CAP MEETING – 12 June 2024
ITEM 8.2

DEVELOPMENT NO.:	23037800
APPLICANT:	Cobbs Hill Estate
ADDRESS:	362 OAKWOOD RD OAKBANK SA 5243
NATURE OF DEVELOPMENT:	Change of use of existing cellar door building to include a restaurant, variation to DA 21017786 to remove the restaurant from the approved function centre building and to vary condition 13 to increase the days of restaurant operation from 2 days per week to 3 days per week plus public holidays and to vary condition 11 to increase the capacity of the cellar door to 200 persons on public holidays
ZONING INFORMATION:	**Zones:** • Productive Rural Landscape **Overlays:** • Hazards (Flooding - Evidence Required) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Water Resources • Environment and Food Production Area • Hazards (Bushfire - High Risk)
LODGEMENT DATE:	27 Dec 2023
RELEVANT AUTHORITY:	Assessment Panel at Adelaide Hills Council
PLANNING & DESIGN CODE VERSION:	P&D Code (in effect) Version 2023.19 - 21 December 2023
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes
RECOMMENDING OFFICER:	Doug Samardzija Senior Statutory Planner
REFERRALS STATUTORY:	None
REFERRALS NON-STATUTORY:	None

CONTENTS:

DETAILED DESCRIPTION OF PROPOSAL:

The proposed development application has two elements to it. The first is the change of use of the existing cellar door building to include restaurant and the second element of the proposal is a variation to DA 21017786 to remove the restaurant from the previously approved new function centre building and to vary restaurant and cellar door operating days and capacity. A more detailed breakdown of the proposal is provided below:

- Change of use of existing cellar door building to include a restaurant use three times a week on a Friday, Saturday, Sunday and public holidays from 11:00am to 10:00pm at 130-person capacity;
- Variation to DA 21017786 to remove the restaurant use from the approved function centre building;
- Variation to condition 13 of the previous approval to increase the days of restaurant use from 2 days a week to 3 days a week plus public holidays;
- Variation to condition 11 to increase the capacity of the cellar door use to 200 persons on public holidays.

BACKGROUND:

At its meeting on 8 March 2023, the Council Assessment Panel considered Development Application 21017786 for construction of a function centre and restaurant building with associated car parking and landscaping, 100,000 litre underground water storage tank and variations to Development Authorisation 16/973/473 to increase the overall capacity, the number of functions and operating hours and Development Authorisation 16/882/473 to increase the capacity of the existing cellar door and to undertake the development in two stages:

Stage 1: Vary cellar door capacity and number of functions, with deletion of special events, upgrade of car parking, vehicle access and waste control system, and

Stage 2: Construction of the function centre and restaurant building and remainder of works.

A total of fifteen (15) representations were received from nearby adjoining and adjacent landowners and occupiers of land during the notification period, of those nine (9) were heard by the Panel at the meeting. The Panel determined that the application was NOT seriously at variance with the provisions of the Planning and Design Code and granted Planning Consent the proposal subject to 21 Conditions. Stage 1 has received Development Approval and has been implemented whilst an application for Building Consent for Stage 2 is yet to be lodged. Previously approved plans and DNF are included in ***Attachment 5.***

A full breakdown of all development applications approved on site are listed below:

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
08/03/2023	21017786	Construction of a function centre and restaurant building with associated car parking and landscaping, 100,000 litre underground water storage tank and variations to Development Authorisation 16/973/473 to increase the overall capacity, the number of functions and operating hours and Development Authorisation 16/882/473 to increase the capacity of the existing cellar door and to undertake the development in two stages: Stage 1: Vary cellar door capacity and number of functions, with deletion of special events, upgrade of car parking, vehicle access and waste control system, and Stage 2: Construction of the function centre and restaurant building and remainder of works

18/08/2008	473/90/2006	Land Division - Boundary Realignment - DAC relevant authority
11/10/2016	473/466/16	Vineyard addition (11.33 hectares in total) to be undertaken in two (2) stages - Stage 1- 5.25 hectares - Stage 2- 6.08 hectares
13/11/2017	473/882/16	Change of use from dwelling to cellar door (maximum capacity 75) & motel (maximum of 6 guests), including two (2) freestanding advertising signs & associated car park & earthworks
01/06/2021	473/973/16	Change of use to a function centre (Special Events with maximum capacity 208 persons on 7 occasions a year & Functions with maximum capacity of 130 persons on 18 occasions a year) in association with existing cellar door & increase the car parking area (non-complying)
14/12/2021	20128842	Store building (bottled wine storage)
15/03/2021	21041517	Alterations and additions to existing cellar door (shop), verandah & deck
09/05/2022	22000517	Horticulture (vineyard)
29/02/2024	23036588	Variation of DA 21041517 - Internal stairs deleted, construct a deck and alteration to toilet lay out.

An Enforcement Notice was issued for an unlawful change of use on 17 November 2023 and an appeal application in relation to this was lodged in the Environment, Resource and Development Court on 1 December 2024. The matter is adjourned until 22 July 2024 to allow consideration of Development Application 23037800, the subject of this report.

SUBJECT LAND & LOCALITY:

Site Description:

The subject land is a large irregular shaped primary production allotment consisting of two pieces with a combined area of 88 hectares. The allotment has two frontages with the primary frontage and access to the site from Swamp Road via an internal gravel driveway, whilst the secondary frontage and access is from Oakwood Road. Swamp Road is a sealed road. The subject land is one of undulating topography containing a large water course running north-east through the land as well as a number of other smaller water courses scattered throughout the site. The primary use of the site is viticulture and associated cellar door and function venue, and a bed and breakfast as a further land use. All activities are contained within and surrounding the existing building on the site which was previously used as a homestead. Other site features include outbuildings and agriculture buildings predominantly clustered together with a small portion of buildings located in other areas of the allotment. Whilst not part of the development site, the immediate adjoining allotment to the south of the Swamp Road access known as 382 Swamp Rd, Oakbank is under the same ownership as the subject land and this allotment contains a dwelling that is occupied by the caretaker of the Cobbs Hill Estate.

CAP MEETING – 12 June 2024
ITEM 8.2

Location reference: 362 OAKWOOD RD OAKBANK SA 5243
Title ref.: CT 6035/473 **Plan Parcel:** D79870 QP1 **Council:** ADELAIDE HILLS COUNCIL

Location reference: 362 OAKWOOD RD OAKBANK SA 5243
Title ref.: CT 6035/473 **Plan Parcel:** D79870 QP2 **Council:** ADELAIDE HILLS COUNCIL

Locality

The locality is characterised by a mixture of allotment sizes and uses predominantly ranging from smaller rural living allotments of approximately 1 hectare to large primary production allotments of up to 88 hectares. The majority of the allotments in the locality are used for rural living purposes however, there are a number of allotments smaller than the subject land which are also used for a range of different primary production purposes. The locality is also characterised by dense vegetation on surrounding allotments along with water courses. East of the locality are the two closest townships of Balhannah and Oakbank.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
  Shop: Code Assessed - Performance Assessed
  Other - Commercial/Industrial - Variation of DA 21017786: Code Assessed - Performance Assessed

- **OVERALL APPLICATION CATEGORY:**
  Code Assessed - Performance Assessed

- **REASON**
  P&D Code - 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 fails to satisfy Table 5 Column B exemptions for a restaurant. The floor area exceeds 100m² and the dining capacity exceeds 75 persons.

  Public Notification period – 10 April 2024 to 01 May 2024

  There were no representations received during the notification period.

AGENCY REFERRALS

None

EPA was informally consulted on whether this application should be referred back to them and they advised that "*given the nature of this particular variation (i.e. no change in capacity or wastewater arrangements), I don't think the EPA would have different/additional comments to make*".

INTERNAL REFERRALS

None

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 4 – Relevant P & D Code Policies***.

Zone

Productive Rural Landscape Zone

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 2.2, 6.1, 6.2, 6.5, 6.6 and 11.1 DPFs: 1.1, 2.1, 2.2, 6.1, 6.2, 6.5 and 6.6	

The Productive Rural Landscape Zone is one which encourages a diverse range of land uses of appropriate scale which are predominantly linked with the land either through a range of primary production related uses or associated value adding activities. The restaurant use was the only new element assessed with the previous development application 21017786 and this application is in essence transferring the restaurant use that was approved for the new building

into an existing cellar door building on land and is proposing to add an additional operating day plus the public holidays. The proposal is therefore still consistent with PO 1.1 and DPF 1.1.

There are no changes proposed to the overall capacity of the restaurant at 130 persons except on public holidays when the applicant seeks to have up to 200 persons. Whilst there will be additional operating days, the increase in days is considered minor in nature and acceptable when factoring in the allotment size and the fact that the proposal is able to manage the environmental impacts with a new on-site waste system installed as a requirement of Stage 1 of Development Authorisation 21017786.

An amended traffic report has been prepared to address the proposed changes. The report concluded that the amendments to the previously approved development will not result in any changes to either the demand for on-site parking or volume of traffic movement.

The widening of the access point and the expansion of the car parking which was a requirement prior to commencement of stage 1 of the previous development approval has already occurred.

Overlays

Environment and Food Production Area

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	
POs: 1.1 DPFs: -	

Considering that the proposed development is not related to land division the above overlay is not considered to be relevant in assessment of this application.

Hazards (Bushfire-High Risk)

Desired Outcomes	
DO1	Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change b) high levels and exposure to ember attack c) impact from burning debris d) radiant heat e) likelihood and direct exposure to flames from a fire front.
DO2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 3.1 and 6.1 DPFs: 6.1	

Upgrades to the access point as approved with the previous development application have been undertake. The access to the existing building along with the turning area is therefore adequate and consistent with PO 6.1 and DPF 6.1. Whilst the increase in days will increase the number of visitors in the area, the proposal has been designed in a way that ensures that those people are not exposed to unnecessary bushfire risk. The cellar door building is located away from hazardous vegetation and through the upgrade of the access point as well as the internal track in a way that ensures vehicles, including the emergency vehicles, can easily enter and exit the site. The proposal is therefore consistent with the intent of DO 2.

Hazards (Flooding-Evidence Required)

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

The subject land is not flood prone nor is there any evidence to suggest that the site of development is flood prone. As such it is considered that the above overlay is not applicable to the assessment of this application.

Limited Land Division

Desired Outcomes	
DO1	The long term use of land for primary production is maintained by minimising fragmentation through division of land.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 and 1.2 DPFs: -	

Considering that the proposed development is not related to land division the above overlay is not considered to be relevant in assessment of this application.

Mount Lofty Ranges Water Supply Catchment (Area 1)

Desired Outcomes	
DO	None
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 2.4 DPFs: -	

One of the main concerns with the original application was the on-site effluent disposal area and the impacts on the water quality because of the increased numbers. To ensure that the proposal does not impact on the water quality of the Watershed Area 1 an upgrade to the existing on-site waste system was reviewed and approved by the Department for Health and Wellbeing (DHW). The upgrade was also further reviewed by the EPA to ensure that the proposal resulted in a neutral and beneficial outcome on the water quality. This new waste system has now been installed and is operational. Council has informally asked EPA if the variation to the original DA needed to be referred back to them and the advice received was that the EPA did not require it to be.

Mount Lofty Ranges Water Supply Catchment (Area 2)

Desired Outcomes	
DO1	Safeguard Greater Adelaide's public water supply by ensuring development has a neutral or beneficial effect on the quality of water harvested from secondary reservoirs or diversion weir catchments from the Mount Lofty Ranges.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 and 1.2, 2.1, 2.4, 2.5, 3.1, 3.2, 3.6, 3.9 and 4.1 DPFs: 1.2, 2.1, 2.4, 2.5, 3.1, 3.6 and 3.9	

As per the above comments, the on-site waste control system that was approved as part of the original application has now been installed. EPA have advised that they would not have any further comments to make given the nature of the variation.

Native Vegetation

Desired Outcomes	
DO1	Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1 and 1.2 DPFs: 1.1	

The proposal does not include removal of any native vegetation. Additionally, a native vegetation declaration form has been signed and provided confirming that the proposal does not include removal of native vegetation. The proposal is therefore consistent with PO and DPF 1.1.

Prescribed Water Resources Area

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

This application does not change anything in relation to the requirements of this overlay. The development still needs to have a lawful, sustainable, and reliable water supply that does not place undue strain on water resources in prescribed surface water areas. It is considered that the relocation of the restaurant use from one building to another as well as the increase in days of operations for the restaurant and the cellar door will have adequate on-site water supply to cater for the varied proposal. On-site water supply in the form of water tanks and bores with appropriate licences exist that will be provide the required water supply for the intended use and ensure compliance with PO 1.1 of the Overlay. This aspect was assessed with the original proposal and nothing has changed as a result of the variation.

Water Resources

Desired Outcomes	
DO1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
DO2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2 and 1.5 DPFs: 1.5	

The proposal does not have any impacts on the watercourses on the subject land. The cellar door building is existing, and the relocation of the restaurant does not require any additional building work which might impact on the water courses.

General Development Policies

Clearance from Overhead Powerlines

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

This proposal will not impact on any powerlines and a declaration to this effect has also been provided by the applicant confirming that construction of the building is going to be in accordance with the section 86 of the Electricity Act 1996.

Infrastructure and Renewable Energy Facilities

Desired Outcomes	
DO1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 11.1, 12.1 and 12.2 DPFs: 11.1, 12.1 and 12.2	

The subject land is not connected to mains water which means that it does not satisfy the requirements of a DPF 11.1. That being said, adequate on-site water supply in the form of water tanks and bores with appropriate licences exist that will be provide the required water supply for the intended use and ensure compliance with PO 11.1.

As mentioned above, the original DA required an upgrade to the on-site waste system which was approved by Department for Health and Wellbeing (DHW) and subsequently also reviewed by the EPA. This system has now been installed as was the requirement of the original planning consent prior to enacting stage 1 of the approval. The proposed system will be able to cater for the increase in days for the restaurant and the cellar door use and as such the proposal satisfies PO 12.1.

Interface between land Uses

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

As part of the original proposal, the majority of the concerns from the representors were related to the number of patrons and noise impacts that could result with the increase. At that time an acoustic report was prepared by BESTEC which concluded that based on the proposed numbers that all noise generating activities will meet the required criterion with some added restrictions mainly in relation to music.

With the variation application the applicant has undertaken further acoustic assessment looking at the impacts of the restaurant use in the existing upgraded building as opposed to in the proposed new building and in association with a combined cellar door use. The proposal was assessed based on the maximum overall site capacity at any one time being 330 persons, 130 in a restaurant and 200 persons in a cellar door and outdoor grounds. The Applicant's updated Acoustic Report assumes there will be no entertainment or amplified music played in the restaurant. The updated Acoustic Report concludes that in consideration of the different construction of the glazing and the roof of the extension of the upgraded cellar door building, used as a restaurant will not result in exceedance of the environmental noise criteria. The report states that the daytime environmental noise criterion will still be achieved in the event that the 130 patrons capacity as per DA21017786 is maintained in the restaurant portion of the cellar door building. A condition in relation to there being only background music in the restaurant is recommended (refer condition 4).

It is also important to note that this application does not seek to vary the capacity of the restaurant or the cellar door, nor is it seeking to alter the maximum overall capacity of the site and as such condition 10 of the previous approval is to remain as is. This condition has also been transferred across into this application as condition 2 (c). The only change is that the proposal would now also be able to operate during public holidays allowing for the maximum overall capacity of 330 persons.

Given there have been multiple variations of operating hours and capacity in separate consents the conditions relating to operations and overall capacity are consolidated as part of the recommended conditions so they are in one consent.

Transport, Access and Parking

Desired Outcomes	
DO1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 1.3, 1.4, 3.1, 3.3, 3.4, 4.1, 5.1, 6.2, 6.4, 6.5, 6.6 and 6.7 DPFs: 1.4, 3.1, 5.1 and 6.6	

As mentioned above, the proposal is not seeking to alter the overall capacity of the site nor is it changing the hours of operation. The relocation of the restaurant from proposed building to an existing building is not going to have any impacts on traffic movements to that assessed with the original application. The access point and the internal access track have been modified as per the requirements of the original application. Additionally, the car parking area has been increased to cater for the increased capacity as part of completion of Stage 1 works previously approved. Amended traffic report has been prepared to address the proposed changes including the increase in days of operation of restaurant use and cellar door use during public holidays. The report concluded that the amendments to the

previously approved development will not result in any changes to either the demand for on-site parking or volume of traffic movement.

CONSIDERATION OF SERIOUSLY AT VARIANCE

The proposal is not considered to be seriously at variance with the provisions of the P & D Code. The Productive Rural Landscape Zone policies stipulate shops as an envisaged form of land use provided it maintains a pleasant rural character and amenity. The original assessment concluded that the restaurant use and the expansion of the cellar door use was appropriate provided the interface issues with adjoining sensitive land receivers were adequately managed. This was done through carefully crafted conditions limiting the overall capacity of the site and the operational requirements relating to entertainment and these conditions will contain to remain in effect. The proposed changes to the restaurant location, the increase in days of operation for the restaurant from 2 days to 3 days and the increase in the cellar door capacity to 200 persons on public holidays is not going to have any additional impacts on the locality to the original proposal and this was confirmed by supporting documentation provided with the application being the amended acoustic and traffic report.

CONCLUSION

The proposal is for a change of use of existing cellar door building to include a restaurant, variation to DA 21017786 to remove the restaurant from the approved function centre building and to vary condition 13 to increase the days of restaurant operation from 2 days per week to 3 days per week plus public holidays and to vary condition 11 to increase the capacity of the cellar door to 200 persons on public holidays. The main concern with the proposal was if the proposed changes would result in traffic and noise impacts and the overall appropriateness of the change in the area.

Fundamentally, the restaurant use was assessed in the original application, and given that the proposal is essentially seeking to relocate that use from the approved building to the existing upgraded building without increasing the overall capacity and with the added day of operation, the proposal is considered acceptable. Considering that the existing cellar door building is in the same vicinity as the approved function building the relocation of the use would not have any increased impacts on the sensitive receivers.

The change to the cellar door operational matters to allow for a 200-person capacity during public holidays is also considered to be a small change to the original proposal. With majority of other cellar doors in the locality having the ability to operate during public holidays the proposed change is essentially seeking to bring this in line with what is a standard practice.

Council staff are satisfied the proposed development is not seriously at variance and is sufficiently in accordance with the Planning and Design Code to warrant consent.

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 – 12 June 2024
ITEM 8.2

2) **Development Application Number 23037800 by Cobbs Hill Estate for change of use of existing cellar door building to include a restaurant, variation to DA 21017786 to remove the restaurant from the approved function centre building and to vary condition 13 to increase the days of restaurant operation from 2 days per week to 3 days per week plus public holidays and to vary condition 11 to increase the capacity of the cellar door to 200 persons on public holidays at 362 Oakwood Road, Oakbank 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) **a. The overall capacity of the cellar door shall be 75 persons Monday to Friday and 200 persons Saturday, Sunday and Public Holidays.**

   b. The maximum capacity of the restaurant shall be 130 persons at any one time.

   c. Prior to 6:00pm the overall capacity of the site shall be limited to a maximum of 330 persons. After 6:00pm the overall capacity of the site shall be restricted to a maximum of 130 persons. This includes any associated outdoor areas for liquor licensing purposes allowing the restaurant and a function to operate concurrently or the cellar door and a function to operate concurrently.

3) **The operating days and hours of the restaurant shall be Friday, Saturday, Sunday and Public Holidays from 11:00am to 10:00pm. Any increase in the hours or days of operation will require separate development approval.**

4) **Only background music shall be permitted in the restaurant portion of the cellar door building. No amplified music or entertainment is permitted in the restaurant portion of the cellar door building.**

5) **All waste shall be stored in a closed container with a close fitting lid and removed from the subject land at least once weekly. Collection of waste shall be carried out only between the hours of 7:00am and 5:00pm and only Monday to Friday.**

6) **Except where varied by this authorisation, all other conditions, plans and details relating to Development Authorisation 21017786, 16/973/473 and 16/882/473 continue to apply to this amended authorisation.**

ADVISORY NOTES

General Notes

1) **No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.**

2) **Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.**

3) **This Planning Consent is valid for a period of twenty-four (24) months commencing from the date of the decision, subject to the below or subject to an extension having been granted by the relevant authority. If applicable, Building Consent must be obtained prior to expiration of the Planning Consent.**

4) **Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval will not lapse).**

OFFICER MAKING RECOMMENDATION

Name: Doug Samardzija
Title: Senior Statutory Planner

HEYNEN
PLANNING CONSULTANTS

T 08 8271 7944
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

ABN 54 159 265 022
ACN 159 265 022

28 March 2024

Adelaide Hills Council
ATT: Doug Samardzija

By Upload

Dear Doug

RE: DA 23037800 - VARIATION OF DA 21017786 (RESTAURANT RE-LOCATION)

Further to Councils request for information of 28 March 2024 and subsequent to updated reports being issued to Council by Bestec and Phil Weaver & Associates I confirm the following to clarify the various points raised previously by Council so as to facilitate the commencement of the public notification process with respect to DA 23037800.

In relation to the final paragraph of page 1 (below the heading of "Required Information"), the content appears to be somewhat rhetorical however I confirm as follows:

- the proposed variation seeks to increase the frequency of the restaurant use from 2 days per week to 3 days per week, with the addition of public holidays (should they not fall on a Friday);
- condition 13 would alter as a consequence;
- the proposed variation seeks to change the capacity of the cellar door to include 200 persons on public holidays; and
- condition 11 would alter as a consequence.

For clarity I confirm that the capacity of the site overall will not alter those set by the various conditions of consent associated with DA 21017786 (including condition 10).

As previously suggested, respectfully, condition 13 of DA 21017786 could be altered as follows:

> Condition 13
> The operating hours of the restaurant shall be Friday, Saturday and Sunday and Public Holidays from 11:00am to 10:00pm and the maximum capacity of the restaurant shall be 130 persons at any one time.

In relation to condition 11, the following revision is suggested:

> Condition 11
> The overall capacity of the cellar door shall be 75 persons Monday to Friday and 200 persons Saturday and Sunday and Public Holidays.

Turning more specifically to Councils correspondence the following was queried:

> *1. Would the proposed change also result in the change to condition 10 which limits the overall capacity of the site to 130 persons after 6pm? Latest proposal says the capacity of the cellar door to be increased to 200 people at any one time (that is "in addition to the 130 restaurant diners"). This would indicate that the maximum capacity of the site would be 330 persons even after 6pm.*

I confirm that it is not proposed to alter condition 10. Literally, condition 10 limits the overall capacity of the site to 130 persons after 6.00pm and in my opinion this ensures that Councils concern will not arise, regardless of the area of the site being occupied.

Prior to 6.00pm the combination of persons "up to" the maximum of 330 persons would be accommodated within the cellar door portion of the building and the surrounding gardens (noting again reference to the "capacity of the site" per condition 10) and 130 persons in the restaurant space.

On my review, Councils concern will not arise.

> *2. In the additional RFI e-mail date 30 January 2024 Council requested some additionally clarification of how all the different uses are proposed to be integrated. This information has not been adequately addressed. Your response to this point is in reference to the proposed building, however Council question related to the restaurant, function centre, cellar door use in the existing building and how you propose to manage these overlapping uses.*

I have been advised by the applicant that a variety of methods can be employed so as to operate in a manner consistent with the suite of conditions per DA 21017786 including:

- firstly, by monitoring the number of restaurant bookings should these "go close to" the 130 capacity of any given day open to diners;
- secondly, by monitoring the number of persons that might seek to dine at the restaurant "unannounced" during service;
- thirdly, by maintaining a flow of diners throughout the restaurant dining sitting service times;
- fourthly, cellar door customers typically seek a different experience which is more short term in nature and focussed on tasting and purchasing wine and not dining;
- fifthly, cellar door customers tend to occupy the surrounding gardens should they purchase a light snack (noting that these snacks are not accompanied by typical table service, which differentiates these customers from restaurant diners);
- sixthly, dinner service will operate after 6.00 pm and condition 10 therefore "closes" the potential for cellar door customers should the restaurant operate at capacity; and
- seventhly, should a function be occurring on site from 3.00pm the number of attendees will concurrently reduce the number of possible diners by equal amounts. As the number of attendees of a function will be known in advance the equivalent number of restaurant bookings can be managed in advance.

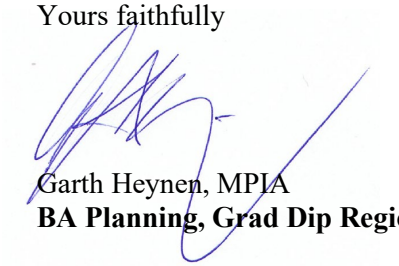
Finally, per condition 12 b) if a function is to exceed a capacity of 130 attendees the applicant is aware that separate development approval can be sought for such a circumstance. Typically, such a function would be known well in advance, and I understand that such a function would necessarily require the applicant to focus on this activity and not on restaurant diners.

> *3. There is an inconsistency in the BESTEC report which still refers to the restaurant capacity of 100 persons.*

The updated and uploaded Environmental Noise Assessment, prepared by Bestec addresses this confusion.

The applicant looks forward to the application progressing to public notification.

Yours faithfully



Garth Heynen, MPIA
BA Planning, Grad Dip Regional and Urban Planning, Grad Dip Property

cc. Cobbs Hill Estate, by email
Botten Levinson, by email

HEYNEN
PLANNING CONSULTANTS

SITE PLAN LEGEND

FALL →	DENOTES FALL

FLOOR PLAN / EXTERNAL ELEVATION LEGEND

AFL	ABOVE FLOOR LEVEL
DT(No)	DENOTES DOOR. FRAME: ALUMINUM. COLOUR: BLACK.
DN	DENOTES DOWN
EX/EXTG	DENOTES EXISTING
FFL	FINISHED FLOOR LEVEL. BUILDER TO CONFIRM ALL LEVELS / DISCREPANCIES PRIOR TO COMMENCEMNT OF WORKS
GFL	GROUND FLOOR LEVEL
WT(No)	DENOTES WINDOW & FRAME. FRAME: ALUMINUM. COLOUR: BLACK.

NOTE : BUILDER CONFIRM ALL LEVELS PRIOR TO COMMENCEMENT OF WORKS. ALL DIMENSIONS AND SET OUT TO BE CONFIRMED ON SITE PRIOR TO COMMENCEMENT OF SITE WORKS

SITE PLAN
1:5000 @ A3

Project North

PRELIMINARY

1:5000

50M 250M

LOCATION
362 OAKLAND ROAD
OAKBANK SA 5243
PROJECT
COBBS HILL ESTATE

CLIENT
JED HICKS

REVISION AMENDMENTS

issue	checked	date	rev.
PRELIMINARY - CLIENT ISSUE	IM	19.12.23	P1

SCALE	1:5000
ORIGINAL SIZE	A3
DATE	19/12/2023
DRAWN	IM
JOB NUMBER	23-035
DRAWING NUMBER	23-035.P1.10.01

HEYNEN
PLANNING CONSULTANTS

PROPOSED RESTAURANT
FFL377.37

EXTG CELLAR DOOR
FFL377.37

FUNCTION CENTRE ONLY
(NO RESTAURANT)

EXTG CARPARK
NO CHANGES

1
14
19
25
34
47

EXTG ACCESS ROAD (NO CHANGE)

