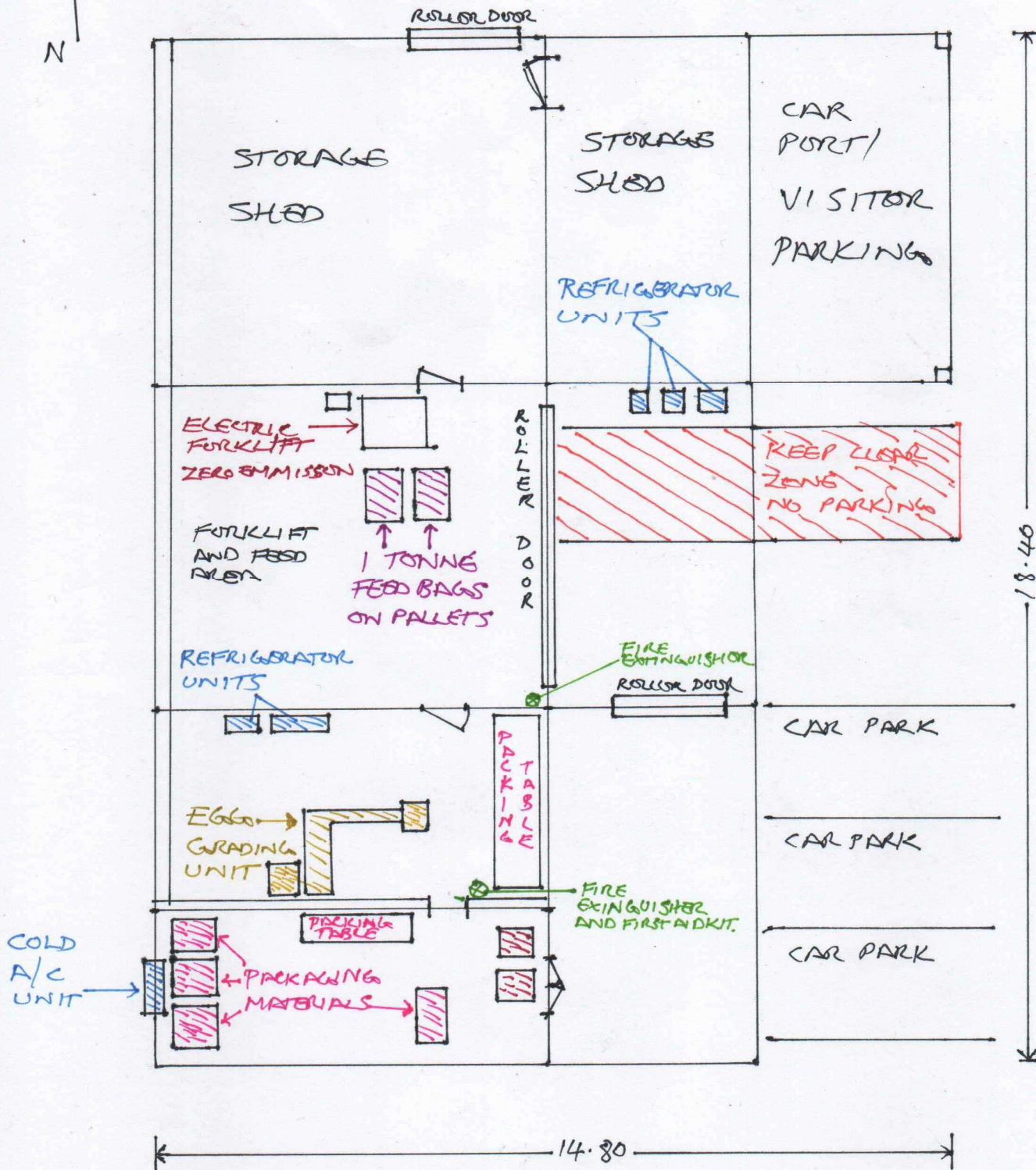
[Signature]
Licensed Surveyor

THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992. THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERAL'S OFFICE. FUTURE SURVEY OF ADJOINING LAND OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF TEMBYS FARM PTY. LTD. AND SHOULD NOT BE USED BY ANY OTHER PERSON OR CORPORATION.

REFERENCE No.	21122	DRAWING No.	21122-ID	VERSION No.	1
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EGG PROCESSING, PACKING AND FEED STORAGE.



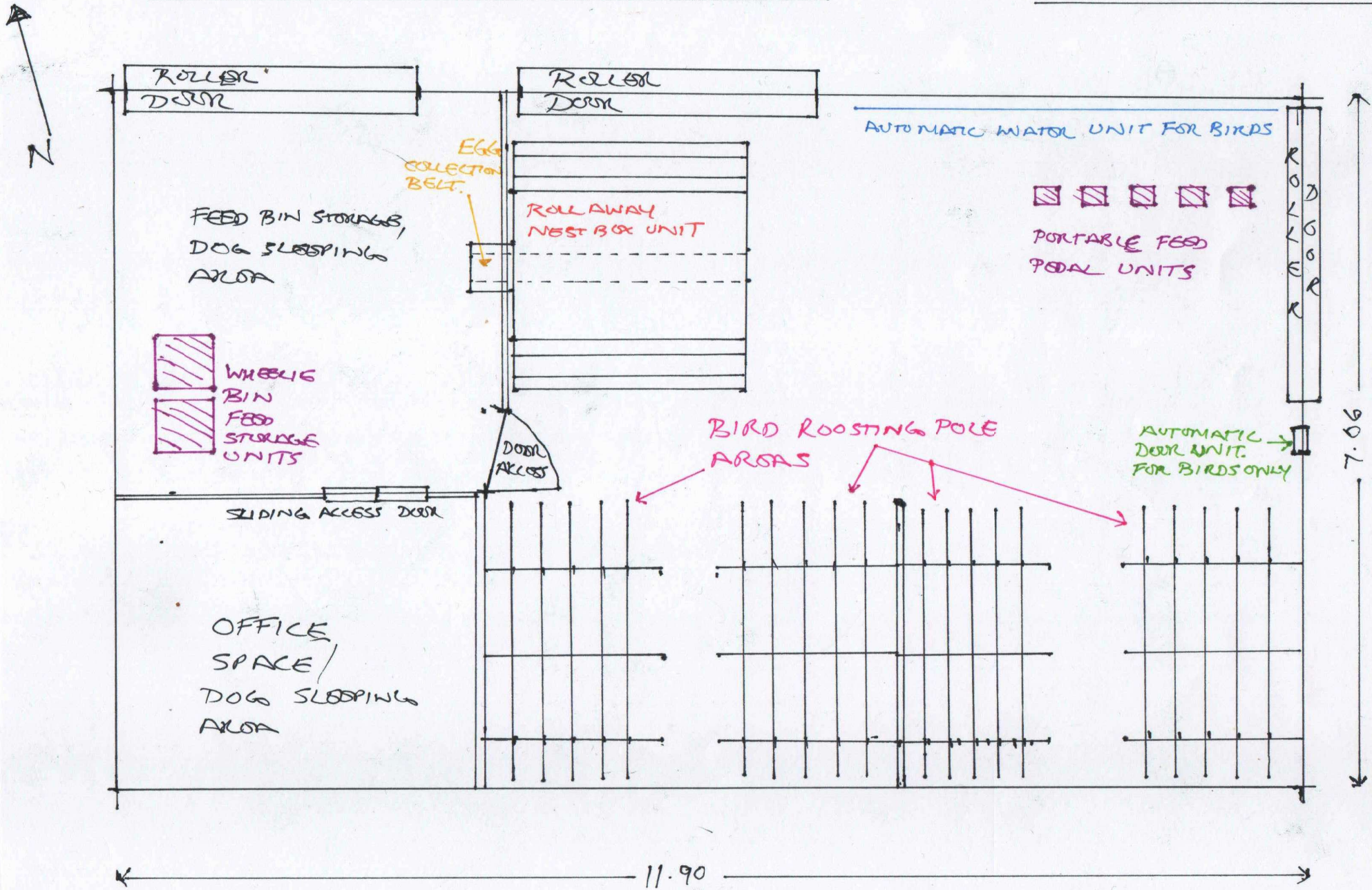
SCALE: 1:1 1cm:1m



REF: 220440143

BLUE SHED FLOOR PLAN

REF: 22040143



SCALE: 2cm:1M.

Melanie Scott

From: Helena and Nicholas Lea <tembysfarm@outlook.com>
Sent: Tuesday, 30 January 2024 3:09 PM
To: Melanie Scott
Subject: Re: Application ID 22040143 | Address: 28 TEMBYS RD NORTON SUMMIT SA 5136
Attachments: Blue Shed Ref 22040143.pdf; Packing Shed Ref 22040143.pdf; Development Application 22040143 28 Tembys Road_.pdf; ~WRD0000.jpg

1. Please find enclosed the drawings as requested, two of three attachments; packing shed and blue shed floor plans.

With regards to the other points raised;

2. The distances from the referenced property of 41 Tembys Road, using the google map measuring device is:-

- a) 130m from park up area #1
- b) 120m from park up area #2
- c) 90m from park up area #3
- d) 120m from park up area #4
- e) 140m from park up area #5

This is also referenced in the original main planning document however, the site plan referenced the boundary distances. Please refer to site development attachment attached, third attachment.

On the subject of potential dust and noise nuisance; our property is down wind from the concerned property at #41 Tembys Road. The prevailing wind is from the north westerly and westerly direction. There are plans to embrace the electric vehicle technology subject to approval. This will replace our current low emission diesel vehicle to a new electric vehicle. Maintenance farm vehicles are planned to be replaced with electric vehicles to further reduce vehicle noise.

With regards noise, dust and smell, significant vegetation will remain down in the valley. The sites identified are between 18m and 38m below the residence at #41. Please refer to PlanSA's contour map for verification. The science also confirms any minor potential gas or dust fumes released from either manure or composting are heavier than air.

All our neighbours residences are between 18m and 38m higher up the hill from this operation and therefore should not be intentionally impacted from our farming operations.

3. As previously mentioned both in the initial application and subsequently in the response document, it is not our intention to remove native vegetation. The areas selected have little to no existing vegetation and if any trees are in these areas, they have died off due to significant termite damage. Some have already fallen over.

Please reach out anytime if you require further assistance.

Best wishes,

Nicholas

Nicholas and Helena Lea
Tembys Farm Pty Ltd



Thank you for your correspondence of 15/1/24.

To clarify a few points of your correspondence.

At the time of your last visit on 10/1/23, there were 990 birds on site. This livestock quantity has been maintained to date. The 990 birds on site are housed by; one mobile chicken trailer located in park up area #1, which has 600 birds on site as per your report, together with the blue shed of 390 birds. At the time of your inspection on 10/1/23, there were two park up areas available for use. This is made up of the arena - park up area #1, where the chicken trailer was located at the time of your visit and a second area at the rotunda, to the north of the arena shown as park up area #2. (Reference development application drawing attached)

The application to expand our operation, is requesting only additional three areas (-not the five that is being eluded to), to the north for consideration. Subject to approval, There would be a chicken trailer on each additional park up area (#3,#4,#5) plus one trailer for the existing park up area #2. As previously discussed, If the panel does not approve the additional three park up areas, we would respectfully request the panel grant the use of one existing and four additional trailers (total of five trailers) that will be split between park up areas #1 and #2. Both of these park up areas #1 and #2 are greater than 105m from the identified water catchment area. As previously discussed, there will be fencing either side of the water course creek sections included in the water catchment area as per the local council recommendation and to respect the water catchment area.

Response to summary of information requested.

Land management and water resource group

Our relevant farming experience. Helena and Nicholas have grown up in the rural farming community. Nicholas has the following relevant agricultural qualifications; Diploma in Agriculture and Higher National Diploma in Agriculture, obtained at the Scottish Agricultural College, Craibstone, Aberdeen. Nicholas has also completed a Bachelor of Technology Degree in Rural Business Management obtained, at the University of Aberdeen, Scotland, UK.

Our biodynamic farming is based on the Rudolf Steiner principles. This has improved our pastures significantly. We do not use inorganic chemicals for weed control.

Our water testing occurs annually. Since 2019, our water has complied with our accreditation requirements. The samples are tested annually by SA Pathology.

We do not pollute the local environment nor do we intend to do so in the future.

Packing process

Our packing process do not involve any egg washing therefore no water or chemicals are used therefore, no waste water is generated from this process.

Our customers enjoy our premium product because we do not egg wash. Any cleaning process potentially can cause product contamination and affect the flavour of eggs. This provides us a competitive advantage from mainstream egg producers.

Any dirty or faecal contaminated eggs are removed for composting.

Significant capital investment has been made, to install roll away nest box systems. These are cleaned daily. The egg collections belts within these nest boxes are cleaned and disinfected daily. This assists with the production of clean eggs that do not require egg washing or cleaning.

Our eggs are; inspected, graded, packed into cartons, subsequently packed into a box shippers for transport directly to our retail outlets.

Our contract staff have access our home for toilet and hand washing. They also sanitise their hands prior to handling eggs.

Manure and waste management

a) location.

We currently store and compost our manure within two 4.5 m³ planter boxes located 60m from the entrance at 28 Tembys Road. The existing plan subject to review, will increase to 20 planter boxes using the existing terraced site.

There will be additional manure storage facility of one 660L composting mobile bins supplied by Jeffery's compost located at the northern side of the blue shed. These bins are supersized plastic wheelie bins, transported by forklift to the pick up area once filled.

b) volume of manure piling

Currently the existing manure collection is 0.4m³ per week. Our planned collection is 20.8m³ per year. In perspective the specific weight of manure is 421.21kg/m³ at 28.97% moisture content. Based on this calculation there will be 8.76 tonnes of manure produced per year. This has an approximate land area of three square meters. The planned construction of 20 more planter boxes that will be used for fresh produce within the household. The planter boxes total cubic capacity will be 90m³. This will facilitate the expansion of three times the current capacity.

In autumn, the composted materials will subsequently be emptied half yearly and spread onto the pasture on a rotational basis to increase soil dry matter. The increased dry matter on pasture significantly reduces waste water run off from pasture into the watercourse during significant rain

events. Due to the no tillage policy on this property, the biodiversity processes this material directly into the soil. The increase of dry matter of the top soil soaks up the majority of the water run off.

c) human health impacts

We have mitigated human health impacts by:

1. encouraging native vegetation growth,
2. pasture improvement by increasing dry matter in the soil with composted materials which has increased biodiversity within the soil structure.
3. The bird housing and manure storage is located down the valley. Therefore, any potential dust or manure smell nuisance is kept away from our immediate neighbours properties.
4. Hot composting methods are used to control any pests and diseases that could be unknowingly present in the manure. This assists with the elimination of potential disease spread from incoming livestock movements. Our method of composting uses brown materials such as cardboard and wood chips to assist with the movement of biodiversity within the planter box units. The heat treatment process ensures the compost is cleaned before being spread onto the vacant pastures.

d) wastewater management plan

Existing flat areas have been utilised as park up areas. They have had to be significantly improved so that any major rainfall does not wash into watercourse areas. Significant capital has been invested to construct the soak away system using agricultural drain soak away hose with, geo textile membrane and aggregate quarry materials. Currently when there is significant rainfall, the water is filtered and leaves the areas clean, where it subsequently flows to our lily and reed pond for further filtration. The overflow from this pond flows across the reed vegetation area into a second dam. Once the dam fills this spills into a vegetation area and the water leaves the property to the north. (Reference development application drawing and park up cross sectional drawing attached)

e) waste management plan.

Since we took ownership of this property, approximately 15 trailer loads of scrap metal and other recyclable materials have been delivered to local recycling centres. There's still more to go. We recycle as much waste as possible. Scrap metal, cans, bottles, large batteries are taken to the scouting recycling centre at Magill. We use rechargeable batteries for any torches or other battery powered equipment. Other recyclable materials are placed in the roadside recycling bin for collection.

Any other non recyclable materials are disposed of in the landfill bin.

As previously mentioned in our submission, bird mortalities and waste eggs are managed within our compost system. However, any unplanned or significant in planned mortalities will be deposited into the Jeffery's bin for collection and composting off site.

Once our flock is fully established, retired livestock will be offered for sale to the local community, advertised via local community social media. Livestock movement records kept as per accreditation requirements.

Drawings of proposed three additional park up bays (attached)

30 meters long by 10 meters wide

The eastern side of the farm track is managed pasture and will mitigate any potential cut and fill run off. Subject to approval, we would like to perform these earthworks in autumn or spring so there is some established grass on the embankments to prevent potential soil erosion. There is also a 1:20 gradient towards the slope from the cut and fill section. This ensures significant rain runs away from the creek direction, back into the hillside and excess water sent to the improved pastures.

The three areas identified (“proposed” park up areas #3,#4,#5) are shown on the development drawing attached.

How the trailers work within the park up areas.

All chicken trailers have automatic doors to allow for the livestock to free range. The doors close automatically at night time for livestock welfare and security.

As previously mentioned in the initial submission, the trailer is parked in one third of the park up area. After seven days this is moved forward by six meters. This allows for the manure to be cleaned up behind it. The same process is repeated once more. On the third move the trailer is moved back to the start of the area where the last section is subsequently cleaned up. The area is levelled after each clean up using a chain harrow towed by a quad bike to maintain the correct water run off within the area. The arena area - park up area #1, with the existing trailer in it, during your visit of the 10/1/23 was an example of this process.

Working registered maremma dogs

We currently have two registered working farm maremma sheep dogs. Due to the type of fencing we have invested in, we do not see the need to increase the number of maremma working dogs on this property.

Poultry Blue Shed

The Blue shed currently houses the 390 hens with an automatic door fitted to allow the hens to free range. Until the capital is available the blue shed will require to be used for livestock housing, for the immediate future until a replacement chicken trailer is obtained.

Subject to approval, the use of the blue shed will change once the all the four new trailers arrive on site. The blue shed livestock will be transferred to the new chicken trailer. The blue shed will be

overhauled and utilised as a machinery shed for the required relevant machinery. This eliminates any potential Tembys Road interaction with farm machinery.

PIRSA notified of intended livestock numbers

We received confirmation from PIRSA (copy of email forwarded to you 18/1/24) on 8/2/22 of our intended livestock numbers.

“From: "PIRSA:picregistrations" <PIRSA.picregistrations@sa.gov.au>

Date: 8 February 2022 at 4:46:01 pm ACDT

Floor plans requested

This will be drawn up and sent to you as soon as possible.

We trust this information will be of some help to assist with your report in the immediate future.

We sincerely appreciate your guidance on this matter to date. Thank you.

Any questions please reach out anytime.

Best wishes,

Nicholas

Nicholas and Helena Lea
Tembys Farm Pty Ltd



Tembys Farm Pty Ltd Traffic Management Plan.

Two potential access points to Tembys Farm.

1. Main access at 28 Tembys Road.

Small Truck

The access road leading off Tembys road provides sufficient turning area for small trucks that deliver up to three egg carton pallets and two box shippers pallets on a quarterly basis. We use one preferred transport company who specialise in rural deliveries. This helps mitigate potential traffic congestion as they know how to manoeuvre their vehicle efficiently. They normally deliver mid morning around 10.30 or around 2pm in the

afternoon. To date they have confirmed their eta prior to delivery. The truck is manoeuvred off Tembys road so that the zero emission electric forklift can access the truck safely.

Cars

We normally deliver our eggs on Thursday and Friday's. The delivery vehicle usually is ready to leave after the packing is completed by 2pm. The existing delivery vehicle is an SUV sized vehicle with factory fitted rear air conditioning system. The planned replacement delivery vehicle will be a zero emission full electric vehicle. This will be an SUV sized full electric van.

Our contract staff are from the local community. Currently one contract staff member using his own car, works 12 hours per week. With the planned expansion the labour forecast will be a team of three part time staff, each working 12 hours per week. Total 36 hours. We offer a flexible working hour arrangement to all staff however, the existing team member prefers 7.30am -10.30am working arrangement. There are currently four designated car park spaces at the packing shed at 28 Tembys road. There is also car parking available opposite the packing shed for visitors or other family members vehicles. Subject to approval, allowances have to be made when contractors are on site to install new infrastructure or processing equipment.

Ute and tandem trailer

This is due purpose vehicle. This is currently used by my wife to commute to her employment during week days. The Ute is used to collect feed fortnightly and currently bought into 28 Tembys road access by tandem trailer. The Ute and tandem trailer is also used to collect fresh vegetable food scraps usually once per week. The Ute and tandem trailer is reversed to the packing shed to unload by zero emission electric forklift.

2. Secondary access to Tembys Farm at Tembys Road Stall gate.

Feed

We currently lease the land from the council on a road rent basis. There is an access gate at Tembys Road Stall, located in between 199 Marble Hill road and 3 Tembys Road. The farm track goes from the Tembys Road Stall to the park up area #1 shown on the site plan drawing. Subject to approval, once at full capacity. A monthly delivery of feed can be air blown from the bulk delivery truck park on the hard standing area, inside the Tembys Road Stall gate, into a trailered mobile feed silo. A spotter will be present to guide the truck operator as required during the ingress and egress of this area. This will eliminate the need for fortnightly feed transport using the existing ute and tandem trailer.

Excess manure.

We have obtained written confirmation with Jeffery's compost to collect any excess manure or compostable materials. Subject to approval, the current estimate is a quarterly visit by their specialised collection vehicle to collect the 660 litre bin once filled. The bin will be stored at the blue shed area. Once filled this will be transported using our farm forklift wheel loader via the farm access road to Tembys Road stall inside the gate for the collection operator to reverse in to the existing hard standing parking area. A spotter will be present to guide the truck operator as required during the ingress and exit of this area. As this is located behind the stall gate there should be no vehicle interaction with other road users on Tembys Road.

Relevant Historical Information.