48
60
70
80
92
100

EXTG CARPARK
NO CHANGES

EXTG
EXTG
EXTG
EXTG

LOCALISED PLAN
1:500 @ A3

Project North

PRELIMINARY

1:500

5M 25M

LOCATION
362 OAKLAND ROAD
OAKBANK SA 5243

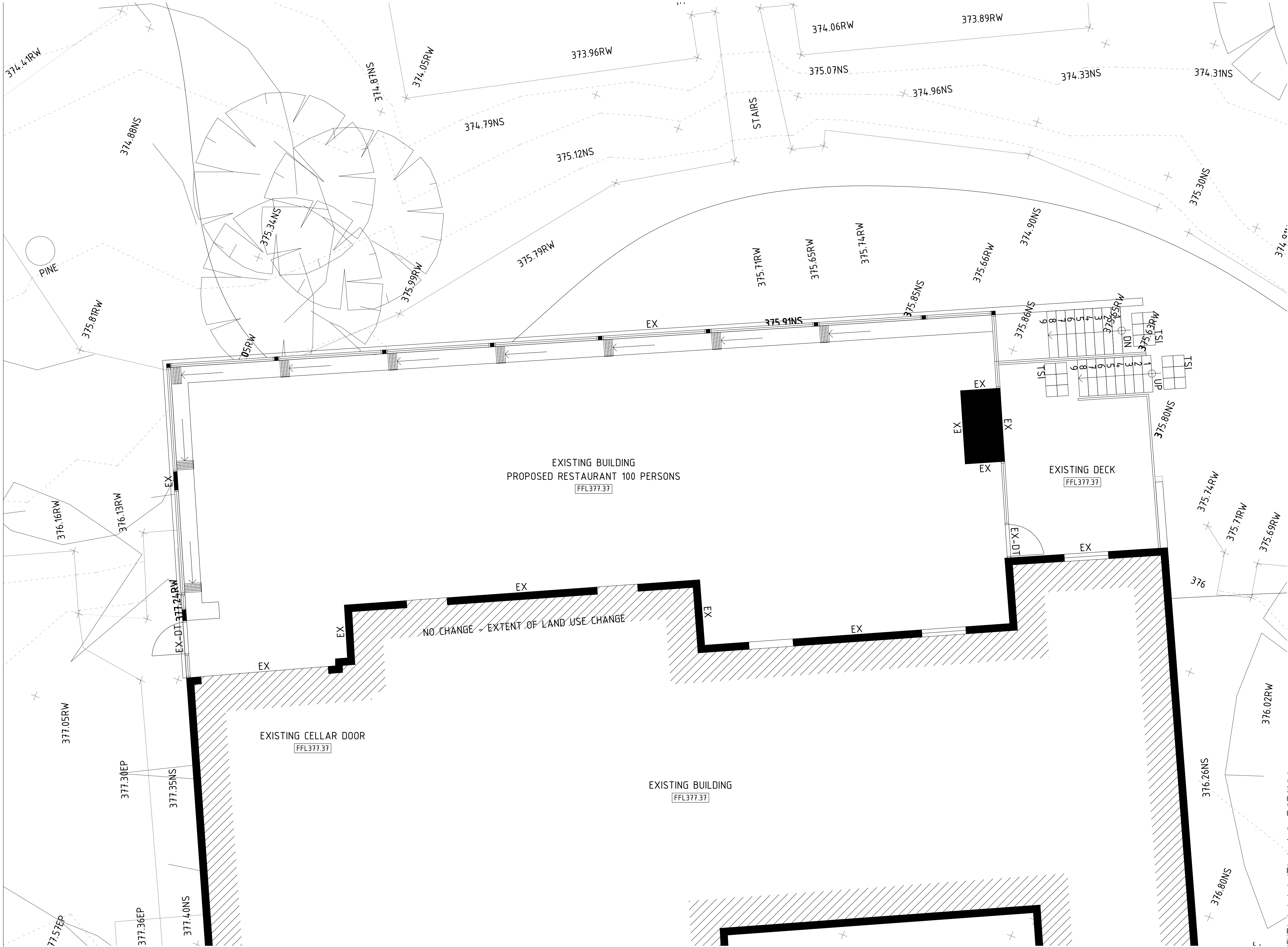
PROJECT
COBBS HILL ESTATE

CLIENT
JED HICKS

REVISION AMENDMENTS

issue	checked	date	rev.
PRELIMINARY - CLIENT ISSUE	IM	19.12.23	P1

SCALE	1:500
ORIGINAL SIZE	A3
DATE	19/12/2023
DRAWN	IM
JOB NUMBER	23-035
DRAWING NUMBER	23-035.P1.10.02



HEYNEN
PLANNING CONSULTANTS

LOCATION
362 OAKLAND ROAD
OAKBANK SA 5243
PROJECT
COBBS HILL ESTATE
CLIENT
JED HICKS

REVISION AMENDMENTS

issue		checked	date	rev.
PRELIMINARY - CLIENT ISSUE		IM	19.12.23	P1

SCALE	1:100
ORIGINAL SIZE	A3
DATE	19/12/2023
DRAWN	IM
JOB NUMBER	23-035
DRAWING NUMBER	23-035.P1.40.01

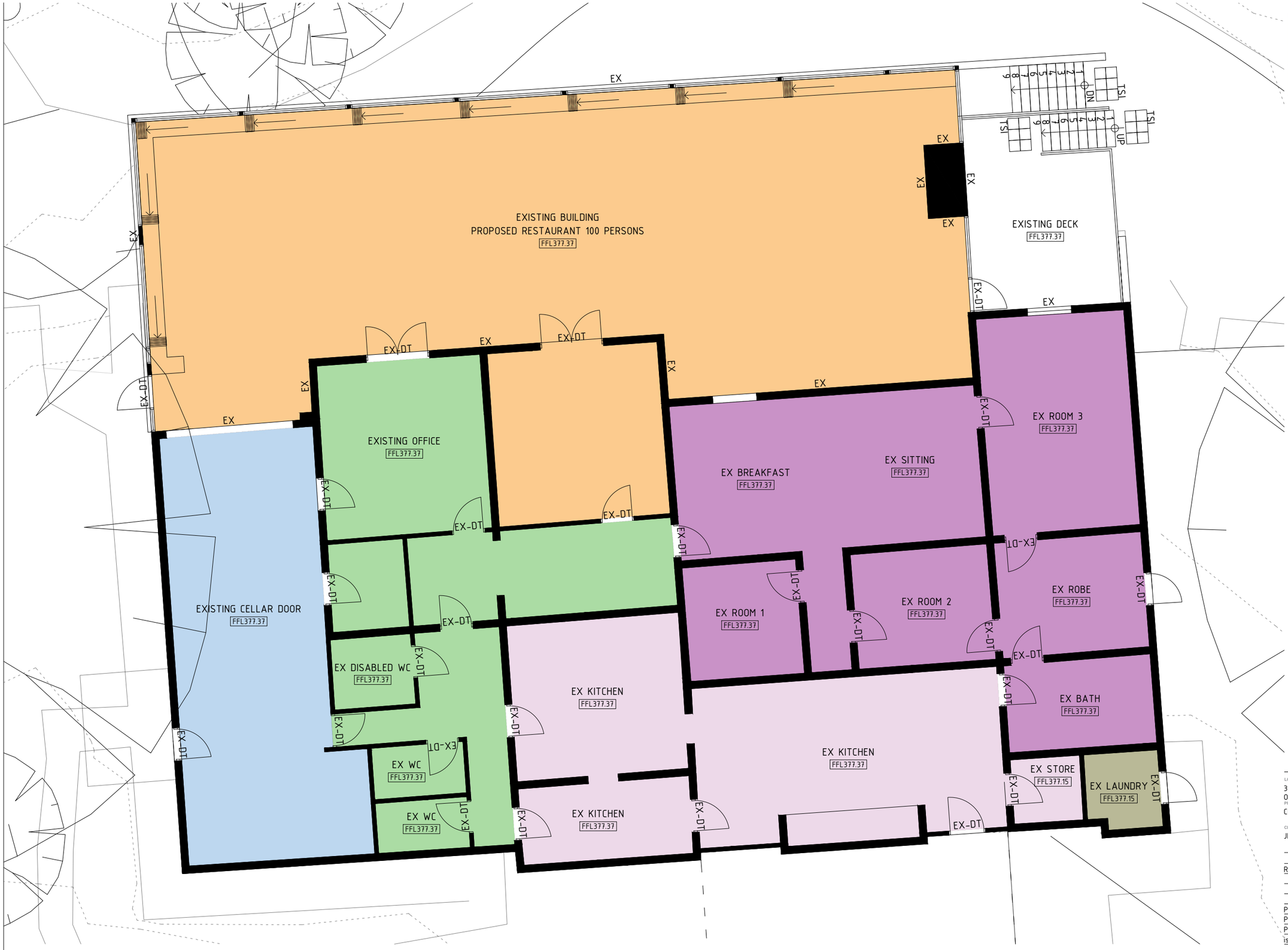
PRELIMINARY

1:100

1M 5M

Project North

FLOOR PLAN - LAND USE CHANGE TO RESTAURANT
1:100 @ A3



HEYNEN
PLANNING CONSULTANTS

DRAWING SCHEDULE:

- RESTAURANT
- KITCHEN
- CELLAR DOOR
- MOTEL (6 GUESTS)
- OFFICE (BACK OF HOUSE)
- LAUNDRY

FLOOR PLAN - LAND USE CHANGE TO RESTAURANT
1:100 @ A3

Project North

PRELIMINARY

1:100
1M 5M

LOCATION
362 OAKLAND ROAD
OAKBANK SA 5243
PROJECT
COBBS HILL ESTATE

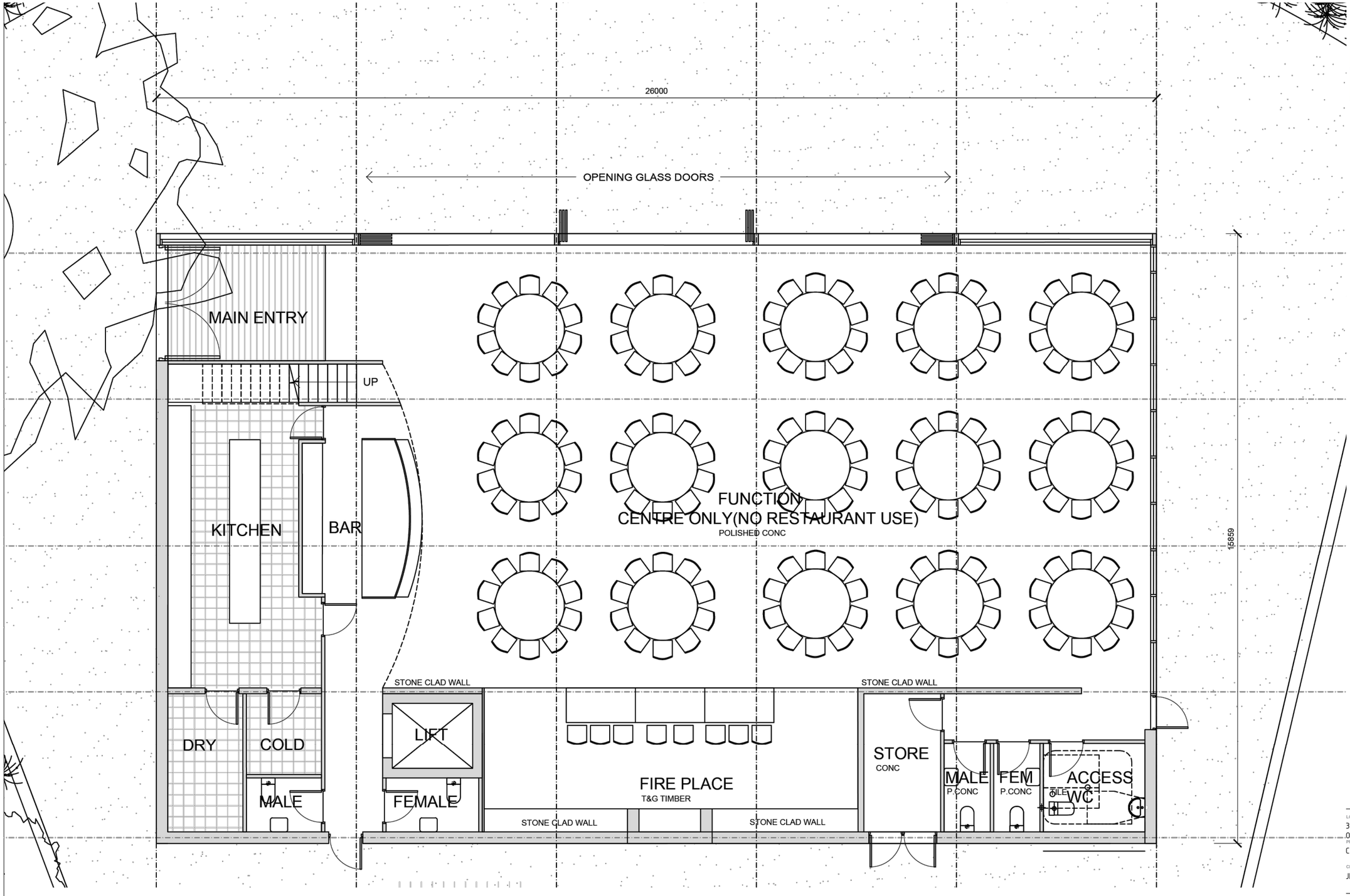
CLIENT
JED HICKS

REVISION AMENDMENTS

issue	checked	date	rev.
PRELIMINARY - CLIENT ISSUE	IM	26.02.24	P3
PRELIMINARY - CLIENT ISSUE	IM	22.02.24	P2
PRELIMINARY - CLIENT ISSUE	IM	19.12.23	P1

SCALE	1:100
ORIGINAL SIZE	A3
DATE	26/02/2024
DRAWN	IM
JOB NUMBER	23-035
DRAWING NUMBER	23-035.P6.40.01

HEYNEN
PLANNING CONSULTANTS



GROUND FLOOR PLAN - FUNCTION CENTRE USE ONLY (NO RESTAURANT)
1:100 @ A3

Project North

PRELIMINARY

1:100

1M 5M

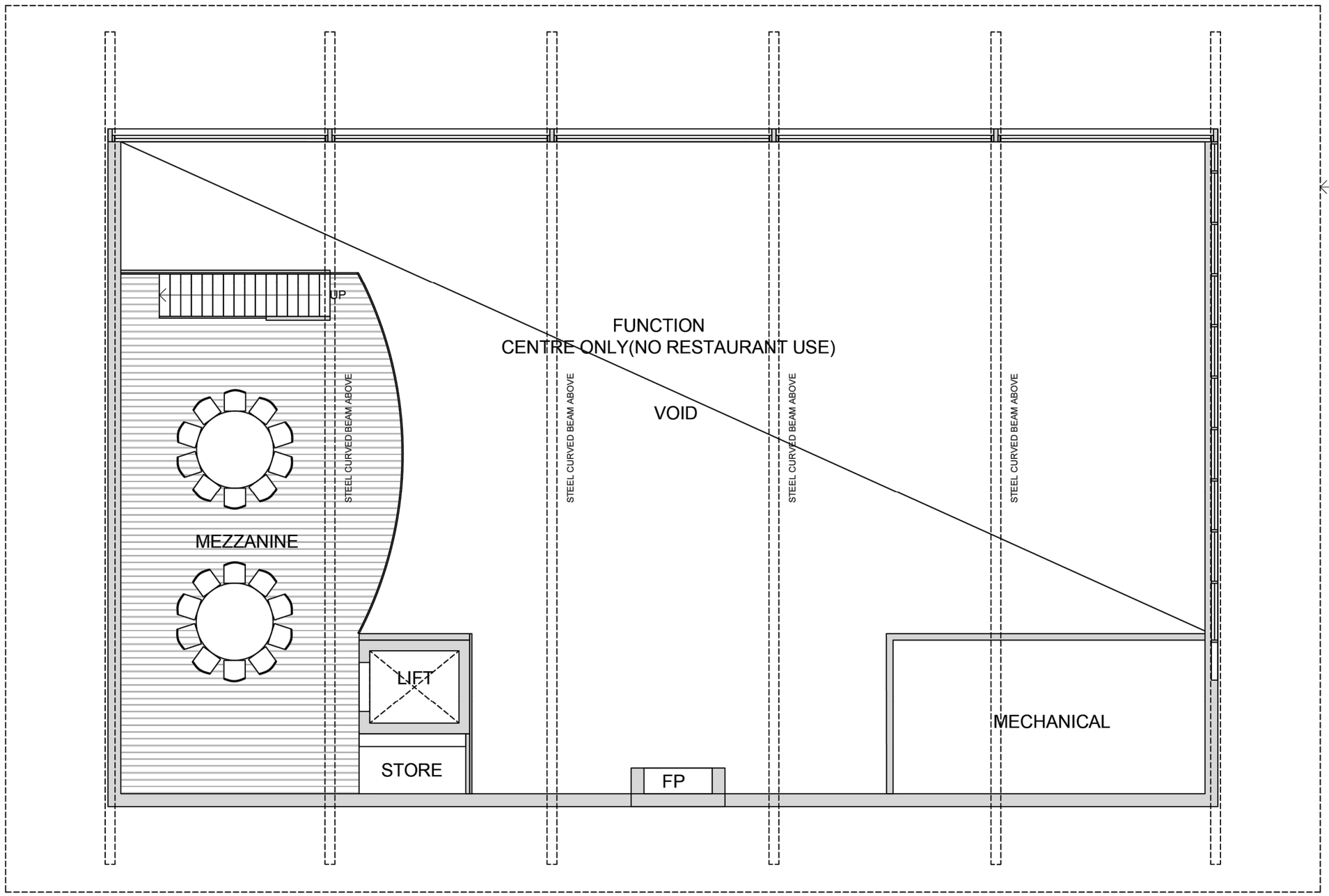
LOCATION
362 OAKLAND ROAD
OAKBANK SA 5243
PROJECT
COBBS HILL ESTATE
CLIENT
JED HICKS

REVISION AMENDMENTS

issue	checked	date	rev.
PRELIMINARY - CLIENT ISSUE	IM	19.12.23	P1

SCALE	1:100
ORIGINAL SIZE	A3
DATE	19/12/2023
DRAWN	IM
JOB NUMBER	23-035
DRAWING NUMBER	23-035.P1.40.02

HEYNEN
PLANNING CONSULTANTS



FIRST FLOOR PLAN - FUNCTION CENTRE USE ONLY (NO RESTAURANT)
1:100 @ A3

Project North

PRELIMINARY

1:100

1M 5M

LOCATION
362 OAKLAND ROAD
OAKBANK SA 5243
PROJECT
COBBS HILL ESTATE

CLIENT
JED HICKS

REVISION AMENDMENTS

issue	checked	date	rev.
PRELIMINARY - CLIENT ISSUE	IM	19.12.23	P1

SCALE	1:100
ORIGINAL SIZE	A3
DATE	19/12/2023
DRAWN	IM
JOB NUMBER	23-035
DRAWING NUMBER	23-035.P1.40.03

BESTEC

ABN 43 909 272 047

Building Engineering
Services Technologies
Consulting Engineers

A. 144 Gawler Place
Adelaide SA 5000

GPO Box 818
Adelaide SA 5000

T. (08) 8232 4442
F. (08) 8232 4244

E. consulting@bestec.com.au
W. bestec.com.au

IVD:KEH
56706/PM
4 March 2024

Cobbs Hill Estate
382 Swamp Road
OAKBANK SA 5243

Attention: Mr J Hicks

Dear Sir

COBB'S HILL ESTATE PROPOSED RESTAURANT
ENVIRONMENTAL NOISE ASSESSMENT
ACOUSTIC SERVICES

We understand a variation to DA 21017786 has been lodged seeking authorisation to:

> *"a. remove the restaurant component from the proposed new building (i.e., that proposed in DA No. 21017786);*
>
> *b. use portion of the cellar door building as a restaurant for up to 130 people at anyone time on Friday, Saturday and Sundays and Public Holidays between 11am and 10pm, which I understand would require an alteration to condition 13 of DA 21017786 in relation to the days of operation; and*
>
> *c. increase the capacity of the cellar door building and garden surrounds so they can be used by up to 200 people on Saturday and Sundays and Public Holidays (that is in addition to the 130 'restaurant diners') for 'cellar door purposes', which I understand would necessarily require an alteration to Condition 11 of DA 21017786 in relation to the days of operation."*

In addition:

> *"…the proposed restaurant will not "play" amplified music and entertainment will not be provided."*

Based on our detailed analysis of the environmental noise impact assessment of the proposed restaurant and function centre (BESTEC report #109611a dated 19 January 2023), we make the following comments:

- The environmental noise criteria, against which the detailed environmental noise impact was assessed were derived in accordance with the SA Planning and Design Code and the SA EPA Environment Protection (Noise) Policy 2007. Since November 2023, the Environment Protection (Noise) Policy 2007 has been superseded by the Environment Protection (Commercial and Industrial Noise) Policy 2023, which does not apply to noise that may be the subject of proceedings under the Liquor Licensing Act 1997. The Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy 2023 states:

  "Noise from licensed premises is regulated through special provisions under the Liquor Licensing Act 1997. Section 106(1) provides that if:

  a an activity on, or on the noise emanating from, licensed premises; or

  b the behaviour of persons making their way to or from licensed premises,

  is unduly offensive, annoying, disturbing or inconvenient to a person who resides, works or worship in the vicinity of the licensed premises, a complaint may be lodged with the Commissioner under this section."

  The EPA has developed Guidelines for assessing music from indoor venues, which was referenced in our detailed assessment and as such, the introduction of the Environment Protection (Commercial and Industrial Noise) Policy 2023 would not affect the environmental noise assessment criteria used in the BESTEC assessment applicable at the nearest noise sensitive receivers, which are summarised below for reference.

- Continuous noise[1]:
  - Day-time (07:00 to 22:00): 42dBA
  - Night time (22:00 to 07:00): 35dBA
- Intermittent noise - a maximum A-weighted noise level L_{Amax}, of 45dBA in a bedroom in order to avoid sleep disturbance, which is equivalent to approximately 55dBA to 60dBA at the façade of the residential building with windows partially open;
- Music noise:

-	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
Lowest background noise level $L_{90, 15min}$ (day time)	32	32	30	31	26	22	22	20	32
Maximum allowable exceedance	8	8	8	8	8	8	8	8	5
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**40**	**40**	**38**	**39**	**34**	**30**	**30**	**28**	**37**

Table 1: Proposed music noise criteria – day time

	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
Lowest background noise level $L_{90, 15min}$ (night time)	31	30	30	24	26	20	18	16	30
Maximum allowable exceedance	8	8	8	8	8	8	8	8	5
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**39**	**38**	**38**	**32**	**34**	**28**	**26**	**24**	**35**

Table 2: Proposed music noise criteria – night time

- Based on the Burhill Building Consultants architectural drawings (forming part of Plan SA Decision Notification Form in regard to DA 21041517, lodged on 2 March 2023), the addition to the existing cellar door, which is to accommodate the restaurant is to be constructed as follows:
  - Façade – combination of fixed and bi-fold glass (both double glazed ICU consisting of 5mm thick glass / 10mm air space – 5mm thick glass) in aluminium frame;
  - Roof – conventional profiled steel roof cladding with ceiling constructed of 10mm plasterboard overlaid with R6.0 roof insulation blanket and forming 300mm deep roof cavity.
- The construction of the function centre assessed in our detailed environmental noise assessment was as follows:
  - Façade – combination of:
    - Brick veneer construction consisting of 110mm brick with internal lining of 1 layer of 13mm plasterboard on 90mm timber studs with cavity infill of 50mm, 11kg/m^3 glasswool; and
    - Timber Oak cladding (we assumed 20mm thickness) with 10mm plasterboard and R2.0 thermal insulation in the wall cavity (90mm deep).
  - Glazing – 10.38mm laminated glass;
  - Roof – conventional profiled steel roof cladding with 1 layer of 13mm plasterboard fixed to the underside of 125mm deep roof purlins with R2.5 thermal insulation in the cavity.
- A scenario where the restaurant is operating at full capacity (130 patrons only background music[2] played inside and with half of the guests inside and half of the guests outside (13 male and 13 female talking at raised voice level resulting in combined noise level of 79dBA at 1m) in conjunction with the cellar door operating at full capacity (200 patrons outside with 25 male and 25 female patrons talking at normal voice level, 25 male and 25 female patrons talking at raised voice level and no music played), is similar to Scenario 3 modelled in our detailed assessment

[1] Note that if noise emitted by the proposed development contains any tones, modulation, impulsive or low frequency characteristics, the continuous noise level of the noise source must be adjusted as follows: noise containing 1 characteristic - 5dBA penalty; Noise containing 2 characteristics - 8dBA penalty; Noise containing 3 or 4 characteristics - 10dBA penalty.

[2] Reverberant sound level of 70dBA.

(refer BESTEC report ##109611a dated 19 January 2023). The resulting noise levels at the nearest noise sensitive receivers calculated during our detailed assessment of Scenario 3 are presented below. Graphical representation of the noise emissions is attached to the end of this document.

	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
426 Oakwood Rd, Oakbank (Receiver 1)	29	28	14	9	2	-	-	-	14
432B Swamp Rd, Lenswood (Receiver 2)	27	27	25	22	18	8	-	-	23
357 Oakwood Rd, Oakbank (Receiver 3)	15	12	1	-	-	-	-	-	-
61B Peacock Rd South (Receiver 4)	22	20	12	7	1	-	-	-	1
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**40**	**40**	**38**	**39**	**34**	**30**	**30**	**28**	**37**

Table 3: Calculated noise levels – Scenario 3, day time

Based on the above, we make the following comments:

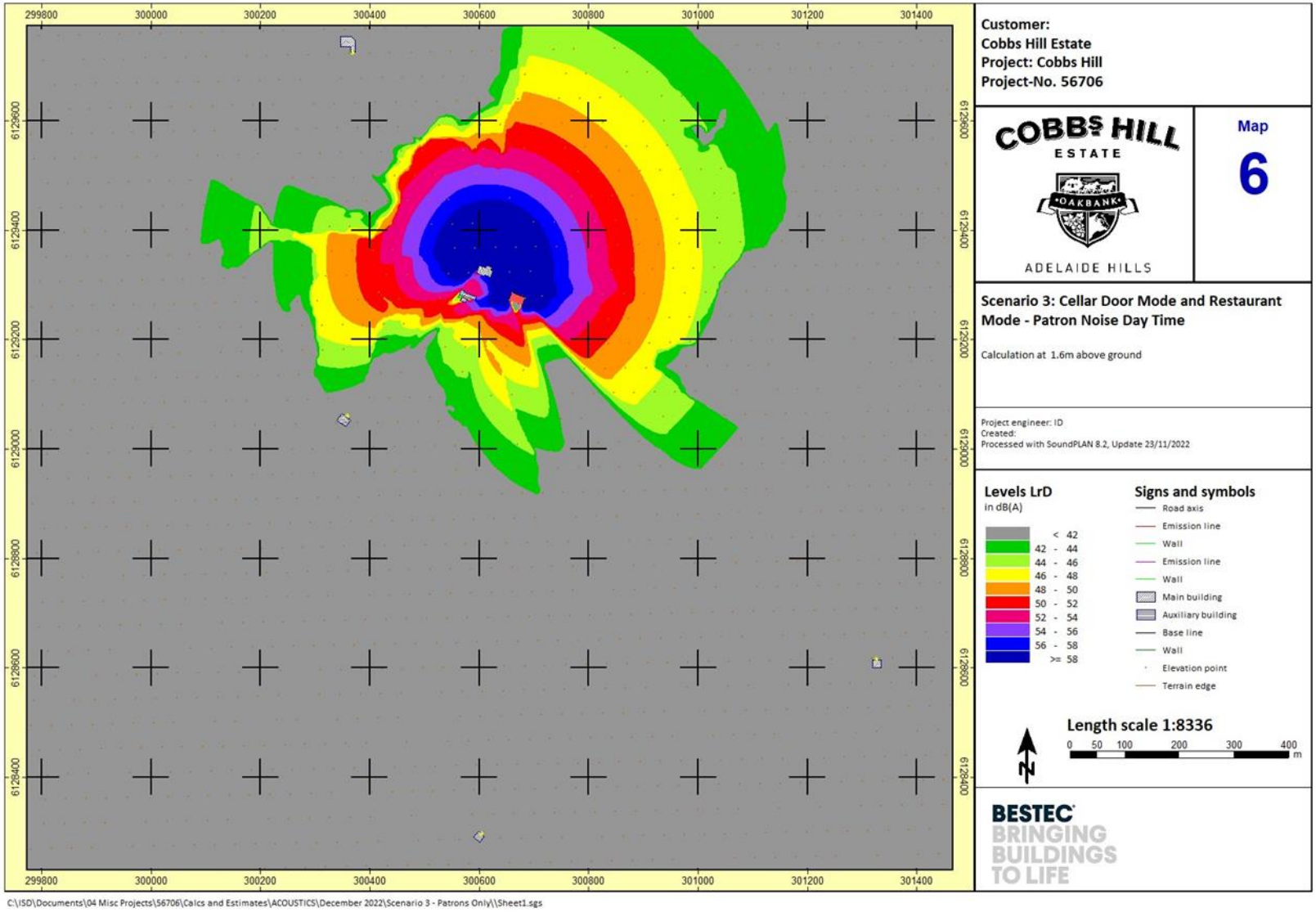
- The calculated noise levels demonstrate that the noise emissions resulting the function centre operating at full capacity (130 patrons) in restaurant mode along with the cellar door operating at full capacity is significantly lower[3] than the day time environmental noise criterion.
- We conclude that the different construction of the glazing and the roof of the extension of the existing cellar door building, used as a restaurant will not result in exceedance of the environmental noise criteria.
- We consider that the day time environmental noise criterion will still be achieved in the event that the 130 patrons capacity as per DA21017786 is maintained in the restaurant portion of the cellar door building.

We trust the above is satisfactory and would be pleased to further advise as required.

Yours faithfully
BESTEC PTY LTD

IVAILO DIMITROV
ASSOCIATE / PRINCIPAL ACOUSTIC CONSULTANT

[3] The subjective reaction or response to changes in noise levels can be summarised as follows: a 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.



BESTEC ASSESSMENT SCENARIO 3 - CALCULATED DAY TIME NOISE LEVELS

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 22-350

27 March 2024

Mr Garth Heynen
Heynen Planning Consultants
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

Via email: garth@heynenplanning.com.au

Dear Garth

COBBS HILL ESTATE, 382B SWAMP ROAD, OAKBANK (APPLICATION ID: 21017786) – PROPOSED VARIATION TO PLANNING CONSENT

I refer to our recent discussions with respect to the above proposed development. I note that the subject development was granted planning consent by the Adelaide Hills Council on 8 March 2023.

The approved development comprised alterations and additions to the existing development on the subject site including the proposed construction of a new function centre and changes to existing on-site parking together with amendments to the licenced capacity and trading hours of the existing development.

However, I am aware that the applicant seeks variations to the previous planning consent and that it is now proposed to: -

a) remove the restaurant component from the previously proposed new function centre building (i.e. that proposed in DA No. 21017786),

b) relocate the approved restaurant to an internal area within a portion of the existing cellar door building for use as a restaurant accommodating up to 130 people at any one time on Friday, Saturday and Sundays and Public Holidays between 11.00 am – 10.00 pm, which I understand would require an alteration to Condition 13 of DA 21017786 in relation to the days of operation, and

c) increase the capacity of the cellar door building and garden surrounds in order that these areas can be used by up to 200 people on Saturday and Sundays and Public Holidays (that is in addition to the 130 'restaurant diners') for 'cellar door purposes', which I understand would necessarily require an alteration to Condition 11 of DA 21017786 in relation to the days of operation.

I note that the proposed restaurant relocation is illustrated in a drawing (Floor Plan – Land use change to restaurant) prepared by your office (Drawing Number 23-035.P6.40.1) dated 26 February 2024. A copy of this plan is included within the appendix to this report.

We previously reviewed the traffic and parking related aspects of the then proposed development including preparation of a traffic and parking assessment report dated 16 January 2023. This document identified, inter alia, that: -

- The existing development on the site is accessed via a two-way gateway on the eastern side of Swamp Road providing vehicular access to the existing facilities on the subject site, with minor changes to the proposed access point and the widening of the internal driveway proposed as part of the (then) proposed development application, and

- Parking for patrons of the subject development is currently provided primarily on the northern side of the internal driveway to the west of the existing cellar door sales facility. An overflow car parking area is also provided on the southern side of the internal driveway. Our report included a concept parking layout for up to 100 cars in these areas.

The previously approved development provided for the following:-

- Construction of the proposed restaurant and function centre building with a maximum capacity of 130 persons,

- Construction of the amended car parking areas and associated landscaping,

- Retention of the existing capacity of 75 persons within the cellar door facility with the hours of operation slightly changed to 10.00 am until 6.00 pm Monday to Friday,

- An increase in the capacity within the cellar door facility to 200 persons on Saturdays and Sundays from 10.00 am until 6.00 pm, and

- The number of functions to vary from the current 130 persons 18 times per year and 208 persons 7 times a year, to 130 persons 32 times per year.

Condition 10 of the previous planning consent subsequently identified that:-

- *Prior to 6:00 pm the overall capacity of the site should be limited a maximum of 330 persons. After 6:00 pm the overall capacity of the site shall be restricted to a maximum of 130 persons. This includes any associated outdoor areas for liquor licensing purposes allowing the restaurant and a function to operate concurrently or the cellar door and a function to operate concurrently.*

It is my understanding that the proposed amendments to the subject development would retain:-

- the above patronage levels both before and after 6.00 pm,

- the current access vehicular access arrangements to and from Swamp Road subject to the proposed changes to the design of the access point on Swamp Road and minor widening of the internal driveway, and

- formalisation of the on-site car parking design as previously proposed.

I note that the proposed variation application seeks to accommodate up to 130 people at any one time in the restaurant on a Friday in addition to Saturdays, Sundays and Public Holidays between 11.00 am – 10.00 pm. However, I consider that this should not result in adverse traffic and parking issues either on site or on the adjoining road network.

Parking Assessment

In relation to the adequacy of parking associated with the subject development this was addressed in our report dated 16 January 2023.

Based on a car parking rate of one space per three seats as required for a dining area associated hotel development, i.e. a comparable land use to that proposed, there should be a total parking requirement for approximately 110 parking spaces. This would be met by a combination of the changes to the existing public car parking areas together with the staff parking spaces proposed on site.

Traffic Assessment

Our original report included forecasts of traffic on a *first-principles* basis, namely that:-

- There would be one arrival and one departure vehicle movement for every 3 persons on-site, to correspond with the on-site car parking requirements and noting that visitors would not typically require multiple movements to and from the subject site,

- Staff movements and persons setting up functions would not occur during peak visitor arrival and departure periods,

- All attendees / guests are anticipated to arrive in the same one-hour period prior to a function. However, it is unlikely that all departure movements would occur in the same one-hour period as function departure times can vary. It is anticipated that approximately two-thirds of guests attending a function would exit the site in any one-hour period,

- Peak periods associated with function centres typically occurs on weekends, particularly Saturday afternoons / evenings, and are unlikely to correspond with peak commuter periods on the public road network, and

- The majority of functions would not reach the maximum capacity of 130 person on-site.

On the above basis it is anticipated that the subject development could generate up to approximately 80 peak-hour vehicle trips on the basis that there would be some level of overlap between traffic generated by functions and the cellar door sales facility.

It is anticipated that such volumes would typically occur on a Saturday afternoon / evening and that the subject development would potentially generate of the order of:-

- 70 entry and 10 exit movements in the one-hour period prior to a function commencing, and

- 5 entry and 45 exit movements in any one-hour period at the end of a function on the basis that drivers exiting the site during this period would take longer to leave than arrive and that departure from an event would generally occur after the cellar door facility is closed.

On the above basis it is considered that the proposed development will not result in adverse traffic impacts on the capacity of the adjoining road network particularly given the volumes of traffic currently generated by the existing development on the subject site and the previously proposed widening of the internal driveway as requested by Council engineering staff in an email to you dated Friday 13 January 2023, namely: -

> *"Additionally Council's Technical Officer has reviewed your Traffic Report and has provided (the) following comments:*

1. *The increase in traffic volume would have no significant impact on the existing traffic volumes of 1531 vehicles per day on Swamp Road.*

2. *Council recommends the access driveway be widened to a minimum width of 6 metres to accommodate two way traffic flow. A minimum of 100 metres of the access driveway should be widened to prevent any potential backing up of traffic on Swamp Rd, this will alleviate any potential safety issues.*

3. *The access is to be sealed from the road edge to 20m within the property boundary to prevent any material drag out onto Swamp Rd.*

(An) Amended site plan should be provided showing the above changes to the driveway."

Figure A below is an aerial overlay plan identifying:

- the 100m of driveway widening to a minimum width of 6m, i.e., in the area between the existing sections of two-way driveway (point 2 above), and

- the recommended sealing of the first 20m of the access driveway into the site (point 3 above) inclusive of the verge area between the sealed carriageway of Swamp Road and the property boundary.

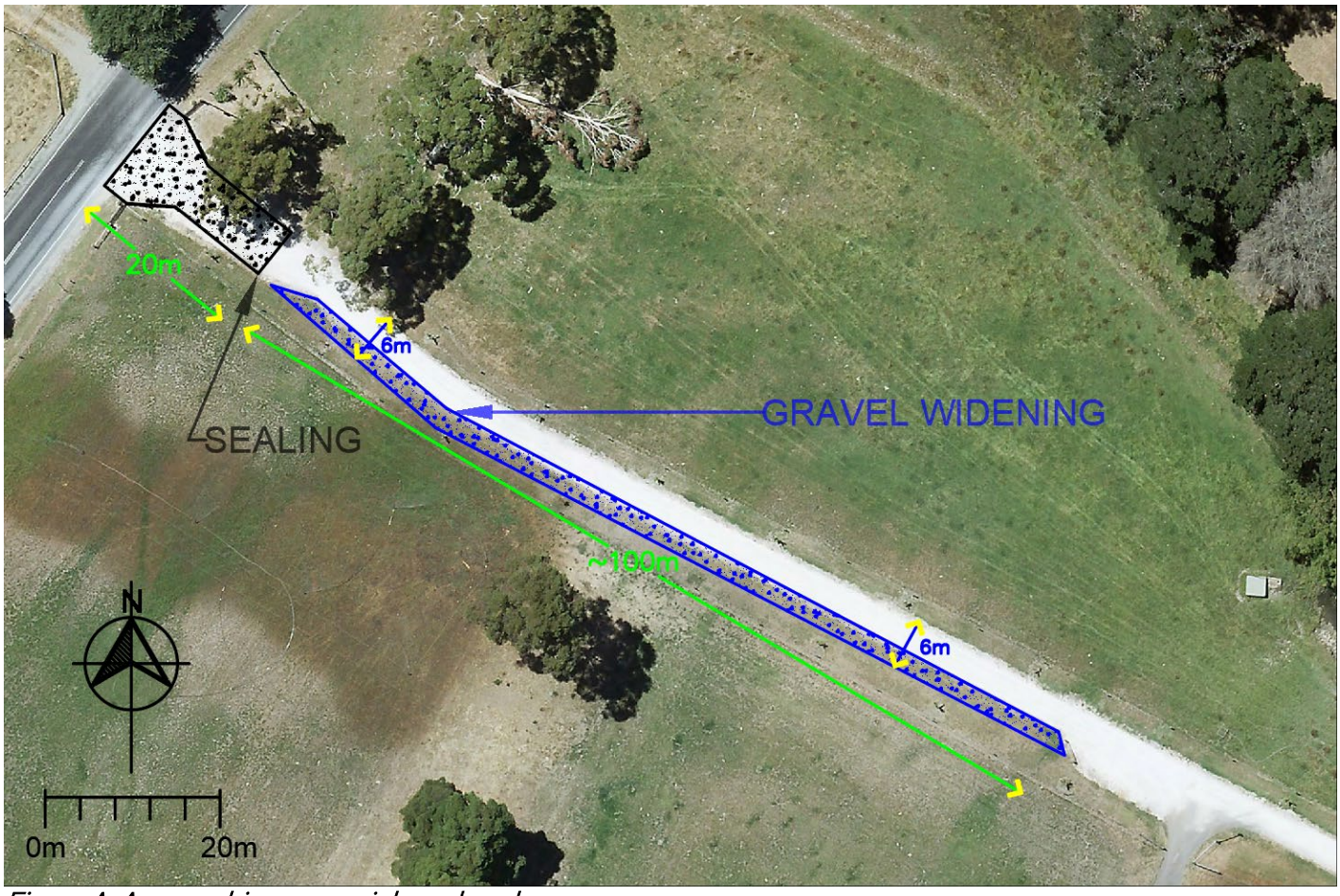


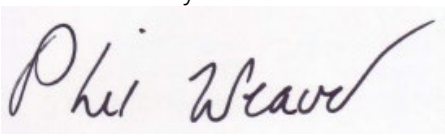
Figure A: Access driveway aerial overlay plan

Summary and Conclusions

I consider that the proposed amendments to the previously approved development will not result in any changes to the either the demand for on-site parking nor the volumes of traffic to be generated by the proposed amended development application subject to incorporate sealing of the first 20m of the existing access driveway and minimum access driveway widening of a further 100m as identified in *Figure A* above.

In summary, I therefore remain of the opinion that there should not be adverse traffic or impacts associated with the proposed variation to the previously approved development and that based on the expansion and alterations to the customer parking area (as previously proposed) there will be adequate car parking provided on the site to meet the anticipated peak parking demands of the subject development.

Yours sincerely



Phil Weaver
Phil Weaver and Associates Pty Ltd

Enc: *Floor Plan – Land use change to restaurant*

HEYNEN
PLANNING CONSULTANTS

DRAWING SCHEDULE:

- RESTAURANT
- KITCHEN
- CELLAR DOOR
- MOTEL (6 GUESTS)
- OFFICE (BACK OF HOUSE)
- LAUNDRY

EXISTING BUILDING
PROPOSED RESTAURANT 100 PERSONS
FFL377.37

EXISTING DECK
FFL377.37

EXISTING OFFICE
FFL377.37

EXISTING CELLAR DOOR
FFL377.37

EX DISABLED WC
FFL377.37

EX WC
FFL377.37

EX WC
FFL377.37

EX KITCHEN
FFL377.37

EX KITCHEN
FFL377.37

EX KITCHEN
FFL377.37

EX BREAKFAST
FFL377.37

EX SITTING
FFL377.37

EX ROOM 1
FFL377.37

EX ROOM 2
FFL377.37

EX ROOM 3
FFL377.37

EX ROBE
FFL377.37

EX BATH
FFL377.37

EX STORE
FFL377.15

EX LAUNDRY
FFL377.15

EX

EX-DT

TSL

UP

DN

FLOOR PLAN - LAND USE CHANGE TO RESTAURANT
1:100 @ A3

Project North

PRELIMINARY

1:100

1M 5M

LOCATION
362 OAKLAND ROAD
OAKBANK SA 5243
PROJECT
COBBS HILL ESTATE

CLIENT
JED HICKS

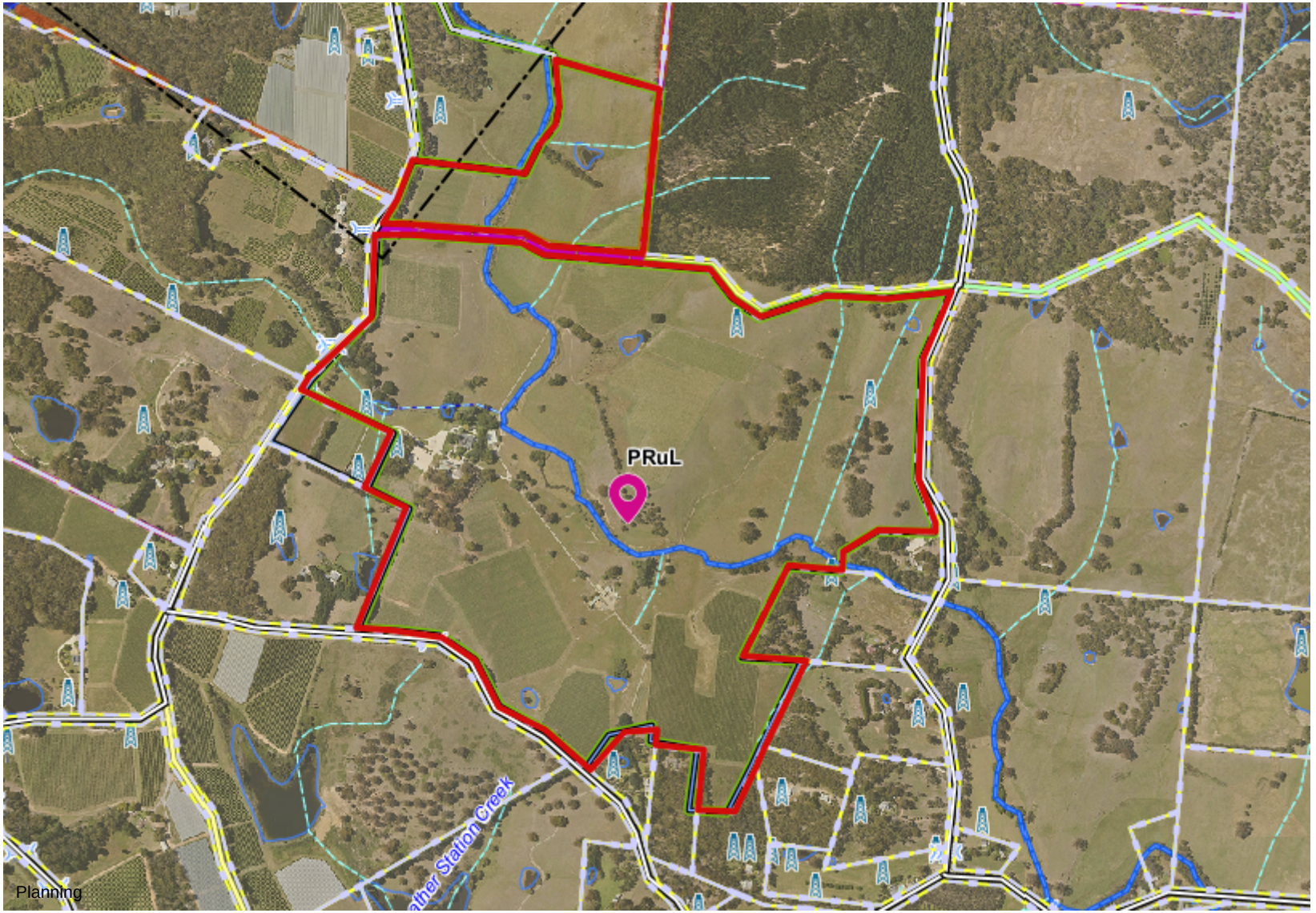
REVISION AMENDMENTS

issue	checked	date	rev.
PRELIMINARY - CLIENT ISSUE	IM	26.02.24	P3
PRELIMINARY - CLIENT ISSUE	IM	22.02.24	P2
PRELIMINARY - CLIENT ISSUE	IM	19.12.23	P1

SCALE	1:100
ORIGINAL SIZE	A3
DATE	26/02/2024
DRAWN	IM
JOB NUMBER	23-035
DRAWING NUMBER	23-035.P6.40.01

23-May-2024

362 Oakwood Road
Oakbank 5243



Adelaide Hills COUNCIL

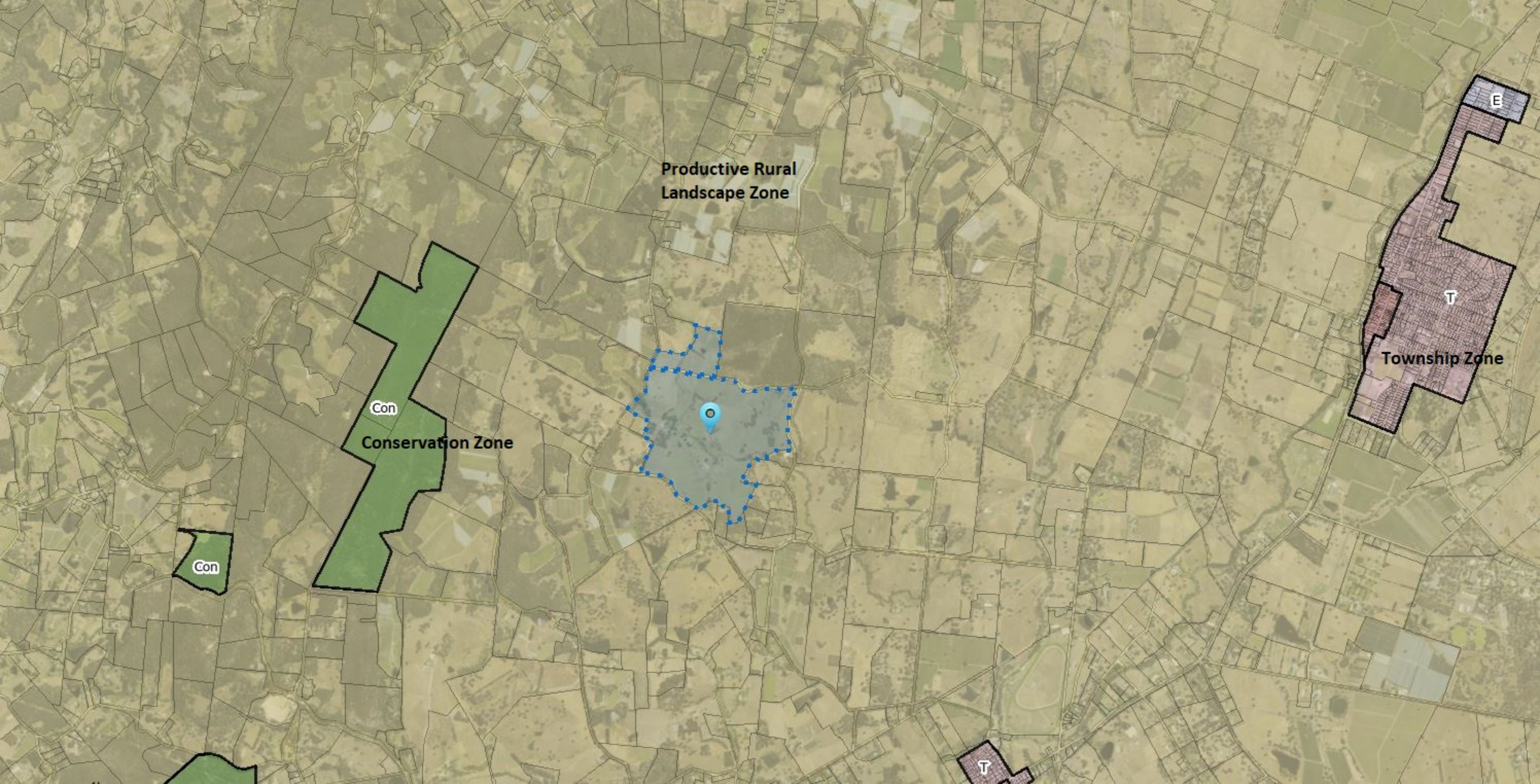
N

Annotations

Subject Land

Scale = 1:12065.760

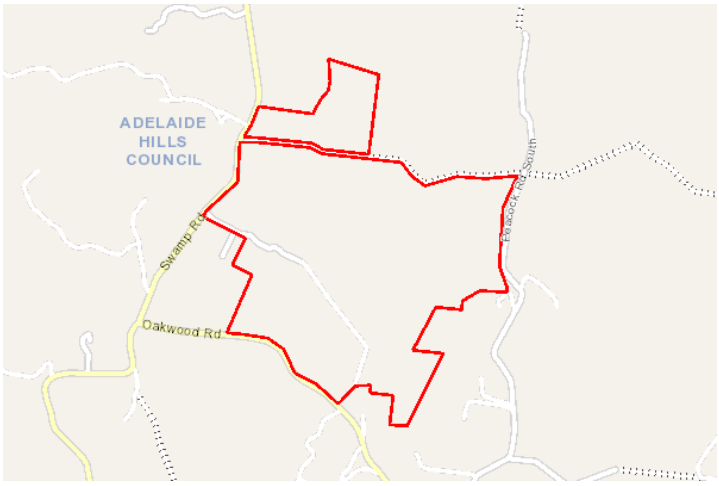
500 m


Productive Rural
Landscape Zone
Con
Conservation Zone
Con
E
T
Township Zone
T

Address: 362 OAKWOOD RD OAKBANK SA 5243

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
Mount Lofty Ranges Water Supply Catchment (Area 2)
Native Vegetation
Prescribed Water Resources 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.
   - Agricultural building
   - Deck
   - Outbuilding
3. Code Assessed - Performance Assessed
   Performance Assessed development types listed below are those for which the Code identifies relevant policies.
   Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.
   - Deck
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.

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: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Distillery (h) Dwelling (i) Dwelling addition (j) Farming (k) Function venue (l) Horse keeping (m) Horticulture (n) Industry (o) Low intensity animal husbandry (p) Outbuilding (q) Shop (r) Small-scale ground mounted solar power facility (s) Tourist accommodation (t) Transport distribution (u) Verandah (v) Warehouse (w) Winery (x) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	**DTS/DPF 2.1** Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	**DTS/DPF 2.2** Buildings: (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
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: (d) more than one value is returned, refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation* 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: (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: (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: (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 Venues	
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: (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 100m^2 or 250m^2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m^2 (e) do not result in more than 75 seats for customer dining purposes in a restaurant.
PO 6.2 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: (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.
PO 6.3 Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.	**DTS/DPF 6.3** Tourist accommodation, other than where located in The Cedars Subzone: (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: (i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m^2 or (ii) where in an existing building, does not exceed 150m^2 and (c) does not result in more than one tourist accommodation facility being located on the same allotment.
PO 6.4 Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	**DTS/DPF 6.4** Tourist accommodation in new buildings: (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.
PO 6.5 Function venues are associated with the primary use of the land for primary production or primary production related value adding industry.	**DTS/DPF 6.5** Function venues, other than where located in The Cedars Subzone: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not exceed a capacity of 75 persons for customer dining purposes.
PO 6.6 Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	**DTS/DPF 6.6** Function venues: (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	

PO 7.1 Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.	**DTS/DPF 7.1** Offices, other than where located in The Cedars Subzone: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	**DTS/DPF 8.1** Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Workers' accommodation	
PO 9.1 Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.	**DTS/DPF 9.1** Workers' accommodation: (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m^2 (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) amenities accommodate not more than 20 persons at any one time (e) is setback at least 50m from a road boundary (f) is setback at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.
Renewable Energy Facilities	
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: (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: (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: (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: (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 350m^2 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: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment.
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 2m2 per side.

Table 5 - Procedural Matters (PM) - Notification

The following table identifies, pursuant to section 107(6) of the *Planning, Development and Infrastructure Act 2016*, classes of performance assessed development that are excluded from notification. The table also identifies any exemptions to the placement of notices when notification is required.

Interpretation

Notification tables exclude the classes of development listed in Column A from notification provided that they do not fall within a corresponding exclusion prescribed in Column B.

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded

(in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

Where a development involves multiple performance assessed elements, all performance assessed elements will require notification (regardless of whether one or more elements are excluded in the applicable notification table) unless every performance assessed element of the application is excluded in the applicable notification table, in which case the application will not require notification.

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) fence (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) solar photovoltaic panels (roof mounted) (u) shade sail (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Function venue within The Cedars Subzone.	None specified.
6. Function venue.	Except function venue that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.
7. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop within The Cedars Subzone.	None specified.

10. Shop.	Except shop that does not satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
11. Tourist accommodation within The Cedars Subzone.	None specified.
12. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

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

Placement of Notices - Exemptions for Restricted Development

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

Part 3 - Overlays

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
PO 1.1 Land division undertaken in accordance with Section 7 of the *Planning, Development and Infrastructure Act 2016.*	**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	Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO 3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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 Child care facilities, educational facilities, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: (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	**DTS/DPF 3.2**

Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 4.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	**DTS/DPF 4.2** Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 4.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that: (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements* (b) includes the provision of an all-weather hardstand area in a location that: (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s) where required.	**DTS/DPF 4.3** None are applicable.
Land Division	
PO 5.1 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.	**DTS/DPF 5.1** None are applicable.
PO 5.2 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	**DTS/DPF 5.2** None are applicable.
PO 5.3 Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided.	**DTS/DPF 5.3** None are applicable.
PO 5.4	**DTS/DPF 5.4**

Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	None are applicable.
PO 5.5 Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	**DTS/DPF 5.5** None are applicable.
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 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

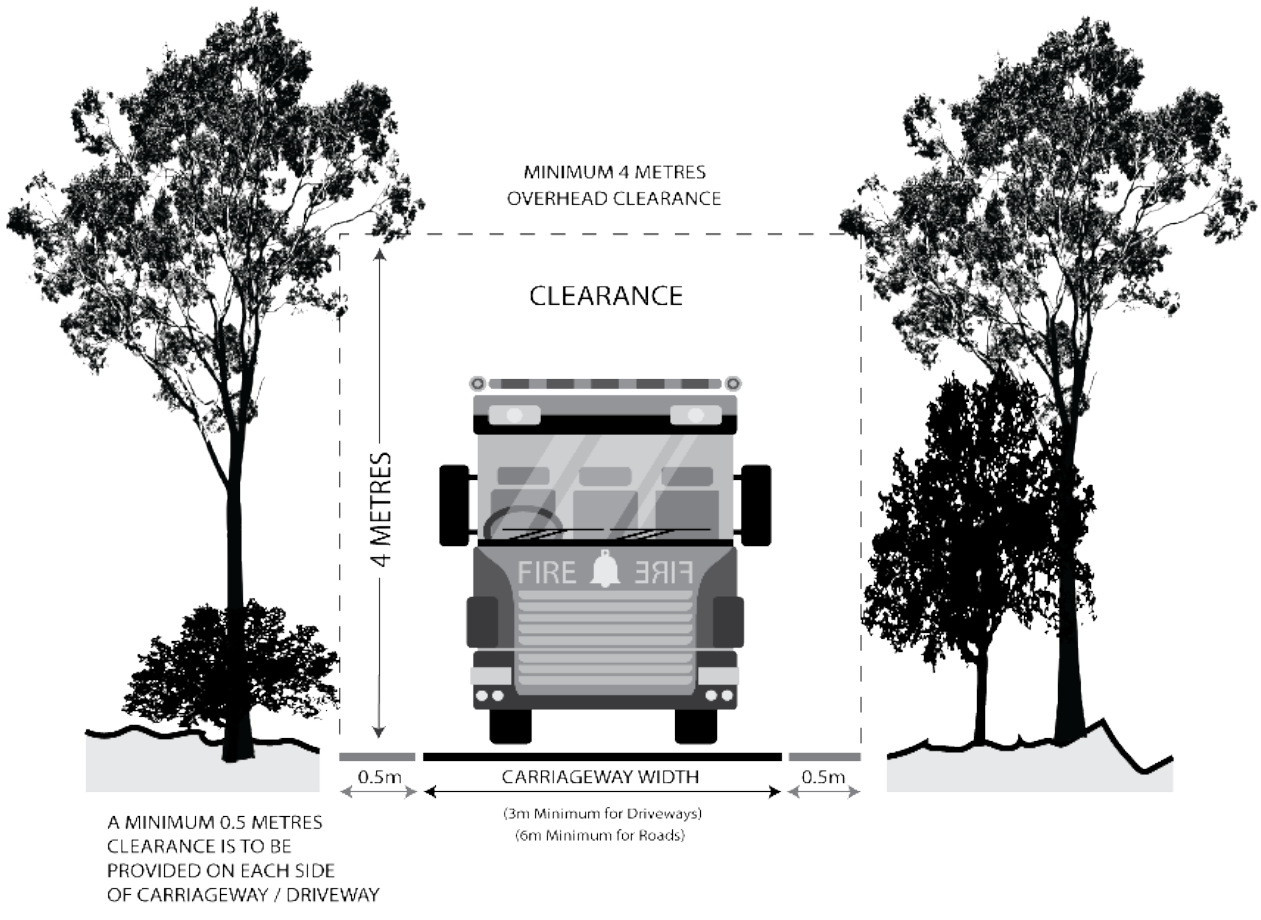
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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): (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) child care facility (k) educational facility (l) retirement village (m) supported accommodation (n) residential park (o) hospital (p) camp ground.	South Australian Country Fire Service.	To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development.	Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Figures and Diagrams