On 7/2/23, reports from our contract egg delivery person received @12.31 hrs, a low loading excavator articulated transport truck, was parked in our driveway at 28 Tembys Road. There was no communication received prior to this vehicle being parked in our driveway. It also restricted our contract packing team member's who was assisting with our egg deliveries at the time from our packing shed. We quickly ascertained that this truck was organised by a local resident. Their excavator was broken down on the access road to numbers #37, #39 and #41 Tembys Road. I admit, the language I used at the time toward the excavator owner could be more diplomatic however, this was not the first occasion this had happened. I was furious that, there was no respectful communication to ask permission to use our driveway to park this articulated low loader on a relatively warm day. It was February and the temperature was significant to warrant our concern as a family to leave in a bushfire situation. This local resident made no consideration of this fact and just went ahead to block not only our access, but the access three of our other neighbours as well. The low loader truck left the driveway however, the digger in question was still blocking the access road to 37,39, and 41 at 16.34 hrs.

The only communication we received by text the next day was advise a "heads up" on a subsequent driveway blockage to retrieve the broken down excavator that was still on the side of the access road.

To date, there has been no apology for the four hour obstruction. When this person was approached to discuss this matter at a later date, and the discuss manner by which I spoke at the time, they rode off on their quad bike back to their property. There has been very little communication with any these neighbours since. We believe that this is the reason why this local resident has become disgruntled and has proactively sought to collude with other immediate neighbours, to object to this application.

We have made significant landscaping improvements to our property.

Since 30/6/23, we have hired machinery on four occasions to perform these improvements. Total of twelve days (hire receipts available)

Unfortunately one occasion there was a tip truck delivering soil for the landscaping project, that did not have a working differential lock. This resulted in partial road obstruction for less than four minutes. There had be a recent heavy rain shower earlier that morning. The excavator was on hand and this vehicle was quickly assisted to make way for the local resident who required frequent access during this whole operation. We understand there was a complaint made to the local council. A representative from the local council was seen to attend the site, made observations of the vehicle traffic off Tembys Road and left the site without engaging directly with us. Two weeks later, we received a phone call from the council representative who visited the area. However, by this time the project was completed and any mud from activities had been cleaned up. Communication was sent to all relevant neighbours to apologise for any inconvenience and provided a time frame of the project together with a date for clean up for any substantial mud on the road.

Once our planning submission was open for public consultation, we have been subjected to frequent drive by's or stopping on the road by these individual neighbours, who now appear to have colluded with each other to object to our planned expansion.

Existing Traffic on Tembys Road.

We have installed security cameras at Tembys Road access as the requested traffic monitoring submitted to council has not yet been actioned. Case number:- CAS-145606-F8Q4. Significant footage has been captured of other vehicle traffic heading in the direction of 39 and 41 Tembys Road. This footage is available on request.

We have continued to conduct our business the same way as we have done so since our accreditation in December 2019, to provide our best quality eggs to the local community and surrounding suburbs of Adelaide. We are extremely grateful to the local community for their continued support. We have been fortunate enough to be able to donate to the following organisations; Catherine House, Foodbank, St Vincent De Paul, Hut Street Community Centre.

We will endeavour to maintain our standard and our "AAA" PIRSA accreditation status, inspected on an annual basis.

If you require any further information, please reach out.

Best wishes,

Nicholas and Helena Lea,
Tembvs Farm Pty Ltd

Nicholas Lea

required by the PlanSA planning team. Livestock noise levels have also been checked with a noise meter reading application and confirmed to be low noise level.

4. Traffic monitoring. A case has been raised to the Adelaide Hills Council to monitor the existing movement of traffic at two locations on Tembys Road. Case number:- CAS-145606-F8Q4. Our intended business traffic movement has already been addressed within the submitted public documents. If required, there is a potential to utilise the existing farm road as second staff access onto Marble Hill road utilising the Tembys Road Stall access gate to our property.
5. Since the PlanSA representative visited our property, significant improvements have been implemented. Please refer to the attachments previously submitted.
6. Rainfall. We are in a drought and have had significantly 56% less year on year average rainfall. Despite this we have scheduled in machinery to mow our grass paddocks which have been between knee and waist height. Alpacas and sheep are also currently continuing to assist with reducing the fuel load.
7. National guidelines for non intensive free range chicken stocking density with housing(fixed or mobile) is 1,500 birds per hectare. Our existing operation is currently 166 birds per hectare. Our planned expansion, subject to approval, once at full operational capacity, would increase to 503 birds per hectare with housing. Our printed cartons state less than 750 birds per hectare. This falls well below the National guideline for free range non intensive housed egg farming.
8. Water contamination prevention. As part of our PIRSA accreditation, our water is tested annually. Since 2019, all our water samples have passed with nil contamination. This property is 100% rainwater as the bore has never worked since we took ownership of this property.
9. Water course exclusion. As per your correspondence and our discussion of 23/9/23, subject to approval, we can confirm our intention to fence off the water course that is considered within the Torrens catchment, ten meters either side(please confirm or correct this) As discussed, this is only applicable to the north western section of this property that is considered within the Torrens catchment area. We are more than happy to co-operate with the EPA authority if required, to address any concerns they wish to raise with us.
10. As per your correspondence of 12/9/23, We will consider revising the park up areas:- #3,#4,#5, if the planning team is not satisfied with the set backs from the water catchment areas even with the proposed flat areas constructed with; ag drain, rocks, sand and geo textile as per the drawings submitted within the public submitted document. In lieu of this, we would appreciate approval for; a) two additional 600 bird trailer units placed on the eastern side of the property utilising the existing on park up area #1. Additional access points will be installed for birds to utilise the additional land on the northern eastern side of the property to reduce the grazing load on the eastern paddocks. b) subject to approval, Park up area #2 will have two 600 bird units with access points for the western and north western side of the property. To clarify, sought approval of 5 trailer units (1 existing 600 trailer unit on site), each with 600 bird capacity (3,000 bird total).The setback distances are shown within the 65 page document submitted and referenced within the public submission.
11. Car parking. There is currently car parking available for 6 staff cars at the existing packing shed at Tembys road, shown on the public submission document.
12. We have always maintained our position to engage constructive dialogue with all parties concerned. This has previously been achieved with the local council regarding the existing encroachment permit for Tembys road and Marble Hill road respectively.

Please reach out anytime if you require further information.

Thank you for your consideration of this matter.

Best wishes,

Melanie Scott

From: Helena and Nicholas Lea <tembysfarm@outlook.com>
Sent: Tuesday, 23 May 2023 11:33 AM
To: Melanie Scott
Subject: Tembys Farm Pty Ltd Planning Submission Notes 2023

[EXTERNAL]

Tembys Farm Pty Ltd Planning Submission Notes 2023

Tembys Farm is a chemical free family managed farm within what we have been advised as Productive Rural Landscape zone. Since 2019, Tembys Farm Free Range Eggs has grown from a roadside stall(with council approval and permit) to expand to its current level, currently producing some 420 dozen eggs per week to its loyal customers. We have maintained full government accreditation AAA rating by their inspector. Subject to final approval, We hope to continue and expand our family farm's operations here at Tembys Farm. See attachment * [PRINTER A4-tembys-flyer-2022-print-v2.pdf](#)

Site plan with contour levels

Please see attachment_* Park up areas 1-5 with contour buildings .pdf

Buildings on site and their use.

Please refer to attachment * Buildings - current use.pdf

Biosecurity

An SA Government accreditation inspector, has issued bio security signs that have been installed on all access points to productive livestock. See attachment * [D6267E45-9111-4A2B-BA75-E01998446957.jpeg](#)
Personal are only allowed on site with permission from owners or by appointment under supervision only. Farm machinery used within stock areas are kept on site. They are pressure cleaned before leaving site for repairs or maintenance.

Waste management

All manure is collected after the trailers are moved. The area previously occupied by the trailer is barricaded off from the productive livestock. See attachment * [9DE762EA-9624-4CE9-93BF-EBA4A5F98427.jpeg](#)
This allows for the area to recover and any manure will be cleaned up.

Manure is also removed from the blue shed on a weekly basis. The odour is minimised due to the application of straw in the blue shed three times a week or as required during wet weather conditions.
The trailer park up areas are also managed with the application of locally sourced saw dust and quarry sand bought in as required.
Once the manure trailer is filled it is then transported to the compost area for natural processing. See attachment * [B5A71E7D-313B-4AE9-9B02-65E16F216623.jpeg](#)

The existing trailer park up areas have wooden boards around the external perimeter to prevent any droppings being washed away during heavy rainfall. See attachment * 3F523A82-933C-4C8A-BF20-AE96475340BD.jpeg

Dead Livestock

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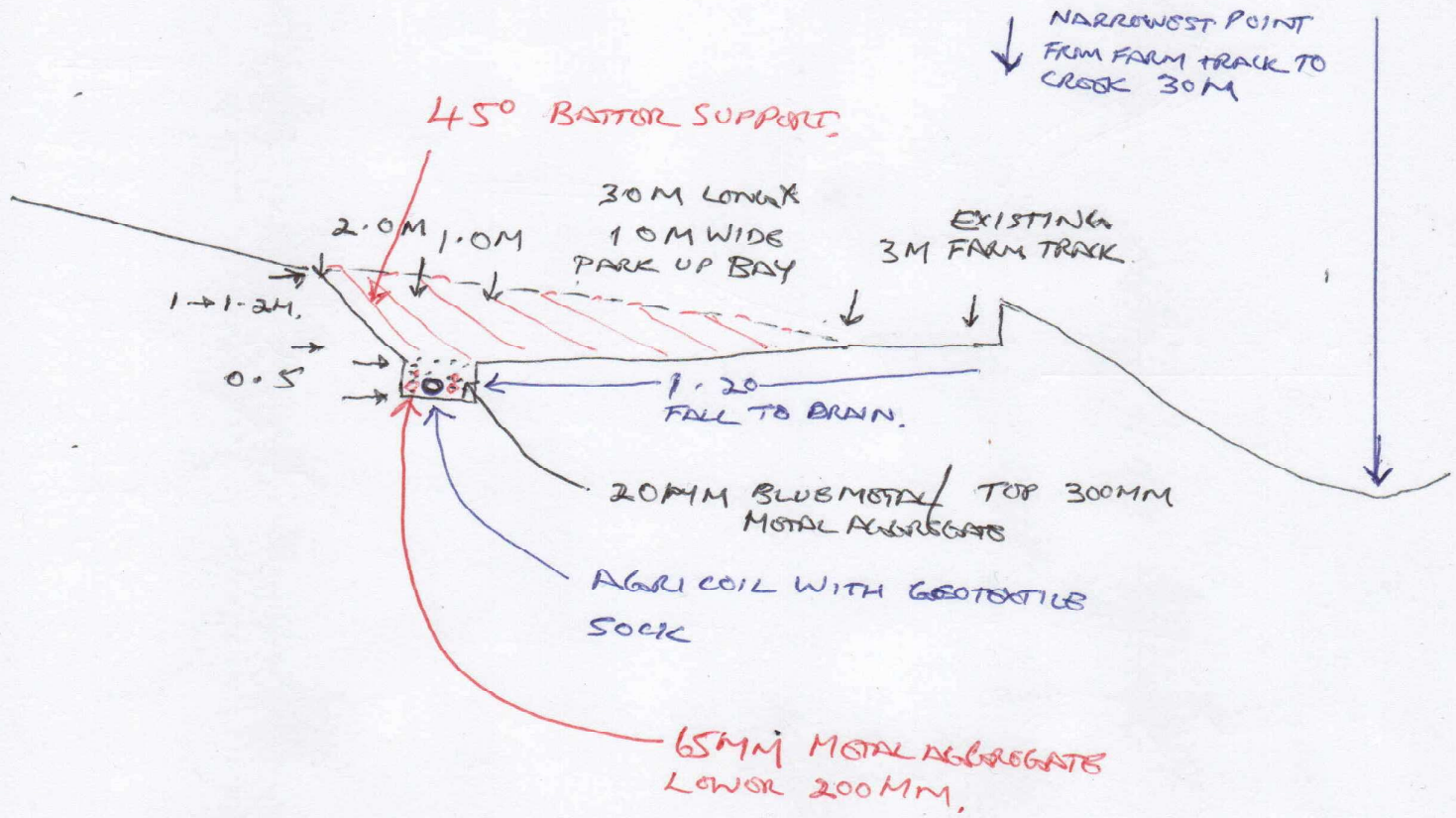
Best wishes,

Nicholas and Helena Lea
Temby's Farm Pty Ltd

Nicholas Lea




CROSS SECTION OF PARK UP AREAS 3-5



KEY:-



EXCAVATION CUT AND FILL 15 M WIDE
 1 → 1.2 M CUT TO ZERO
 EXCESS MATERIAL PUSHED TO LEVEL PARK UP AREA

PARK UP AREAS WITH WATER RUN OFF MANAGEMENT 3-5

AREAS

KEY:

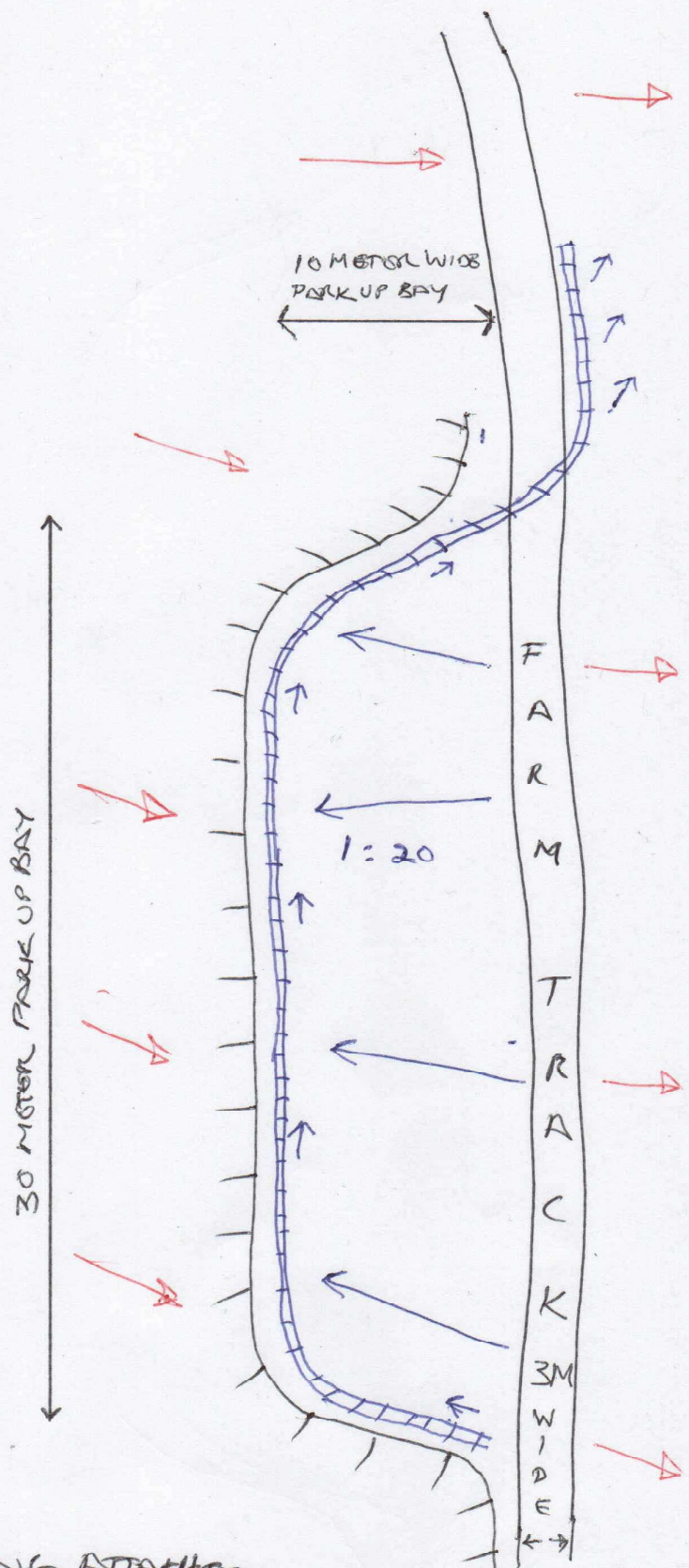
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CUT AND FILLED
PARK UP AREA
45° BATTER SUPPORT,

AGRI COLL DRAIN WITH
SOCK

RUN OFF SLOPE 1:20

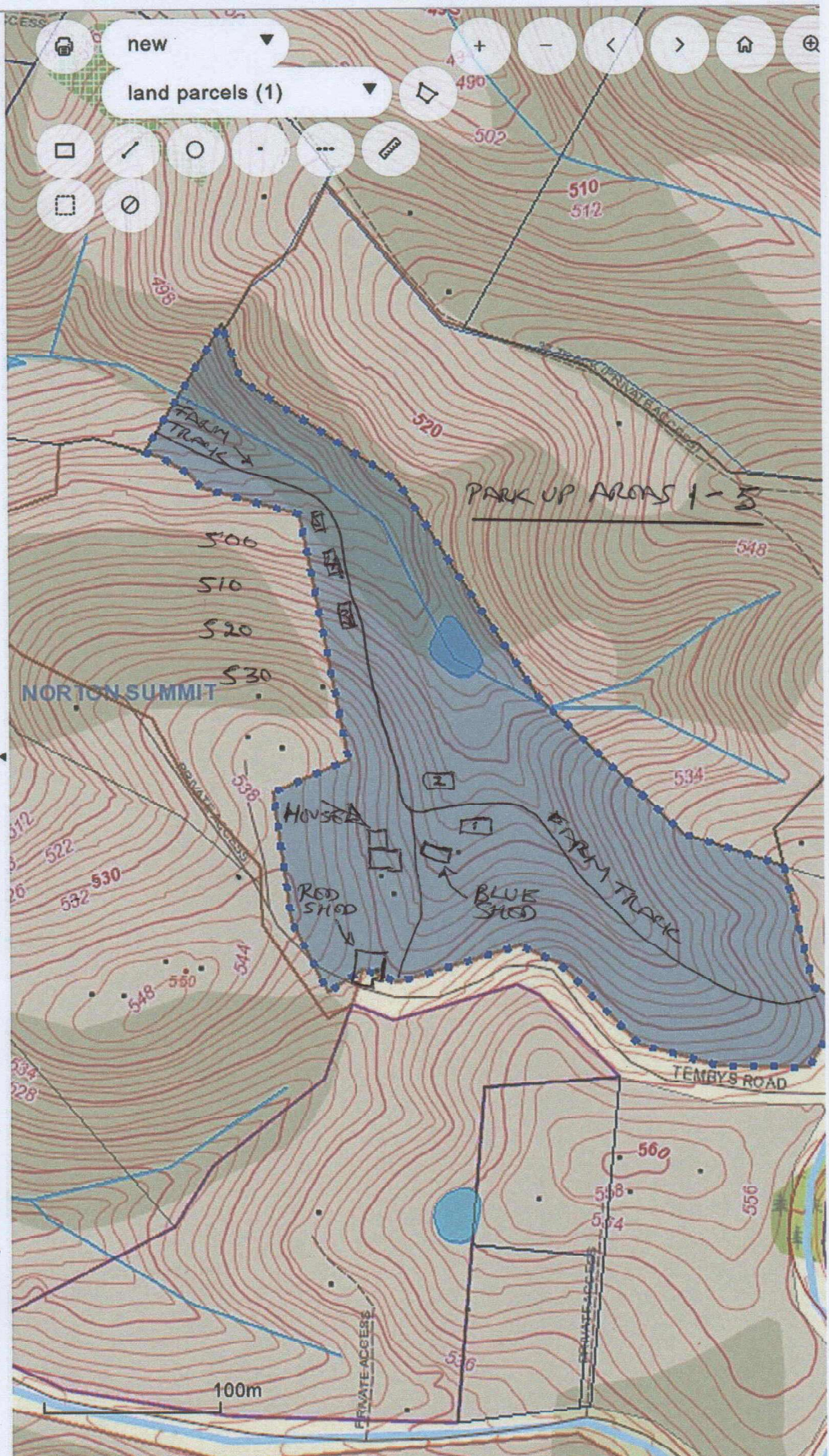
CLEAN WATER
OUT TO Paddock

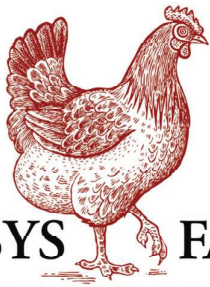


* REFER TO CROSS SECTION DRAWING ATTACHED

Tools

- Map Report
- Coordinates
- Selection Tools
- Draw selection
- Load parcels (1)
- Select using:
 - Polygon: Polygon, Rectangle
 - Line: Line, Circle
 - Point: Point, Points
- Buffer Selection
- Clear Selection
- Measuring Tools
 - Measure Distance
 - Measure Area
 - Measure Drawings
- Hide Toolbar





TEMBYS FARM

— FREE RANGE EGGS —

“FROM OUR HOME TO YOURS”

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From humble beginnings, our business has grown thanks to our free range eggs.

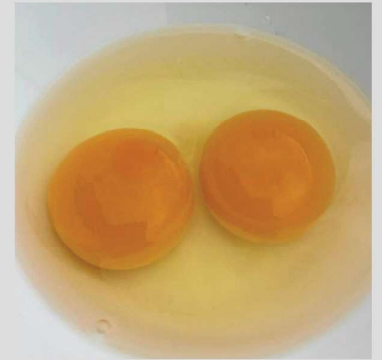
You can find our eggs in quality supermarkets, grocers and restaurants across the Adelaide Metro and Hills area.