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

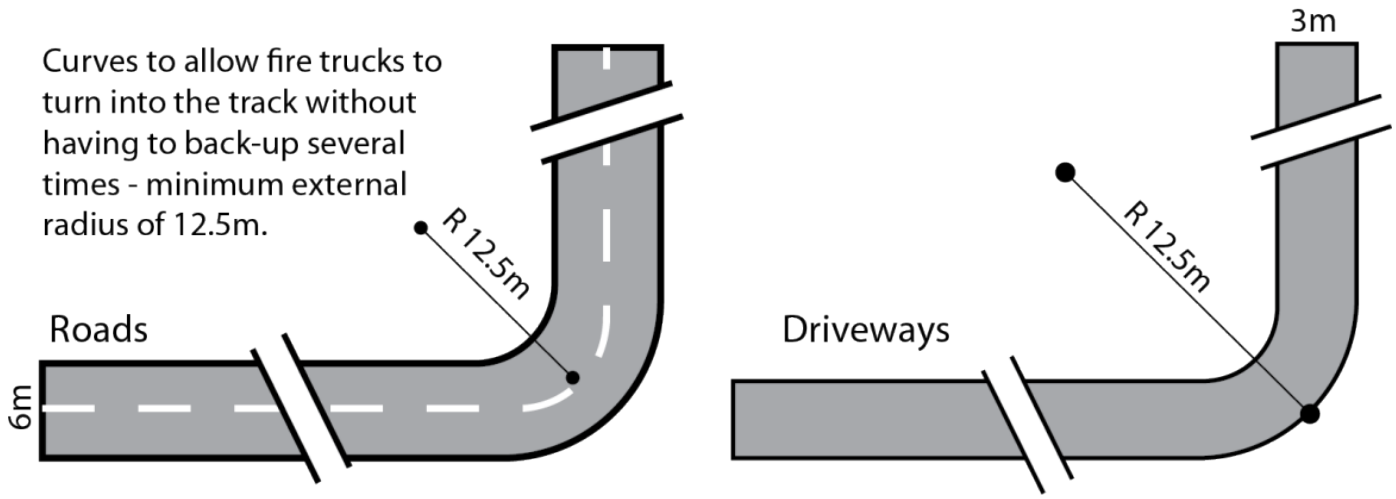


Figure 3 - Full Circle Turning Area

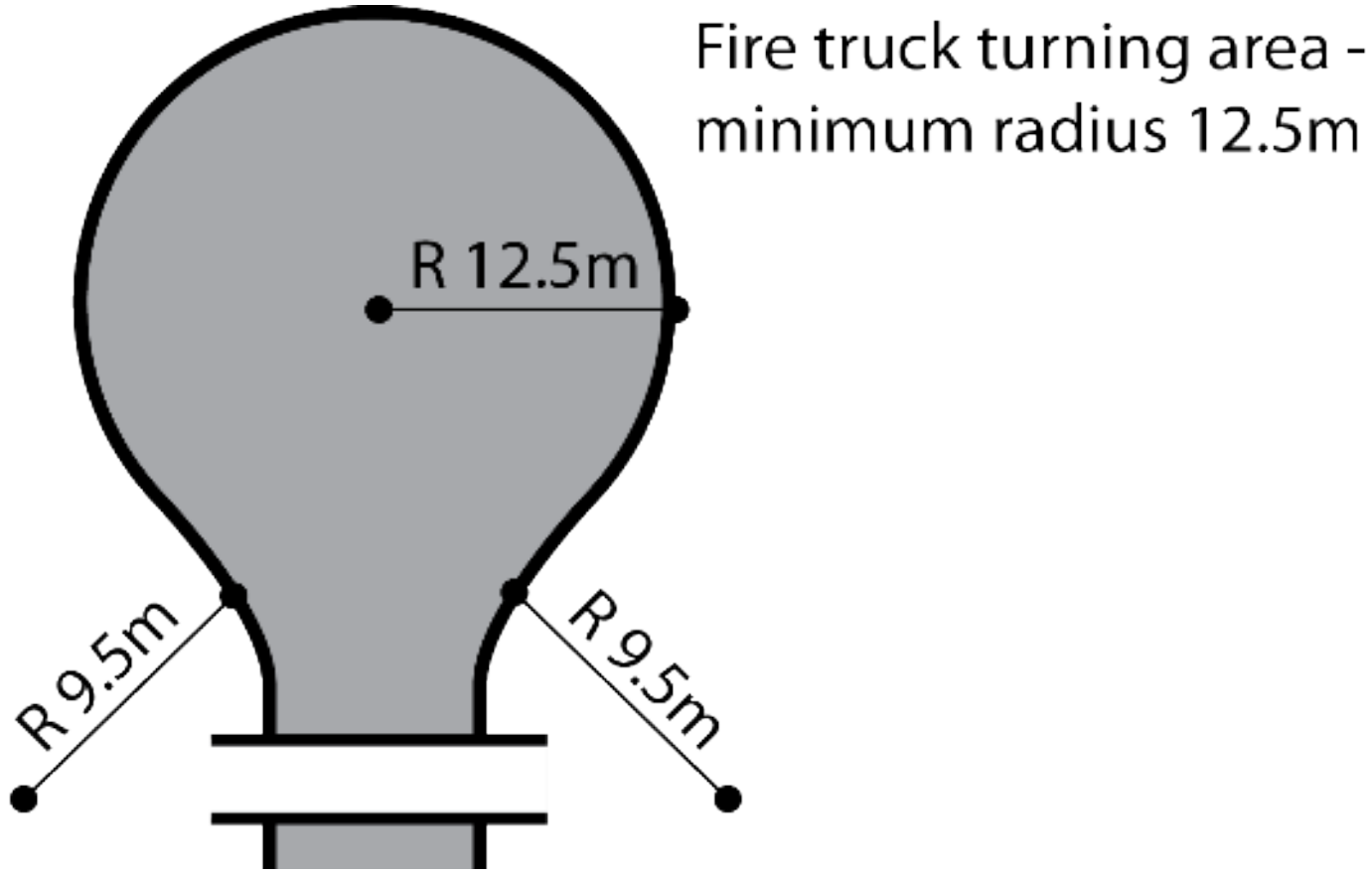
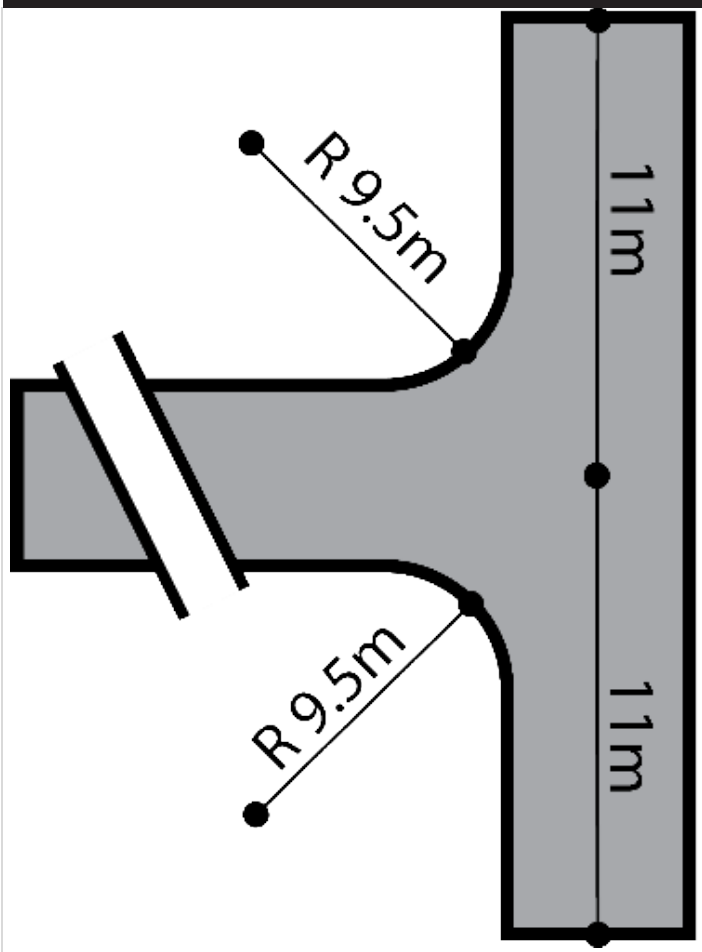
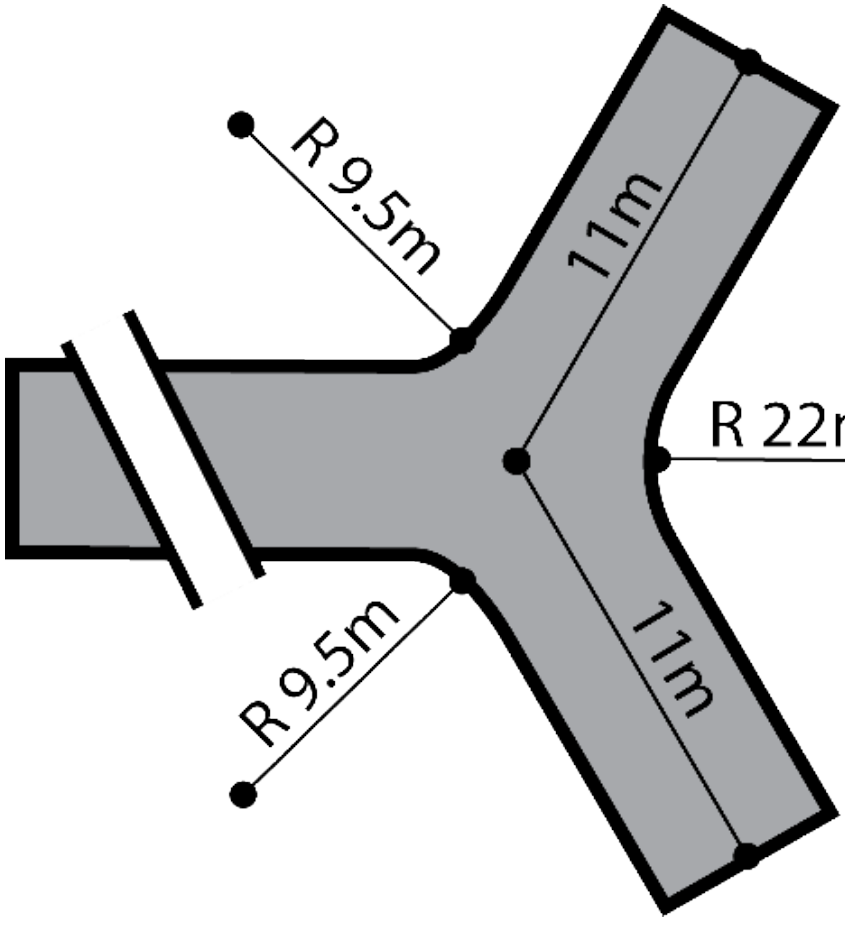


Figure 4 - 'T' or 'Y' Shaped Turning Head

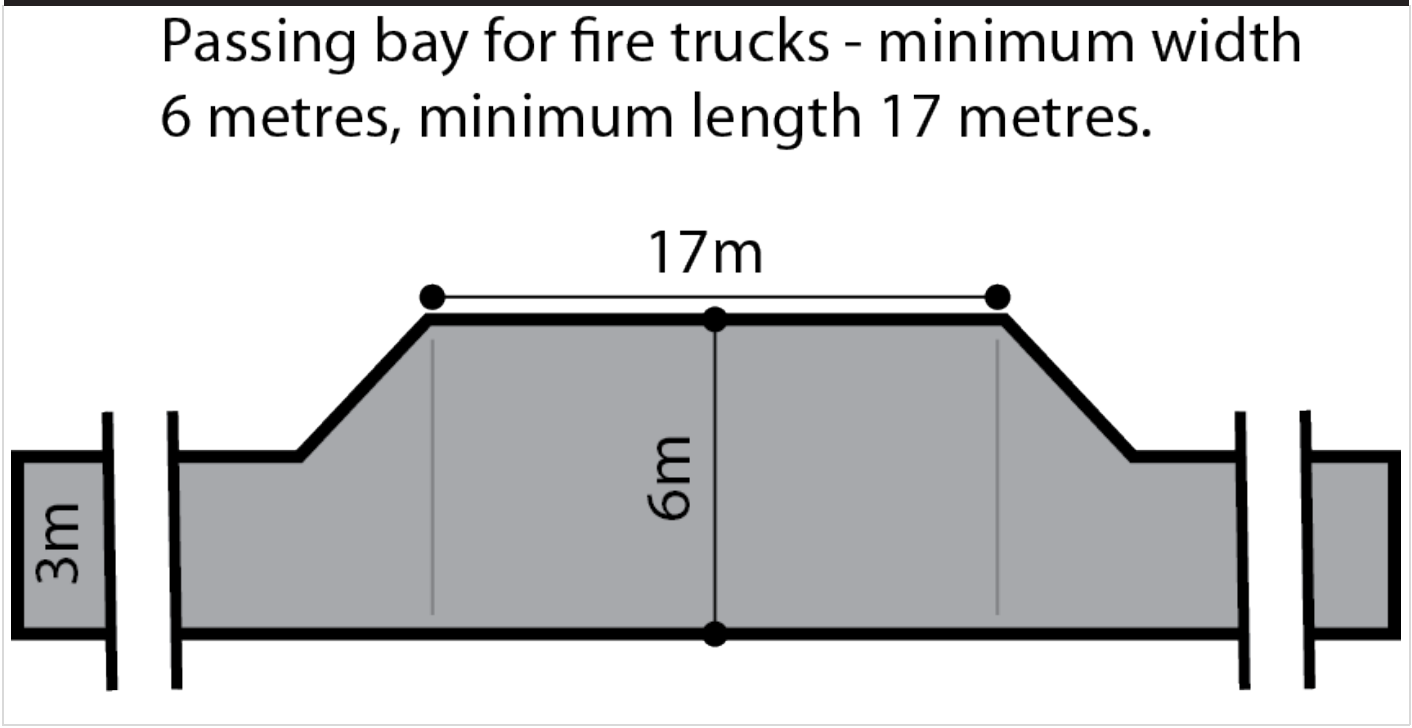


"T" shaped turning area for fire trucks to reverse into so they can turn around
- minimum length 11m.



"Y" shaped turn around area
- minimum length 11 metres.

Figure 5 - Driveway Passing Bays



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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	**DTS/DPF 1.1** Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb
Environmental Protection	
PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.	**DTS/DPF 2.1** Development does not involve the storage of hazardous materials.

Procedural Matters (PM) - Referrals

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

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

Limited Land Division Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	The long term use of land for primary production is maintained by minimising fragmentation through division of land.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Land division does not result in the creation of an additional allotment.	**DTS/DPF 1.1** No additional allotments are created.
PO 1.2 Land division involving boundary realignments occurs only where the number of resulting allotments with a site area less than that specified in the relevant Zone is not greater than the number that existed prior to the realignment.	**DTS/DPF 1.2** None are applicable.

Procedural Matters (PM) - Referrals

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

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

Mount Lofty Ranges Water Supply Catchment (Area 1) Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater	
DTS/DPF 2.4 All components of an effluent disposal area are: (a) set back 50 metres or more from a watercourse (b) set back 100 metres or more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.	Stormwater

DTS/DPF 3.4 Development includes: (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m^2.	**DTS/DPF 3.5** Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
DTS/DPF 3.6 Shops and tourist accommodation satisfy all the following: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.	**DTS/DPF 3.9** Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	**DTS/DPF 1.1** None are applicable.
PO 1.2 Development does not include land uses that have the potential to cause adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	**DTS/DPF 1.2** Development does not involve any one or combination of the following: (a) landfill (b) special industry.
Wastewater	
PO 2.1 Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.	**DTS/DPF 2.1** Development including alterations and additions, in combination with existing built form and activities within an allotment: (a) do not generate a combined total of more than 1500 litres of wastewater per day and (b) will be connected to the same on-site wastewater system that is compliant with relevant South Australian standards or is otherwise connected to a sewer or community wastewater management

	system.
PO 2.2 Dairy development is of a scale and design that will avoid adverse water quality impacts.	**DTS/DPF 2.2** Dairy development satisfies all of the following: (a) is located at least 100 metres from any watercourse, dam, bore or well (b) is connected to a wastewater management system that is located 200 metres from any watercourse, dam, bore or well and is designed and constructed to avoid leakage to groundwater or overflow under extreme rainfall conditions (c) treated wastewater irrigation areas: (i) have a slope of less than 1-in-5 (20 percent) (ii) are greater than 100 metres from any watercourse, dam, bore or well are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater.
PO 2.3 Development that generates trade or industrial wastewater is designed to ensure wastewater disposal avoids adverse impacts on the quality of water draining into secondary public water supply reservoirs and weirs.	**DTS/DPF 2.3** Development that generates trade or industrial wastewater is connected to: (a) a sewer or community wastewater management system with sufficient hydraulic and treatment capacity to accept the inflow or (b) an on-site wastewater holding tank which has storage capacity of more than four days total flow during peak operations and is contained within an impervious, bunded area with a total liquid holding capacity of more than 120 percent of the total holding tank capacity, prior to transporting for off-site disposal.
PO 2.4 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	**DTS/DPF 2.4** Development results in: (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
PO 2.5 Surface and groundwater protected from wastewater discharge pollution.	**DTS/DPF 2.5** All components of an effluent disposal area are: (a) setback 50 metres or more from a watercourse (b) setback 100 metres of more from a public water supply reservoir (c) located on land with a slope no greater than 1-in-5 (20%) (d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table (e) above the 10% AEP flood level.
Stormwater	
PO 3.1 Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.	**DTS/DPF 3.1** None are applicable.
PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.	**DTS/DPF 3.2** None are applicable.
PO 3.3 Polluted stormwater is treated prior to discharge from the site.	**DTS/DPF 3.3** None are applicable.
PO 3.4 Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.	**DTS/DPF 3.4** Development includes: (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding $100m^2$.

PO 3.5 Stormwater from dwelling additions captured to protect water quality.	**DTS/DPF 3.5** Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.
PO 3.6 Stormwater from shops and tourist accommodation is managed to protect water quality.	**DTS/DPF 3.6** Shops and tourist accommodation satisfy all the following: (a) are located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) are located 100m or more from public water supply reservoirs and diversion weirs (c) are located on land with a slope not exceeding 20% (d) includes buildings connected to rainwater tanks with a minimum capacity of 1,000L (e) includes swales that divert clean stormwater away from areas where it could be polluted.
PO 3.7 Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.	**DTS/DPF 3.7** Horse keeping and low intensity animal husbandry satisfy all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located on land with a slope not exceeding 10% (c) includes stables, shelters or other roofed structures connected to rainwater tanks with a minimum capacity of 1,000L (d) includes swales that divert clean stormwater away from areas (including yards, manure storage areas, and watering points) within which it could be polluted.
PO 3.8 Stormwater from horticulture is managed to protect water quality.	**DTS/DPF 3.8** Horticulture satisfies all the following: (a) is located 50m or more from watercourses, wetlands, land prone to waterlogging and bores (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) is located on land with a slope not exceeding 10% (d) includes swales or other structures that divert clean stormwater away from areas (including plant growing areas, chemical storage areas and plant waste storage areas) within which it could be polluted.
PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	**DTS/DPF 3.9** Excavation and/or filling satisfy all the following: (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	**DTS/DPF 4.1** None are applicable.
Land Division	
PO 5.1 Land division does not result in an increased risk of pollution to surface or underground water.	**DTS/DPF 5.1** Land division does not create additional allotments and satisfies (a) and/or (b): (a) is for realignment of allotment boundaries to correct an anomaly in the placement of those boundaries with respect to the location of existing buildings or structures or (b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.
PO 5.2 Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.	**DTS/DPF 5.2** None are applicable.

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure: (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function venue with more than 75 seats for customer dining purposes (c) restaurant with more than 40 seats for customer dining purposes (d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door (e) dwelling where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (f) tourist accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (g) workers' accommodation where a habitable dwelling or tourist accommodation or workers' accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation or workers' accommodation on the same allotment), except where the existing habitable dwelling or tourist accommodation or workers' accommodation on the same allotment is proposed to be demolished and the existing on-site wastewater system is proposed to be decommissioned (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral or beneficial impact on water quality.	Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)			
Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)			
Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding			
Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)			
Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.			

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (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.	**DTS/DPF 1.2** None are applicable.
PO 1.3 Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from: (a) in the case of commercial forestry, the spread of fires from a plantation (b) the spread of pest plants and phytophthora (c) the spread of non-indigenous plants species (d) excessive nutrient loading of the soil or loading arising from surface water runoff (e) soil compaction (f) chemical spray drift.	**DTS/DPF 1.3** Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	**DTS/DPF 1.4** None are applicable.
Land division	
PO 2.1	**DTS/DPF 2.1**

Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991* (ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' 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 Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Development that is the subject of a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* that categorises the clearance, or potential clearance, as 'Level 3 clearance' or 'Level 4 clearance'.	Native Vegetation Council	To provide expert assessment and direction to the relevant authority on the potential impacts of development on native vegetation.	Development of a class to which Schedule 9 clause 3 item 11 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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 All development, but in particular development involving any of the following: (a) horticulture	**DTS/DPF 1.1** Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to

(b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.	accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.
PO 1.2 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	**DTS/DPF 1.2** None are applicable.

Procedural Matters (PM) - Referrals

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

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

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: (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: (a) the construction of an erosion control structure (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.	**DTS/DPF 1.6** None are applicable.
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	**DTS/DPF 1.9**

Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

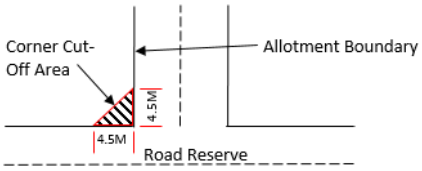
Desired Outcome (DO)

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	
PO 1.1 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	**DTS/DPF 1.1** Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: 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: (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: 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:

	(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.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	**DTS/DPF 1.2** Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	**DTS/DPF 1.3** Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	**DTS/DPF 1.4** Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	**DTS/DPF 1.5** None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	**DTS/DPF 2.1** No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	**DTS/DPF 2.2** Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	**DTS/DPF 2.3** Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	**DTS/DPF 3.1** Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the	**DTS/DPF 4.1** Advertisements do not incorporate any illumination.

amenity of sensitive receivers.	
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	**DTS/DPF 5.1** Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	**DTS/DPF 5.2** No advertisement illumination is proposed.
PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	**DTS/DPF 5.3** Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	**DTS/DPF 5.4** Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	**DTS/DPF 5.5** Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	**DTS/DPF 5.6** Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

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	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	**DTS/DPF 1.1** None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	**DTS/DPF 1.2** None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	**DTS/DPF 2.1** None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	**DTS/DPF 2.2** Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	**DTS/DPF 2.3** Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	**DTS/DPF 2.4** Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	**DTS/DPF 2.5** Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	**DTS/DPF 3.1** The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.

PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	**DTS/DPF 3.2** Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	**DTS/DPF 3.3** Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	**DTS/DPF 4.2** Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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 or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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** The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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** The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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** The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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** The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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** The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	**DTS/DPF 2.4** Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use	**DTS/DPF 2.5** None are applicable.

(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.	
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	**DTS/DPF 2.6** None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (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.	**DTS/DPF 2.7** None are applicable.
PO 2.8 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.	**DTS/DPF 2.8** The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	**DTS/DPF 2.9** The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	**DTS/DPF 2.10** Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (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.	**DTS/DPF 2.11** The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	**DTS/DPF 3.1** The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	**DTS/DPF 3.2** The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
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** The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

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	**DTS/DPF 1.4**

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

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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.

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: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 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 *Electricity Act 1996* (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	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area (b) durable - fit for purpose, adaptable and long lasting (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 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	**DTS/DPF 1.2** None are applicable.

realm.	
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 (e) contribute to biodiversity.	**DTS/DPF 3.1** None are applicable.

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 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	**DTS/DPF 7.3** None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	**DTS/DPF 7.4** None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	**DTS/DPF 7.5** None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	**DTS/DPF 7.6** None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	**DTS/DPF 7.7** None are applicable.
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 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	**DTS/DPF 9.2** A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	**DTS/DPF 10.1** Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	**DTS/DPF 10.2** One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	**DTS/DPF 11.1** Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from 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 60m2

(c) are not constructed, added to or altered so that any part is situated:

- (i) in front of any part of the building line of the dwelling to which it is ancillary
  or
- (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)

(d) in the case of a garage or carport, the garage or carport:

- (i) is set back at least 5.5m from the boundary of the primary street
- (ii) when facing a primary street or secondary street, has a total door / opening not exceeding:
  - A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser
  - B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:

- (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  and
- (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

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

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

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

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

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

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

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
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.

PO 13.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 13.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment
or
(b) located at least 12m from the nearest habitable room located on an adjoining allotment.

PO 13.4

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 13.4

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site
(b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m^2	60m^2
>500m^2	80m^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 main building 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
(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  (ii) the 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 (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.

Garage appearance

PO 14.1

Garaging is designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 14.1

Garages and carports facing a street:

(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling
(b) are set back at least 5.5m from the boundary of the primary street
(c) have a garage door / opening not exceeding 7m in width
(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Massing

PO 15.1

The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS/DPF 15.1

None are applicable

Dwelling additions

PO 16.1

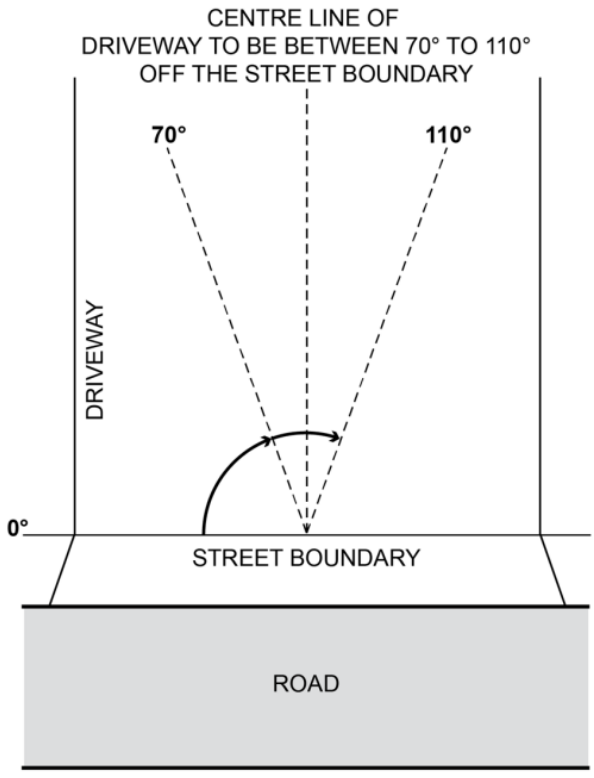
Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.

DTS / DPF 16.1

Dwelling additions:

(a) are not constructed, added to or altered so that any part is situated closer to a public street
(b) do not result in:
  (i) excavation exceeding a vertical height of 1m
  (ii) filling exceeding a vertical height of 1m
  (iii) a total combined excavation and filling vertical height of 2m or more
  (iv) less Private Open Space than specified in Design Table 1 - Private Open Space
  (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in

	Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	**DTS/DPF 17.1** Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	**DTS/DPF 18.1** Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	**DTS/DPF 18.2** Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	**DTS/DPF 19.1** Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 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 and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	**DTS/DPF 19.3** Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	**DTS/DPF 19.4** Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	**DTS/DPF 19.5** Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	**DTS/DPF 19.6** Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	

PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	**DTS/DPF 20.1** None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	**DTS/DPF 21.1** Buildings satisfy (a) or (b): (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.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	**DTS/DPF 22.1** 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 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: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	**DTS/DPF 23.3** None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	**DTS/DPF 23.4** None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	**DTS/DPF 23.5** None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	**DTS/DPF 24.1** Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	**DTS/DPF 24.2** Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	**DTS/DPF 24.3** Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	**DTS/DPF 24.4** Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	**DTS/DPF 24.5** Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	**DTS/DPF 24.6** Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and

	manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	**DTS/DPF 25.1** Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	**DTS/DPF 25.2** Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	**DTS/DPF 26.1** None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	**DTS/DPF 26.2** None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	**DTS/DPF 26.3** None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	**DTS/DPF 26.4** Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	**DTS/DPF 26.5** None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	**DTS/DPF 26.6** None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	**DTS/DPF 27.1** None are applicable.
Movement and Access	
PO 28.1	**DTS/DPF 28.1**

Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	**DTS/DPF 29.1** None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	**DTS/DPF 29.2** None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	**DTS/DPF 29.3** Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	**DTS/DPF 29.4** None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	**DTS/DPF 29.5** None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	**DTS/DPF 29.6** None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	**DTS/DPF 30.1** None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	**DTS/DPF 30.2** None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	**DTS/DPF 30.3** None are applicable.
PO 30.4	**DTS/DPF 30.4**

Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	None are applicable.
PO 30.5 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.
Decks	
Design and Siting	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	**DTS/DPF 33.1** Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling

(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:

A. a total area is determined by the following table:

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%

B. the amount of existing soft landscaping prior to the development occurring.

(b) where in association with a non-residential use:

(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.

(ii) are set back at least 2 metres from a public road.

(iii) have a floor area not exceeding $25m^2$

(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.

PO 33.2

Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.

DTS/DPF 33.2

Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.

PO 33.3

Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.

DTS/DPF 33.3

Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land 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.

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	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.

Dwelling (above ground level)	Studio (no separate bedroom): 4m^2 with a minimum dimension 1.8m One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	**DTS/DPF 1.3** None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	**DTS/DPF 1.4** Development does not incorporate any structures that protrude beyond the roofline.

(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5 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 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 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 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	**DTS/DPF 7.1** None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	**DTS/DPF 7.2** None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	**DTS/DPF 7.3** None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	**DTS/DPF 7.4** Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	**DTS/DPF 7.5** Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	**DTS/DPF 7.6** None are applicable.

PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	**DTS/DPF 7.7** None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	**DTS/DPF 8.1** Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	**DTS/DPF 8.2** Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	**DTS/DPF 8.3** None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	**DTS/DPF 8.4** None are applicable.
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.

PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	**DTS/DPF 10.2** One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	**DTS/DPF 11.1** None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	**DTS/DPF 11.2** None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	**DTS/DPF 11.3** None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	**DTS/DPF 11.4** None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	**DTS/DPF 11.5** None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	**DTS/DPF 12.1** None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	**DTS/DPF 12.2** None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	**DTS/DPF 12.3** None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	**DTS/DPF 12.4** None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	**DTS/DPF 12.5** Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.

PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	**DTS/DPF 12.6** Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	**DTS/DPF 12.7** Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	**DTS/DPF 12.8** None are applicable.

Landscaping

PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	**DTS/DPF 13.1** Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	**DTS/DPF 13.2** Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones
<300 m^2	10 m^2	1.5m	1 small tree / 10 m^2
300-1500 m^2	7% site area	3m	1 medium tree / 30 m^2
>1500 m^2	7% site area	6m	1 large or medium tree / 60 m^2

Tree size and site area definitions

Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread

Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	**DTS/DPF 13.3** None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	**DTS/DPF 13.4** Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	**DTS/DPF 14.1** None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	**DTS/DPF 14.2** None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	**DTS/DPF 14.3** None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	**DTS/DPF 15.1** Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	**DTS/DPF 15.2** None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through	**DTS/DPF 16.1** None are applicable.

measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	**DTS/DPF 17.1** 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 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	**DTS/DPF 17.2** Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	**DTS/DPF 18.1** A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 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 18.2** None are applicable.
Ancillary Development	
PO 19.1 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.	**DTS/DPF 19.1** Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: 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 for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:
(i) a total area as determined by the following table:

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%

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

PO 19.2

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

DTS/DPF 19.2

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.

PO 19.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.

DTS/DPF 19.3

The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:

(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment
or
(b) located at least 12m from the nearest habitable room located on an adjoining allotment.

PO 19.4

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

DTS/DPF 19.4

Non-residential ancillary buildings and structures:

(a) are ancillary and subordinate to an existing non-residential use on the same site
(b) have a floor area not exceeding the following:

Allotment size	Floor area
≤500m^2	60m^2
>500m^2	80m^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 main building 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

(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary

	(ii) the 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 (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.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	**DTS/DPF 20.1** Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	**DTS/DPF 20.2** Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (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.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	**DTS/DPF 20.3** None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	**DTS/DPF 21.1** Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	**DTS/DPF 21.2** Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to:	**DTS/DPF 22.1** Residential development incorporates soft landscaping with a minimum dimension of

(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.

700mm provided in accordance with (a) and (b):

(a) a total area for the entire development site, including any common property, as determined by the following table:

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%

(b) at least 30% of any land between the primary street boundary and the primary building line.

Car parking, access and manoeuvrability

PO 23.1

Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.1

Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):

(a) single width car parking spaces:
  (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 23.2

Uncovered car parking space are of dimensions to be functional, accessible and convenient.

DTS/DPF 23.2

Uncovered car parking spaces have:

(a) a minimum length of 5.4m
(b) a minimum width of 2.4m
(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.

PO 23.3

Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.

DTS/DPF 23.3

Driveways and access points satisfy (a) or (b):

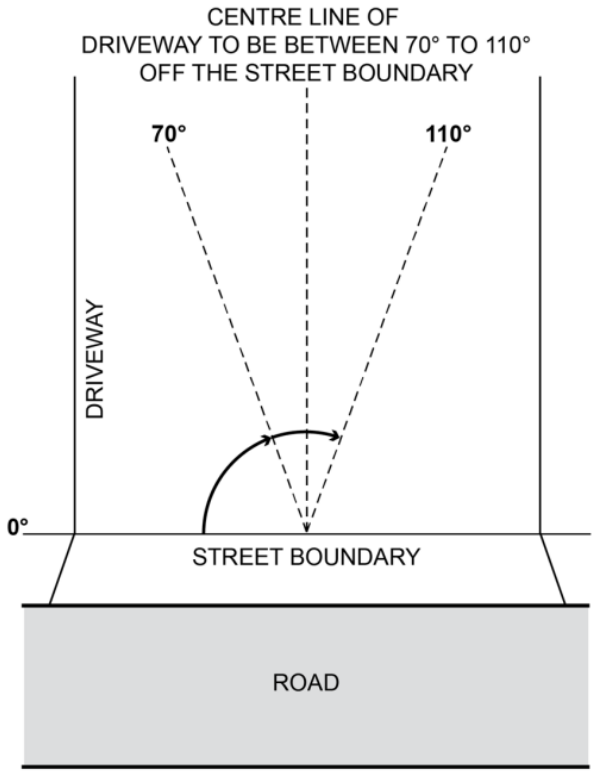
(a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site
(b) sites with a frontage to a public road greater than 10m:
  (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;
  (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.

PO 23.4

Vehicle access is safe, convenient, minimises interruption to the operation of public

DTS/DPF 23.4

Vehicle access to designated car parking spaces satisfy (a) or (b):

roads and does not interfere with street infrastructure or street trees.	(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	**DTS/DPF 23.5** Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	**DTS/DPF 23.6** Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	**DTS/DPF 24.1** Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

Design of Transportable Buildings

PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	**DTS/DPF 25.1** Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Residential Development - Medium and High Rise (including serviced apartments)

Outlook and Visual Privacy

PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	**DTS/DPF 26.1** Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	**DTS/DPF 26.2** The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.

Private Open Space

PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	**DTS/DPF 27.1** Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.

Residential amenity in multi-level buildings

PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	**DTS/DPF 28.1** Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	**DTS/DPF 28.2** Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	**DTS/DPF 28.3** Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	**DTS/DPF 28.4** Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (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	**DTS/DPF 33.3** Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:

safe and convenient movement.	(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 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	**DTS/DPF 35.5** None are applicable.

PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	**DTS/DPF 35.6** None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	**DTS/DPF 36.1** None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	**DTS/DPF 36.2** None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	**DTS/DPF 37.1** None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	**DTS/DPF 37.2** None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	**DTS/DPF 38.1** None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	**DTS/DPF 39.1** None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	**DTS/DPF 39.2** None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	**DTS/DPF 39.3** Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4	**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.

Decks

Design and Siting

PO 45.1

Decks are designed and sited to:

(a) complement the associated building form
(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)
(c) minimise cut and fill and overall massing when viewed from adjacent land.

DTS/DPF 45.1

Decks:

(a) where ancillary to a dwelling:
  (i) are not constructed, added to or altered so that any part is situated:
    A. in front of any part of the building line of the dwelling to which it is ancillary
    or
    B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
  (ii) are set back at least 900mm from side or rear allotment boundaries
  (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling
  (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:
    A. a total area is determined by the following table:

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%

    B. the amount of existing soft landscaping prior to the development occurring.

(b) where in association with a non-residential use:
  (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.
  (ii) are set back at least 2 metres from a public road.
  (iii) have a floor area not exceeding 25m^2

(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.

PO 45.2

Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.

DTS/DPF 45.2

Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.

PO 45.3

Decks used for outdoor dining, entertainment or other commercial uses provide

DTS/DPF 45.3

Decks used for commercial purposes do not result in less on-site car parking for the

carparking in accordance with the primary use of the deck.	primary use of the subject land 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.

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 effect on the physical environment or scenic quality of the rural landscape.	**DTS/DPF 1.1** None are applicable.

PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	**DTS/DPF 1.2** Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	**DTS/DPF 1.3** Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
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. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
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:

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)

The Housing Renewal General Development Policies are only applicable to dwellings or residential flat building undertaken by:

(a) the South Australian Housing Trust either individually or jointly with other persons or bodies
or
(b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.

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: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	**DTS/DPF 1.2** None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	**DTS/DPF 2.1** Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	**DTS/DPF 2.2** None are applicable.

Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	**DTS/DPF 3.1** Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	**DTS/DPF 4.1** Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	**DTS/DPF 5.1** Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	**DTS/DPF 5.2** 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.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	**DTS/DPF 6.1** Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	**DTS/DPF 7.1** Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive	**DTS/DPF 8.1** Each dwelling includes at least 3 of the following design features within the building

contribution to the streetscape and common driveway areas.	elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a 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.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	**DTS/DPF 8.2** 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 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	**DTS/DPF 8.3** None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	**DTS/DPF 8.4** None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	**DTS/DPF 8.5** None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	**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.
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.	**DTS/DPF 9.2** None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	**DTS/DPF 10.1** Private open space is provided in accordance with the following table:

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: $24m^2$ located behind the building line Minimum adjacent to a living room: $16m^2$ with a minimum dimension 3m

Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

PO 10.2

Private open space positioned to provide convenient access from internal living areas.

DTS/DPF 10.2

At least 50% of the required area of private open space is accessible from a habitable room.

PO 10.3

Private open space is positioned and designed to:

(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.

DTS/DPF 10.3

None are applicable.

Visual privacy

PO 11.1

Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.

DTS/DPF 11.1

Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:

(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm
(b) have sill heights greater than or equal to 1.5m above finished floor level
(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.

PO 11.2

Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.

DTS/DPF 11.2

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

Landscaping

PO 12.1

Soft landscaping is incorporated into development to:

(a) minimise heat absorption and reflection
(b) maximise shade and shelter
(c) maximise stormwater infiltration and biodiversity
(d) enhance the appearance of land and streetscapes.

DTS/DPF 12.1

Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):

(a) 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%
<200	15%
200-450	20%
>450	25%

(b) at least 30% of land between the road boundary and the building line.

Water Sensitive Design

PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	**DTS/DPF 13.1** None are applicable.

Car Parking

PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	**DTS/DPF 14.1** On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	**DTS/DPF 14.2** Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	**DTS/DPF 14.3** 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 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	**DTS/DPF 14.4** Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	**DTS/DPF 14.5** Residential flat buildings provide one bicycle parking space per dwelling.

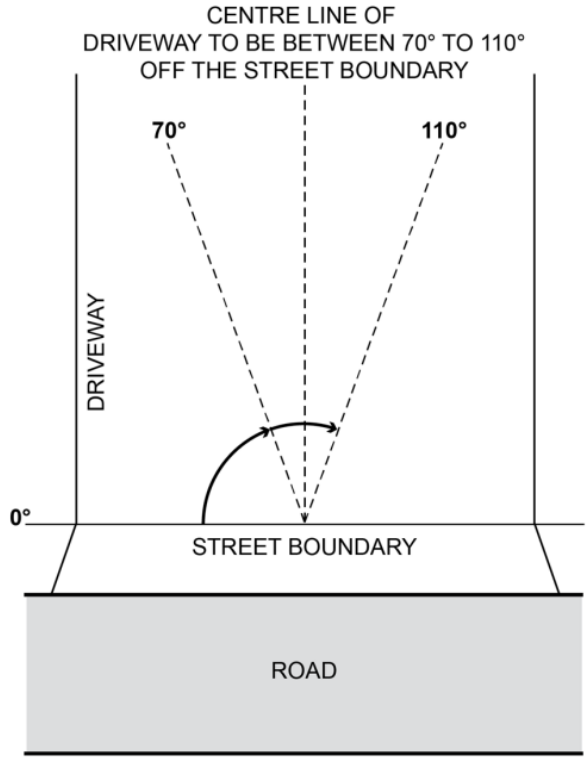
Overshadowing

PO 15.1 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.	**DTS/DPF 15.1** None are applicable.

Waste

PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	**DTS/DPF 16.1** A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and

	(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (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.	**DTS/DPF 16.2** None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	**DTS/DPF 17.1** None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	**DTS/DPF 17.2** Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	**DTS/DPF 17.3** Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:



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

PO 17.4

Driveways and access points are designed and distributed to optimise the provision of on-street parking.

DTS/DPF 17.4

Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:

(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)

(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly

(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

PO 17.5

Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.

DTS/DPF 17.5

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 17.6

Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.

DTS/DPF 17.6

Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre

PO 17.7

Dwellings are adequately separated from common driveways and manoeuvring areas.

DTS/DPF 17.7

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.

Storage

PO 18.1

Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.

DTS/DPF 18.1

Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:

(a) studio: not less than $6m^3$

	(b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	**DTS/DPF 19.1** The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	**DTS/DPF 20.1** The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	**DTS/DPF 21.1** Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) 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).

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: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	**DTS/DPF 2.1** None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	**DTS/DPF 2.3** None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	**DTS/DPF 3.1** None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	**DTS/DPF 4.2** None are applicable.

PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	**DTS/DPF 4.3** None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	**DTS/DPF 5.1** None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	**DTS/DPF 5.2** None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	**DTS/DPF 5.3** 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.

PO 8.3

Wind turbine generators and ancillary development minimise potential for bird and bat strike.

DTS/DPF 8.3

None are applicable.

PO 8.4

Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.

DTS/DPF 8.4

No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.

PO 8.5

Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.

DTS/DPF 8.5

None are applicable.

Renewable Energy Facilities (Solar Power)

PO 9.1

Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.

DTS/DPF 9.1

None are applicable.

PO 9.2

Ground mounted solar power facilities allow for movement of wildlife by:

(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.

DTS/DPF 9.2

None are applicable.

PO 9.3

Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.

DTS/DPF 9.3

Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

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

Notes:

1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.

PO 9.4

Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.

DTS/DPF 9.4

None are applicable.

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:

(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

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

available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: (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.	development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) 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, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	**DTS/DPF 13.2** None are applicable.

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	**DTS/DPF 1.2** None are applicable.

operations where animals are kept.	
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	**DTS/DPF 1.3** None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	**DTS/DPF 1.4** Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	**DTS/DPF 1.5** Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	**DTS/DPF 2.1** None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	**DTS/DPF 3.1** Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (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.	**DTS/DPF 3.2** None are applicable.

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)

<table>
<tr><th>Performance Outcome</th><th>Deemed-to-Satisfy Criteria / Designated Performance Feature</th></tr>
<tr><td colspan="2">General Land Use Compatibility</td></tr>
<tr><td>PO 1.1

Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</td><td>DTS/DPF 1.1

None are applicable.</td></tr>
<tr><td>PO 1.2

Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</td><td>DTS/DPF 1.2

None are applicable.</td></tr>
<tr><td colspan="2">Hours of Operation</td></tr>
<tr><td>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.</td><td>DTS/DPF 2.1

Development operating within the following hours:

<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday

8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday

8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:

(a) restaurant
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday

8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>PO 3.1

Overshadowing of habitable room windows of adjacent residential land uses in:

a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.</td><td>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.</td></tr>
<tr><td>PO 3.2

Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:

a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.</td><td>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. 35m2 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.</td></tr>
</table>

PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	**DTS/DPF 3.3** None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	**DTS/DPF 3.4** None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	**DTS/DPF 4.1** Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (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.	**DTS/DPF 4.2** None are applicable.
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).	**DTS/DPF 4.3** The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 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.	**DTS/DPF 4.4** Adjacent land is used for residential purposes.
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).	**DTS/DPF 4.5** None are applicable.
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.	**DTS/DPF 4.6** Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** | **Music noise level**

	Externally at the nearest existing or 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

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.	**DTS/DPF 5.1** None are applicable.
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: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	**DTS/DPF 5.2** None are applicable.

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	**DTS/DPF 9.2** None are applicable.

lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	
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 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 *Mining Act 1971*.

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Land division:

	(a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (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.	**DTS/DPF 1.1** Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	**DTS/DPF 1.2** None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	**DTS/DPF 2.1** None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	**DTS/DPF 2.3** None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	**DTS/DPF 2.4** None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	**DTS/DPF 2.5** None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	**DTS/DPF 2.6** None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street	**DTS/DPF 2.7** None are applicable.

network.	
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	**DTS/DPF 2.8** None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	**DTS/DPF 3.1** None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	**DTS/DPF 3.2** None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	**DTS/DPF 3.3** None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	**DTS/DPF 3.4** None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	**DTS/DPF 3.5** None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	**DTS/DPF 3.6** None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	**DTS/DPF 3.7** None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	**DTS/DPF 3.8** None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	**DTS/DPF 3.9** None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	**DTS/DPF 3.10** None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated	**DTS/DPF 4.1** None are applicable.

easements.	
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	
PO 10.1 Land division creating 20 or more 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 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 10.2** 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.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	**DTS/DPF 1.4** Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	**DTS/DPF 1.5** On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	**DTS/DPF 1.6** None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	**DTS/DPF 2.1** None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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 Recreation facilities are compatible with surrounding land uses and activities.	**DTS/DPF 1.1** None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	**DTS/DPF 1.2** None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	**DTS/DPF 2.1** None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	**DTS/DPF 2.2** None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	**DTS/DPF 2.3** None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	**DTS/DPF 3.1** None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	**DTS/DPF 4.1** None are applicable.

Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	**DTS/DPF 5.1** None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	**DTS/DPF 5.2** None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	**DTS/DPF 5.3** None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	**DTS/DPF 5.4** None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	**DTS/DPF 5.5** None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	**DTS/DPF 5.6** None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	**DTS/DPF 6.1** None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	**DTS/DPF 7.1** None are applicable.
PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open.	**DTS/DPF 7.2** None are applicable.
PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces.	**DTS/DPF 7.3** None are applicable.
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: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	**DTS/DPF 1.2** None are applicable.

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): (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: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) 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: (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	**DTS/DPF 2.1**

Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	None are applicable.
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 improvements can be achieved.	**DTS/DPF 3.3** None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	**DTS/DPF 3.4** None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

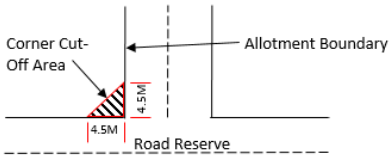
Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

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

Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	**DTS/DPF 3.3** None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	**DTS/DPF 3.4** None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	**DTS/DPF 3.5** Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	**DTS/DPF 3.6** Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	**DTS/DPF 3.7** Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
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 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	**DTS/DPF 6.1** Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	**DTS/DPF 6.2** None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	**DTS/DPF 6.3** None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	**DTS/DPF 6.4** None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	**DTS/DPF 6.5** None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	**DTS/DPF 6.6** Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	**DTS/DPF 6.7** None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	**DTS/DPF 7.1** None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1	**DTS/DPF 8.1**

Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	None are applicable.
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: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	**DTS/DPF 11.1** Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.

PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	**DTS/DPF 11.2** Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	**DTS/DPF 11.3** None are applicable.

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.

	A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	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.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 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	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	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.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 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	0.2 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.
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.

Class of Development	Car Parking Rate 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.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
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 (except for Bowden)
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 in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of	3 spaces per 100 square metres of	Urban Neighbourhood Zone in Bowden

	gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	gross leasable floor area	
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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
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 in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
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 when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden

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.

<table>
<tr><th>Class of Development</th><th>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.</th></tr>
<tr><td>Consulting room</td><td>1 space per 20 employees plus 1 space per 20 consulting rooms for customers.</td></tr>
<tr><td>Educational facility</td><td>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.</td></tr>
<tr><td>Hospital</td><td>1 space per 15 beds plus 1 space per 30 beds for visitors.</td></tr>
<tr><td>Indoor recreation facility</td><td>1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.</td></tr>
<tr><td>Licensed Premises</td><td>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.</td></tr>
<tr><td>Office</td><td>1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.</td></tr>
<tr><td>Child care facility</td><td>1 space per 20 full time employees plus 1 space per 40 full time children.</td></tr>
<tr><td>Recreation area</td><td>1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.</td></tr>
<tr><td>Residential flat building</td><td>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.</td></tr>
<tr><td>Residential component of a multi-storey building</td><td>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.</td></tr>
<tr><td>Shop</td><td>1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.</td></tr>
<tr><td>Tourist accommodation</td><td>1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.</td></tr>
<tr><td>Schedule to Table 3</td><td>
<table>
<tr><th>Designated Area</th><th>Relevant part of the State

The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</th></tr>
<tr><td>All zones</td><td>City of Adelaide</td></tr>
<tr><td>Business Neighbourhood Zone

Strategic Innovation Zone

Suburban Activity Centre Zone

Suburban Business Zone

Suburban Main Street Zone

Urban Activity Centre Zone

Urban Corridor (Boulevard) Zone

Urban Corridor (Business) Zone

Urban Corridor (Living) Zone

Urban Corridor (Main Street) Zone

Urban Neighbourhood Zone</td><td>Metropolitan Adelaide</td></tr>
</table>
</td></tr>
</table>

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: (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: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	**DTS/DPF 2.3** None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	**DTS/DPF 2.4** Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	**DTS/DPF 3.1** None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	**DTS/DPF 3.2** None are applicable.
PO 3.3	**DTS/DPF 3.3**

Litter control measures minimise the incidence of windblown litter.	None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	**DTS/DPF 3.4** None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	**DTS/DPF 4.1** None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	**DTS/DPF 4.2** None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	**DTS/DPF 5.1** Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	**DTS/DPF 6.1** None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	**DTS/DPF 6.2** Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	**DTS/DPF 6.3** None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	**DTS/DPF 6.4** Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	**DTS/DPF 7.1** Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	**DTS/DPF 7.2** None are applicable.
PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment.	**DTS/DPF 7.3** Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone.

PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip.	**DTS/DPF 7.4** None are applicable.
PO 7.5 Organic waste processing facilities separated from areas subject to flooding.	**DTS/DPF 7.5** Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	**DTS/DPF 8.1** None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	**DTS/DPF 8.2** None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

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

requirements of workers.	

Admin - No criteria applies to this land use

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

DECISION NOTIFICATION FORM

Section 126(1) of the Planning, Development and Infrastructure Act 2016

TO THE APPLICANT(S):

Name: Cobbs Hill Estate
Postal address: PO Box 324 Oakbank SA 5243
Email: gregg@heynenplanning.com.au

IN REGARD TO:

Development application no.: 21017786	Lodged on: 27 Jul 2021
Nature of proposed development: Construction of a function centre and restaurant building with associated car parking and landscaping, 100,000 litre underground water storage tank and variations to Development Authorisation 16/973/473 to increase the overall capacity, the number of functions and operating hours and Development Authorisation 16/882/473 to increase the capacity of the existing cellar door and to undertake the development in two stages: Stage 1: Vary cellar door capacity and number of functions, with deletion of special events, upgrade of car parking, vehicle access and waste control system; and Stage 2: Construction of the function centre and restaurant building and remainder of works	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 382B SWAMP RD OAKBANK SA 5243		
Title ref.: CT 6035/473	**Plan Parcel:** D79870 QP2	**Council:** ADELAIDE HILLS COUNCIL

Location reference: 382B SWAMP RD OAKBANK SA 5243		
Title ref.: CT 6035/473	**Plan Parcel:** D79870 QP1	**Council:** ADELAIDE HILLS COUNCIL

DECISION:

Decision type	**Decision** (granted/refused)	**Decision date**	**No. of conditions**	**No. of reserved matters**	**Entity responsible for decision** (relevant authority)
Planning Consent	Granted	8 Mar 2023	21	0	Assessment Panel at Adelaide Hills Council
Building Consent	Still Required				To be Determined
Development Approval - Planning Consent; Building Consent	Still Required				Adelaide Hills Council

FROM THE RELEVANT AUTHORITY: Assessment Panel - Section 93 at Adelaide Hills Council
Date: 14 Mar 2023

CONDITIONS

Planning Consent

Condition 1
The development granted shall be undertaken and completed in accordance with the stamped plans and documentation, except where varied by conditions below.

Condition 2
All external lighting shall be directed away from residential development and, shielded if necessary to prevent light spill causing nuisance to the occupiers of those residential properties.

Condition 3
All external materials and finishes shall be of subdued colours which blend with the natural features of the landscape and are of a low-light reflective nature.

NOTE: browns, greys, greens and beige are suitable but galvanised iron and zincalume are not suitable.

Condition 4
Prior to stage 1 of the application being commenced all car parking spaces, driveways and manoeuvring areas shall be designed, constructed, and delineated in accordance with Australian Standard AS 2890.1:2004. Delineation and directional arrows shall be clearly visible and maintained in good condition at all times.

Driveways, vehicle manoeuvring and parking areas shall be constructed of compacted gravel and maintained in good condition at all times to the reasonable satisfaction of the Council.

Condition 5
Prior to the stage 1 of the application being commenced the wastewater treatment system must be established in accordance with the report 'Wastewater Engineers Report Cobb's Hill Estate Wastewater System Upgrade for Function Centre & Cellar Door' by Ametqua, dated 21 June 2022 and existing on-site wastewater system must be decommissioned and the existing irrigation area incorporated into the new irrigation area.

Condition 6
Prior to the stage 1 of the application being commenced the access to the property shall be modified and constructed in accordance with the following requirements and maintained at all times to the reasonable satisfaction of Council:

· Driveway crossover and internal access track shall be widened and constructed using compacted gravel to a width of 6m and a length of 100m to allow for a two way vehicle movement;

· Bitumen seal shall be laid for a distance of 20 metres from the Swamp Road carriageway edge to inside the property boundary. Construction shall include 100mm of compacted rubble base and 40mm AC10 bitumen.

· Maximum crossover width of 6 metres; and

Driveway to be constructed in accordance with Council Standard Detail drawing for Piped Entrance for rural verge crossover (refer attachment).

Condition 7
Prior to Building Consent being granted for stage 2 of the application the applicant shall prepare and submit to Council a Soil Erosion and Drainage Management Plan (SEDMP) for the site for Council's approval. The SEDMP shall comprise a site plan and design sketches that detail erosion control methods, areas of stock piled soil and installation of sediment collection devices that will prevent:

· soil moving off the site during periods of rainfall;

· erosion and deposition of soil moving into the remaining native vegetation; and

· soil transfer onto roadways by vehicles and machinery.

The works contained in the approved SEDMP shall be implemented prior to construction commencing and maintained to the reasonable satisfaction of Council during the construction period.

Condition 8
Prior to construction of the approved development straw bales (or other soil erosion control methods as approved by Council) shall be placed and secured below areas of excavation and fill to prevent soil moving off the site during periods of rainfall.

Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council Secretariat on 8303 9777. This must be sought prior to Full Development Approval being granted by Council.

Condition 9
All materials and goods shall at all times be loaded and unloaded within the confines of the subject land between the hours of 10:00am and 6:00pm. All Materials and goods shall not be stored on the land in areas delineated for use as car parking.

Condition 10
Prior to 6:00pm the overall capacity of the site shall be limited to a maximum of 330 persons. After 6:00pm the overall capacity of the site shall be restricted to a maximum of 130 persons. This includes any associated outdoor areas for liquor licensing purposes allowing the restaurant and a function to operate concurrently or the cellar door and a function to operate concurrently.

Condition 11
The overall capacity of the cellar door shall be 75 persons Monday to Friday and 200 persons Saturday and Sunday.

Condition 12
a) The number of functions in a calendar year shall not exceed 32 with only one (1) function to occur on site at a time. A record of all functions shall be maintained and available for inspection by the Council upon request.

b) Such functions shall have a maximum capacity of 130 persons and the operating days and hours for the functions shall be Friday, Saturday or Sunday 3:00pm to 12:00am (Midnight). Any increase in the number of functions/capacity as well as hours or days of operation will require separate development approval.

Condition 13
The use of the restaurant shall be limited to twice a week and the maximum capacity of the restaurant shall be 130 persons at any one time. Operating days and hours of the restaurant shall be either Friday, Saturday or Sunday from 11:00am to 10:00pm.

Condition 14
Stormwater from the car park and all hard surface area areas shall be managed in accordance with the stormwater management plan prepared by Clive Steele Partners, drawing number 20126-SK1 version P2 approved by Adelaide Hills Council. All other stormwater generated by the development hereby approved shall be managed on-site to the satisfaction of Council. All stormwater infrastructure shall be installed within 3 months of the completion of each stage of the development.

Condition 15
All waste shall be removed from the subject land at least once weekly. Collection of waste shall be carried out only between the hours of 7:00am and 5:00pm and only Monday to Friday.

Condition 16
Entertainment in the form of a range of music shall be contained within the restaurant/function building during the operating hours. Windows and doors of the building shall be kept closed during times when music is played.

Condition 17
Prior to occupation, the sound system shall be tuned and commissioned by an acoustic engineer in accordance with the recommendations from the Bestec Acoustic Services 100% Design Report dated 19 January 2023. When the nominated noise levels are achieved, the sound limiter and main amplifier should be locked by the acoustic engineer to prevent the settings being adjusted by staff or performers.

Condition 18
All performers shall only use the sound system and amplifier provided by the function centre. No other sound systems and amplifiers are permitted to be used unless tuned and commissioned by an acoustic engineer prior to use in order to comply with the recommendations from Bestec Acoustic Services 100% Design Report dated 19 January 2023.

Condition 19
Except where varied by this authorisation, all other conditions, plans and details relating to Development Authorisations 16/973/473 and 16/882/473 continue to apply to this amended authorisation.

Conditions imposed by Environment Protection Authority under Section 122 of the Act

Condition 20
The existing on-site wastewater system (as detailed in the 'Wastewater Engineers Report Cobb's Hill Estate Wastewater System Upgrade for Function Centre & Cellar Door' by Ametqua, dated 21 June 2022) must be decommissioned and the existing irrigation area incorporated into the new irrigation area prior to occupation of the new function centre.

Condition 21
The wastewater treatment system must be established in accordance with the report 'Wastewater Engineers Report Cobb's Hill Estate Wastewater System Upgrade for Function Centre & Cellar Door' by Ametqua, dated 21 June 2022" prior to occupation of the new function centre.

ADVISORY NOTES

Planning Consent

Advisory Note 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.

Advisory Note 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.

Advisory Note 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.

Advisory Note 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).

Advisory Note 5
The applicant is advised that any proposal to clear, remove limbs or trim native vegetation on the land, unless the proposed clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. For further information visit:

www.environment.sa.gov.au/Conservation/Native_Vegetation/Managing_native_vegetation

Advisory Notes imposed by Environment Protection Authority under Section 122 of the Act

Advisory Note 6
The applicant is reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm. This includes taking all reasonable and practicable measures to minimise the potential for pollution from sediment and waste generated on-site during construction. Further guidance can be sought from the EPA's *Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry* and the

EPA's *Handbook for Pollution Avoidance on Commercial and Residential Building Sites* (http://www.epa.sa.gov.au/files/47790_bccop1.pdf).

Advisory Note 7

The applicant is reminded of the relevant provisions of the *Environment Protection (Water Quality) Policy 2015* including the requirement to take all reasonable and practicable measures to prevent or minimise environmental harm and the pollution of waters. The Environment Protection (Water Quality) Policy can be found at: https://www.epa.sa.gov.au/environmental_info/water_quality.

Advisory Note 8

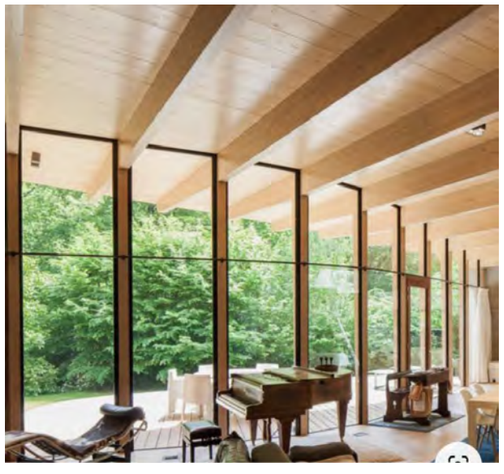
More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Adelaide Hills Council	Type of consent: Planning
Telephone: 08 8408 0400	Email: developmentadmin@ahc.sa.gov.au
Postal address: 63 Mount Barker Road, STIRLING SA 5152	

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

ARTISTS IMPRESSION


MOOD BOARD

04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2

anatoly patrick
architect
0401 387 789

PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

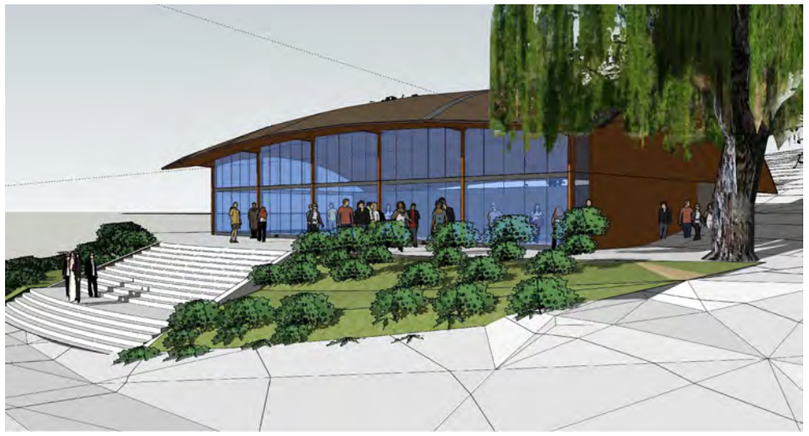
START DATE 2020
JB NO 2014

CONCEPT DESIGN

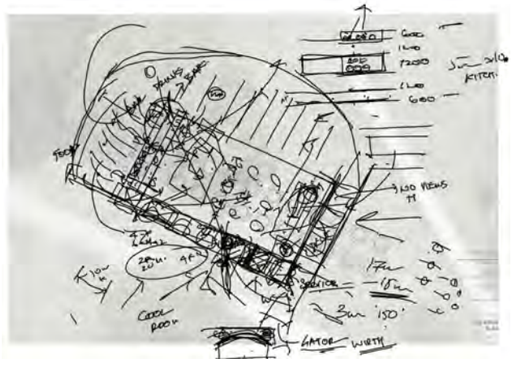
A/AA A

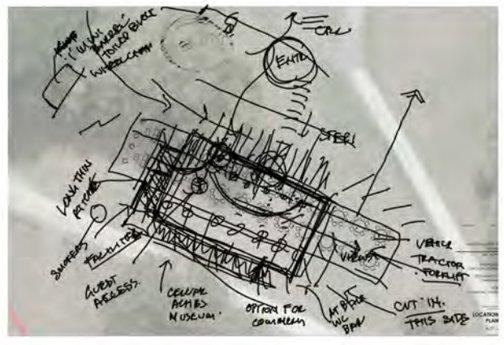
1:1 @ A3

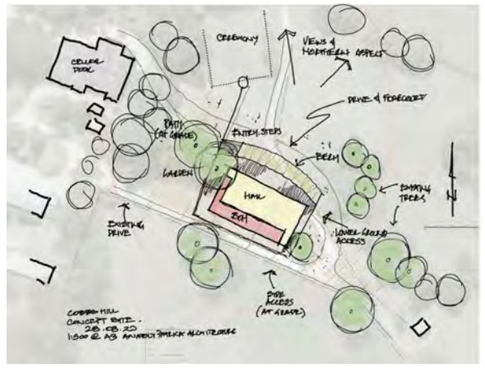
PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