Our chickens roam free grazing on a smorgasbord of grass and forest pastures



Local restaurants use and recommend our eggs



LOCAL FREE RANGE EGGS



FAMILY OPERATED, LOCATED IN NORTON SUMMIT, ADELAIDE HILLS



NO CHEMICALS USED ON GRAZING PASTURES



100% RECYCLED PACKAGING, MADE IN AUSTRALIA

Contact Us

☎ 0488 775 452

✉ tembysfarm@outlook.com

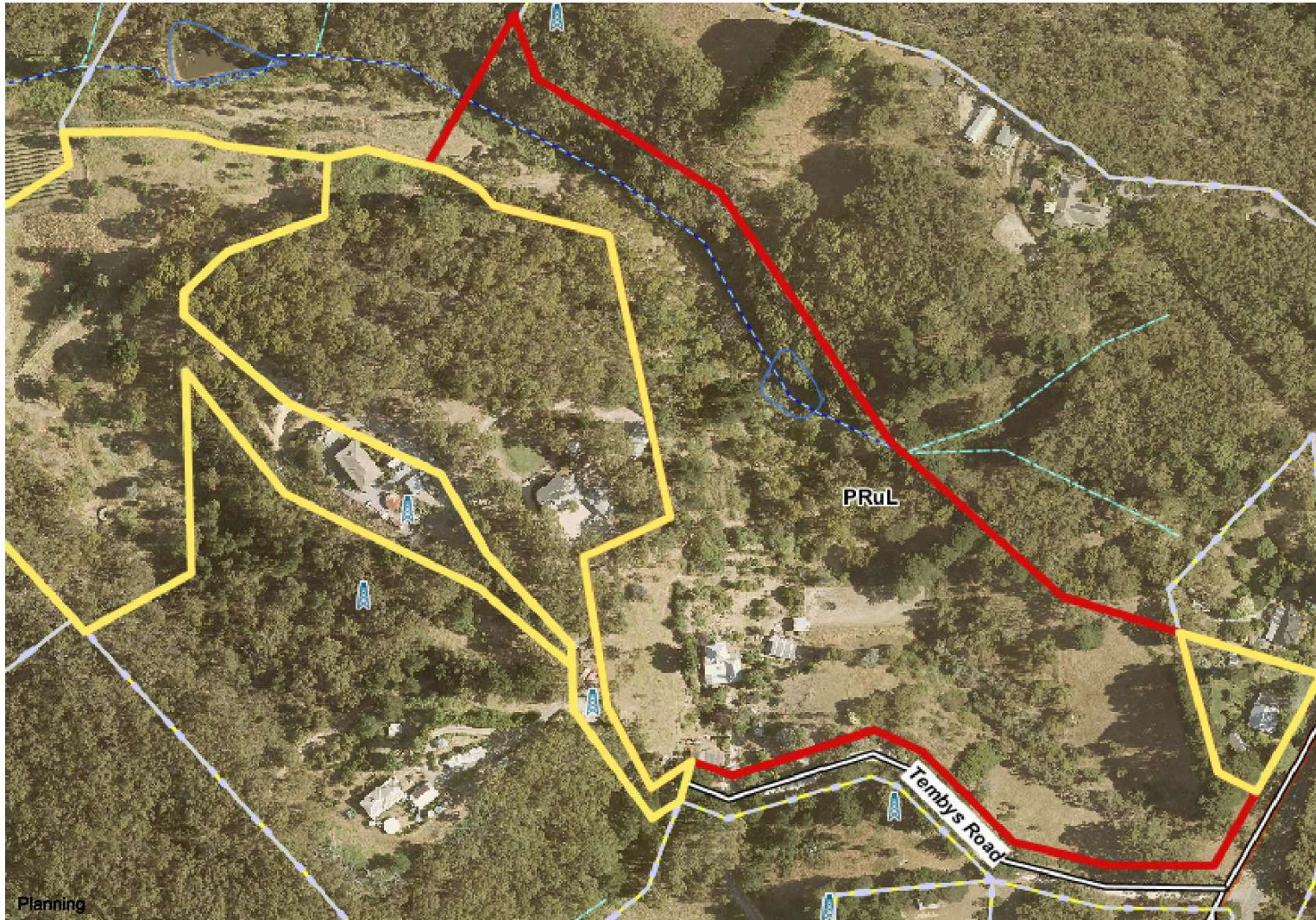
📘 /TembysRoadStall



ACT 600
Aussie Chicken Trailer

Aussie Chicken Trailer 





Annotations

-  Representor - Rosa
-  Representor - Scane
-  Representor - Bilki
-  Subject Land

DISCLAIMER
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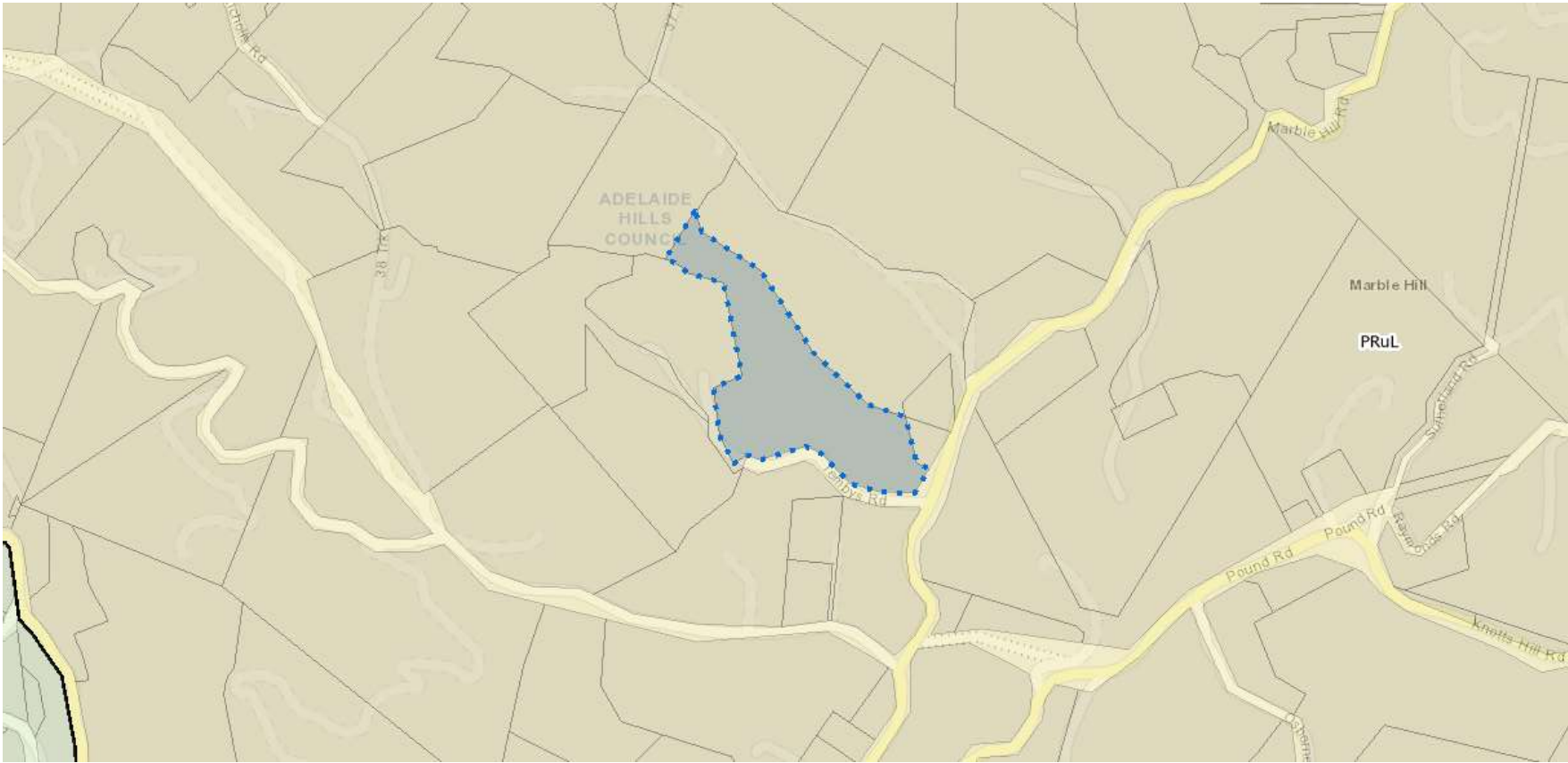
representations regarding the use, or results of use of the information contained herein as to its correctness, accuracy, currency or otherwise. In particular, it should be noted that the accuracy of property boundaries when displayed over aerial photography cannot be considered to be accurate, and that 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. ©

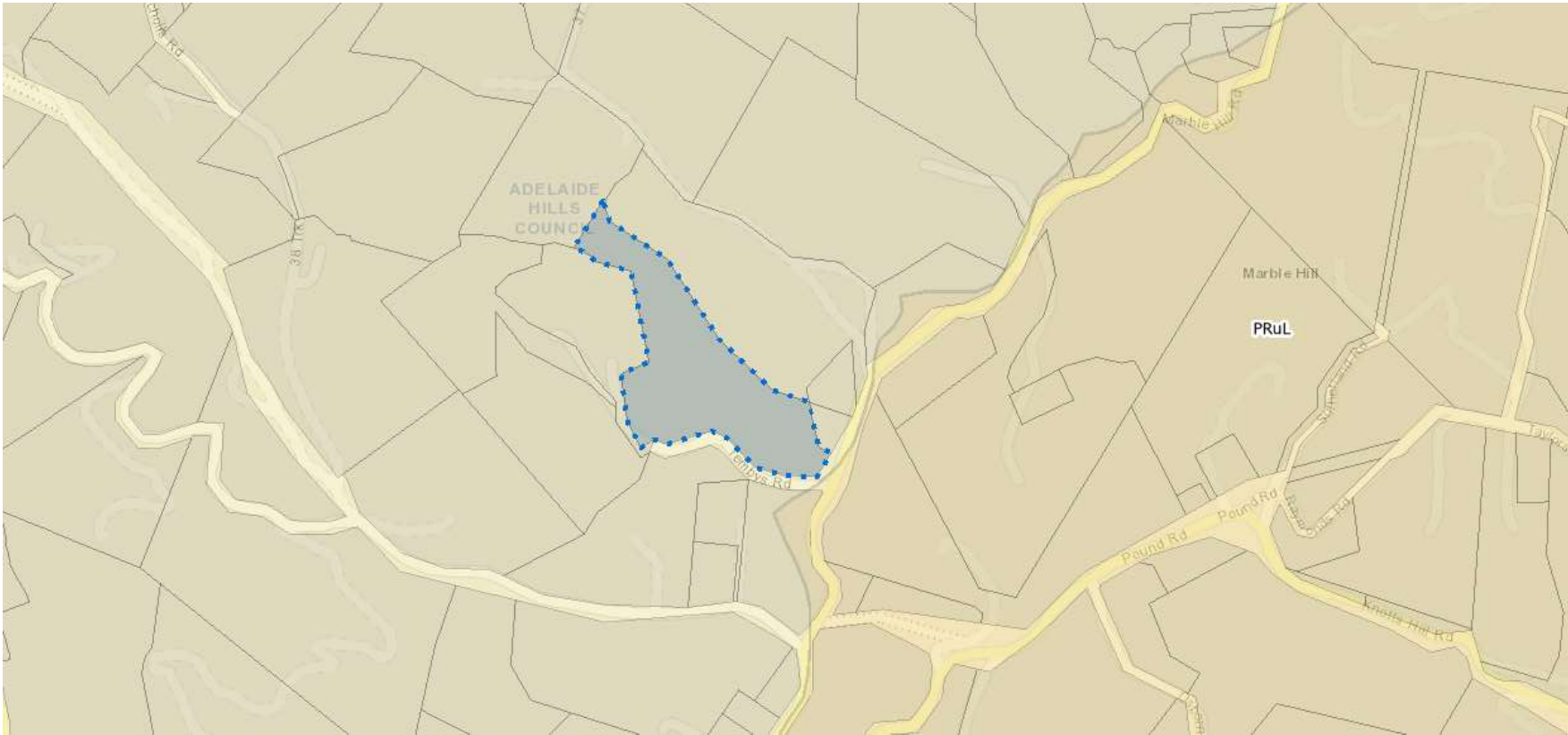
Scale = 1:3016.440

100 m

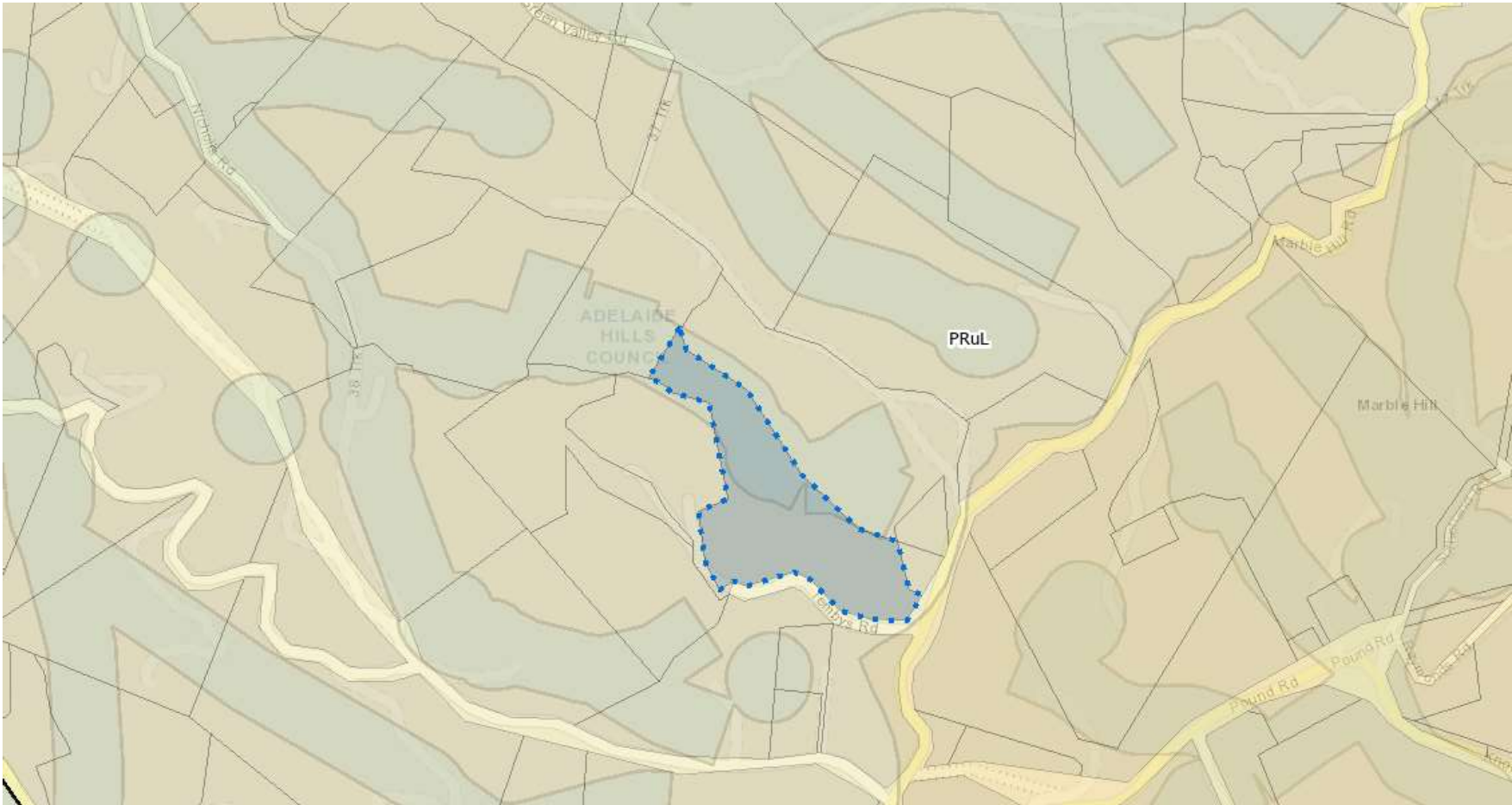




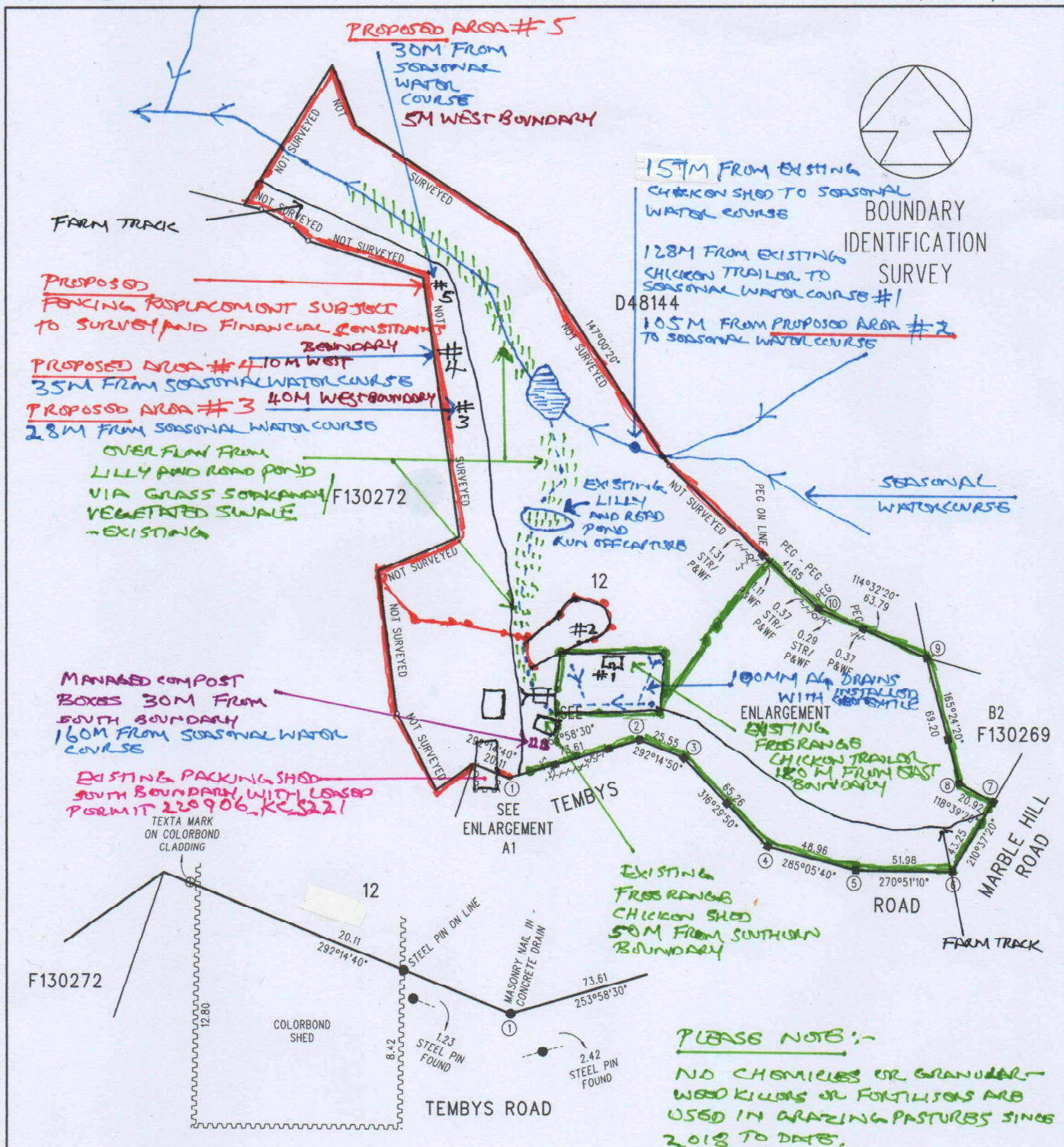
PRL zone map



Mount Lofty Ranges Water Supply Catchment (Area 1) – darker yellow on east of Marble Hill Road



Water Resources Overlay - light green



NOTE:
P&W.....POST AND WIRE FENCE
STR.....STRAINER
①.....DENOTES NUMBERED CORNER

ENLARGEMENT A1
NOT TO SCALE

SEE CERTIFICATE OF TITLE FOR EASEMENT DETAILS.
DISTANCES SHOWN HEREON ARE IN METRES.
OFFSETS SHOWN TO REFERENCE MARKS, STRUCTURES OR FENCING ARE EXAGGERATED FOR PURPOSES OF CLARITY AND NOT TO SCALE.

JOHN C BESTED & ASSOC PTY LTD
ABN 96 004 596 908
SURVEYING & PLANNING CONSULTANTS
362 MAGILL ROAD KENSINGTON PARK 5068
PHONE (08) 8332 7111
email surveyors@johnbested.com.au

LOCALITY : NORTON SUMMIT
ALLOTMENT 12 IN D18287
CT VOL 5365 FOLIO 787
HUNDRED OF ADELAIDE
SCALE 1 : 2000m (A3)

I hereby certify that I have surveyed the above land on 24-03-22

[Signature]
Licensed Surveyor

THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS UNDER THE SURVEY ACT, 1992. THIS PLAN WILL NOT BE EXAMINED FOR BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERAL'S OFFICE. FUTURE SURVEY OF ADJOINING LAND OR SUBSEQUENT REGISTRATION OF CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR INFORMATION SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF TEMBYS FARM PTY. LTD. AND SHOULD NOT BE USED BY ANY OTHER PERSON OR CORPORATION.

REFERENCE No.	21122	DRAWING No.	21122-ID	VERSION No.	1
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Melanie Scott

From: Helena and Nicholas Lea <tembysfarm@outlook.com>
Sent: Tuesday, 23 May 2023 11:33 AM
To: Melanie Scott
Subject: Tembys Farm Pty Ltd Planning Submission Notes 2023

[EXTERNAL]

Tembys Farm Pty Ltd Planning Submission Notes 2023

Tembys Farm is a chemical free family managed farm within what we have been advised as Productive Rural Landscape zone. Since 2019, Tembys Farm Free Range Eggs has grown from a roadside stall (with council approval and permit) to expand to its current level, currently producing some 420 dozen eggs per week to its loyal customers. We have maintained full government accreditation AAA rating by their inspector. Subject to final approval, We hope to continue and expand our family farm's operations here at Tembys Farm. See attachment * [PRINTER A4-tembys-flyer-2022-print-v2.pdf](#)

Site plan with contour levels

Please see attachment_* Park up areas 1-5 with contour buildings .pdf

Buildings on site and their use.

Please refer to attachment * Buildings - current use.pdf

Biosecurity

An SA Government accreditation inspector, has issued bio security signs that have been installed on all access points to productive livestock. See attachment * [D6267E45-9111-4A2B-BA75-E01998446957.jpeg](#)
Personal are only allowed on site with permission from owners or by appointment under supervision only. Farm machinery used within stock areas are kept on site. They are pressure cleaned before leaving site for repairs or maintenance.