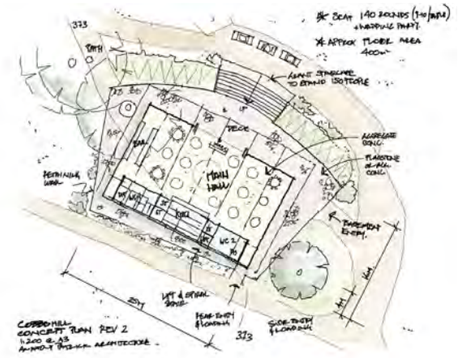


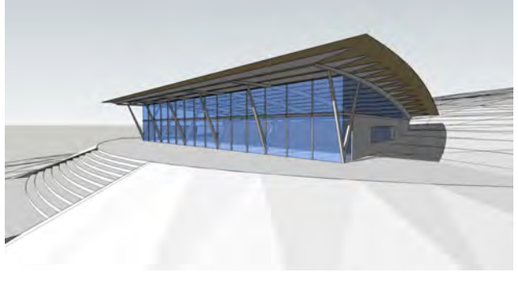
DESIGN MODEL CONCEPT

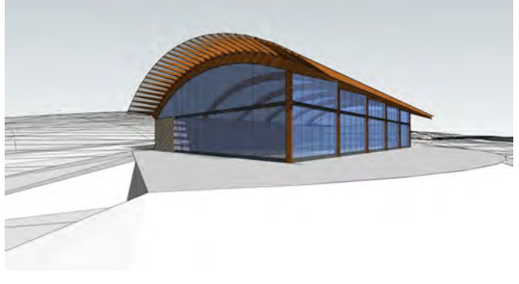


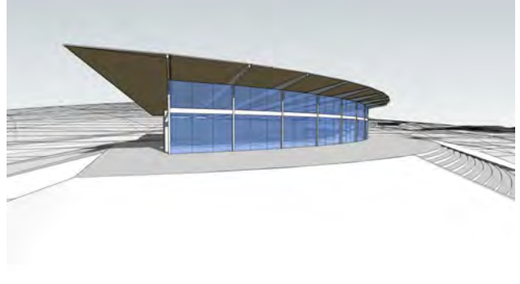


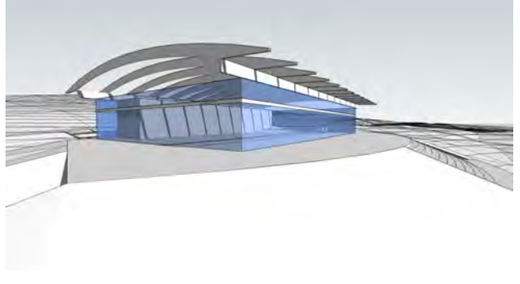












DESIGN DEVELOPMENT

04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2

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architect
0401 387 789

PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

START DATE 2020
JB NO 2014

DESIGN DEVELOPMENT

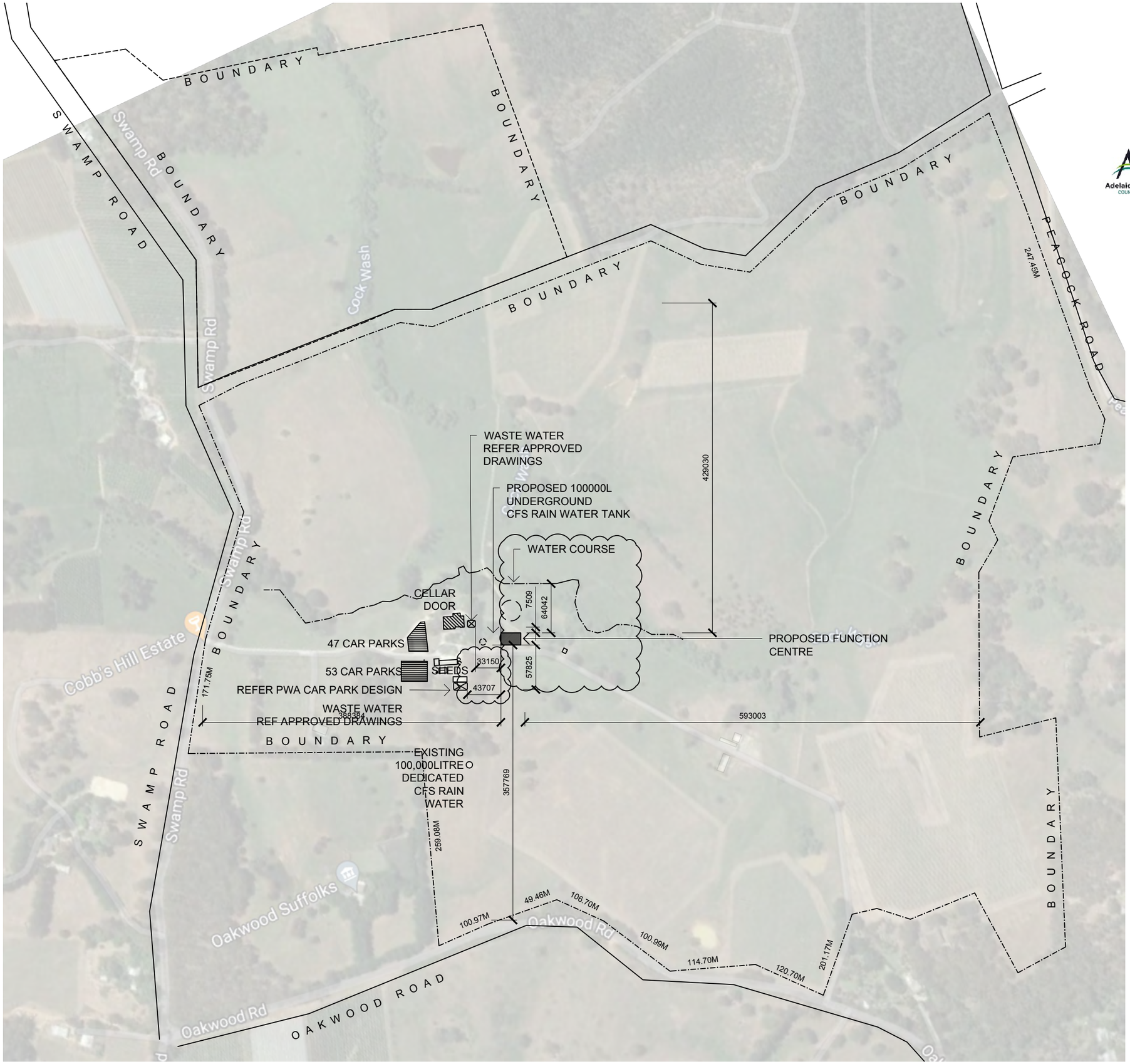
A/BB A

1:1 @ A3

FIRE FIGHTING
- DEDICATED WATER TANKS PROVIDED FOR CFS USE
- TURNING CIRCLE SUITABLE FOR FIRE TRUCK USE

Adelaide Hills COUNCIL

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023



04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2
03.09.2021 DIMS TO WASTE WATER

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0401 387 789

PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

START DATE 2020
JB NO 2014

LOCATION PLAN

A/01 B

1:500 @ A3

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

FIRE FIGHTING
- DEDICATED WATER TANKS PROVIDED FOR CFS USE
- TURNING CIRCLE SUITABLE FOR FIRE TRUCK USE

RL 371.00
9.5M TURNING CIRCLE
RL 372.00
NEW PATH AT GRADE
EXISTING GRAVEL ROAD
RL 372.05
NEW STEPS
RL 372.95
NEW TERRACE
NEW TERRACE
NEW PODIUM
RL 372.00
RL 372.14
PROPOSED FUNCTION CENTRE
FFL RL 374.00
UNDER GROUND CFS R/W
RL 377.00
RL 373.00
RL 379.27
EXISTING GRAVEL ROAD
RL 376.24
RL 377.46
EXISTING CELLAR DOOR
EXISTING SEPTIC TANK
RL 379.00
RL 380.5
EXISTING SHEDS
R/W
SHEDS
RL 376.64
REMOVE EXISTING TREE
RL 383.15
CAR PARK DESIGN BY PHIL WEAVER & ASSOCIATES DATED 16 JANUARY 2023 TO BE FOLLOWED
RETAIN TREE
ACCESS CAR PARK / DELIVERIES

REMOVE TREE (OLIVE)
REDIRECT GRAVEL ROAD
BASEMENT ACCESS

04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2
27.02.2023 CAR PARK REV 3

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PROPOSED FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

START DATE 2020
JB NO 2014

LOCATION PLAN

A/02 B

1:500 @ A3

PROPOSED = 330 SQM

FUNCTION ROOM AREA 292 SQM
BACK OF HOUSE AREA 91.5 SQM

RL 372.00

LANDING
STONE
RL 372.95

LAWN
RL 372.95

LAWN
RL 372.95

MAIN PATH FROM
CELLAR DOOR
RL 374.00

PODIUM
STONE
RL 373.90

PROPOSED
FUNCTION CENTRE
412 SQM
FFL RL 374.00

DRIVEWAY
RL 370.40

BALCONY WALL
1000MM

ACCESS CAR PARK /
DELIVERIES
RL 378.97

ACCESS PATH
RL 373.90

ACCESS PATH

EXISTING GRAVEL ROAD

NATIVE

EXOTIC

5399
10000
3529
15859
1996
1812

2752
9080
25997
1994
6949

04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2

N

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PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

START DATE 2020
JB NO 2014

SITE PLAN

A/03 A

1:200 @ A3

Adelaide Hills COUNCIL

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

PODIUM
STONE

26000

OPENING GLASS DOORS

MAIN ENTRY

UP

KITCHEN

BAR

FUNCTION ROOM
POLISHED CONC

DRY

COLD

MALE

LIFT

FEMALE

STONE CLAD WALL

STONE CLAD WALL

FIRE PLACE
T&G TIMBER

STONE CLAD WALL

STONE CLAD WALL

STORE
CONC

MALE
P.CONC

FEM
P.CONC

ACCESS
WC

16859

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15.07.2021 PLANNING REV 2

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PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

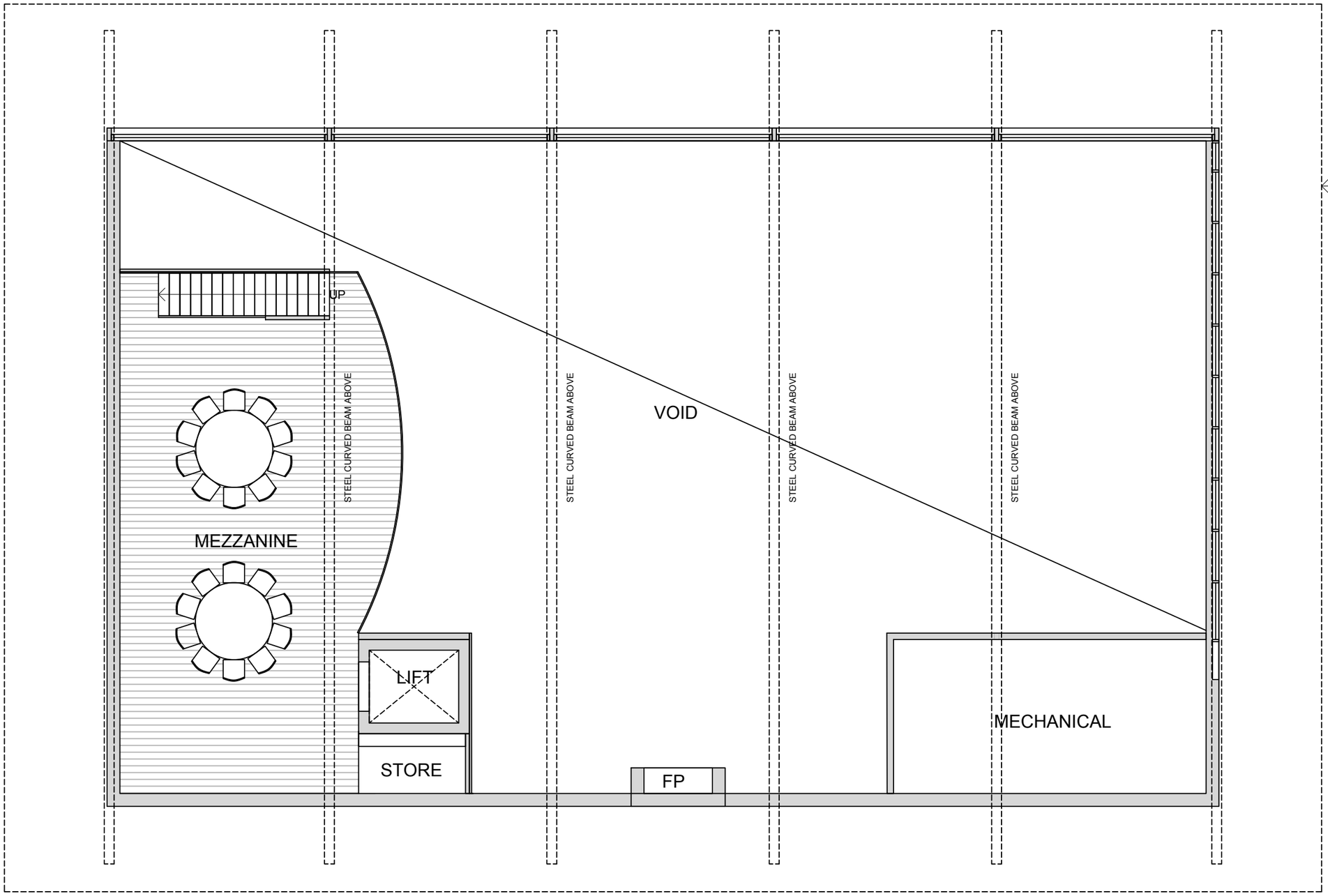
START DATE 2020
JB NO 2014

PLAN

A/04 A

1:100 @ A3

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023



FIRST FLOOR
PLAN

04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2

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PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

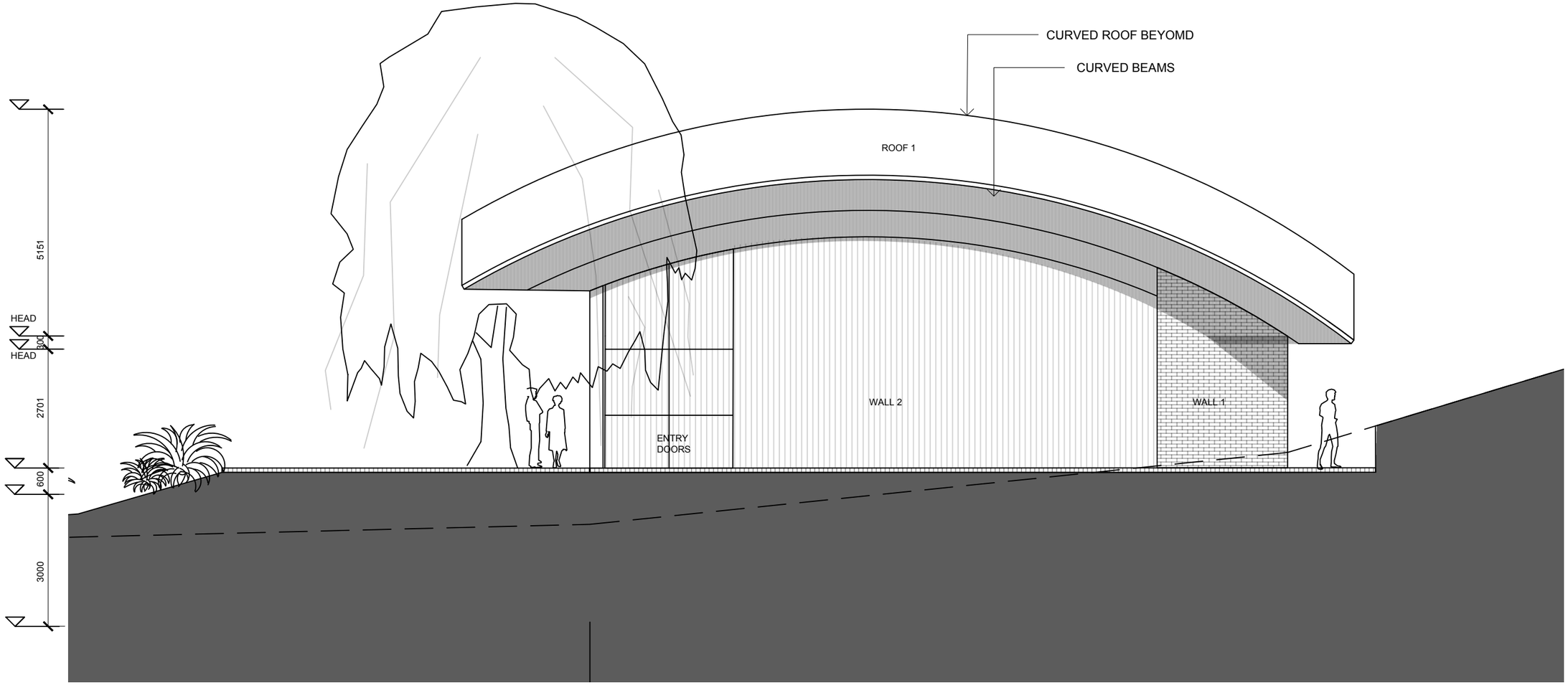
FOR
COBBS HILL ESTATE

START DATE 2020
JB NO 2014

FIRST FLOOR PLAN

A/05 A

1:100 @ A3



EAST ELEVATION

FINISHES SCHEDULE -
REFER A/06

Adelaide Hills COUNCIL

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2

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PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

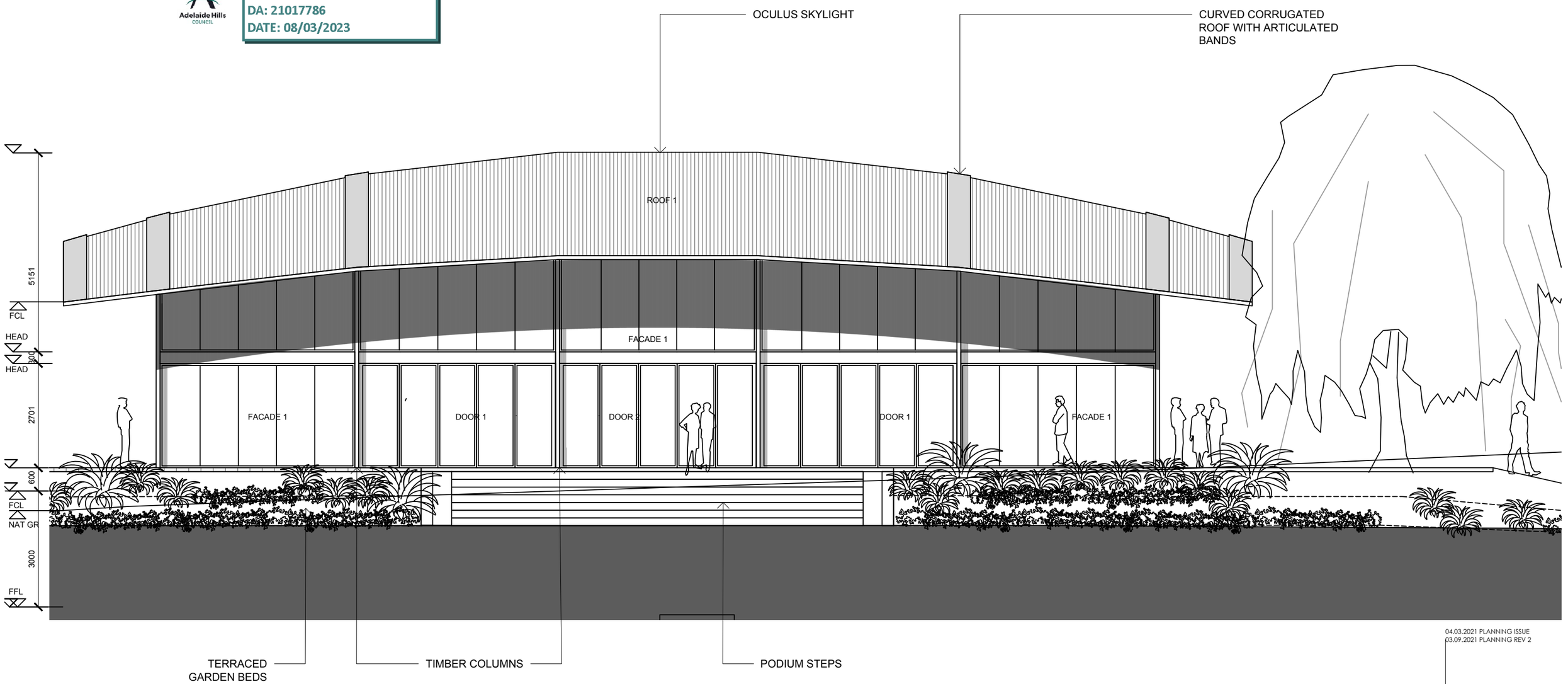
START DATE 2020
JB NO 2014

ELEVATION 02

A/07 A

1:100 @ A3

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023



NORTH ELEVATION

FINISHES		
WALL 1	PAINTED BRICK	OFF WHITE
WALL 2	TIMBER OAK	CLEAR COAT
FACADE 1	P/COAT ALUMINIUM FRAME FIXED	MATT BLACK
DOORS 1	P/COAT ALUMINIUM FRAME STACKING	MATT BLACK
DOORS 2	FRAMELESS CAFE STACKING	
ROOF	CORRUGATED IRON	ARKAROOLA
ROOF STRUCTURE	CURVED GLUE LAMINATED BEAMS	CLEAR COAT

04.03.2021 PLANNING ISSUE
03.09.2021 PLANNING REV 2

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PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

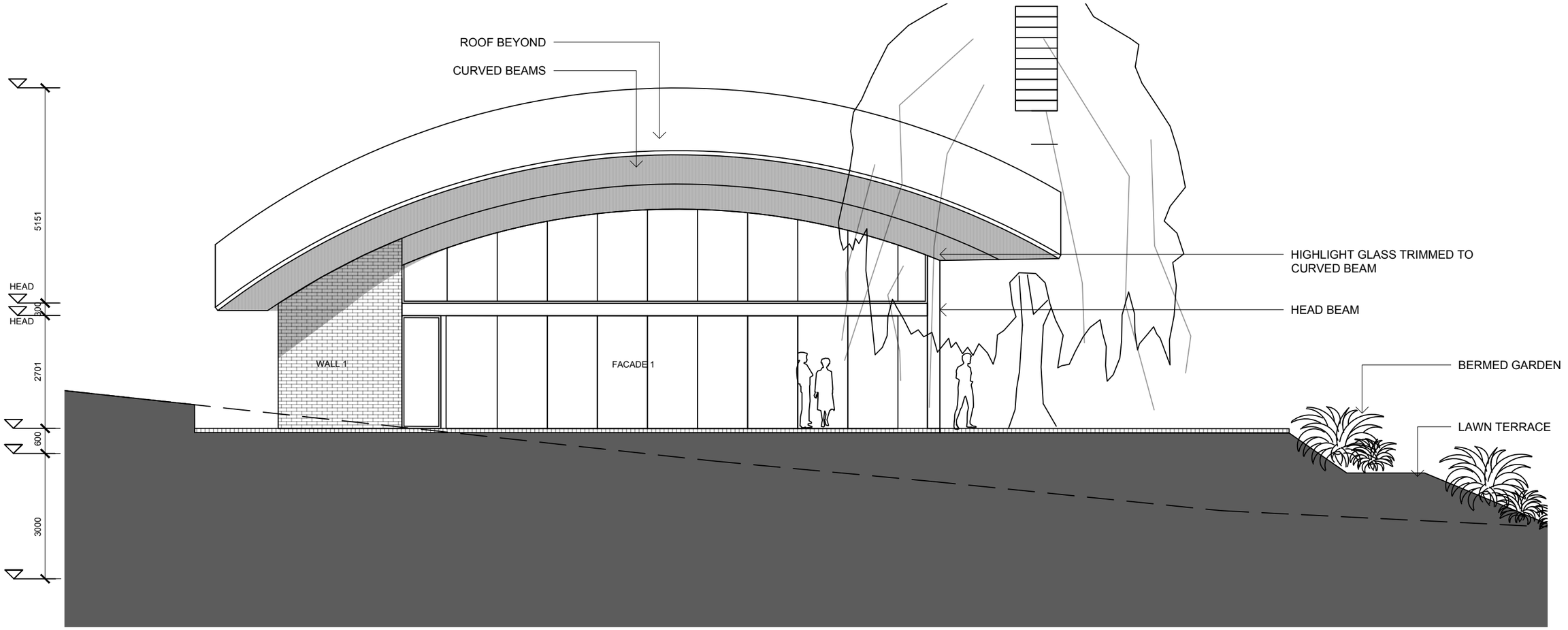
START DATE 2020
JB NO 2014

ELEVATION 01

A/06 B

1:100 @ A3

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023



WEST ELEVATION

FINISHES SCHEDULE -
REFER A/06

04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2

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PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

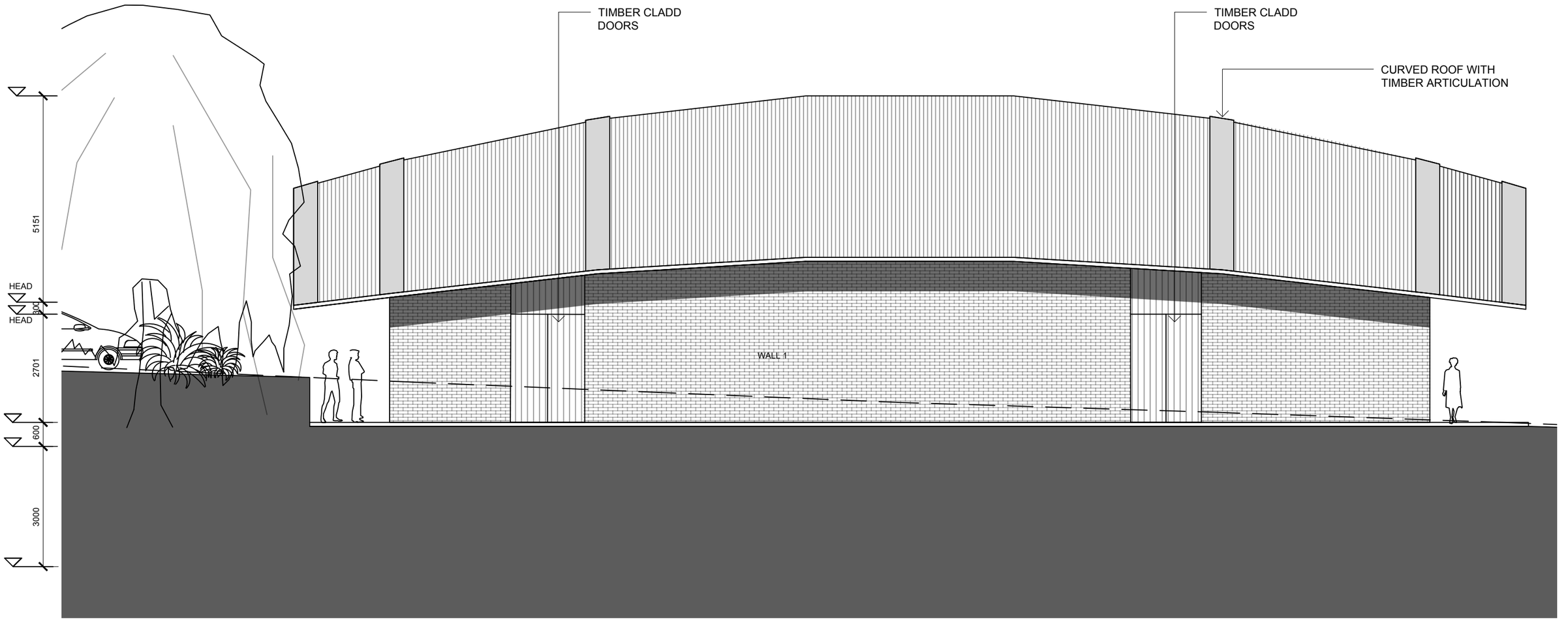
START DATE 2020
JB NO 2014

ELEVATION 03

A/08 A

1:100 @ A3

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023



04.03.2021 PLANNING ISSUE
15.07.2021 PLANNING REV 2

SOUTH ELEVATION

FINISHES SCHEDULE -
REFER A/06

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PROPOSED
FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

START DATE 2020
JB NO 2014

ELEVATION 04

A/09 A

1:100 @ A3

CIVIL DESIGN NOTES

1. ALL STORMWATER WORKS AND MATERIALS TO BE IN ACCORDANCE WITH AS 3500.3.
2. UNLESS NOTED OTHERWISE, ALL DN100 STORMWATER PIPES TO BE UPVC CLASS SN10, ALL ≥ DN150 STORMWATER PIPES TO BE UPVC CLASS SN8 AND ALL ≥ DN375 STORMWATER PIPES TO BE RUBBER RING JOINTED REINFORCED CONCRETE IN ACCORDANCE WITH AS 1260 AND AS 3725.
3. REFER TO ARCHITECTURAL DRAWINGS FOR ALL ROOF GUTTER, DOWNPIPE, SUMP AND OVERFLOW MATERIAL, SIZE AND LOCATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR RAINWATER TANK LOCATION AND DETAIL.
5. REFER TO LANDSCAPE DRAWINGS FOR PLANTING DETAILS AND TREE PROTECTION ZONES. ALL WORK AT OR NEAR TREE PROTECTION ZONES TO BE CARRIED OUT UNDER THE SUPERVISION OF THE PROJECT ARBORIST. HAND EXCAVATION MAY BE REQUIRED.
6. BUILDER TO OBTAIN ALL WORK PERMITS REQUIRED FROM AUTHORITIES.
7. BUILDER TO ALLOW FOR TOP OF EXISTING SERVICES PITS TO BE ADJUSTED TO SUIT NEW PAVING AND/OR LANDSCAPE LEVELS.
8. BUILDER TO IDENTIFY ALL EXISTING SERVICES LOCATED WITHIN THE VICINITY OF NEW STORMWATER WORKS AND ENSURE PROPOSED STORMWATER DOES NOT INTERFERE WITH ANY EXISTING SERVICES BEFORE COMMENCING CONSTRUCTION.
9. BUILDER TO CO-ORDINATE ALL SERVICES CROSSING STORMWATER.
10. CARE TO BE TAKEN WHEN EXCAVATING AT OR NEAR EXISTING SERVICES. HAND EXCAVATION MAYBE REQUIRED. LIAISE WITH RELEVANT AUTHORITY.
11. ALL SURFACE LEVELS SHOWN ON CIVIL DRAWINGS ARE TO AUSTRALIAN HEIGHT DATUM (AHD). REFER TO PLAN OF SURVEY PREPARED BY WEBER FRANKIW SURVEYORS. REFERENCE No.8226.
12. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND EXISTING LEVELS ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
13. CIVIL DRAWINGS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR THIS PROJECT.
14. CIVIL DRAWINGS ARE NOT TO USED FOR DIMENSIONS OR SETOUT PURPOSES. REFER TO ARCHITECT'S DRAWINGS FOR SETOUT INSTRUCTIONS.

LEGEND

- EXISTING SURFACE LEVEL
- EXISTING SURFACE CONTOUR
- DENOTES APPROXIMATE PROPOSED LEVELS.
- DENOTES APPROXIMATE EXISTING LEVELS.
- DENOTES APPROX. EXISTING TRACK
- DENOTES NEW STORMWATER
- DENOTES NEW Ø100 A.G. DRAIN
- I.O. PROPOSED INSPECTION OPENING
- P1 DENOTES APPROXIMATE LOCATION OF 450X450 GRATED PIT. (CLASS B.) TOP OF GRATE TO MATCH LANDSCAPE / INVERT LEVEL OF SWALE DRAIN. GRATE TO BE HEELSAFE.
- P2 DENOTES APPROXIMATE LOCATION OF 600X600 GRATED PIT. (CLASS C) TOP OF GRATE TO MATCH LANDSCAPE / PAVING LEVEL. GRATE TO BE HEELSAFE.
- P3 DENOTES APPROXIMATE LOCATION OF 900X900 GRATED PIT. (CLASS B) TOP OF GRATE TO MATCH LANDSCAPE / PAVING LEVEL. GRATE TO BE HEELSAFE.
- PROPOSED GARDEN BED. REFER TO LANDSCAPE DRAWINGS FOR DETAILS.
- PROPOSED GRAVEL PAVEMENT. (MEDIUM DUTY)
- PROPOSED STONE PAVEMENT. (LIGHT DUTY)

TBM METAL PIN RL = 377.744m

TBM METAL PIN RL = 373.414m

EXISTING CAR PARK

EXISTING CELLAR DOOR

EXISTING SEPTIC TANK

EXISTING SHED

NEW TURNING CIRCLE

PROPOSED FUNCTION CENTRE

PROPOSED CARPARK

NEW PATH AT GRADE

EXISTING GRAVEL ROAD

UNDERGROUND RAINWATER TANK

NEW ACCESSIBLE CAR PARKING

EXISTING TREE TO REMAIN.