Waste management

All manure is collected after the trailers are moved. The area previously occupied by the trailer is barricaded off from the productive livestock. See attachment * [9DE762EA-9624-4CE9-93BF-EBA4A5F98427.jpeg](#)
This allows for the area to recover and any manure will be cleaned up.

Manure is also removed from the blue shed on a weekly basis. The odour is minimised due to the application of straw in the blue shed three times a week or as required during wet weather conditions.
The trailer park up areas are also managed with the application of locally sourced saw dust and quarry sand bought in as required.
Once the manure trailer is filled it is then transported to the compost area for natural processing. See attachment * [B5A71E7D-313B-4AE9-9B02-65E16F216623.jpeg](#)

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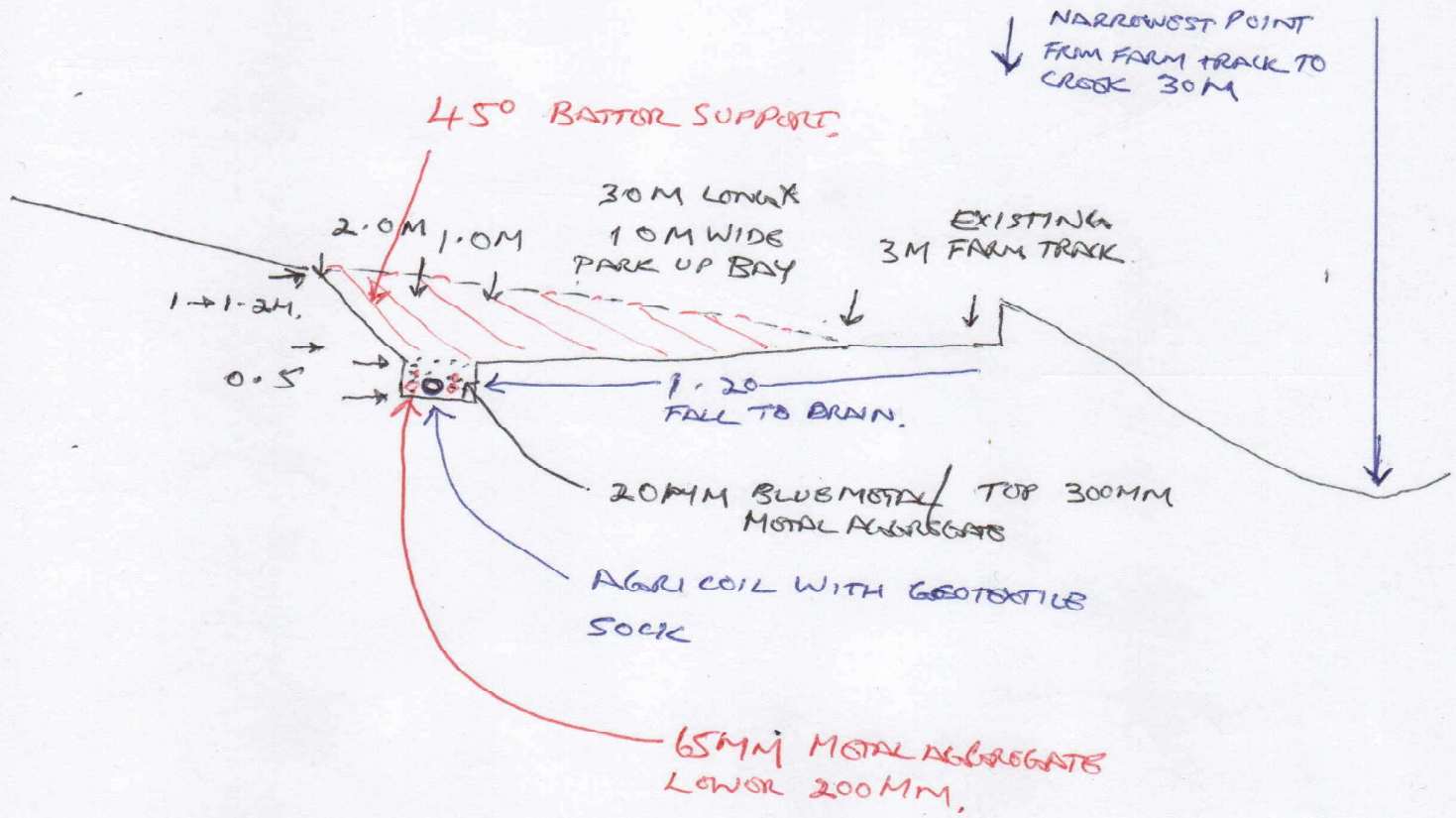
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Nicholas Lea
+61 488775452



CROSS SECTION OF PARK UP AREAS 3-5



KEY:-



EXCAVATION CUT AND FILL 15 M WIDE
 1 → 1.2 M CUT TO ZERO
 EXCESS MATERIAL PUSHED TO LEVEL PARK UP AREA

PARK UP AREAS WITH WATER RUN OFF MANAGEMENT 3-5

AREAS

KEY:

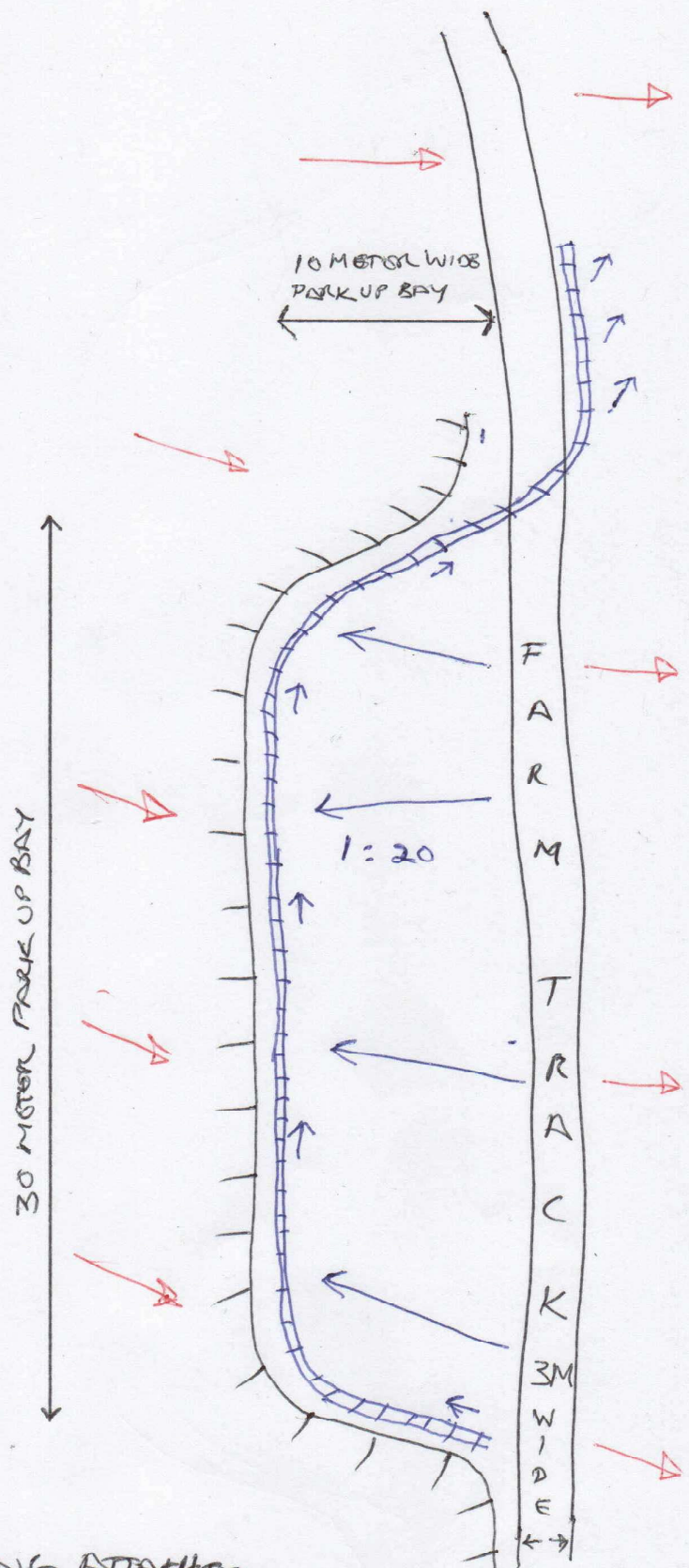
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SOCK

RUN OFF SLOPE 1:20

CLEAN WATER
OUT TO Paddock



* REFER TO CROSS SECTION DRAWING ATTACHED

PlanSA

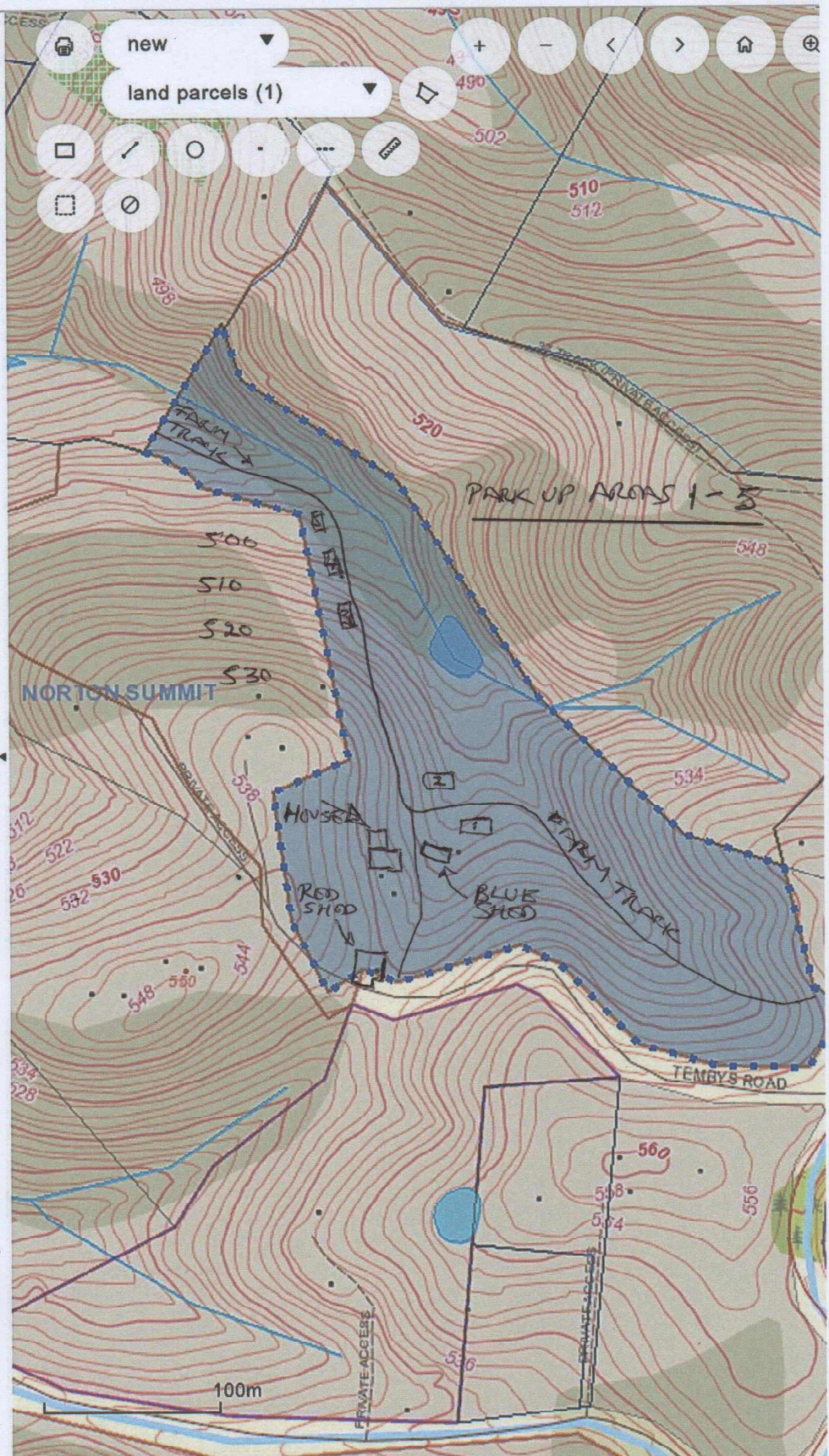
SAPPA

- Find
- Layers
- Tools
- Info

1 for address or location

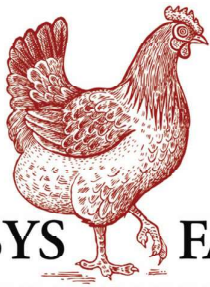
Tools

- Map Report
- Coordinates
- Selection Tools
- Draw selection
- Load parcels (1)
- Select using:
 - Polygon: Rectangle
 - Line: Circle
 - Point: Points
- Buffer Selection
- Clear Selection
- Measuring Tools
 - Measure Distance
 - Measure Area
 - Measure Drawings
- Hide Toolbar



new
 land parcels (1)

Map navigation controls: zoom in (+), zoom out (-), pan left (<), pan right (>), home, and full screen.



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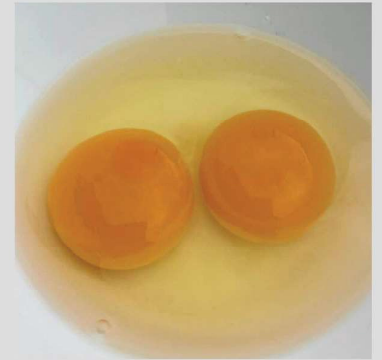
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📘 /TembysRoadStall



ACT 600
Aussie Chicken Trailer

Aussie Chicken Trailer 



[add](#)
[land parcels \(1\)](#)



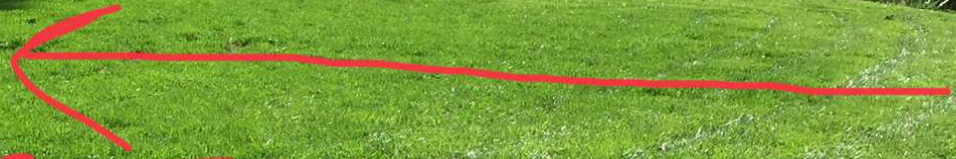


abi CLASSIC SPREADER

COMPOST SPREADER ON SITE

MATERIAL RETENTION
STRUCTURE IN
PLACE





WATER RETENSLOW

EXAMPLE

1:20 FALL



AG
DRAIN





MULTIPURPOSE STAY FOR STRAINER ASSEMBLIES

3.0m x 50NB

142690



Galvanneal steel Adjusto stay with lockwasher for simple and accurate fitting.

Tighten the nut to apply tension to the plastic post Adjusto stay.

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VISITORS

PLEASE RESPECT FARM BIOSECURITY

Please phone or visit the office before entering



Do not enter property without prior approval
Vehicles, people and equipment can carry weed seeds,
pests and diseases



EXOTIC PLANT PEST HOTLINE
1800 084 881



Government of South Australia
Primary Industries and Regions SA

TRAILER MOVED
EVERY 7 DAYS



MAN UREMOVED FROM
7 DAYS (WEATHER
DEPENDANT)



DRIED MANURE
REMOVED TAKEN
FOR COMPOST.





COMPOST AREA

AG
DRAIN















Details of Representations

Application Summary

Application ID	22040143
Proposal	Intensive Animal Husbandry - the keeping of 3000 laying chickens in 5 mobile chicken enclosures and change of use to two existing outbuildings to an agriculture building (packing shed) and poultry shed
Location	28 TEMBYS RD NORTON SUMMIT SA 5136

Representations

Representor 1 - Rino and Katarzyna Rosa

Name	Rino and Katarzyna Rosa
Address	Po box 61 NORTON SUMMIT SA, 5136 Australia
Submission Date	13/10/2023 09:04 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

3000 chickens will produce 3000 eggs a day during summer. We already have problems with trucks and trailers and customers blocking tembys road to 37, 39 and 41. Also that amount of chickens will destroy the vegetation in summer making it a dust bowl. Also the amount of feaces would contaminate water ways and bores. Tembys farm have disregarded any neighbours complaints regarding there guardian dogs barking all night. Works done at all hours of the night. Smell and rodent infestation. I refuse the planning consent to be granted. Also there public notice are not really visible on tembys road at all.

Attached Documents

MasterplanLetter-6758269.pdf
MasterplanLetter-6758813.pdf
Representation-RinoAndKatarzynaRosa-6758898.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Development Number:	22040143
Nature of Development:	Change of use, Agricultural building, and Intensive animal husbandry
Zone/Sub-zone/Overlay:	Productive Rural Landscape Zone
Subject Land:	28 Temby Road, Norton Summit
Contact Officer:	Melanie Scott
Phone Number:	0884080400
Close Date:	Monday, 23 October 2023 at 11:59 pm

My name*: Rino and Katarzyna Rosa	My phone number:
My postal address*: 39 Temby Road, Norton Summit	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 we believe that planning consent should be refused are outlined in the Letter of Representation accompanying this document.

[attach additional pages as needed]

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



Government of South Australia
Department for Trade
and Investment

- 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

We: 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: To be determined

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

Signature: Rino and Katarzyna Rosa

Date: 23 October 2023

Return Email: development@ahc.sa.gov.au or

Complete online submission:

plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments

Representations

Representor 2 - Michael and Venessa Scane

Name	Michael and Venessa Scane
Address	41 TEMBYS ROAD NORTON SUMMIT SA, 5136 Australia
Submission Date	24/10/2023 11:05 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	
The specific reasons we believe that planning consent should be refused are outlined in the Letter of Representation accompanying this document.	

Attached Documents

MasterplanLetter-6758638.pdf
Representation-MichaelAndVenessaScane-6758639.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Development Number:	22040143
Nature of Development:	Change of use, Agricultural building, and Intensive animal husbandry
Zone/Sub-zone/Overlay:	Productive Rural Landscape Zone
Subject Land:	28 Temby Road, Norton Summit
Contact Officer:	Melanie Scott
Phone Number:	0884080400
Close Date:	Monday, 23 October 2023 at 11:59 pm

My name*: Michael and Venessa Scane	My phone number:
My postal address*: 41 Temby Road, Norton Summit	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 we believe that planning consent should be refused are outlined in the Letter of Representation accompanying this document.

[attach additional pages as needed]

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



Government of South Australia
Department for Trade
and Investment

- 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

We: 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: To be determined

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

Signature: Michael and Venessa Scane

Date: 23 October 2023

Return Email: development@ahc.sa.gov.au or

Complete online submission:

plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments

Representations

Representor 3 - Laszlo Bilki Snr and Laszlo Ronald Bilki

Name	Laszlo Bilki Snr and Laszlo Ronald Bilki
Address	199 MARBLE HILL ROAD NORTON SUMMIT SA, 5136 Australia
Submission Date	24/10/2023 11:13 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	
The specific reasons we believe that planning consent should be refused are outlined in the Letter of Representation accompanying this document.	

Attached Documents

MasterplanLetter-6758785.pdf
Representation-LaszloBilkiSnrAndLaszloRonaldBilki-6758786.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Development Number:	22040143
Nature of Development:	Change of use, Agricultural building, and Intensive animal husbandry
Zone/Sub-zone/Overlay:	Productive Rural Landscape Zone
Subject Land:	28 Temby Road, Norton Summit
Contact Officer:	Melanie Scott
Phone Number:	0884080400
Close Date:	Monday, 23 October 2023 at 11:59 pm

My name*: Laszlo Bilki Snr and Laszlo Ronald Bilki	My phone number:
My postal address*: 199 Marble Hill Road, Norton Summit	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 we believe that planning consent should be refused are outlined in the Letter of Representation accompanying this document.

[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

We:	<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 checked="" type="checkbox"/> being represented by the following person: To be determined

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

Signature: Laszlo Snr and Laszlo Ronald Bilki

Date: 23 October 2023

Return Email: development@ahc.sa.gov.au or

Complete online submission:

plan.sa.gov.au/have_your_say/notified_developments/current_notified_developments

23 October 2023

Adelaide Hills Council
63 Mount Barker Road
STIRLING SA 5152

Attention: Melanie Scott

Dear Melanie

Re: Development ID: 22040143

Assessment of Proposed Intensive Animal Husbandry - keeping of 3000 laying hens in five (5) mobile enclosures, change of use to existing outbuildings and modification to landform, at 28 Temby Road, Norton Summit

Introduction

MasterPlan (SA) Pty Ltd has been engaged by Michael and Venessa Scane (of 41 Temby Road), Rino and Katarzyna Rosa (of 39 Temby Road), and Laszlo (Snr) and Laszlo (Jnr) Bilki (of 199 Marble Hill Road), to prepare a Letter of Representation on development application 22040143.

From correspondence obtained from Council, we understand the application is for a retrospective planning consent for the use of land for intensive animal keeping activities (egg production) with the application also seeking to expand the operation from 300 chickens to 3000 chickens.

Since the activities commenced, our clients have experienced impact to their amenity and outlooks across the locality. They are concerned the significant increase in intensity and environmental impacts will harm the amenity of their properties and the environmental qualities of the locality. In summary, our client's concerns with the development include:

- The scale and intensity of the development will cause a detrimental environmental impact on the natural landscape.
- The scale and intensity of the development has potential to create greater conflict with adjoining land uses through:
 - Noise emissions;
 - Odour emissions;





- Dust emission; and
- Increase of vermin and vectors nuisance.
- The waste management practices associated with the use may have a detrimental impact on soil and water quality.
- The development will have a significant impact on natural landscape through various land modification works across large areas of the land.
- The development will increase service and delivery vehicle movements on Temby Road resulting in traffic hazards and conflicts for other local road users; and
- The condition of Temby Road is inadequate to support a significant increase in service and delivery related vehicles associated with the proposed development.

Furthermore, the application documents available for public review lacked information considered critical to the assessment of the application, making it difficult to appreciate the true scale and impact of the proposed development, including the associated on-site processes and practices, and the changes the development will make to the condition of the land.

Subsequently, a rigorous review of the proposed development could not be conducted of the application documents and our clients expect the Council will request further information from the Applicant prior to a decision on the application. This issue will be addressed later in this response.