EXISTING TREE TO BE REMOVED.

APPROXIMATE EXTENT OF NEW DRIVEWAY WORKS. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF PROPOSED DRIVEWAY. NEW DRIVEWAY LEVEL TO MATCH INTO EXISTING ROAD LEVEL. REFER TO SK2 FOR TYPICAL ROAD SECTIONS.

APPROXIMATE EXTENT OF NEW DRIVEWAY WORKS. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF PROPOSED DRIVEWAY. NEW DRIVEWAY LEVEL TO MATCH INTO EXISTING ROAD LEVEL. REFER TO SK2 FOR TYPICAL ROAD SECTIONS.

LOCALLY REGRADE AND MATCH INTO EXISTING LEVEL.

LOCALLY REGRADE AND MATCH INTO EXISTING LEVEL.

LOCALLY REGRADE BEHIND NEW CAR PARK AND MATCH INTO EXISTING LEVEL. (TYPICAL)

BUILDER TO ALLOW FOR 300 DIAM. TANK OVERFLOW PIPE AT HIGH LEVEL. GRADE PIPE 1:200 MIN AND CONNECT PIPE TO THE GRATED PIT. PROVIDE 600mm MIN COVER OVER PIPE.

APPROXIMATE LOCATION OF PROPOSED UNDERGROUND RAINWATER TANK. REFER TO HYDRAULIC ENGINEERS DRAWING FOR TANK LOCATION AND DETAILS. RAINWATER TANK TO BE CONNECTED TO ABLUTION FACILITIES.

NEW DRIVEWAY LEVEL TO MATCH INTO EXISTING ROAD LEVEL.

ALL DOWNPIPES FROM NEW FUNCTION CENTRE TO CONNECT TO NEW SOAK PIT B .

APPROXIMATE EXTENT OF NEW DRIVEWAY WORKS. REFER TO ARCHITECTURAL DRAWINGS FOR EXTENT OF PROPOSED DRIVEWAY. NEW DRIVEWAY LEVEL TO MATCH INTO EXISTING ROAD LEVEL. REFER TO SK2 FOR TYPICAL ROAD SECTIONS.

DOWNPIPES FROM PROPOSED FUNCTION CENTER TO BE CONNECTED TO THE UNDERGROUND RAINWATER TANK.

REFER TO LANDSCAPE DRAWING FOR ALL LANDSCAPE WORKS.

NEW DRIVEWAY LEVEL TO MATCH INTO EXISTING ROAD LEVEL.

(380.50) DENOTES APPROXIMATE EXISTING LEVEL

U.N.O DENOTES Ø100 A/G DRAIN.

DENOTES APPROXIMATE LOCATION OF CUT OFF SWALE DRAIN. FALL SWALE 1:200 MIN AND CONNECT TO GRATED PIT. LOCATION AND SIZE OF CUT OFF DRAIN TO BE CONFIRMED.

LOCALLY REGRADE BEHIND NEW CAR PARK AND MATCH INTO EXISTING LEVEL (TYPICAL)

A — APPROXIMATE LOCATION OF NEW ATLANTIS - FLO VAULT SOAK PIT. (OR EQUIVALENT) SOAK PIT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. BUILDER TO CONFIRM SOIL INFILTRATION RATE ON SITE. SOAK PIT SIZE AND LOCATION TO BE CONFIRMED.

B — APPROXIMATE LOCATION OF NEW ATLANTIS - FLO VAULT SOAK PIT. (OR EQUIVALENT) SOAK PIT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS. BUILDER TO CONFIRM SOIL INFILTRATION RATE ON SITE. SOAK PIT SIZE AND LOCATION TO BE CONFIRMED.

NOTE:
- BUILDER TO ALLOW FOR DOWNPIPE CONNECTION FROM EACH DOWNPIPE FROM PROPOSED FUNCTION CENTRE AND CONNECT TO NEW SOAK PIT. REFER TO ARCHITECTURAL DRAWING FOR DOWNPIPE LOCATIONS, SIZE AND DETAILS.

- ALL STORMWATER PIPE SIZES SHOWN ARE TO BE CONFIRMED.

NOTE:
ALL CAR PARKS TO GRADE 1:100 MIN AND/OR 1:40 MAX FOR ACCESSIBLE PARKING. GRADE 1:20 MAX FOR ALL OTHER PARKING.

NOTE:
REFER TO GEOTECHNICAL REPORT FOR SITE PREPERATION NOTES.

NOTE:
U.N.O ALL Ø100 & Ø150 PIPE GRADE 1:100 MIN. AND PIPE ≥ Ø225 TO GRADE 1:200 MIN. PROVIDE 300mm MIN COVER OVER PIPE IN AREAS NOT SUBJECT TO VEHICLE LOADING AND 600mm MIN COVER OVER PIPE IN AREAS SUBJECT TO VEHICLE LOADING.

NOTE:
LONGITUDINAL DRIVEWAY GRADE TO COMPLY WITH CFS ACCESS REQUIREMENTS.

NOTE:
BUILDER TO PROVIDE A/G DRAIN FOR ALL NEW LANDSCAPE AREAS, GARDEN BEDS & RETAINING WALLS. GRADE PIPE 1:200 MIN AND CONNECT TO NEW SOAK PIT. PROVIDE 300mm MIN COVER OVER PIPE IN AREAS NOT SUBJECT TO VEHICLE LOADING AND 600mm MIN COVER OVER PIPE IN AREAS SUBJECT TO VEHICLE LOADING. PROVIDE INSPECTION OPENING (I.O.) AT ALL UPSTREAM END OF PIPES AND AT 90.0m MAX INTERVAL. A/G DRAIN BEHIND ALL RETAINING WALLS TO BE WRAPPED IN GEOTEXTILE FABRIC.

NOTE:
ALL WORKS AT OR NEAR TREE PROTECTION ZONES (TPZ) TO BE CARRIED OUT UNDER THE SUPERVISION OF THE PROJECT ARBORIST. HAND EXCAVATION MAY BE REQUIRED. ALL DRIVEWAY WORKS INCLUDING STORMWATER PIPES ARE TO BE DIVERTED AROUND TPZ ZONES AND/OR PIPES ARE TO BORED UNDERNEATH WITH A MINIMUM COVER OF 600MM TO TOP OF PIPE FROM NATURAL GROUND LEVEL TO THE SATISFACTION OF THE PROJECT ARBORIST.

NOTE: DRIVEWAY DRAINAGE
- U.N.O BUILDER TO ALLOW FOR OPEN EARTH DRAIN ALONG BOTH EDGES OF DRIVEWAY AND CONNECT TO SOAK PIT.

- U.N.O WHERE DRIVEWAY HAS A ONE-WAY CROSSFALL. PROVIDE OPEN EARTH DRAIN AT LOW END OF DRIVEWAY AND CONNECT TO SOAK PIT.

PLANNING CONSENT CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

PRELIMINARY

REVISIONS

P1	01-12-21	PRELIMINARY ISSUE.
P2	15-07-22	PRELIMINARY ISSUE.

ARCHITECT
anatoly patrick
architect
0401 387 789

BUILDER MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK SHOWN HEREON.

THIS DRAWING SHALL NOT BE USED FOR SETOUT PURPOSES. FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING . . . . . IF IN DOUBT . . . ASK ! !

ORIENTATION

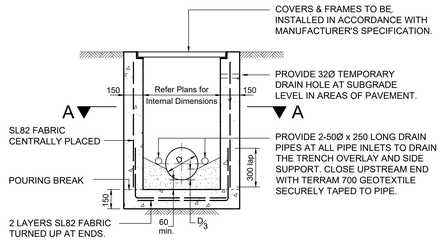
DESIGNED S.D.	DATE NOV 2021
DRAWN A.X.	SCALE 1:250
REF No. -	SHEET SIZE B1

Clive Steele Partners Pty Ltd
Consulting Structural & Civil Engineers
Building 6
62/195 WELLINGTON RD.
CLAYTON, VIC. 3168
Telephone (03) 9545 0223
Facsimile (03) 9545 3022
Email csp@clivesteele.com.au
A.C.N. 005 353 735 A.B.N. 92 627 427 761

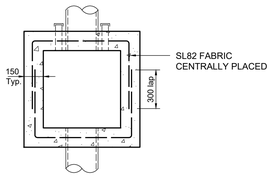
PROJECT
PROPOSED FUNCTION CENTRE
382 SWAMP RD OAKBANK

DRAWING
EXTERNAL WORKS
STORMWATER DRAINAGE

DRAWING No.	REV
20126 - SK1	P2



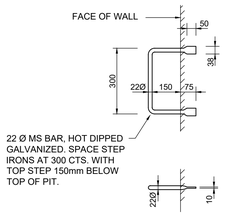
ELEVATION



SECTION A-A

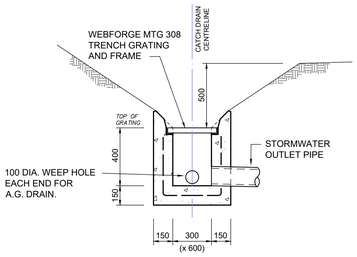
TYPICAL PIT DETAIL
1:20

NOTE:
STEP IRONS REQUIRED WHERE PIT DEPTH EXCEEDS 1200mm. (TYPICAL)



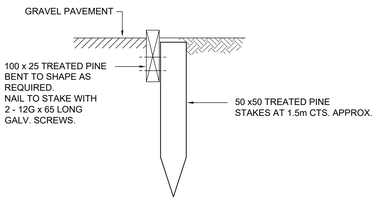
STEP IRON DETAIL
(NOT TO SCALE)

NOTE:
1. PITS DEEPER THAN 1200 TO BE FITTED WITH STEP IRONS.
2. PLACE STEP IRONS IN WALL WHICH IS CLEAR OF OPENINGS.



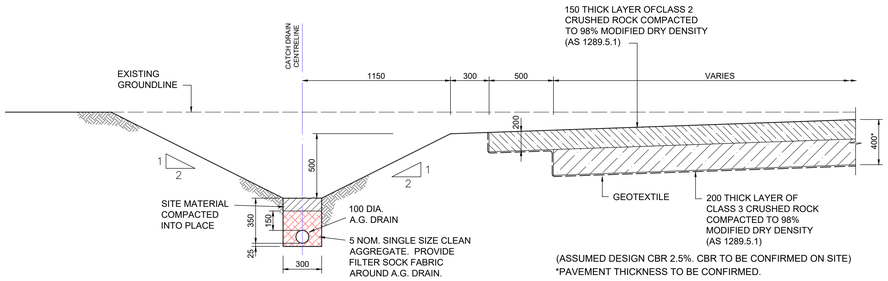
(U.N.O PIT TO BE 300 X 600)

CATCH PIT DETAIL
1:20



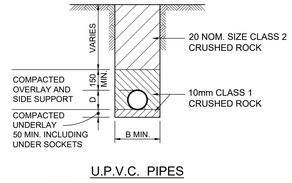
TIMBER EDGE DETAIL
1:5

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023



(ASSUMED DESIGN CBR 2.5%. CBR TO BE CONFIRMED ON SITE)
*PAVEMENT THICKNESS TO BE CONFIRMED.

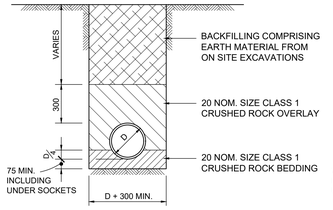
TYPICAL CATCH DRAIN DETAIL
1:20



U.P.V.C. PIPES

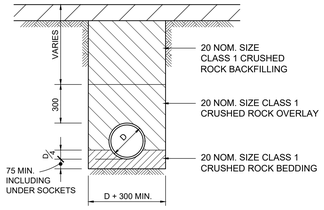
NOTE:

1. B MIN. = D + 200mm FOR 100mm NOMINAL SIZE AND ABOVE OR 2D FOR SMALLER THAN 100mm.
2. BEDDING OVERLAY AND BACKFILL OF TRENCH TO BE PLACED IN LAYERS NOT EXCEEDING 150mm LOOSE THICKNESS AND COMPACTED TO NOT LESS THAN 98% OF THE MAXIMUM DRY DENSITY. (AS 1289 5.1.1.0)



REINFORCED CONCRETE PIPES

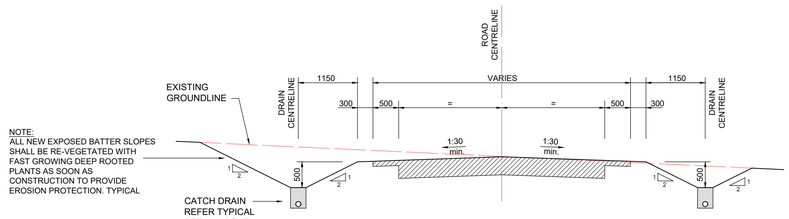
TRENCHES OTHER THAN BELOW STRUCTURES OR PAVEMENTS



REINFORCED CONCRETE PIPES

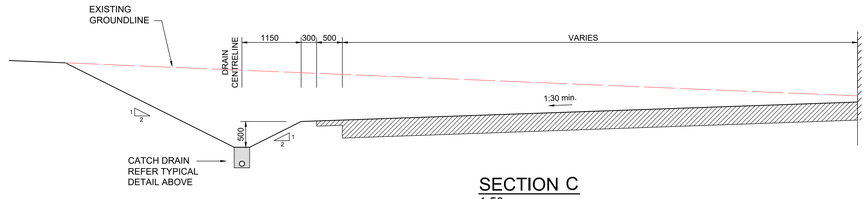
TRENCHES LOCATED WITHIN 300mm OF THE FOUNDATION SUPPORT ZONE FOR STRUCTURES OR PAVEMENTS

TYPICAL PIPE TRENCH DETAILS
1:20



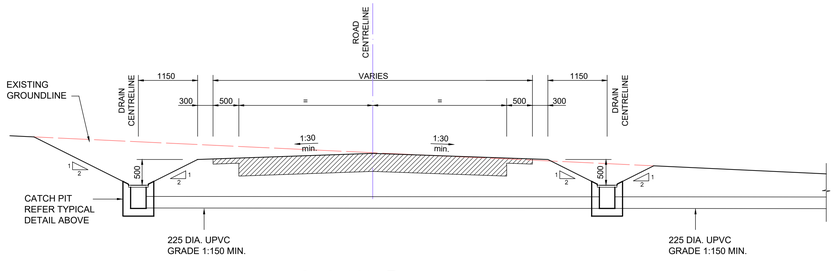
SECTION A
1:50

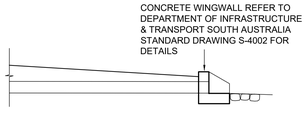
TYPICAL ROAD SECTION - TWO WAY CROSSFALL



SECTION C
1:50

TYPICAL ROAD SECTION - ONE WAY CROSSFALL ALONG BUILDING





SECTION B
1:50

TYPICAL ROAD SECTION - TWO WAY CROSSFALL

PRELIMINARY

REVISIONS

P1	01-12-19	PRELIMINARY ISSUE

ARCHITECT
anatoly patrick
architect
0401 387 789

BUILDER MUST VERIFY ALL DIMENSIONS AT THE JOB BEFORE COMMENCING ANY WORK SHOWN HEREON.

THIS DRAWING SHALL NOT BE USED FOR SETOUT PURPOSES. FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALING . . . . . IF IN DOUBT . . . ASK ! !

ORIENTATION

DESIGNED S.D.	DATE NOV 2021
DRAWN A.X.	SCALE AS NOTED
REF No. -	SHEET SIZE B1

Clive Steele Partners Pty Ltd
Consulting Structural & Civil Engineers
Building 6
62/195 WELLINGTON RD,
CLAYTON, VIC, 3168
Telephone (03) 9545 0223
Facsimile (03) 9545 3022
Email csp@clivesteele.com.au
A.C.N. 005 363 735 A.B.N. 92 627 427 761

PROJECT
PROPOSED FUNCTION CENTRE
382 SWAMP RD OAKBANK

DRAWING
EXTERNAL WORKS DETAILS - Sheet 1
-

DRAWING No.	REV
20126 - SK2	P1

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

RL 376.24
RL 377.46
EXISTING CELLAR DOOR
EXISTING SEPTIC TANK
RL 372.00
NEW PATH AT GRADE
EXISTING GRAVEL ROAD
RL 371.00
9.5M TURNING CIRCLE
SEDIMENT FENCE
RL 372.05
NEW STEPS
NEW TERRACE
RL 372.95
NEW TERRACE
REMOVE TREE (OLIVE)
NEW PODIUM
RL 372.00
REDIRECT GRAVEL ROAD
1 ACCESSIBLE CAR
EXISTING CARPARKING (28 INCL 2 ACC)
RL 379.00
PROPOSED FUNCTION CENTRE
FFL RL 374.00
RL 372.14
1 ACCESSIBLE CAR
UNDER GROUND R/W
RL 377.00
RL 373.00
RL 379.27
EXISTING GRAVEL ROAD
RL 380.5
PROPOSED CARPARKING (54)
3 STAFF CAR
EXISTING SHEDS
R/W
SHEDS
REMOVE EXISTING TREE
RL 376.64
RL 383.15
BATTERED EMBANKMENT
7 STAFF CAR
SITE TO HAVE COMPLETED 20MM RUBBLE AS LEVELS ARE ACHIEVED
RETAIN TREE
ACCESS CAR PARK / DELIVERIES
UNDERGROUND RAINWATER TANK PUMPED TO ABLUTIONS WITH OVERFLOW TO EXISITING SOAKAGE PIT
BATTERED EMBANKMENT
SITE TO HAVE COMPLETED 20MM RUBBLE AS LEVELS ARE ACHIEVED
DIVERSION TRENCH ON UPHILL SIDE OF THE SITE

15.07.2022 ISSUE

anatoly patrick
architect
0401 387 789

PROPOSED FUNCTION CENTRE

382 SWAMP RD
OAKBANK

FOR
COBBS HILL ESTATE

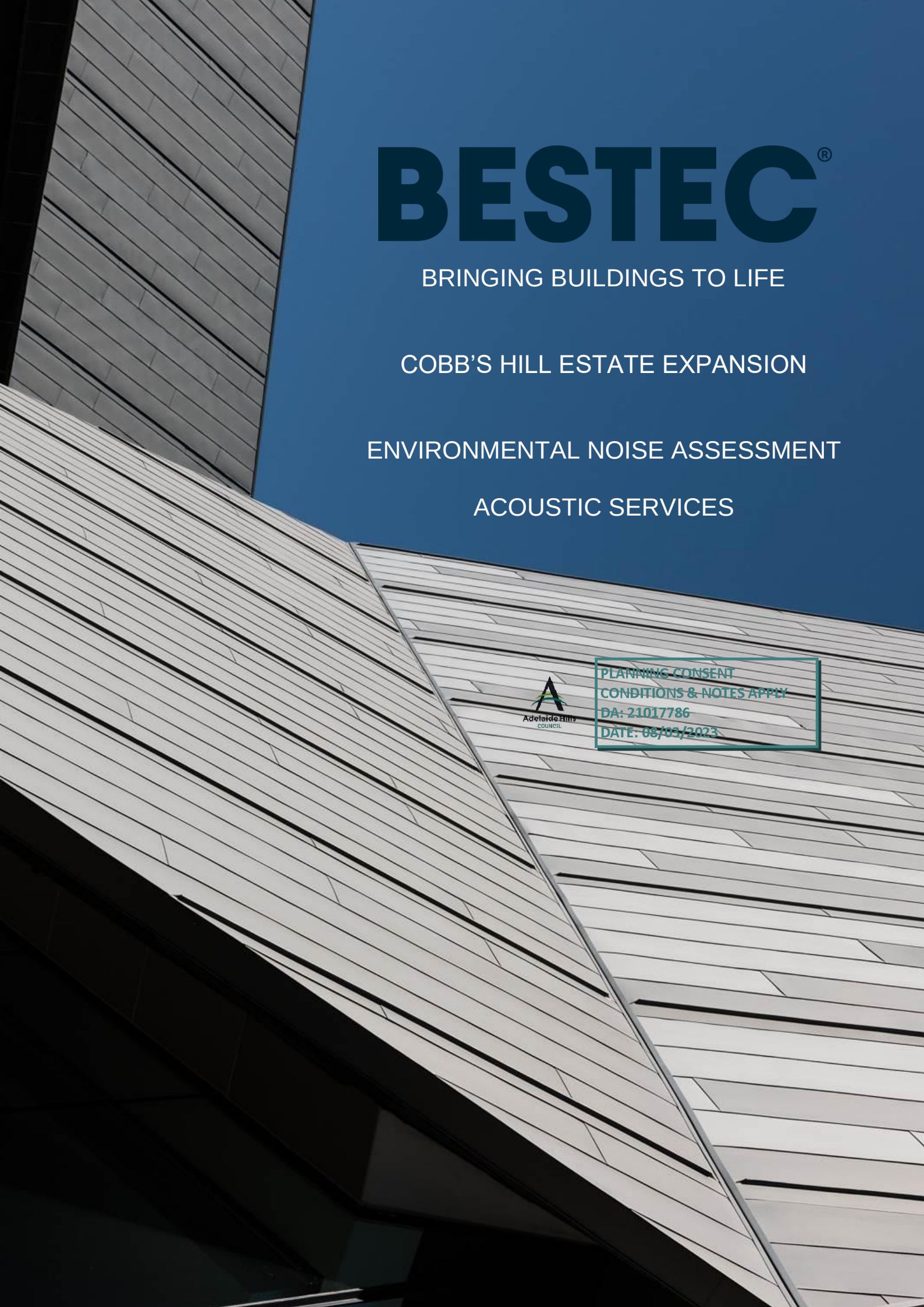
PLANNING

START DATE 2020
JB NO 2014

LOCATION PLAN

A/02 c

1:500 @ A3



BESTEC®

BRINGING BUILDINGS TO LIFE

COBB'S HILL ESTATE EXPANSION

ENVIRONMENTAL NOISE ASSESSMENT

ACOUSTIC SERVICES

Adelaide Hills COUNCIL

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

Adelaide Hills COUNCIL

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

BESTEC

ABN 43 909 272 047

Building Engineering
Services Technologies
Consulting Engineers

A. 144 Gawler Place
Adelaide SA 5000

GPO Box 818
Adelaide SA 5000

T. (08) 8232 4442
F. (08) 8232 4244

E. consulting@bestec.com.au
W. bestec.com.au

IVD:IVD
56706/6/1
19 January 2023

Cobbs Hill Estate
382 Swamp Road
OAKBANK SA 5063

Attention: Mr J Hicks

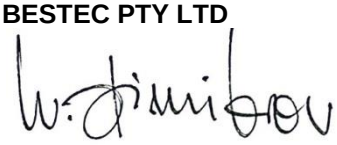
Dear Sir,

COBB'S HILL ESTATE EXPANSION
ENVIRONMENTAL NOISE ASSESSMENT
ACOUSTIC SERVICES

As requested, we enclose a copy of our updated environmental noise assessment report for the above project.

We trust that the report provides sufficient information for your immediate purpose and we would be most pleased to further discuss any aspect upon your request.

Yours faithfully
BESTEC PTY LTD



IVAILO DIMITROV
ASSOCIATE / PRINCIPAL ACOUSTIC CONSULTANT

DOCUMENT CONTROL

REVISION	DATE	REVISION DESCRIPTION
00	20.12.22	Initial Issue
01	19.01.23	Updated Issue

CONTENTS

Introduction

BESTEC Pty Ltd has been engaged to reassess the environmental noise impact to the nearest noise sensitive receivers resulting from the proposed function centre of Cobb's Hill Estate located at 382 Swamp Road, Oakbank.

This document presents a review of the proposed acoustic design criteria, results of the continuous environmental survey conducted at Cobb's Hill Estate, predicted noise levels associated with operation of the proposed expansion and the results of our assessment.

Executive Summary

In summary:

- The SA Planning and Design Code has been reviewed to determine the relevant planning conditions and requirements applicable to the proposed development.
- A continuous noise survey was conducted over 7-day period at the boundary with the nearest noise sensitive property. The survey results are presented in Appendix A.
- Appropriate environmental noise criteria have been derived in accordance with the SA Environment Protection (Noise) Policy 2007.
- The architectural drawings and the location of the proposed function centre was reviewed and a 3D acoustic model representing Cobbs Hill estate and the nearest noise sensitive receivers was developed (refer Appendix B).
- The noise levels at the nearest noise sensitive receivers were predicted (refer Appendices C, D and E) and the following acoustic design recommendations were provided to ensure the selected criteria are achieved:
  - The day time music noise criterion will be achieved at the nearest noise sensitive receivers when functions take place in the proposed restaurant/function centre under the above conditions;
  - The day time and night time music noise criteria will be achieved at the nearest noise sensitive receivers when functions take place at the existing cellar door lawn under the above conditions.
  - In order to ensure the criterion is achieved at all times, we recommend:
    - No speakers are to be installed externally to the proposed function centre.
    - Before each function at the existing cellar door the Operator or Duty Manager measures the sound pressure level from each speaker at 1m and ensures it does not exceed 85dBA during the function in accordance with the requirements set in the Noise Management.
    - Before each function in the proposed restaurant/function centre, the Operator or Duty Manager measures the reverberant sound pressure level (approximately in the middle of the function centre) and ensures it does not exceed 90dBA[1] (L_{Aeq}). during the function. We recommend an automatic sound limiter be used to monitor the sound pressure levels during performance. The sound limiter should be connected to the main amplifier power and set to cut the power if the maximum sound pressure level is exceeded. To facilitate this, the following is required:
    - Any external performers should use only the sound system and amplifier provided by the venue;
    - The sound system should be tuned and commissioned by an acoustic engineer once the speakers are in place and the sound limiter is installed.
    - The doors and any operable glazing be fitted with compressible acoustic seals (Raven or Schlegel ranges) and be kept closed when a function is taking place in the centre.
  - Patron noise – our assessment reveled that the selected continuous noise criterion will be achieved and therefore, no further acoustic treatment is required.
  - Noise associated with rubbish collection and carpark – our assessment reveled that the selected continuous noise criterion will be achieved and therefore, no further acoustic treatment is required.
- The noise levels at the nearest noise sensitive receivers resulting from the combined operational noise emissions from the proposed development have been calculated and assessed against the selected environmental noise criteria derived in accordance with the Environment Protection (Noise) Policy

[1] A reverberation time of 1.2 seconds was assumed within the function space, based on its volume. Please note that additional acoustic treatment will be required to reduce the reverberation in the space and achieve this reverberation time.

2007. The assessment revealed that the selected criteria will be achieved at all locations and therefore, performance outcomes PO 1.2, PO 2.1, PO 4.1, PO 4.2, PO 4.5 and PO 4.6 of the SA Planning and Design Code will be achieved.

Based on the above, we conclude that the desired outcome stipulated in the SA Planning and Design Code Assessment Provisions (Section Interface between Land Uses of the), *DO 1: The development to be located and designed to mitigate adverse effects on or from neighbouring and proximate uses* will be achieved.

References

The following documents have been referenced within the preparation of this report:

[1] SA Planning and Design Code, 2022.

[2] SA Environment Protection (Noise) Policy 2007.

[3] World Health Organisation (1999) "Guidelines for Community Noise".

[4] Music Noise from Indoor Venues and the South Australian Planning System, EPA Guideline, July 2015.

[5] Jens Holger Rindel, The Acoustics of places of social gatherings, Euronoise,2015, Maastricht.

[6] Pearsons, Bennett and Fidel "Speech levels in various noise environments" Report EPA-600/1-77-025, Washington, D.C.: U.S. Environmental Protection Agency, May 1977.

[7] Anatoly Patric Architects architectural drawings dated July 2021 provided by Cobb's Hill estate.

Existing Development

Cobb's Hill Estate is located on land zoned Productive Rural Landscape (PRuL) in the SA Planning and Design Code [1] and currently includes a cellar door with maximum capacity of 75 guests, motel with maximum capacity of 6 guests and the associated carpark. In addition to the cellar door and short-term accommodation, the allotment is used as gardens, grazing land and vines.

The existing development has a hardstand parking area for 14 vehicles and mini bus drop off area.

The currently approved operation times are 10:00 to 18:00 (Monday to Sunday).

The nearest noise sensitive receivers are the residential properties on the following addresses:

- 432B Swamp Rd, Lenswood, located at approximately 770m north-west from the cellar door building;
- 426 Oakwood Rd, Oakbank, located at approximately 350m south-west from the cellar door building;
- 357 Oakwood Rd, Oakbank, located at approximately 1,000m south from the cellar door building;
- 61B Peacock Rd South, located at approximately 1,000m south-east from the cellar door building.

Proposed Development and Conditions

The proposed expansion includes:

- Stage 1 – the existing cellar door operation be amended to:
  - 75 patrons Monday to Friday, 10:00 – 18:00;
  - 200 patrons on Saturday and Sunday, 10:00 – 18:00;
  - Functions for maximum 130 patrons 32 times per year, 15:00 – 0:00.

  The functions will take place at the lawn north of the exiting cellar door building.
- Stage 2 – construction of a restaurant and function centre for 130 patrons operating from 11:00 to 22:00, 2 days a week.

Functions taking place at the existing cellar door and at the new function centre building (indicated with L2 in Figure 1) will comply with the following conditions:

- The new function centre can operate in restaurant mode while a function is taking place at the cellar door;
- The cellar door can operate while a function is taking place at the new function centre;
- Two functions cannot occur concurrently on site.

The new function centre's building envelope construction is indicated on the architectural drawings as follows:

- Solid façade – combination
  - Brick veneer construction consisting of 110mm brick with internal lining of 1 layer of 13mm plasterboard on 90mm timber studs with cavity infill of 50mm, 11kg/m^3 glasswool.
  - Timber Oak cladding (we assumed 20mm thickness) with 10mm plasterboard and R2.0 thermal insulation in the wall cavity (90mm deep).
- Glazed façade – 10.38mm laminated glass.
- Roof – corrugated iron roof with 13mm plasterboard fixed to underside of 125mm deep purlins with R2.5 thermal insulation in the cavity.

To accommodate the increased number of patrons, additional 36 carpark spaces are proposed.