In preparing this letter we have reviewed the documents made available to the public during the notification process, viewed the subject land during a visit to the locality, and reviewed the Planning and Design Code.

Our Client's Land

For the purpose of this representation, our client's properties are located at 39 Temby Road, 41 Temby Road, and 199 Marble Hill Road, Norton Summit, as depicted by yellow stars in **Figure 1** overleaf.

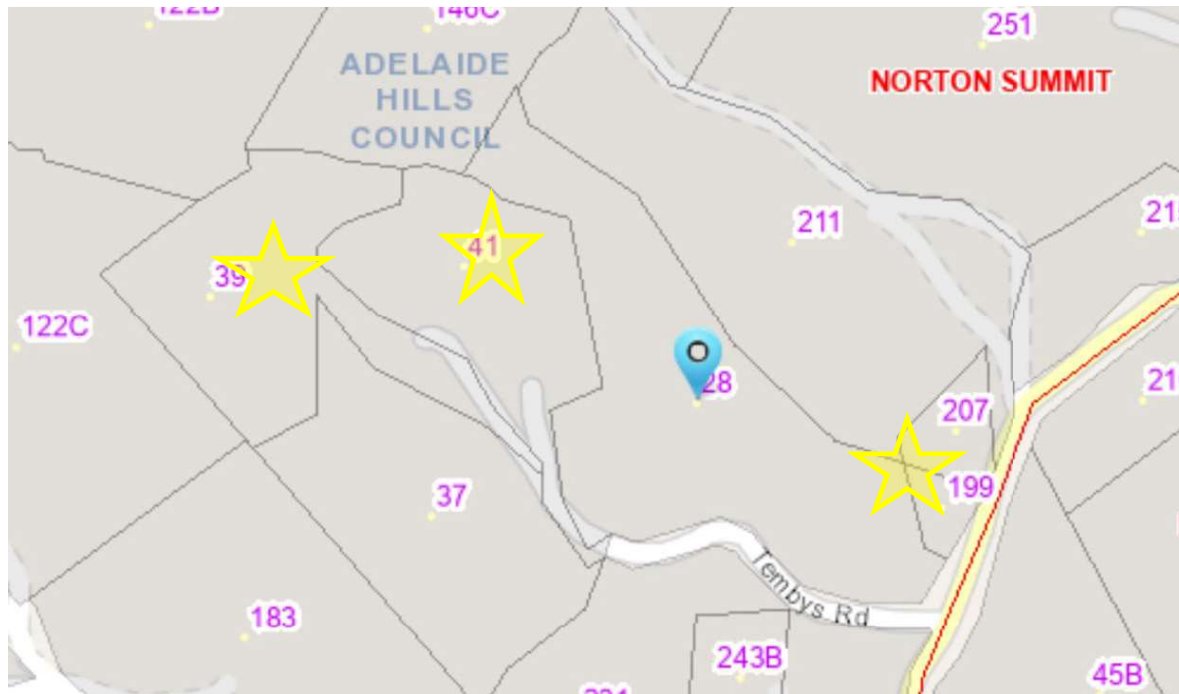


Figure 1: Representer's properties.

Deficiencies of Information Available

As previously mentioned, our clients are concerned with the lack of details and the quality of documents provided with the application. The information is difficult to interpret as the plans are not clearly marked as 'existing' or 'proposed', and written detail provided on the photographic documents is difficult to read. The documents are not to scale or dimensioned and only provide indicative details of the location of various activities on the land and their distance from natural features. No separation distances are provided regarding the location of sensitive receivers on surrounding properties.

Furthermore, the documents provided with the application are inconsistent and lacked important detail such as the anticipate volume and exact location of manure stockpiling on the land, composting methods, and where the manure will be spread when being disposed on the land.

The application documents do not include any technical or expert support in respect to the following matters we consider critical to determining the suitability of the proposed development for the subject land and the locality, in particularly:

- A Wastewater Management Plan, providing an assessment of treatment and disposal methods of wastewater, and recommended measures to mitigate wastewater impacts on water quality.
- A Waste Management Plan confirming manure collection, stockpiling and disposal, and the handling, processing and disposal of waste eggs and dead livestock.



- Predicted human health and environmental impacts resulting from odour, dust and vermin and vector nuisance, nor the anticipated impact to soil and surface water quality.
- A Traffic and Parking Assessment Report detailing the type and frequency of vehicles associated with the proposed development, their circulation upon the subject land to ensure forward entry and exit from the land, and the appropriateness of the local road network to support the vehicle movements.
- An Environmental Noise Assessment Report addressing noise relating to the intensive keeping of birds on the land and any industrial process associated with the stockpiling, cleaning and packaging of eggs.

This is in addition to little (or no) information being provided on the following:

- Operation details of all machinery and mechanical processes associated with the storage, processing, and packing of eggs.
- A floor plan (with dimensions) of the processing buildings associated with the egg processing and the storage of any feed on site.
- A site plan with dimensions of the new 'park up areas' and any associated fenced areas, and the other areas on the land the mobile chicken enclosures will be moved to while the previous 'Park Up Areas' can be rehabilitated.
- The full extent of land modification (cutting and filling) of the site to facilitate the five (5) 'Park Up Areas' and details as to how soil erosion will be prevented, and how sediment or pollutants that are generated by such works will be minimised and managed and how it will be prevented from affecting adjoining land.

The above information is considered necessary for our clients can undertake a fully informed and robust review of the proposed development and should have been made available to the public for consideration.

Nevertheless, and the above notwithstanding, the following references the elements of the proposed development that we consider will not meet the relevant policies of the Planning and Design Code should the proposed development be granted a development authorisation.



Planning and Design Code Policies Considered Relevant to the Representation

As highlighted in the introduction of this representation, our clients have the following concerns with the proposal:

- The scale and intensity of the development will cause a detrimental environmental impact on the natural landscape.
- The scale and intensity of the development has potential to create greater conflict with adjoining land uses through:
 - Noise emissions;
 - Odour emissions;
 - Dust emission; and
 - Increase of vermin and vectors nuisance.
- The waste management practices associated with the use may have a detrimental impact on soil and water quality.
- The development will have a significant impact on natural landscape through various land modification works across large areas of the land.
- The development will increase service and delivery vehicle movements on Temby Road resulting in traffic hazards and conflicts for other local road users; and
- The condition of Temby Road is inadequate to support a significant increase in service and delivery related vehicles associated with the proposed development.

The following part of this representation refers to policies of the Planning and Design Code our clients believe the proposed development will fail to satisfy or cannot be determined due to insufficient information.

Land Use

Our clients are mindful the Productive Rural Landscape Zone, as outlined in Desired Outcome 2 of the Zone is to facilitate agriculture that expands the economic base and promotes its regional identity. This is also reflected in Zone Performance Outcome (PO) 1.1.

However, the Desired Outcomes 1 and 3 of the Zone also expect activities to be of an appropriate scale and intensity to conserve the natural character, biodiversity, sensitive environmental areas, and scenic qualities of the landscape. New development is expected to co-exist with adjoining activities in a manner that mitigates land use conflicts.

According to the development application documents, there are currently 300 chickens being kept on the land and our clients have witnessed considerable changes to the appearance of the subject land and their amenity since the animal keeping activities commenced upon the land.



It is evident the mixed topography and size of the site is not considered conducive to the keeping of large chicken numbers and our clients are greatly concerned a greater increase in the scale of the animal husbandry activity, and the expansion of the associated industrial processes, will result in intensity animal keeping that is too great of a scale envisaged within the Zone, nor can it be appropriately supported by the subject land or the locality.

The scale of the proposed development and the topography of the land does not promote co-existence with adjoining land use activities nor mitigate potential land use conflicts. The proposal is not considered compatible with Desired Outcomes 1, 2 or 3 of the Productive Rural Landscape Zone.

Impact on Amenity

Intensive Animal Keeping facilities have environmental obligations and a general environmental duty to take all reasonable and practicable measures to prevent and minimise impact to human health and environmental harm.

The application documents provide minimal information on the management of waste associated with the proposed development other than to advise manure will be collected after trailers are removed and stockpiled on the land prior to it being spread. There is no information on where the trailers will be moved to, nor is there information on the size of the new park up areas on the site plan. A significant volume of manure is expected to be generated by the proposed development but there is little information advising how the impact of this waste will be managed so it does not cause nuisance to other property owners.

There is also little information provided on the industrial processes associated with the storing, cleaning and packaging of eggs on the subject land, nor the management of mortalities or waste eggs. These aspects of the proposal need to be appropriately addressed.

Given the absence of the technical documents on the management of noise and air quality, our clients are concerned the increase in intensive animal keeping activities will generate greater level of waste, odour, and noise that will further diminish the enjoyment of their properties.

It is expected the proposed development will not adequately manage air quality and noise management and will be detrimental with the amenity of the existing natural character enjoyed within the locality. Accordingly, it is highly likely the proposal will not satisfy the following General Development Policies (Interface between Land Uses) PO 2.1 and 4.1, as listed below.

General Development Policies (Interface between Land Uses) PO 2.1

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

- a) *the nature of the development*
- b) *measures to mitigate off-site impacts*



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

General Development Policies (Interface between Land Uses) PO 4.1

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

Modifications to Landform and the Impact on Native Vegetation and Water Resources

The subject land is within the Native Vegetation Overlay. The application documents do not identify if native vegetation will be removed however it is noted excavation works, and the filling of land, will be required to facilitate the expansion of the current intensive animal keeping activities. The location of these works, although not clearly identified in the documents, will be in addition to the extensive physical changes already made to the land.

The subject land has significant vegetation coverage, and from a viewing of the subject land, it is expected further earthworks will result in clearance of native vegetation. The Desired Outcome of the Native Vegetation Overlay DO 1 seeks areas of native vegetation be protected, retained, and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

With an extensive coverage of native vegetation across the subject land and throughout the locality, there are concerns the scale of the proposed development will cause soil compaction and increase in nutrient loading in the soil that may have a detrimental effect on native vegetation both on the subject land and along the watercourse. The proposed development may not satisfy Native Vegetation Overlay PO 1.3 which requires intensive animal husbandry being sited, set back and designed to minimise impacts on native vegetation.

Furthermore, General Development Policies (Design) PO 8.1 and 8.4 requires the development of land (which extends to access tracks) be minimised to ensure earthworks limit disturbance to natural topography and the alteration of natural drainage lines.

The extent and nature of excavation and filling of the land is likely to have significant impact on the condition of the subject land and therefore is unlikely to satisfy development provisions relating to earthworks.

Although an ephemeral watercourse, the creek that traverses the subject land is understood to be part of the upper reaches of the Fourth Creek which forms part of the River Torrens Catchment.

Water Resources Overlay Desired Outcome 1 seeks the protection in the quality of surface waters. This requires development to avoid damaged or modification to the natural state of creeks and avoid interfering with the existing hydrology.



It is evident from the documents provided with the application that wastewater from the proposed development will be directed to the watercourse via pipes. There are concerns the development will have a negative impact on the natural hydrological systems of the watercourse by altering the quantity and quality of surface water, and also have a detrimental impact on the directional flow of surface water.

Traffic and Movement

Like other aspects of the proposal, the application provides little helpful information on anticipate traffic types, movement frequency, or circulation diagrams.

Temby Road is a narrow public, local road that services the subject land and four (4) other properties. Being a dirt road that is utilised by only the residents, the road provides minimal opportunity for passing nor two-way movement and sight lines along the road to driveways are obscured in some instances by the roadside vegetation and the contour of the road.

The increase of commercial delivery and service vehicle movements on Temby Road is expected to rapidly degrade the condition of the road and create conflict with local users.

Accordingly, our clients hold great concerns the condition of the road is not suitably designed to facilitate the safe and effective access movements for all users, and we submit the road does not satisfy the relevant design standards expected to support an increase in service and delivery vehicle traffic.

Conclusion

In summary, we are of the opinion that:

- The scale and intensity of the proposed development will detrimentally impact on the desired natural character and scenic qualities of the landscape.
- The scale and intensity are such that the proposal will have a detrimental impact on adjoining sensitive uses in a number of ways.
- The subject land is sited on relatively steep land which will require substantial earthworks which may have considerable impact on natural processes and vegetation.
- There are concerns wastewater management infrastructure and drainage areas will result in a degradation of water quality of the River Torrens Water Catchment Area.
- The significantly increase in intensive animal keeping and associated industrial activities will be detrimental to the amenity of the locality.
- Further, the lack of detailed information demonstrates the proposed development is not suitable for the subject land in its current form as the application fails to provide any justification for the design and intensity of the proposed development when considered against the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code.



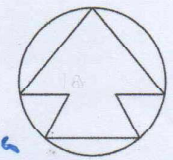
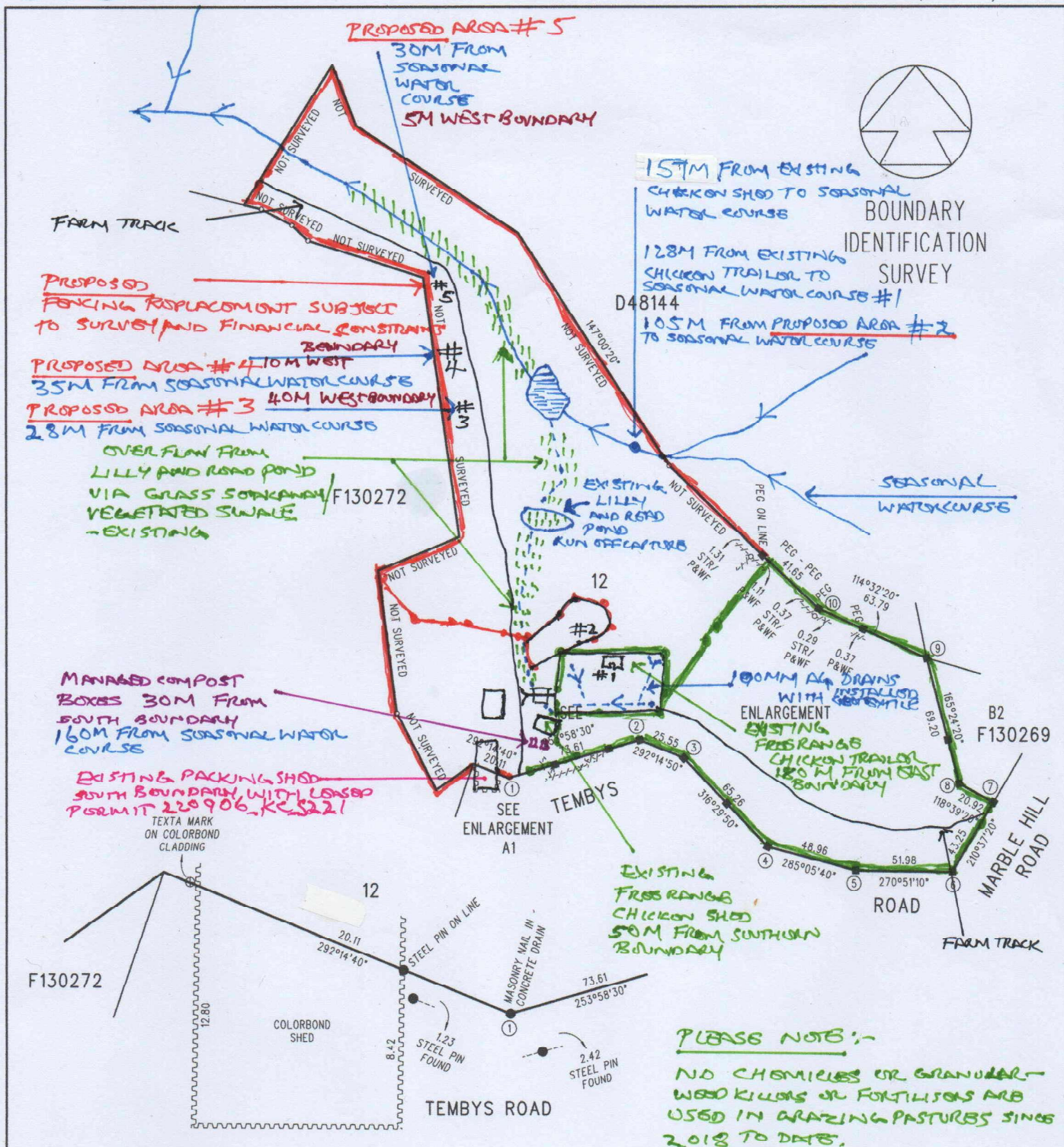
We are of the opinion that the proposed development is inappropriately sited due to the direct impact it will have on the landscape setting, local amenity and the risk it will present to natural assets.

Accordingly, the proposed development fails to satisfy key policies of the Planning and Design Code and **does not** warrant a planning consent being granted.

Our clients request the opportunity to make a verbal submission to the Council Assessment Panel (the CAP) in support of this representation on the proposed development, either in person or through a representative. They ask that Council provide them with the date and time this application will be presented to the CAP and any additional documents that may be provided by the Applicant so they have the opportunity to make the aforementioned verbal submission.

Yours sincerely

Adam Williams
MasterPlan SA Pty Ltd



BOUNDARY IDENTIFICATION SURVEY

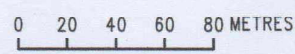
PLEASE NOTE:-
 NO CHEMICALS OR GRANULAR-
 WOOD KILLS OR FERTILISERS ARE
 USED IN GRAZING PASTURES SINCE
 2018 TO DATE.

ENLARGEMENT A1
 NOT TO SCALE

NOTE:
 P&WF.....POST AND WIRE FENCE
 STR.....STRAINER
 ①.....DENOTES NUMBERED CORNER

SEE CERTIFICATE OF TITLE FOR EASEMENT DETAILS.

DISTANCES SHOWN HEREON ARE IN METRES.
 OFFSETS SHOWN TO REFERENCE MARKS, STRUCTURES OR FENCING
 ARE EXAGGERATED FOR PURPOSES OF CLARITY AND NOT TO SCALE.



JOHN C BESTED & ASSOC PTY LTD
 ABN 96 004 596 908
 SURVEYING & PLANNING CONSULTANTS
 362 MAGILL ROAD KENSINGTON PARK 5068
 PHONE (08) 8332 7111
 email surveyors@johnbested.com.au

LOCALITY : NORTON SUMMIT
 ALLOTMENT 12 IN D18287
 CT VOL 5365 FOLIO 787
 HUNDRED OF ADELAIDE
 SCALE 1 : 2000m (A3)

I hereby certify that I have surveyed
 the above land on 24-03-22

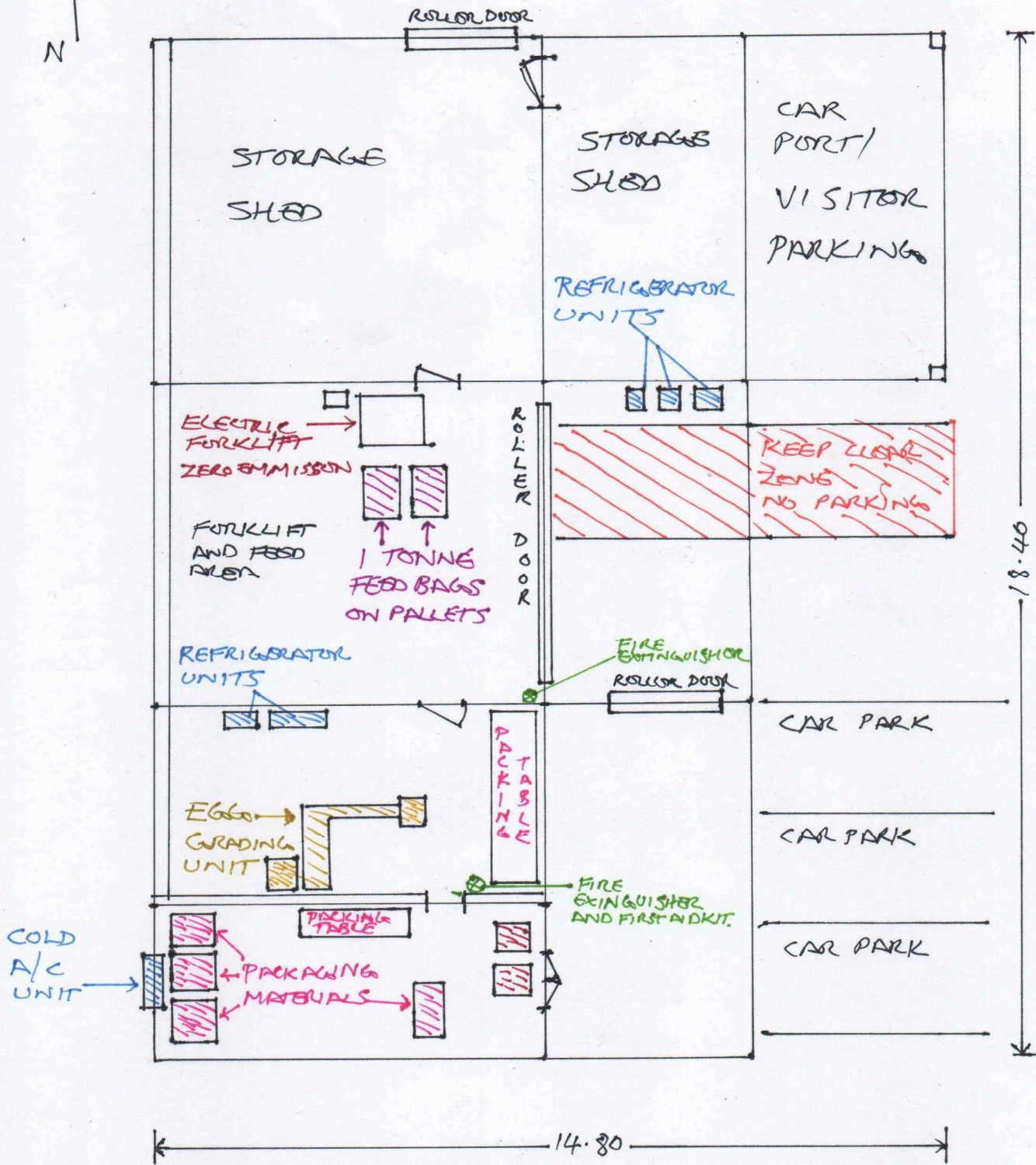
[Signature]
 Licensed Surveyor

THIS IS NOT A CERTIFIED SURVEY FOR THE PURPOSES OF THE REGULATIONS
 UNDER THE SURVEY ACT, 1992. THIS PLAN WILL NOT BE EXAMINED FOR
 BOUNDARY DEFINITION OR OTHERWISE BY THE REGISTRAR-GENERAL'S OFFICE.
 FUTURE SURVEY OF ADJOINING LAND OR SUBSEQUENT REGISTRATION OF
 CERTIFIED SURVEY PLANS MAY ALTER THE BOUNDARY DEFINITION OR
 INFORMATION SHOWN HEREON.

THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF TEMBYS FARM PTY.
 LTD. AND SHOULD NOT BE USED BY ANY OTHER PERSON OR CORPORATION.

REFERENCE No.	DRAWING No.	VERSION No.
21122	21122-ID	1

EGG PROCESSING, PACKING AND FEED STORAGE.



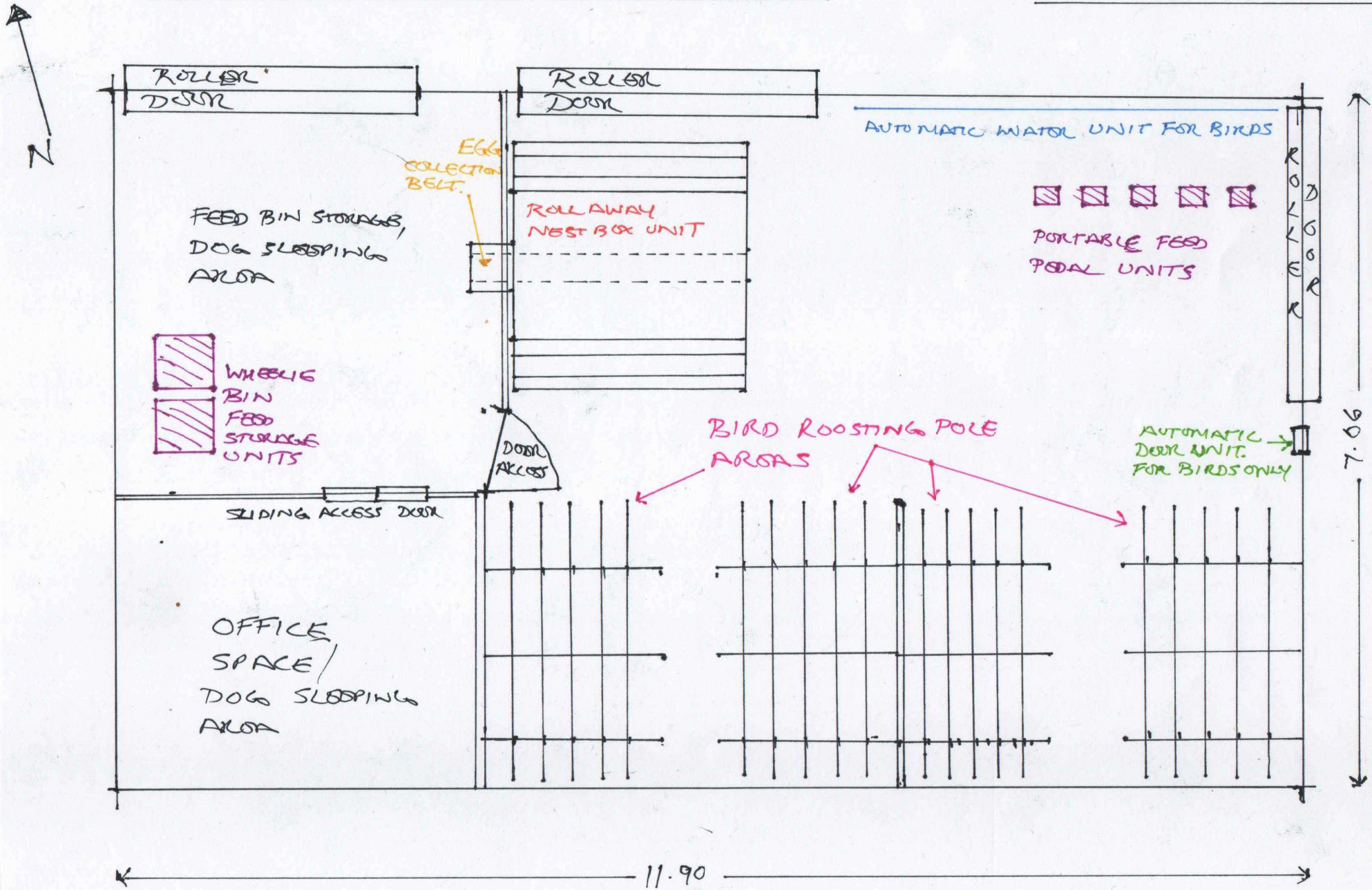
SCALE: 1:1 1cm:1m



REF: 220440143

BLUE SHED FLOOR PLAN

REF: 22040143



SCALE: 2cm:1M.

Melanie Scott

From: Helena and Nicholas Lea <tembysfarm@outlook.com>
Sent: Tuesday, 30 January 2024 3:09 PM
To: Melanie Scott
Subject: Re: Application ID 22040143 | Address: 28 TEMBYS RD NORTON SUMMIT SA 5136
Attachments: Blue Shed Ref 22040143.pdf; Packing Shed Ref 22040143.pdf; Development Application 22040143 28 Tembys Road_.pdf; ~WRD0000.jpg

1. Please find enclosed the drawings as requested, two of three attachments; packing shed and blue shed floor plans.

With regards to the other points raised;

2. The distances from the referenced property of 41 Tembys Road, using the google map measuring device is:-

- a) 130m from park up area #1
- b) 120m from park up area #2
- c) 90m from park up area #3
- d) 120m from park up area #4
- e) 140m from park up area #5

This is also referenced in the original main planning document however, the site plan referenced the boundary distances. Please refer to site development attachment attached, third attachment.

On the subject of potential dust and noise nuisance; our property is down wind from the concerned property at #41 Tembys Road. The prevailing wind is from the north westerly and westerly direction. There are plans to embrace the electric vehicle technology subject to approval. This will replace our current low emission diesel vehicle to a new electric vehicle. Maintenance farm vehicles are planned to be replaced with electric vehicles to further reduce vehicle noise.

With regards noise, dust and smell, significant vegetation will remain down in the valley. The sites identified are between 18m and 38m below the residence at #41. Please refer to PlanSA's contour map for verification. The science also confirms any minor potential gas or dust fumes released from either manure or composting are heavier than air.

All our neighbours residences are between 18m and 38m higher up the hill from this operation and therefore should not be intentionally impacted from our farming operations.

3. As previously mentioned both in the initial application and subsequently in the response document, it is not our intention to remove native vegetation. The areas selected have little to no existing vegetation and if any trees are in these areas, they have died off due to significant termite damage. Some have already fallen over.

Please reach out anytime if you require further assistance.

Best wishes,

Nicholas

Nicholas and Helena Lea
Tembys Farm Pty Ltd



Thank you for your correspondence of 15/1/24.

To clarify a few points of your correspondence.

At the time of your last visit on 10/1/23, there were 990 birds on site. This livestock quantity has been maintained to date. The 990 birds on site are housed by; one mobile chicken trailer located in park up area #1, which has 600 birds on site as per your report, together with the blue shed of 390 birds. At the time of your inspection on 10/1/23, there were two park up areas available for use. This is made up of the arena - park up area #1, where the chicken trailer was located at the time of your visit and a second area at the rotunda, to the north of the arena shown as park up area #2. (Reference development application drawing attached)

The application to expand our operation, is requesting only additional three areas (-not the five that is being eluded to), to the north for consideration. Subject to approval, There would be a chicken trailer on each additional park up area (#3,#4,#5) plus one trailer for the existing park up area #2. As previously discussed, If the panel does not approve the additional three park up areas, we would respectfully request the panel grant the use of one existing and four additional trailers (total of five trailers) that will be split between park up areas #1 and #2. Both of these park up areas #1 and #2 are greater than 105m from the identified water catchment area. As previously discussed, there will be fencing either side of the water course creek sections included in the water catchment area as per the local council recommendation and to respect the water catchment area.

Response to summary of information requested.

Land management and water resource group

Our relevant farming experience. Helena and Nicholas have grown up in the rural farming community. Nicholas has the following relevant agricultural qualifications; Diploma in Agriculture and Higher National Diploma in Agriculture, obtained at the Scottish Agricultural College, Craibstone, Aberdeen. Nicholas has also completed a Bachelor of Technology Degree in Rural Business Management obtained, at the University of Aberdeen, Scotland, UK.

Our biodynamic farming is based on the Rudolf Steiner principles. This has improved our pastures significantly. We do not use inorganic chemicals for weed control.

Our water testing occurs annually. Since 2019, our water has complied with our accreditation requirements. The samples are tested annually by SA Pathology.

We do not pollute the local environment nor do we intend to do so in the future.

Packing process

Our packing process do not involve any egg washing therefore no water or chemicals are used therefore, no waste water is generated from this process.

Our customers enjoy our premium product because we do not egg wash. Any cleaning process potentially can cause product contamination and affect the flavour of eggs. This provides us a competitive advantage from mainstream egg producers.

Any dirty or faecal contaminated eggs are removed for composting.

Significant capital investment has been made, to install roll away nest box systems. These are cleaned daily. The egg collections belts within these nest boxes are cleaned and disinfected daily. This assists with the production of clean eggs that do not require egg washing or cleaning.

Our eggs are; inspected, graded, packed into cartons, subsequently packed into a box shippers for transport directly to our retail outlets.

Our contract staff have access our home for toilet and hand washing. They also sanitise their hands prior to handling eggs.

Manure and waste management

a) location.

We currently store and compost our manure within two 4.5 m³ planter boxes located 60m from the entrance at 28 Tembys Road. The existing plan subject to review, will increase to 20 planter boxes using the existing terraced site.

There will be additional manure storage facility of one 660L composting mobile bins supplied by Jeffery's compost located at the northern side of the blue shed. These bins are supersized plastic wheelie bins, transported by forklift to the pick up area once filled.

b) volume of manure piling

Currently the existing manure collection is 0.4m³ per week. Our planned collection is 20.8m³ per year. In perspective the specific weight of manure is 421.21kg/m³ at 28.97% moisture content. Based on this calculation there will be 8.76 tonnes of manure produced per year. This has an approximate land area of three square meters. The planned construction of 20 more planter boxes that will be used for fresh produce within the household. The planter boxes total cubic capacity will be 90m³. This will facilitate the expansion of three times the current capacity.

In autumn, the composted materials will subsequently be emptied half yearly and spread onto the pasture on a rotational basis to increase soil dry matter. The increased dry matter on pasture significantly reduces waste water run off from pasture into the watercourse during significant rain

events. Due to the no tillage policy on this property, the biodiversity processes this material directly into the soil. The increase of dry matter of the top soil soaks up the majority of the water run off.

c) human health impacts

We have mitigated human health impacts by:

1. encouraging native vegetation growth,
2. pasture improvement by increasing dry matter in the soil with composted materials which has increased biodiversity within the soil structure.
3. The bird housing and manure storage is located down the valley. Therefore, any potential dust or manure smell nuisance is kept away from our immediate neighbours properties.
4. Hot composting methods are used to control any pests and diseases that could be unknowingly present in the manure. This assists with the elimination of potential disease spread from incoming livestock movements. Our method of composting uses brown materials such as cardboard and wood chips to assist with the movement of biodiversity within the planter box units. The heat treatment process ensures the compost is cleaned before being spread onto the vacant pastures.

d) wastewater management plan

Existing flat areas have been utilised as park up areas. They have had to be significantly improved so that any major rainfall does not wash into watercourse areas. Significant capital has been invested to construct the soak away system using agricultural drain soak away hose with, geo textile membrane and aggregate quarry materials. Currently when there is significant rainfall, the water is filtered and leaves the areas clean, where it subsequently flows to our lily and reed pond for further filtration. The overflow from this pond flows across the reed vegetation area into a second dam. Once the dam fills this spills into a vegetation area and the water leaves the property to the north. (Reference development application drawing and park up cross sectional drawing attached)

e) waste management plan.

Since we took ownership of this property, approximately 15 trailer loads of scrap metal and other recyclable materials have been delivered to local recycling centres. There's still more to go. We recycle as much waste as possible. Scrap metal, cans, bottles, large batteries are taken to the scouting recycling centre at Magill. We use rechargeable batteries for any torches or other battery powered equipment. Other recyclable materials are placed in the roadside recycling bin for collection.

Any other non recyclable materials are disposed of in the landfill bin.

As previously mentioned in our submission, bird mortalities and waste eggs are managed within our compost system. However, any unplanned or significant in planned mortalities will be deposited into the Jeffery's bin for collection and composting off site.

Once our flock is fully established, retired livestock will be offered for sale to the local community, advertised via local community social media. Livestock movement records kept as per accreditation requirements.

Drawings of proposed three additional park up bays (attached)

30 meters long by 10 meters wide

The eastern side of the farm track is managed pasture and will mitigate any potential cut and fill run off. Subject to approval, we would like to perform these earthworks in autumn or spring so there is some established grass on the embankments to prevent potential soil erosion. There is also a 1:20 gradient towards the slope from the cut and fill section. This ensures significant rain runs away from the creek direction, back into the hillside and excess water sent to the improved pastures.

The three areas identified (“proposed” park up areas #3,#4,#5) are shown on the development drawing attached.

How the trailers work within the park up areas.

All chicken trailers have automatic doors to allow for the livestock to free range. The doors close automatically at night time for livestock welfare and security.

As previously mentioned in the initial submission, the trailer is parked in one third of the park up area. After seven days this is moved forward by six meters. This allows for the manure to be cleaned up behind it. The same process is repeated once more. On the third move the trailer is moved back to the start of the area where the last section is subsequently cleaned up. The area is levelled after each clean up using a chain harrow towed by a quad bike to maintain the correct water run off within the area. The arena area - park up area #1, with the existing trailer in it, during your visit of the 10/1/23 was an example of this process.

Working registered maremma dogs

We currently have two registered working farm maremma sheep dogs. Due to the type of fencing we have invested in, we do not see the need to increase the number of maremma working dogs on this property.

Poultry Blue Shed

The Blue shed currently houses the 390 hens with an automatic door fitted to allow the hens to free range. Until the capital is available the blue shed will require to be used for livestock housing, for the immediate future until a replacement chicken trailer is obtained.

Subject to approval, the use of the blue shed will change once the all the four new trailers arrive on site. The blue shed livestock will be transferred to the new chicken trailer. The blue shed will be

overhauled and utilised as a machinery shed for the required relevant machinery. This eliminates any potential Tembys Road interaction with farm machinery.

PIRSA notified of intended livestock numbers

We received confirmation from PIRSA (copy of email forwarded to you 18/1/24) on 8/2/22 of our intended livestock numbers.

“From: "PIRSA:picregistrations" <PIRSA.picregistrations@sa.gov.au>

Date: 8 February 2022 at 4:46:01 pm ACDT

Floor plans requested

This will be drawn up and sent to you as soon as possible.

We trust this information will be of some help to assist with your report in the immediate future.

We sincerely appreciate your guidance on this matter to date. Thank you.

Any questions please reach out anytime.

Best wishes,

Nicholas

Nicholas and Helena Lea
Tembys Farm Pty Ltd



Tembys Farm Pty Ltd Traffic Management Plan.

Two potential access points to Tembys Farm.

1. Main access at 28 Tembys Road.

Small Truck

The access road leading off Tembys road provides sufficient turning area for small trucks that deliver up to three egg carton pallets and two box shippers pallets on a quarterly basis. We use one preferred transport company who specialise in rural deliveries. This helps mitigate potential traffic congestion as they know how to manoeuvre their vehicle efficiently. They normally deliver mid morning around 10.30 or around 2pm in the

afternoon. To date they have confirmed their eta prior to delivery. The truck is manoeuvred off Tembys road so that the zero emission electric forklift can access the truck safely.

Cars

We normally deliver our eggs on Thursday and Friday's. The delivery vehicle usually is ready to leave after the packing is completed by 2pm. The existing delivery vehicle is an SUV sized vehicle with factory fitted rear air conditioning system. The planned replacement delivery vehicle will be a zero emission full electric vehicle. This will be an SUV sized full electric van.

Our contract staff are from the local community. Currently one contract staff member using his own car, works 12 hours per week. With the planned expansion the labour forecast will be a team of three part time staff, each working 12 hours per week. Total 36 hours. We offer a flexible working hour arrangement to all staff however, the existing team member prefers 7.30am -10.30am working arrangement. There are currently four designated car park spaces at the packing shed at 28 Tembys road. There is also car parking available opposite the packing shed for visitors or other family members vehicles. Subject to approval, allowances have to be made when contractors are on site to install new infrastructure or processing equipment.

Ute and tandem trailer

This is due purpose vehicle. This is currently used by my wife to commute to her employment during week days. The Ute is used to collect feed fortnightly and currently bought into 28 Tembys road access by tandem trailer. The Ute and tandem trailer is also used to collect fresh vegetable food scraps usually once per week. The Ute and tandem trailer is reversed to the packing shed to unload by zero emission electric forklift.

2. Secondary access to Tembys Farm at Tembys Road Stall gate.

Feed

We currently lease the land from the council on a road rent basis. There is an access gate at Tembys Road Stall, located in between 199 Marble Hill road and 3 Tembys Road. The farm track goes from the Tembys Road Stall to the park up area #1 shown on the site plan drawing. Subject to approval, once at full capacity. A monthly delivery of feed can be air blown from the bulk delivery truck park on the hard standing area, inside the Tembys Road Stall gate, into a trailered mobile feed silo. A spotter will be present to guide the truck operator as required during the ingress and egress of this area. This will eliminate the need for fortnightly feed transport using the existing ute and tandem trailer.

Excess manure.

We have obtained written confirmation with Jeffery's compost to collect any excess manure or compostable materials. Subject to approval, the current estimate is a quarterly visit by their specialised collection vehicle to collect the 660 litre bin once filled. The bin will be stored at the blue shed area. Once filled this will be transported using our farm forklift wheel loader via the farm access road to Tembys Road stall inside the gate for the collection operator to reverse in to the existing hard standing parking area. A spotter will be present to guide the truck operator as required during the ingress and exit of this area. As this is located behind the stall gate there should be no vehicle interaction with other road users on Tembys Road.

Relevant Historical Information.

On 7/2/23, reports from our contract egg delivery person received @12.31 hrs, a low loading excavator articulated transport truck, was parked in our driveway at 28 Tembys Road. There was no communication received prior to this vehicle being parked in our driveway. It also restricted our contract packing team member's who was assisting with our egg deliveries at the time from our packing shed. We quickly ascertained that this truck was organised by a local resident. Their excavator was broken down on the access road to numbers #37, #39 and #41 Tembys Road. I admit, the language I used at the time toward the excavator owner could be more diplomatic however, this was not the first occasion this had happened. I was furious that, there was no respectful communication to ask permission to use our driveway to park this articulated low loader on a relatively warm day. It was February and the temperature was significant to warrant our concern as a family to leave in a bushfire situation. This local resident made no consideration of this fact and just went ahead to block not only our access, but the access three of our other neighbours as well. The low loader truck left the driveway however, the digger in question was still blocking the access road to 37,39,and 41 at 16.34 hrs.

The only communication we received by text the next day was advise a "heads up" on a subsequent driveway blockage to retrieve the broken down excavator that was still on the side of the access road.

To date, there has been no apology for the four hour obstruction. When this person was approached to discuss this matter at a later date, and the discuss manner by which I spoke at the time, they rode off on their quad bike back to their property. There has been very little communication with any these neighbours since. We believe that this is the reason why this local resident has become disgruntled and has proactively sought to collude with other immediate neighbours, to object to this application.

We have made significant landscaping improvements to our property.

Since 30/6/23, we have hired machinery on four occasions to perform these improvements. Total of twelve days (hire receipts available)

Unfortunately one occasion there was a tip truck delivering soil for the landscaping project, that did not have a working differential lock. This resulted in partial road obstruction for less than four minutes. There had be a recent heavy rain shower earlier that morning. The excavator was on hand and this vehicle was quickly assisted to make way for the local resident who required frequent access during this whole operation. We understand there was a complaint made to the local council. A representative from the local council was seen to attend the site, made observations of the vehicle traffic off Tembys Road and left the site without engaging directly with us. Two weeks later, we received a phone call from the council representative who visited the area. However, by this time the project was completed and any mud from activities had been cleaned up. Communication was sent to all relevant neighbours to apologise for any inconvenience and provided a time frame of the project together with a date for clean up for any substantial mud on the road.

Once our planning submission was open for public consultation, we have been subjected to frequent drive by's or stopping on the road by these individual neighbours, who now appear to have colluded with each other to object to our planned expansion.

Existing Traffic on Tembys Road.

We have installed security cameras at Tembys Road access as the requested traffic monitoring submitted to council has not yet been actioned. Case number:- CAS-145606-F8Q4. Significant footage has been captured of other vehicle traffic heading in the direction of 39 and 41 Tembys Road. This footage is available on request.

We have continued to conduct our business the same way as we have done so since our accreditation in December 2019, to provide our best quality eggs to the local community and surrounding suburbs of Adelaide. We are extremely grateful to the local community for their continued support. We have been fortunate enough to be able to donate to the following organisations; Catherine House, Foodbank, St Vincent De Paul, Hut Street Community Centre.

We will endeavour to maintain our standard and our "AAA" PIRSA accreditation status, inspected on an annual basis.

If you require any further information, please reach out.

Best wishes,

Nicholas and Helena Lea,
Tembys Farm Pty Ltd

Nicholas Lea

required by the PlanSA planning team. Livestock noise levels have also been checked with a noise meter reading application and confirmed to be low noise level.

4. Traffic monitoring. A case has been raised to the Adelaide Hills Council to monitor the existing movement of traffic at two locations on Tembys Road. Case number:- CAS-145606-F8Q4. Our intended business traffic movement has already been addressed within the submitted public documents. If required, there is a potential to utilise the existing farm road as second staff access onto Marble Hill road utilising the Tembys Road Stall access gate to our property.
5. Since the PlanSA representative visited our property, significant improvements have been implemented. Please refer to the attachments previously submitted.
6. Rainfall. We are in a drought and have had significantly 56% less year on year average rainfall. Despite this we have scheduled in machinery to mow our grass paddocks which have been between knee and waist height. Alpacas and sheep are also currently continuing to assist with reducing the fuel load.
7. National guidelines for non intensive free range chicken stocking density with housing(fixed or mobile) is 1,500 birds per hectare. Our existing operation is currently 166 birds per hectare. Our planned expansion, subject to approval, once at full operational capacity, would increase to 503 birds per hectare with housing. Our printed cartons state less than 750 birds per hectare. This falls well below the National guideline for free range non intensive housed egg farming.
8. Water contamination prevention. As part of our PIRSA accreditation, our water is tested annually. Since 2019, all our water samples have passed with nil contamination. This property is 100% rainwater as the bore has never worked since we took ownership of this property.
9. Water course exclusion. As per your correspondence and our discussion of 23/9/23, subject to approval, we can confirm our intention to fence off the water course that is considered within the Torrens catchment, ten meters either side(please confirm or correct this) As discussed, this is only applicable to the north western section of this property that is considered within the Torrens catchment area. We are more than happy to co-operate with the EPA authority if required, to address any concerns they wish to raise with us.
10. As per your correspondence of 12/9/23, We will consider revising the park up areas:- #3,#4,#5, if the planning team is not satisfied with the set backs from the water catchment areas even with the proposed flat areas constructed with; ag drain, rocks, sand and geo textile as per the drawings submitted within the public submitted document. In lieu of this, we would appreciate approval for; a) two additional 600 bird trailer units placed on the eastern side of the property utilising the existing on park up area #1. Additional access points will be installed for birds to utilise the additional land on the northern eastern side of the property to reduce the grazing load on the eastern paddocks. b) subject to approval, Park up area #2 will have two 600 bird units with access points for the western and north western side of the property. To clarify, sought approval of 5 trailer units (1 existing 600 trailer unit on site), each with 600 bird capacity (3,000 bird total).The setback distances are shown within the 65 page document submitted and referenced within the public submission.
11. Car parking. There is currently car parking available for 6 staff cars at the existing packing shed at Tembys road, shown on the public submission document.
12. We have always maintained our position to engage constructive dialogue with all parties concerned. This has previously been achieved with the local council regarding the existing encroachment permit for Tembys road and Marble Hill road respectively.

Please reach out anytime if you require further information.

Thank you for your consideration of this matter.

Best wishes,

28 TEMBYS RD NORTON SUMMIT SA 5136

Address:

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

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



Property Zoning Details

Zone

Productive Rural Landscape

Overlay

Environment and Food Production Area
 Hazards (Bushfire - High Risk)
 Hazards (Flooding - Evidence Required)
 Limited Land Division
 Native Vegetation
 Prescribed Wells Area
 Water Resources

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.

- None

3. Code Assessed - Performance Assessed

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

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

- Shop
- Store

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)

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: <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery (g) Dwelling (h) Dwelling addition (i) Farming (j) Function centre (k) Horse keeping (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	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2	DTS/DPF 2.2

Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	Buildings: (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as a greenhouse.	DTS/DPF 3.1 Horticultural activities: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m ² (g) in the form of olive growing, is not located within 500m of a conservation or national park.
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 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 2ha in area (c) have a total floor area not exceeding 350m ² .
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 locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and/or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.	DTS/DPF 4.3 Buildings and associated activities: (a) are setback at least 50m from all road and allotment boundaries (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.	DTS/DPF 5.1 Dwellings: (a) are located on an allotment with an area not less than: (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment.

	In relation to DTS/DPF 5.1, in instances where: <ul style="list-style-type: none"> (d) more than one value is returned, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
PO 5.2 Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 5.2 Dwellings: <ul style="list-style-type: none"> (a) are setback from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height no greater than 6m.
PO 5.3 Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.	DTS/DPF 5.3 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: <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.
PO 5.4 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.4 Additions or alterations to an existing dwelling: <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.
Shops, Tourism and Function Centres	
PO 6.1 Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DTS/DPF 6.1 Shops, other than where located in The Cedars Subzone: <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.
PO 6.2 Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.2 Shops in new buildings: <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 adding industry to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p>Tourist accommodation, other than where located in The Cedars Subzone:</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.
Offices	
<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.
Adaptive Reuse of Existing Buildings	
<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 (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

	<ul style="list-style-type: none"> (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	
PO 10.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 10.1 None are applicable.
PO 10.2 Small-scale ground mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 10.2 None are applicable.
Built Form and Character	
PO 11.1 Large buildings designed and sited to reduce impacts on scenic and rural vistas by: <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. 	DTS/DPF 11.1 None are applicable.
Land Division	
PO 12.1 Land division creating additional allotments is not supported other than where located in The Cedars Subzone to support tourist development.	DTS/DPF 12.1 Except where the land division is proposed in The Cedars Subzone, no additional allotments are created.
PO 12.2 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: <ul style="list-style-type: none"> (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard. 	DTS/DPF 12.2 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: <ul style="list-style-type: none"> (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 13.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 13.1 Agricultural buildings: <ul style="list-style-type: none"> (a) are located on an allotment having an area of at least 2ha (b) are setback at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 350m² in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 14.1 Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.	DTS/DPF 14.1 Outbuildings: <ul style="list-style-type: none"> (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m² (c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end (d) have a total roof height that does not exceed 6m measured from natural ground level

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		(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour	
		(f) will not result in more than 2 outbuildings on the same allotment.	
PO 14.2	Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity.	DTS/DPF 14.2	Carports and verandahs:
		(a) are set back from the primary street at least as far back as the building to which it is ancillary	
		(b) have a total floor area that does not exceed 80m ²	
		(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)	
		(d) have a total roof height that does not exceed 5m measured from natural ground level	
		(e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour.	
Concept Plans			
PO 15.1	Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 15.1	The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:
			In relation to DTS/DPF 15.1, in instances where:
		(a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant.	
		(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met.	
Advertisements			
PO 16.1	Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 16.1	Freestanding advertisements:
		(a) do not exceed 2m in height	
		(b) do not have a sign face that exceeds 2m ² 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)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following):	None specified.

<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 (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> <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.3

2. Productive Rural Landscape Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO1.1 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.

Procedural Matters (PM)

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

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

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

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
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 impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 3.1 None are applicable.
PO 3.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 3.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.

Habitable Buildings	
<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> <p>(a) the asset protection zone has a minimum width of at least:</p> <p>(i) 50 metres to unmanaged grasslands</p> <p>(ii) 100 metres to hazardous bushland vegetation</p> <p>(b) the asset protection zone is contained wholly within the allotment of the development.</p>
<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> <p>(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></p> <p>(b) includes the provision of an all-weather hardstand area in a location that:</p> <p>(i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction</p> <p>(ii) is no further than 6 metres from the dedicated water supply outlet(s) where required.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Land Division	
<p>PO 5.1</p> <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>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>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</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>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</p> <p>None are applicable.</p>
<p>PO 5.4</p> <p>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</p> <p>None are applicable.</p>
<p>PO 5.5</p> <p>Land division provides sufficient space for future asset protection zones and</p>	<p>DTS/DPF 5.5</p> <p>None are applicable.</p>

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.

Vehicle Access – Roads, Driveways and Fire Tracks

PO 6.1

Roads are designed and constructed to facilitate the safe and effective:

- (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel
- (b) evacuation of residents, occupants and visitors.

DTS/DPF 6.1

Roads:

- (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:
 - (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3)
 - or
 - (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)
- (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

PO 6.2

Access to habitable buildings is designed and constructed to facilitate the safe and effective:

- (a) use, operation and evacuation of fire-fighting and emergency personnel
- (b) evacuation of residents, occupants and visitors.

DTS/DPF 6.2

Access is in accordance with (a) or (b):

- (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:
 - (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:
 - A. a loop road around the building

Policy24		P&D Code (in effect) Version 2023.1 19/01/2023	
		<ul style="list-style-type: none"> 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.

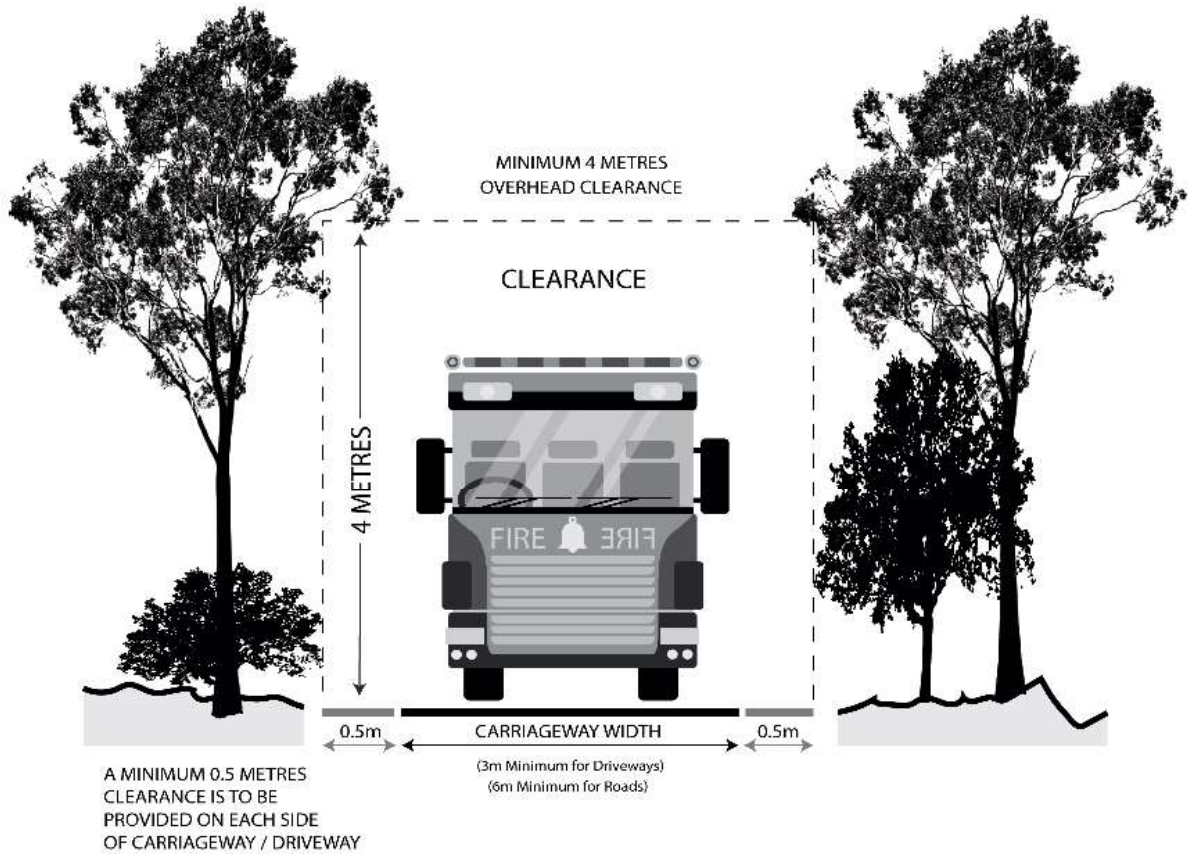
Procedural Matters (PM) - Referrals

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

Curves to allow fire trucks to turn into the track without having to back-up several times - minimum external radius of 12.5m.

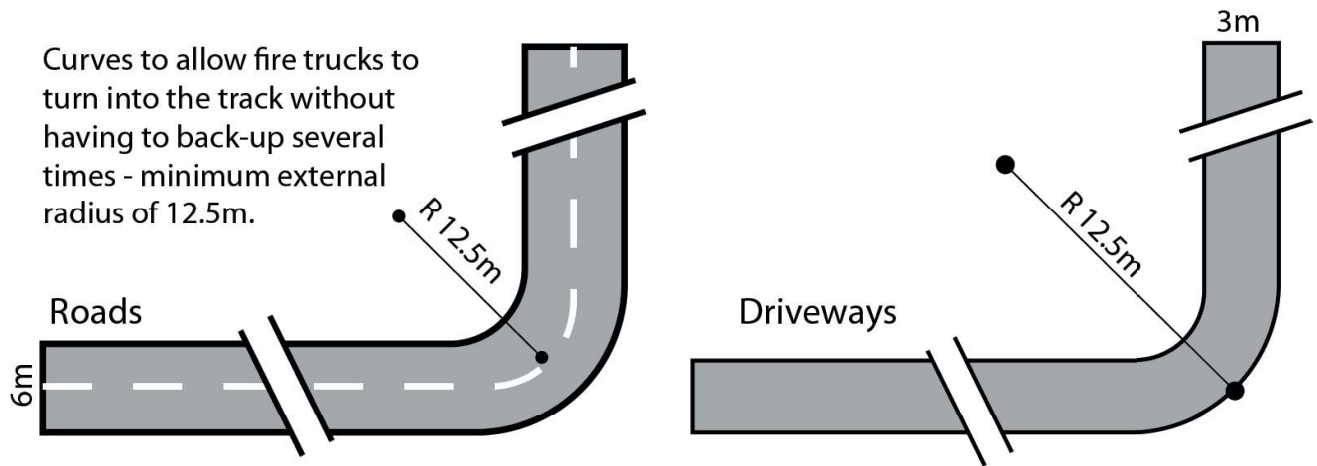
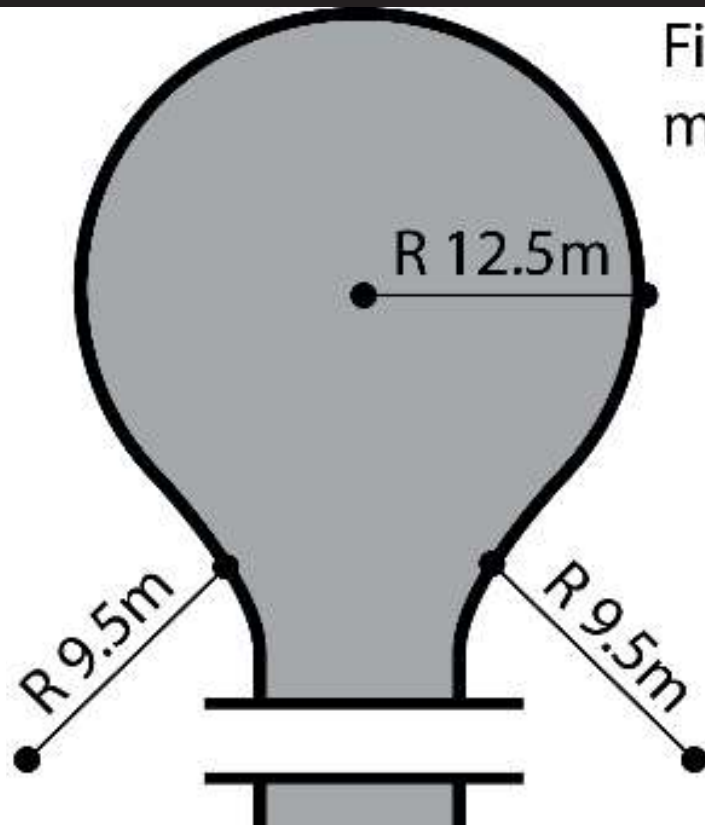
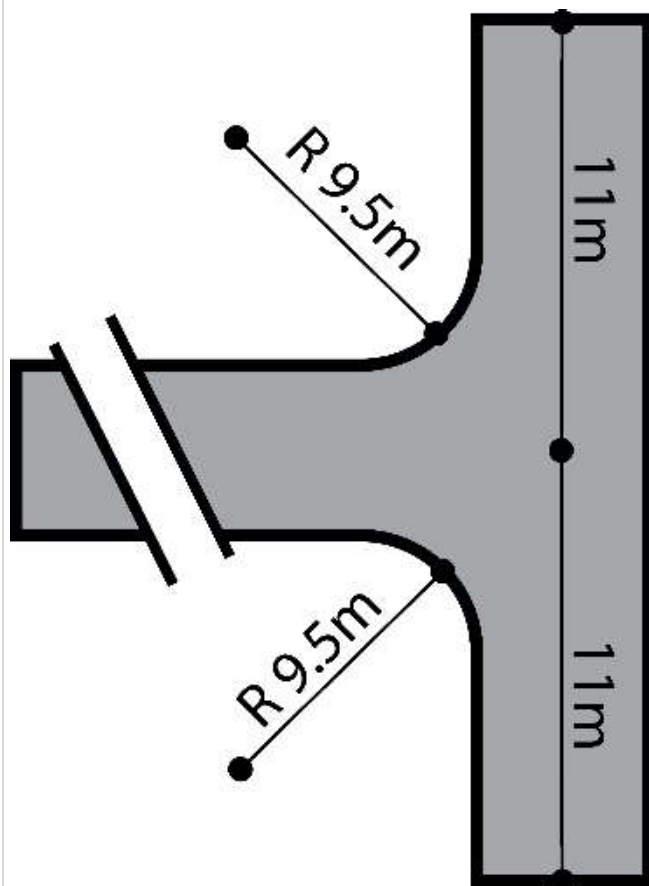


Figure 3 - Full Circle Turning Area



Fire truck turning area -
minimum radius 12.5m

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



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

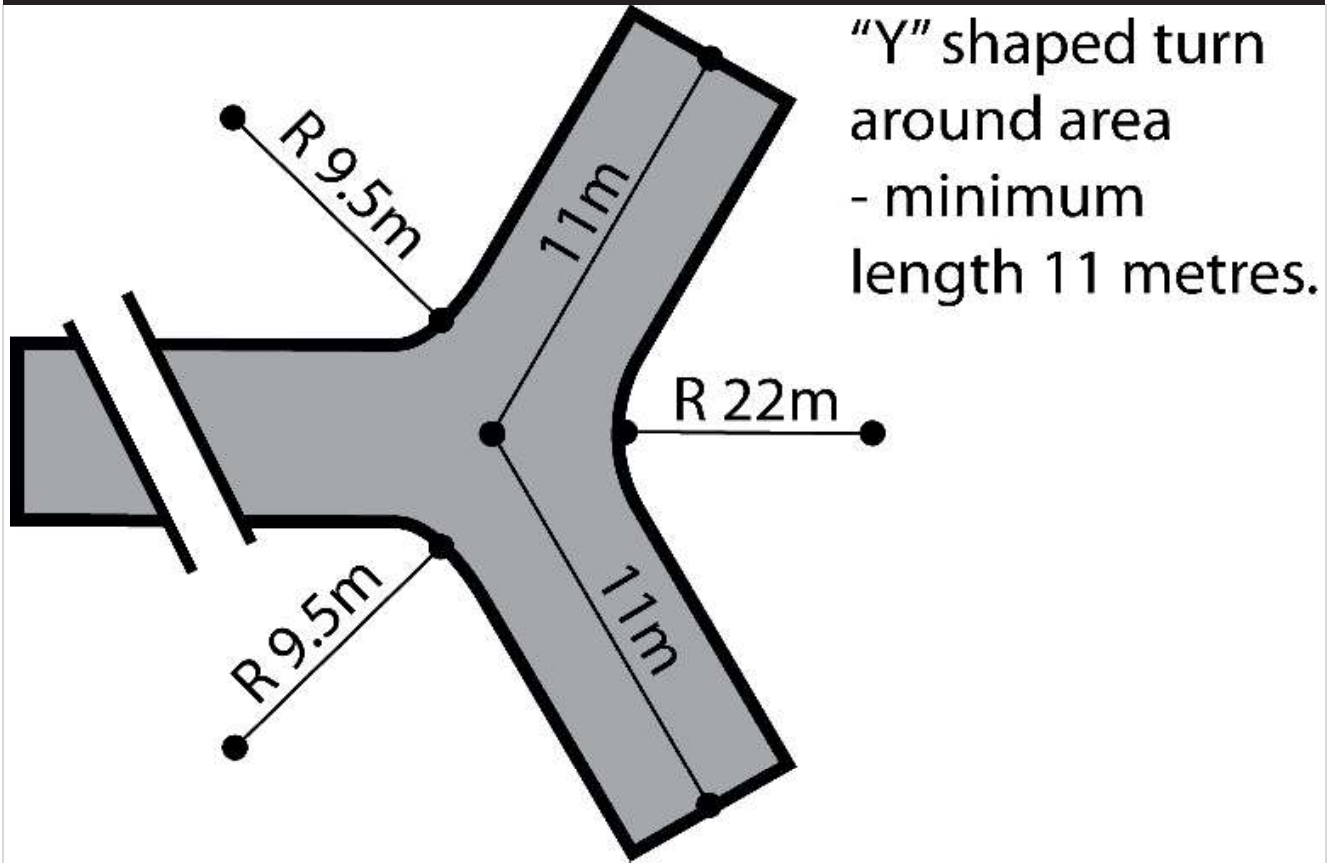
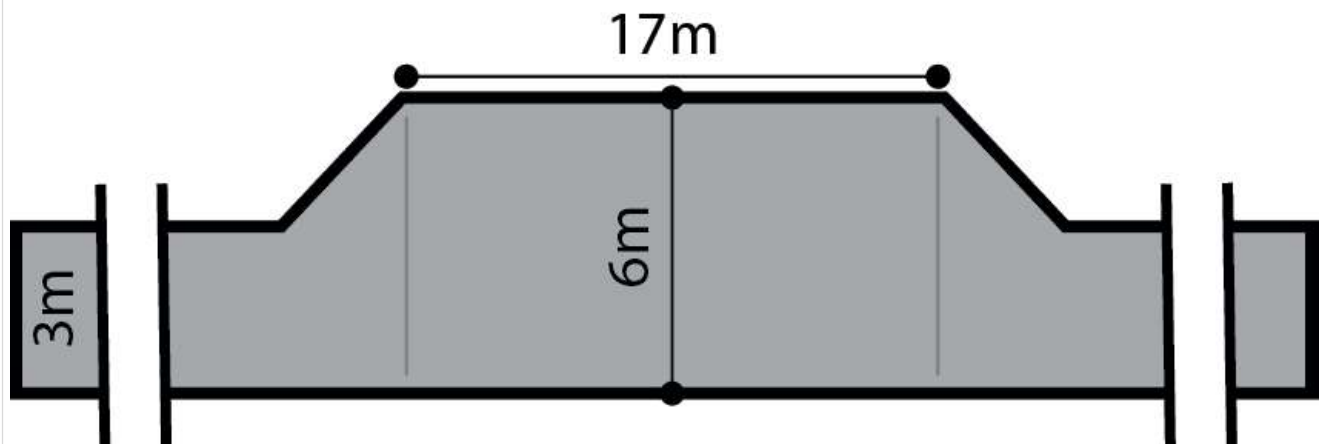


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO1.1 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	
PO2.1 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)

Desired Outcome

DO 1	The long term use of land for primary production is maintained by minimising fragmentation through division of land.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO1.1 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.
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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)

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 building maintenance.	DTS/DPF 1.1 An application is accompanied by: <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area <li style="text-align: center; margin: 5px 0;">or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2	DTS/DPF 1.2

<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. 	None are applicable.
<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>
Land division	
<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> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (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 or (c) the division is to support a Heritage Agreement under the <i>Native Vegetation Act 1991</i> or the <i>Heritage Places Act 1993</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>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'.</p>	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.
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Prescribed Wells Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

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

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</p>			

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: <ul style="list-style-type: none"> (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse. 	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: <ul style="list-style-type: none"> (a) the construction of an erosion control structure 	DTS/DPF 1.6 None are applicable.

Policy24		P&D Code (in effect) Version 2023.1 19/01/2023
(b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.		
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.	
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.	
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.	

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

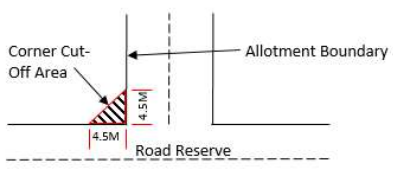
Desired Outcome (DO)

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 (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
<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> <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
<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> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<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>
Proliferation of Advertisements	
<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> <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
<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

	<p>the edge of the seal</p> <p>(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:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> <p>(d) 70 or 80 km/h road - 8.5m.</p>
<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> <p>(a) is not illuminated</p> <p>(b) does not incorporate a moving or changing display or message</p> <p>(c) does not incorporate a flashing light(s).</p>

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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>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>DTS/DPF 2.2</p> <p>Stables, horse shelters and associated yards are sited in accordance with all of the following:</p> <p>(a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership</p> <p>(b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.</p>

P0 2.3	DTS/DPF 2.3
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.	Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
P0 2.4	DTS/DPF 2.4
To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
P0 2.5	DTS/DPF 2.5
Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
P0 3.1	DTS/DPF 3.1
Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
P0 3.2	DTS/DPF 3.2
Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
P0 3.3	DTS/DPF 3.3
Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wastes	
P0 4.1	DTS/DPF 4.1
Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	None are applicable.
P0 4.2	DTS/DPF 4.2
Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 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 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
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	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the

appropriate distance seaward of the high water mark.	high water mark.
<p>PO 2.5</p> <p>Marine aquaculture is sited and designed to not obstruct or interfere with:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> (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>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <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>
Navigation and Safety	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p>	<p>DTS/DPF 3.2</p>

Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
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)

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.

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)

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.
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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
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: <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	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
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)

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

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

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

Design**Assessment Provisions (AP)**

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1	DTS/DPF 1.1

Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (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.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is 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.

(e) contribute to biodiversity.	
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 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.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
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.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3	DTS/DPF 7.3

Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
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 Development does not occur on land at risk of landslip nor increases 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 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	DTS/DPF 9.2

Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 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 a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m ² facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m ²

- (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%
201-450	20%
>450	25%
 - (ii) the amount of existing soft landscaping prior to the development occurring.

PO 13.2
 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.

DTS/DPF 13.2
 Ancillary buildings and structures do not result in:

- (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space
- (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
<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 B. 1.7m above finished floor level in all other cases.
Private Open Space	
<p>PO 17.1</p>	<p>DTS/DPF 17.1</p>

Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 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 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads

	<ul style="list-style-type: none"> (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.
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<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
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<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.
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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>
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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> <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
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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: left;">Number of bedrooms</th> <th style="text-align: left;">Minimum internal floor area</th> </tr> </thead> <tbody> <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</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
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional										

		15m ² for every additional bedroom
PO 22.2	The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3	Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4	Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space		
PO 23.1	Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2	Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3	Communal open space is designed and sited to: <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 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: <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. 	DTS/DPF 23.5 None are applicable.
Car parking, 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: <ul style="list-style-type: none"> (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		DTS/DPF 24.3

Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: <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.
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: <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.

PO 26.6	DTS/DPF 26.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1	DTS/DPF 27.1
Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	None are applicable.
Movement and Access	
PO 28.1	DTS/DPF 28.1
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. 	None are applicable.
Communal Open Space	
PO 29.1	DTS/DPF 29.1
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.
PO 29.2	DTS/DPF 29.2
Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 29.3	DTS/DPF 29.3
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4	DTS/DPF 29.4
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. 	None are applicable.
PO 29.5	DTS/DPF 29.5
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 29.6	DTS/DPF 29.6
Communal open space is designed and sited to: <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. 	None are applicable.
Site Facilities / Waste Storage	
PO 30.1	DTS/DPF 30.1
Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	None are applicable.

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 30.3 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 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area:

	<p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Dwelling (above ground level)	<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>
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <p>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</p> <p>(b) durable - fit for purpose, adaptable and long lasting</p> <p>(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</p> <p>(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.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings)	DTS/DPF 1.3 None are applicable.

are designed and detailed to convey purpose, identify main access points and complement the streetscape.	
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
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.

PO 4.3	DTS/DPF 4.3
Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	None are applicable.
Water Sensitive Design	
PO 5.1	DTS/DPF 5.1
Development is sited and designed to maintain natural hydrological systems without negatively impacting: <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. 	None are applicable.
On-site Waste Treatment Systems	
PO 6.1	DTS/DPF 6.1
Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	Effluent disposal drainage areas do not: <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 in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1	DTS/DPF 7.1
Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: <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. 	None are applicable.
PO 7.2	DTS/DPF 7.2
Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	None are applicable.
PO 7.3	DTS/DPF 7.3
Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	None are applicable.
PO 7.4	DTS/DPF 7.4
Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5	DTS/DPF 7.5
Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6	DTS/DPF 7.6
Vehicle parking areas and associated driveways are landscaped to provide	None are applicable.

shade and positively contribute to amenity.	
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.
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: (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.

<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>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>Site Facilities / Waste Storage (excluding low rise residential development)</p>	
<p>PO 11.1</p> <p>Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>PO 11.2</p> <p>Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>
<p>PO 11.3</p> <p>Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>
<p>PO 11.4</p> <p>Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4</p> <p>None are applicable.</p>
<p>PO 11.5</p> <p>For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 11.5</p> <p>None are applicable.</p>
<p>All Development - Medium and High Rise</p>	
<p>External Appearance</p>	
<p>PO 12.1</p> <p>Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1</p> <p>None are applicable.</p>
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>PO 12.3</p> <p>Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3</p> <p>None are applicable.</p>
<p>PO 12.4</p> <p>Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4</p> <p>None are applicable.</p>
<p>PO 12.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
<p>PO 12.6</p>	<p>DTS/DPF 12.6</p>

<p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (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.
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<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</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.
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<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>
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Landscaping

<p>PO 13.1</p> <p>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</p> <p>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>
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<p>PO 13.2</p> <p>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</p> <p>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"> <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>	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			
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PO 13.3	DTS/DPF 13.3
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.
PO 13.4	DTS/DPF 13.4
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1	DTS/DPF 14.1
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicable.
PO 14.2	DTS/DPF 14.2
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	None are applicable.
PO 14.3	DTS/DPF 14.3
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 	None are applicable.
Car Parking	
PO 15.1	DTS/DPF 15.1
Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	Multi-level vehicle parking structures within buildings: <ul style="list-style-type: none"> (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
Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	None are applicable.
Overlooking/Visual Privacy	
PO 16.1	DTS/DPF 16.1
Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: <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 	None are applicable.

<p>spatial separation between balconies or windows of habitable rooms</p> <p>(d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.</p>	
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (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>
Outlook and Amenity	
<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>
Ancillary Development	
<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (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 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

	<p>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> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" data-bbox="980 415 1485 772"> <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>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> (ii) the amount of existing soft landscaping prior to the development occurring. 	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 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>
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<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
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<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>
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<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.

Residential Development - Low Rise

External appearance

<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>

<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
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<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>

<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p>
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	<ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (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.
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<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>
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Private Open Space

<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>
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<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>
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Landscaping

<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="909 1260 1485 1617"> <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>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> <ul style="list-style-type: none"> (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%										

Car parking, access and manoeuvrability

<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
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	<ul style="list-style-type: none"> (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 (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (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
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <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

	<p>space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>
Waste storage	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <p>(a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</p> <p>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</p>
Design of Transportable Buildings	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <p>(a) provide a habitable room at ground or first level with a window facing toward the street</p> <p>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.</p>
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
Residential amenity in multi-level buildings	
<p>PO 28.1</p> <p>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</p> <p>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</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <p>(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy</p> <p>(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>	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <p>(a) sun screens</p> <p>(b) pergolas</p> <p>(c) louvres</p> <p>(d) green facades</p> <p>(e) openable walls.</p>
<p>PO 28.3</p>	<p>DTS/DPF 28.3</p>

Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ .
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
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.	DTS/DPF 28.6 None are applicable.
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.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
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.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m ² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m ² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m ² , and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (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.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

	Number of bedrooms	Minimum internal floor area
	Studio	35m ²
	1 bedroom	50m ²
	2 bedroom	65m ²
	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.	
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.	
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
Communal Open Space		
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.	
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.	
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.	
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.	
Car parking, access and manoeuvrability		
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (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.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 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 (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 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).
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	DTS/DPF 35.5
Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	None are applicable.
PO 35.6	DTS/DPF 35.6
Services including gas and water meters are conveniently located and screened from public view.	None are applicable.
Water sensitive urban design	
PO 36.1	DTS/DPF 36.1
Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	None are applicable.
PO 36.2	DTS/DPF 36.2
Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1	DTS/DPF 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.	None are applicable.
PO 37.2	DTS/DPF 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.	None are applicable.
Movement and Access	
PO 38.1	DTS/DPF 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. 	None are applicable.
Communal Open Space	
PO 39.1	DTS/DPF 39.1
Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	None are applicable.
PO 39.2	DTS/DPF 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.	None are applicable.
PO 39.3	DTS/DPF 39.3
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4	DTS/DPF 39.4

Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking

	Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (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: (a) Site area <301m ² : 24m ² located behind the building line. (b) Site area ≥ 301m ² : 60m ² 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)

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	DTS/DPF 1.1 None are applicable.

effect on the physical environment or scenic quality of the rural landscape.				
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).			
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.			
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .			
Water Protection				
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.			
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (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).			
Fire Management				
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (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.			
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (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.			
Power-line Clearances				
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">Voltage of transmission line</td> <td style="width: 33%;">Tower or Pole</td> <td style="width: 33%;">Minimum horizontal clearance distance between plantings and transmission lines</td> </tr> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
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)

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: <ul style="list-style-type: none"> (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	DTS/DPF 2.2 None are applicable.

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.	
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 (c) private open space (d) space for landscaping and vegetation. 	<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.
Buildings elevation design	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the</p>

<p>positive contribution to the streetscape and common driveway areas.</p>	<p>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.
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<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
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<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>
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<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>
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<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>
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Outlook and amenity

<p>PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>
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<p>PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2 None are applicable.</p>
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Private Open Space

<p>PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1 Private open space is provided in accordance with the following table:</p> <table border="1" data-bbox="841 1680 1485 1995"> <thead> <tr> <th data-bbox="841 1680 1032 1801">Dwelling Type</th> <th data-bbox="1032 1680 1247 1801">Dwelling / Site Configuration</th> <th data-bbox="1247 1680 1485 1801">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td data-bbox="841 1801 1032 1995">Dwelling (at ground level)</td> <td data-bbox="1032 1801 1247 1995"></td> <td data-bbox="1247 1801 1485 1995"> Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m </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 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 to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 11.1</p> <p>Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (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</p> <p>Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 11.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (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 				
Landscaping					
<p>PO 12.1</p> <p>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</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="841 1906 1484 1974"> <tr> <td data-bbox="841 1906 1344 1974">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</td> <td data-bbox="1344 1906 1484 1974">Minimum percentage of site</td> </tr> </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
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site				

	<table border="1"> <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> </table> <p>(b) at least 30% of land between the road boundary and the building line.</p>	<150	10%	<200	15%	200-450	20%	>450	25%
<150	10%								
<200	15%								
200-450	20%								
>450	25%								
Water Sensitive Design									
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <p>(a) maximise efficient use of water resources</p> <p>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</p> <p>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</p>	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>								
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> <p>(a) 2 or fewer bedrooms - 1 car parking space</p> <p>(b) 3 or more bedrooms - 2 car parking spaces.</p>								
<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> <p>(a) single parking spaces:</p> <p>(i) a minimum length of 5.4m</p> <p>(ii) a minimum width of 3.0m</p> <p>(iii) a minimum garage door width of 2.4m</p> <p>(b) double parking spaces (side by side):</p> <p>(i) a minimum length of 5.4m</p> <p>(ii) a minimum width of 5.5m</p> <p>(iii) minimum garage door width of 2.4m per space.</p>								
<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> <p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</p>								
<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>DTS/DPF 16.1</p>								

Provision is made for the convenient storage of waste bins in a location screened from public view.	<p>A waste bin storage area is provided behind the primary building 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>
Vehicle Access	
<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) 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.
<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> <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.
<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> <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.
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> (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>.
Site contamination	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (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

	<p>which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)</p> <p>(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 <u>site contamination declaration form</u>), and satisfies both of the following:</p> <p>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that</p> <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the <u>land</u> 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> <p>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the <u>site contamination audit report</u> (as demonstrated in a <u>site contamination declaration form</u>).</p>
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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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:	DTS/DPF 2.1 None are applicable.

<ul style="list-style-type: none"> (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. 	
<p>PO 2.2</p> <p>Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
Rehabilitation	
<p>PO 3.1</p> <p>Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
Hazard Management	
<p>PO 4.1</p> <p>Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Electricity Infrastructure and Battery Storage Facilities	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p>	<p>DTS/DPF 5.3</p>

Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (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.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.

<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>																																			
<p>Renewable Energy Facilities (Solar Power)</p>																																				
<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 perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility. 	<p>DTS/DPF 9.2</p> <p>None are applicable.</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="836 1018 1494 1669"> <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
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<p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>																																			

Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
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.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	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.
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.	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: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
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: <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. 	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: <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.
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 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.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage,	DTS/DPF 13.2 None are applicable.

access roads and worker amenity areas) are sited and operated to minimise environmental impact.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources	DTS/DPF 2.1 None are applicable.

(c) be located outside 1% AEP flood event areas.	
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)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature				
General Land Use Compatibility					
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>				
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>				
Hours of Operation					
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p>	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 50%;">Class of Development</th> <th style="width: 50%;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	Class of Development	Hours of operation		
Class of Development	Hours of operation				

<p>(a) the nature of the development</p> <p>(b) measures to mitigate off-site impacts</p> <p>(c) the extent to which the development is desired in the zone</p> <p>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p>	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: (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 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>	DTS/DPF 3.1	North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
<p>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>	DTS/DPF 3.2	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: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m ² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
<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>	DTS/DPF 3.3	None are applicable.
<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>	DTS/DPF 3.4	None are applicable.
Activities Generating Noise or Vibration		
<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>	DTS/DPF 4.1	Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and</p>	DTS/DPF 4.2	None are applicable.

<p>equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 					
<p>PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (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>PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4 Adjacent land is used for residential purposes.</p>				
<p>PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5 None are applicable.</p>				
<p>PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="836 1270 1494 1491"> <thead> <tr> <th data-bbox="836 1270 1088 1333">Assessment location</th> <th data-bbox="1088 1270 1494 1333">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="836 1333 1088 1491">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1088 1333 1494 1491">Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</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 (LOCT10,15 < LOCT90,15 + 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 (LOCT10,15 < LOCT90,15 + 8dB)				
Air Quality					
<p>PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1 None are applicable.</p>				
<p>PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the 	<p>DTS/DPF 5.2 None are applicable.</p>				

dispersion of exhaust emissions, taking into account the location of sensitive receivers.	
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 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.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, 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

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		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.
PO 9.6	Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6	None are applicable.
PO 9.7	Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7	None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)			
PO 10.1	Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1	Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	<p>DTS/DPF 1.1</p> <p>Division of land satisfies (a) or (b):</p> <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

	<p>proposed to be used solely for residential purposes</p> <p>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</p>
<p>PO 1.2</p> <p>Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Design and Layout	
<p>PO 2.1</p> <p>Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Land division maximises the number of allotments that face public open space and public streets.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>PO 2.6</p> <p>Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Land division results in legible street patterns connected to the surrounding street network.</p>	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.</p>	<p>DTS/DPF 2.8</p> <p>None are applicable.</p>
Roads and Access	
<p>PO 3.1</p> <p>Land division provides allotments with access to an all-weather public road.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Land division does not impede access to publicly owned open space and/or recreation facilities.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>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.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>
<p>PO 3.5</p>	<p>DTS/DPF 3.5</p>

Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
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 feature.	DTS/DPF 4.6 None are applicable.
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	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	

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PO 10.1	Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1	None are applicable.
PO 10.2	Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2	None are applicable.
PO 10.3	Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3	None are applicable.
Solar Orientation			
PO 11.1	Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1	None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 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.

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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 (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1	DTS/DPF 1.1
Recreation facilities are compatible with surrounding land uses and activities.	None are applicable.
PO 1.2	DTS/DPF 1.2
Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.
Design and Siting	
PO 2.1	DTS/DPF 2.1
Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	None are applicable.

P0 2.2	DTS/DPF 2.2
Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	None are applicable.
P0 2.3	DTS/DPF 2.3
Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	None are applicable.
Pedestrians and Cyclists	
P0 3.1	DTS/DPF 3.1
Open space incorporates: (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.	None are applicable.
Usability	
P0 4.1	DTS/DPF 4.1
Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	None are applicable.
Safety and Security	
P0 5.1	DTS/DPF 5.1
Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	None are applicable.
P0 5.2	DTS/DPF 5.2
Play equipment is located to maximise opportunities for passive surveillance.	None are applicable.
P0 5.3	DTS/DPF 5.3
Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	None are applicable.
P0 5.4	DTS/DPF 5.4
Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	None are applicable.
P0 5.5	DTS/DPF 5.5
Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	None are applicable.
P0 5.6	DTS/DPF 5.6
Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	None are applicable.
Signage	
P0 6.1	DTS/DPF 6.1
Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	None are applicable.
Buildings and Structures	
P0 7.1	DTS/DPF 7.1
Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	None are applicable.
P0 7.2	DTS/DPF 7.2
Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	None are applicable.

PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	DTS/DPF 7.3 None are applicable.
PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve.	DTS/DPF 7.4 None are applicable.
Landscaping	
PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation.	DTS/DPF 8.1 None are applicable.
PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (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 (DO)

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 Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:	DTS/DPF 1.2 None are applicable.

<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>	
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Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): <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) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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: <ul style="list-style-type: none"> (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 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 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	DTS/DPF 3.3 None are applicable.

improvements can be achieved.	
<p>PO 3.4</p> <p>Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <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. 	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

to ensure safety for all road users and pedestrians.	
<p>PO 2.2</p> <p>Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
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.
<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.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7	DTS/DPF 6.7

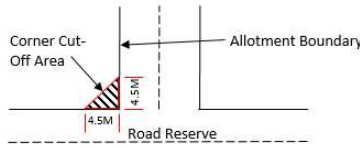
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On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.		None are applicable.	
Undercroft and Below Ground Garaging and Parking of Vehicles			
PO 7.1	Undercroft and below ground garaging of vehicles is designed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

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more
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than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.	
Residential Development	
Detached Dwelling	<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>
Group Dwelling	<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>
Residential Flat Building	<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>
Row Dwelling where vehicle access is from the primary street	<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>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<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>
Semi-Detached Dwelling	<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>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
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	<p>Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.</p> <p>Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.</p> <p>A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.</p>
Tourist accommodation	1 car parking space per accommodation unit / guest room.

Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m2 of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 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 100m2 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 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Community facility	10 spaces per 100m2 of total floor area.
Educational establishment	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Hall / meeting hall	0.2 spaces per seat.
Library	4 spaces per 100m2 of total floor area.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.

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Timber yard	1.5 spaces per 100m2 of total floor area	
	1 space per 100m2 of outdoor area used for display purposes.	
Warehouse	0.5 spaces per 100m2 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 100m2 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	
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.			
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 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 100m2 of gross leasable floor area.	6 spaces per 100m2 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 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 Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - CriteriaThe 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>(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>

(b) is within 400 metres of a bus interchange ⁽¹⁾	(d) Urban Corridor (Business) Zone
(c) is within 400 metres of an O-Bahn interchange ⁽¹⁾	(e) Urban Corridor (Living) Zone
(d) is within 400 metres of a passenger rail station ⁽¹⁾	(f) Urban Corridor (Main Street) Zone
(e) is within 400 metres of a passenger tram station ⁽¹⁾	(g) Urban Neighbourhood Zone
(f) is within 400 metres of the Adelaide Parklands.	

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

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate	
	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.	
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.	
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.	
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
	All zones	The bicycle parking rate applies to a designated area located in a relevant part of the State described below. City of Adelaide
	Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone	Metropolitan Adelaide

	Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	
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Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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 areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 	DTS/DPF 2.1 None are applicable.
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: <ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; 	DTS/DPF 2.3 None are applicable.

(c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.

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P07.2	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.
P07.3	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.
P07.4	Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4	None are applicable.
P07.5	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			
P08.1	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.
P08.2	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)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
P01.1 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.
P01.2 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.
P01.3 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.
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No criteria applies to this land use. Please check the definition of the land use for further detail.