The Noise Management Plan also outlines the Duty Manager responsibilities to noise management as follows:

- Assess, prior to a function or an event, the suitability (i.e. type, style, amplification) of the proposed entertainment or amusement;
- Notify in writing the organiser of a function or an event if the entertainment or amusement is deemed inappropriate.
- Monitor noise levels from entertainment or amusement and if deemed to be too high will warn the performers and/or DJ no more three times and thereafter (if not complied with) will switch off power to the amplifier.
- Call "last drinks" 30 minutes before the close of the function or event.
- Operate amplified music in accordance with any conditions of consent as may be required by a Development Approval issued by the relevant Council planning authority.

Existing Acoustic Environment

An unattended noise survey was conducted in the south-western boundary of the estate (adjoining the nearest noise sensitive receiver) between 14 and 21 August 2020 in order to establish the existing ambient and background noise levels. The survey was conducted using an automatic noise logger SVAN 953, SN8951 (due for calibration on 16 April 2021).

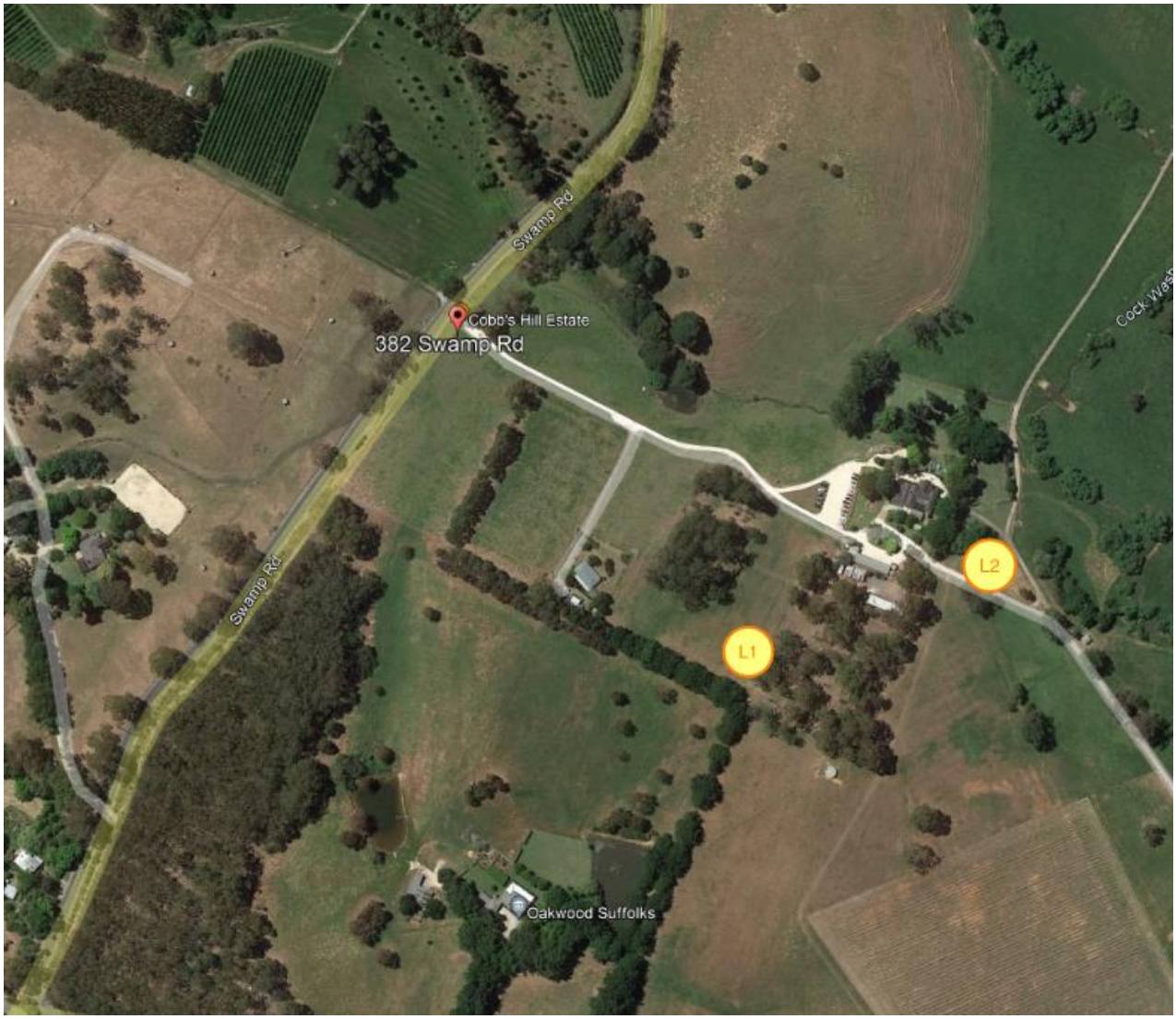


Figure 1: Location of the environmental logger during the survey

The logger was set to continuously measure and average A-weighted equivalent continuous noise levels ($L_{Aeq,15min}$), A-weighted maximum noise levels (L_{Amax}) and statistical noise descriptors (L_{A01}, L_{A10}, L_{A90}) using 1/3-octave bands (31.5Hz – 10,000Hz) over 15-minute intervals using Fast time weighting and audio recording set to record the ambient sound continuously. The calibration of the unit was checked before and after the survey and no drift was detected. Copy of the calibration certificate is available on request.

The detailed survey data are presented in Appendix A. The highlighted portions of the graphs represent the proposed hours of operation of the extension.

The analysis of the collected data revealed:

- The measured background noise levels (L_{A90}) hours during the proposed of operation were:
  - Night time - the measured minimum background noise level was 30dBA.
  - Day time – the measured minimum background noise levels was 32dBA.
- The ambient noise levels (L_{Aeq}) measured during the proposed of operation were:
  - Night time - the measured minimum ambient noise level was 34dBA.
  - Day time - the measured minimum ambient noise level was 39dBA.

Conditions

The SA Planning and Design Code [1] sets the Desired Outcome (DO) for developments, which might affect sensitive receivers in adjacent areas as follows:

> *DO 1 Development is located and designed to mitigate adverse effects on or from neighbouring and proximate uses.*

As the estate is a non-residential development, the SA Planning and Design Code [1] requirements (performance outcomes) relevant to Section Interface Between Land Uses) apply:

> *PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts*
>
> *PO 2.1 Non-residential development does not unreasonably impact on 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 land.*

A non-residential development is deemed to satisfy the above requirement if the noise emissions that affect the noise sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria (DTS/DPF 4.1).

> *PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved) sensitive receivers.*
>
> *PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:*
>
> *(a) Locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers.*
>
> *(b) When sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers.*
>
> *(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.*

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).

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.

A development incorporating music should include noise attenuation measures that will achieve less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($L_{OCT10,15min} < L_{OCT90,\ 15min}$ + 8dB) externally at the nearest existing or envisaged noise sensitive location (DTS/DPF 4.6).

Design Criteria

Environmental Noise

As the Deemed-to-Satisfy/Designed Performance Feature (DTS/DPF 4.1) refers to compliance with relevant Environment Protection (Noise) Policy criteria, the environmental noise assessment has been conducted against the criteria set by the Environment Protection (Noise) Policy 2007 [2].

The EPP 2007 [2], sets out the maximum allowable continuous noise in terms of A-weighted Equivalent Continuous Noise Level (L_{Aeq}) based on the time of day and zoning / use of land in which the noise source and receiver are located. With reference to the SA Planning and Design Code [1] , we note that both Cobbs Hill estate and the nearest noise sensitive receiver are located on land zoned Productive Rural Landscape (PRuL), which is essentially a rural living zone. Table 1 details the indicative noise factors based on time of day and land-use as stipulated in Table 2 of the EPP 2007 [1]. As the EPP 2007 does not stipulate indicative noise levels for land zoned Deferred Urban, the indicative noise levels for Residential zone have been used.

Land Use Category	Day Time (07:00 to 22:00)	Night Time (22:00 to 07:00)
Rural Living	47	40

Table 1: Indicative noise factors based on time of day and land use

In accordance with the Policy, the predicted continuous noise level due to the proposed development (for application for development authorisation) should not exceed the indicative noise level, minus 5dBA.

Based on the average of the relevant land use categories, minus 5dBA for planning purposes, the applicable day and night time continuous noise criteria become:

- Day-time (07:00 to 22:00): 42dBA
- Night time (22:00 to 07:00): 35dBA

Note that if noise emitted by the proposed development contains any tones, modulation, impulsive or low frequency characteristics, the continuous noise level of the noise source must be adjusted as follows:

- Noise containing 1 characteristic - 5dBA penalty added to source continuous noise level.
- Noise containing 2 characteristics - 8dBA penalty added to source continuous noise level.
- Noise containing 3 or 4 characteristics - 10dBA penalty added to source continuous noise level.

Intermittent Noise

The criteria provided in the above section relate to continuous noise sources, and do not cater for intermittent noise events. We recommend the use of the World Health Organisation (WHO) Guidelines [3], which recommends a maximum A-weighted noise level L_{Amax}, of 45dBA in a bedroom in order to avoid sleep disturbance, which is equivalent to approximately 55dBA to 60dBA at the façade of the residential building with windows partially open.

Music Noise

The assessment of music noise emissions is to be conducted against the criteria set by the EPA Guidelines for Development Proposal Assessment for venues where music may be played [3] and the principles of development control in the SA Planning and Design Code [1].

The EPA Guidelines [3] state that:

> "*The music noise ($L_{10,\ 15min}$) from an entertainment venue when assessed at the nearest noise sensitive locations should be:*
>
> - *Less than 8dB above the level of background noise ($L_{90,\ 15min}$) in any octave band of the sound spectrum, and*

- *Less than 5dB(A) above the level of background noise ($L_{A90, 15min}$) for the overall (sum of octave bands) A-weighted level."*

Based on the above EPA SA Guideline and DTS/DPF 4.6, to control music noise emissions from the proposed function venue, we derived the music noise criteria based on the lowest background noise levels (L_{90}) measured during our continuous noise survey. Therefore, the calculated music noise criteria relevant to the neighbouring noise sensitive receivers will be as detailed in Table 2 and Table 3 below.

	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
Lowest background noise level $L_{90, 15min}$ (day time)	32	32	30	31	26	22	22	20	32
Maximum allowable exceedance	8	8	8	8	8	8	8	8	5
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**40**	**40**	**38**	**39**	**34**	**30**	**30**	**28**	**37**

Table 2: Proposed music noise criteria – day time

	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
Lowest background noise level $L_{90, 15min}$ (night time)	31	30	30	24	26	20	18	16	30
Maximum allowable exceedance	8	8	8	8	8	8	8	8	5
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**39**	**38**	**38**	**32**	**34**	**28**	**26**	**24**	**35**

Table 3: Proposed music noise criteria – night time

SoundPlan Models

We developed 3D acoustic model based on the site topography using SoundPlan 8.2 software package and predicted the noise levels at nearest noise sensitive receivers taking into account the following:

- Location and ground elevation of the existing door cellar and function area as well as the proposed restaurant/function centre relative to the noise sensitive receivers.
- The building envelope of the restaurant/function centre as defined above.
- Distances to the noise sensitive receivers and ground elevations.
- The topography of the area where the noise source and noise sensitive receivers are located.
- Ground sound reflectivity – we assumed ground reflectivity of 40% (40% of the sound incident to the ground will be reflected and 60% will be absorbed).
- Meteorological conditions:
  - Daytime – CONCAWE Category 5;
  - Night time – CONCAWE Category 6.
- Distances as measured from the site plan and Google Earth.
- When function is taking place in the proposed restaurant/function centre, the doors on the northern façade were modelled to stay open for 15 minutes in every hour in order to allow patrons to move between the restaurant and the outside podium;
- Reverberant noise level in the restaurant resulting from 16 patrons talking at raised voice level and 16 patrons talking at normal voice level (based on the results of the US EPA study [6]) of 83dBA, calculated in accordance with [5];
- Combined noise level of 79dBA at 1m resulting 32 patrons (16 male and 16 female) talking at raised voice level in front of the restaurant/function centre;
- Combined noise level of 79dBA at 1m resulting 32 patrons (16 male and 16 female) talking at raised voice level on the loan in front of the existing cellar door in function mode;
- Combined noise level of 86dBA at 1m resulting 100 patrons (50 male and 50 female) talking at raised voice level at the loan north of the existing cellar door (cellar door mode);

We calculated the following scenarios:

- Scenario 1:
  - A function of 130 guests taking place at the loan north from the existing cellar door building from 15:00 till midnight with recorded music played from 2 speakers at 85dBA (L_{A10}) at 1m from each speaker; and
  - Combined noise level of 79dBA at 1m resulting 32 patrons (16 male and 16 female) talking at raised voice level on the loan in front of the existing cellar door;
  - The restaurant operating at full capacity (130 patrons) with half of them inside and half of them outside (16 male and 16 female talking at raised voice level resulting in combined noise level of 79dBA at 1m) with background music only played inside.

  Assessment of the music noise conducted against music noise criteria (Table 2 and Table 3) and assessment of patron noise – against the environmental noise criteria (refer Section Environmental Noise).
- Scenario 2:
  - The cellar door operates in restaurant/cellar door mode at full capacity of 200 patrons outside (25 male and 25 female patrons talking at normal voice level, 25 male and 25 female patrons talking at raised voice level) and no music played; and
  - A function with 130 guests taking place in the restaurant/function centre with recorded music played in from 4 speakers located inside resulting in reverberant sound pressure level of 90dBA (L_{A10}) with half of the guests inside and half of the guests outside (16 male and 16 female talking at raised voice level resulting in combined noise level of 79dBA at 1m).

  Assessment of the music noise conducted against music noise criteria (Table 2) and assessment of patron noise – against the environmental day time noise criterion (refer Section Environmental Noise).
- Scenario 3:
  - The cellar door operates in restaurant/cellar door mode at full capacity of 200 patrons outside (25 male and 25 female patrons talking at normal voice level, 25 male and 25 female patrons talking at raised voice level) and no music played; and
  - The proposed restaurant operates at full capacity (130 guests) with only background music played inside (reverberant sound level of 70dBA) and with half of the guests inside and half of the guests outside (16 male and 16 female talking at raised voice level resulting in combined noise level of 79dBA at 1m) .

  Assessment of the music noise conducted against music noise criteria (Table 2) and assessment of patron noise – against the environmental day time noise criterion (refer Section Environmental Noise).

Graphic representation of the calculation results is provided in Appendices B and C.

Assessment and Recommendations

Music Noise

We calculated the music noise levels at the nearest noise sensitive receiver resulting from typical function taking place in the proposed function centre under the conditions described above and taking into account the distances from the function centre to the noise sensitive receiver, the construction of the building envelope elements and their area based on the architectural plans.

Based on above, our assessment revealed:

- The day time music noise criterion will be achieved at the nearest noise sensitive receivers when functions take place in the proposed restaurant/function centre under the above conditions;
- The day time and night time music noise criteria will be achieved at the nearest noise sensitive receivers when functions take place at the existing cellar door lawn under the above conditions.

The calculated music noise levels under the different scenarios are presented in Table 4, Table 5 and Table 6 along with the selected music noise criteria.

Calculated music noise level at receiver	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
426 Oakwood Rd, Oakbank (Receiver 1)	40	37	38	36	29	22	10	-	36
432B Swamp Rd, Lenswood (Receiver 2)	37	36	37	35	30	24	9	-	36
357 Oakwood Rd, Oakbank (Receiver 3)	20	14	15	13	7	-	-	-	13
61B Peacock Rd South (Receiver 4)	37	31	30	31	28	20	-	-	31
Maximum allowable music noise level, $L_{10,15min}$ at the noise sensitive boundary	**40**	**40**	**38**	**39**	**34**	**30**	**30**	**28**	**37**

Table 4: Calculated music noise levels – Scenario 1, day time

	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
426 Oakwood Rd, Oakbank (Receiver 1)	37	37	36	32	29	22	9	-	33
432B Swamp Rd, Lenswood (Receiver 2)	34	34	35	32	28	21	7	-	33
357 Oakwood Rd, Oakbank (Receiver 3)	17	14	13	11	3	-	-	-	12
61B Peacock Rd South (Receiver 4)	33	28	27	28	25	18	-	-	29
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**39**	**38**	**38**	**32**	**34**	**28**	**26**	**24**	**35**

Table 5: Calculated music noise levels – Scenario 1, night time

	Octave band sound pressure level dB re 20µPa at Octave Band Centre Frequency, Hz								Overall level, dBA
	63	125	250	500	1000	2000	4000	8000	
426 Oakwood Rd, Oakbank (Receiver 1)	29	28	14	9	2	-	-	-	14
432B Swamp Rd, Lenswood (Receiver 2)	27	27	25	22	18	8	-	-	23
357 Oakwood Rd, Oakbank (Receiver 3)	15	12	1	-	-	-	-	-	-
61B Peacock Rd South (Receiver 4)	22	20	12	7	1	-	-	-	1
Maximum allowable music noise level, $L_{10,15min}$ at the nearest noise sensitive boundary	**39**	**38**	**38**	**32**	**34**	**28**	**26**	**24**	**35**

Table 6: Calculated music noise levels – Scenario 2, day time

To ensure the criterion is achieved at all times, we recommend:

- No speakers are to be installed externally to the proposed function centre.
- Before each function, the Operator or Duty Manager measures the reverberant sound pressure level (approximately in the middle of the function centre) and ensures it does not exceed 90dBA[2] (L_{Aeq}). during the function. We recommend an automatic sound limiter be used to monitor the sound pressure levels during performance. The sound limiter should be connected to the main amplifier power and set to cut the power if the maximum sound pressure level is exceeded. To facilitate this, the following is required:
  - Any external performers should use only the sound system and amplifier provided by the venue;
  - The sound system should be tuned and commissioned by an acoustic engineer once the speakers are in place and the sound limiter is installed.
- The doors and any operable glazing be fitted with compressible acoustic seals (Raven or Schlegel ranges) and be kept closed when a function is taking place in the centre.

[2] A reverberation time of 1.2 seconds was assumed within the function space, based on its volume. Please note that additional acoustic treatment will be required to reduce the reverberation in the space and achieve this reverberation time.

Patron Noise

Our assessment reveled that the selected environmental noise criterion will be achieved and therefore, no further acoustic treatment is required.

Noise Associated with Delivery Vehicles

We note that there is no specified loading area currently indicated on the provided preliminary drawings. Therefore, for the purpose of this assessment we have assumed that the loading and unloading activities will occur in the existing carpark adjacent the southern façade of the existing shed.

We calculated the A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,15min}$) assuming the following activity durations and measured noise levels from similar activities on a previous project:

- Delivery vehicle accessing the loading dock (including reverse alarm) – 90 seconds, 73dB(A) at 5m.
- Loading/unloading activities including noise from refrigeration unit on the delivery vehicle – 8 minutes, 76dB(A) at 5m.
- Delivery vehicle departing – 90 seconds, 70dB(A) at 5m.
- The balance of a 15-minute interval – 4 minutes, 54dB(A) (ambient noise level).

The calculated A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,\ 15min}$) resulting from delivery vehicle activities, which we used in the assessment was 74dB(A) at 5m.

Based on the above and taking into account the distance to the nearest residences across Pipeline Rd (approximately 450m from the delivery zone), we predicted incident noise levels of 35dB(A) at the nearest residence, which achieves both daytime environmental noise criteria and night-time environmental noise criteria. However, we recommend deliveries be scheduled between 10:00am and 6:00pm in order to further reduce the noise impact associated with the proposed development.

Noise Associated with Rubbish Collection

We note that there is no specified rubbish collection area currently indicated on the provided preliminary drawings. Therefore, for the purpose of this assessment we have assumed that the rubbish collection will occur in the existing carpark to the west of the existing cellar door building. We assessed the noise impact on the nearest residential property resulting from noise emissions from typical rubbish collection vehicle including the following activities:

- Rubbish collection vehicle accessing the waste loading zone (including reverse alarm).
- Rubbish collection.
- Rubbish collection vehicle departing.

We calculated the A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,15min}$) assuming the following activity durations and measured noise levels from similar activities on a previous project:

- Rubbish collection vehicle accessing the waste loading zone (including reverse alarm) – 90 seconds, 73dB(A) at 5m.
- Rubbish collection – 7 minutes, 65dB(A) at 5m.
- Rubbish collection vehicle departing – 90 seconds, 70dB(A) at 5m.
- The balance of a 15-minute interval – 5 minutes, 54dBA (ambient noise level).

The calculated A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,15min}$) resulting from rubbish collection activities, which we used in the assessment was 66dBA at 5m. Taking into account the distance to the nearest residence to the south-west (approximately 350m from the waste collection zone), we calculated the A-weighted Equivalent Continuous Noise Level over a typical 15-minute interval ($L_{Aeq,15min}$) at the façade of the nearest residence as 34dBA, which achieves both day time environmental noise criterion (we note that the rubbish collection will occur during day time only – between 7:00 and 17:00, Monday to Friday).

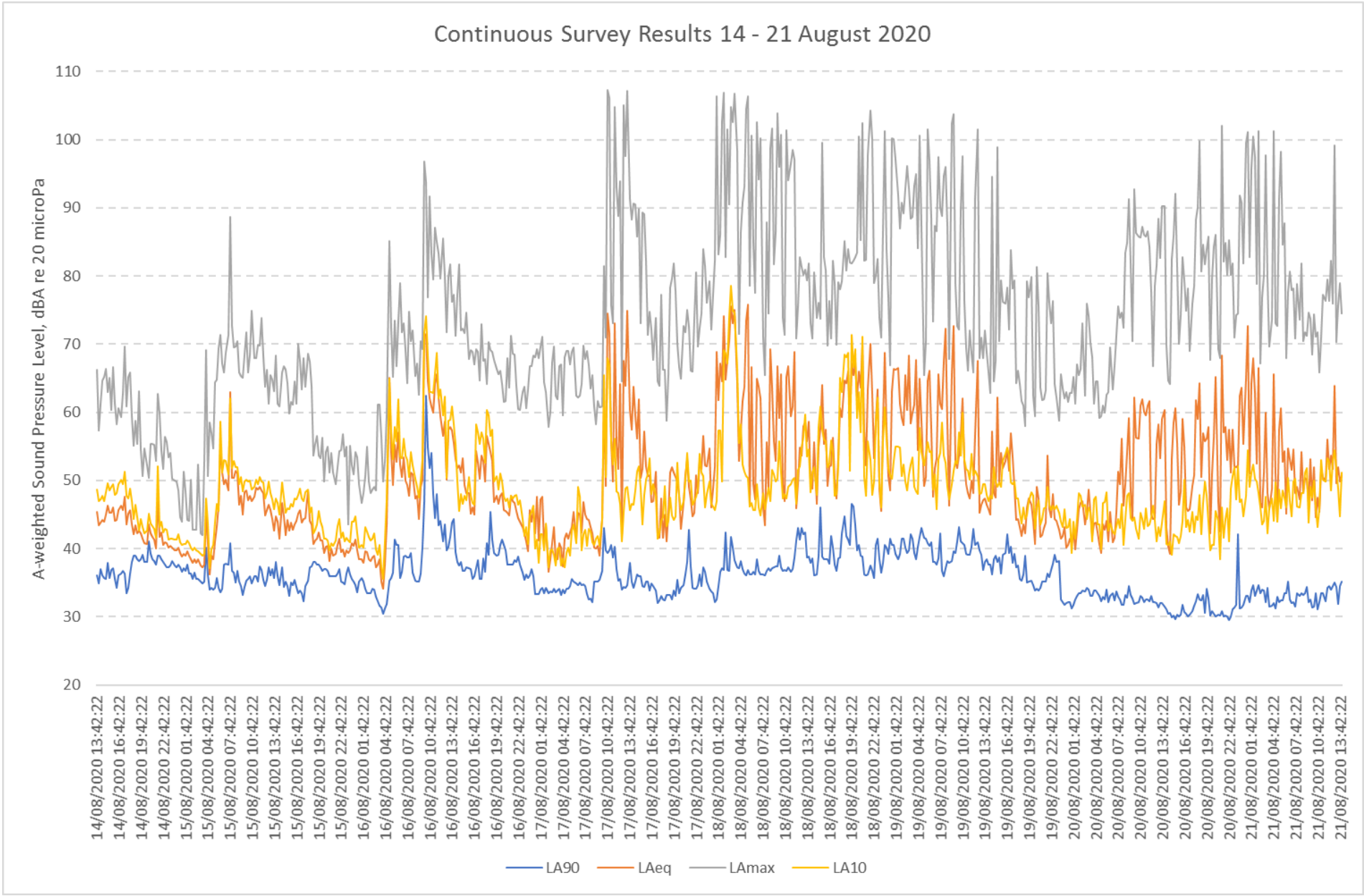
Noise Associated with Car Park

We assessed noise from the car park entrance lane (off Swamp Rd) using a time weighted average approach to generate an average noise level of 55dB(A) ($L_{Aeq,\ 15min}$), based on 8 car exits/entries and egress per 15 min period down the laneway. Therefore, the predicted noise level at the nearest noise sensitive residence

(approximately 350m away) would be 24dB(A), which complies with the selected criteria for environmental noise.

APPENDIX A

Continuous Noise Survey Results


Continuous Survey Results 14 - 21 August 2020
A-weighted Sound Pressure Level, dBA re 20 microPa
110
100
90
80
70
60
50
40
30
20
14/08/2020 13:42:22
14/08/2020 16:42:22
14/08/2020 19:42:22
14/08/2020 22:42:22
15/08/2020 01:42:22
15/08/2020 04:42:22
15/08/2020 07:42:22
15/08/2020 10:42:22
15/08/2020 13:42:22
15/08/2020 16:42:22
15/08/2020 19:42:22
15/08/2020 22:42:22
16/08/2020 01:42:22
16/08/2020 04:42:22
16/08/2020 07:42:22
16/08/2020 10:42:22
16/08/2020 13:42:22
16/08/2020 16:42:22
16/08/2020 19:42:22
16/08/2020 22:42:22
17/08/2020 01:42:22
17/08/2020 04:42:22
17/08/2020 07:42:22
17/08/2020 10:42:22
17/08/2020 13:42:22
17/08/2020 16:42:22
17/08/2020 19:42:22
17/08/2020 22:42:22
18/08/2020 01:42:22
18/08/2020 04:42:22
18/08/2020 07:42:22
18/08/2020 10:42:22
18/08/2020 13:42:22
18/08/2020 16:42:22
18/08/2020 19:42:22
18/08/2020 22:42:22
19/08/2020 01:42:22
19/08/2020 04:42:22
19/08/2020 07:42:22
19/08/2020 10:42:22
19/08/2020 13:42:22
19/08/2020 16:42:22
19/08/2020 19:42:22
19/08/2020 22:42:22
20/08/2020 01:42:22
20/08/2020 04:42:22
20/08/2020 07:42:22
20/08/2020 10:42:22
20/08/2020 13:42:22
20/08/2020 16:42:22
20/08/2020 19:42:22
20/08/2020 22:42:22
21/08/2020 01:42:22
21/08/2020 04:42:22
21/08/2020 07:42:22
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LA90
LAeq
LAmax
LA10

APPENDIX B

SoundPlan Models

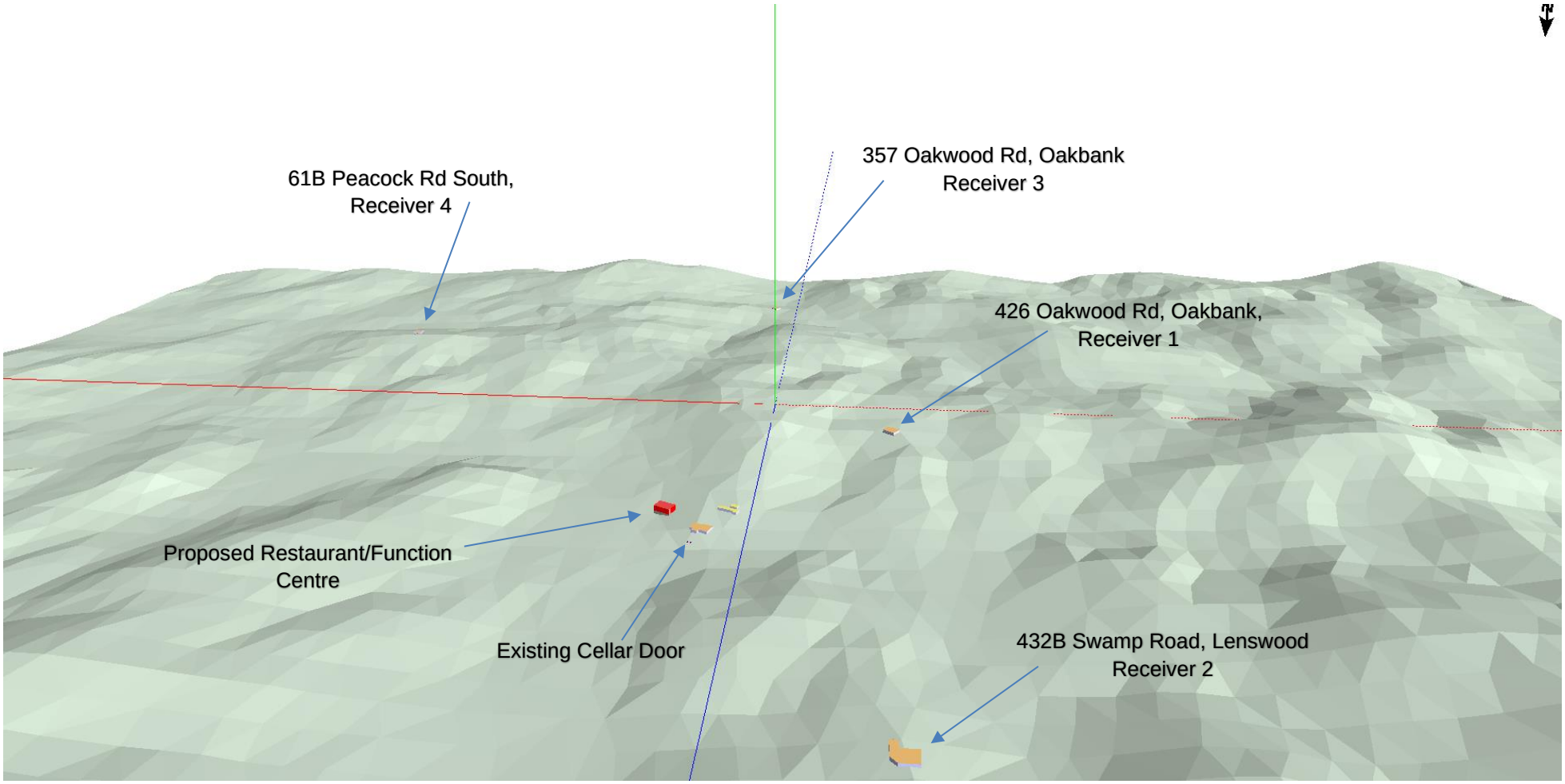

Figure B 1: SoundPlan 3D model - Music Noise (the red dots indicate the outdoor loudspeakers)

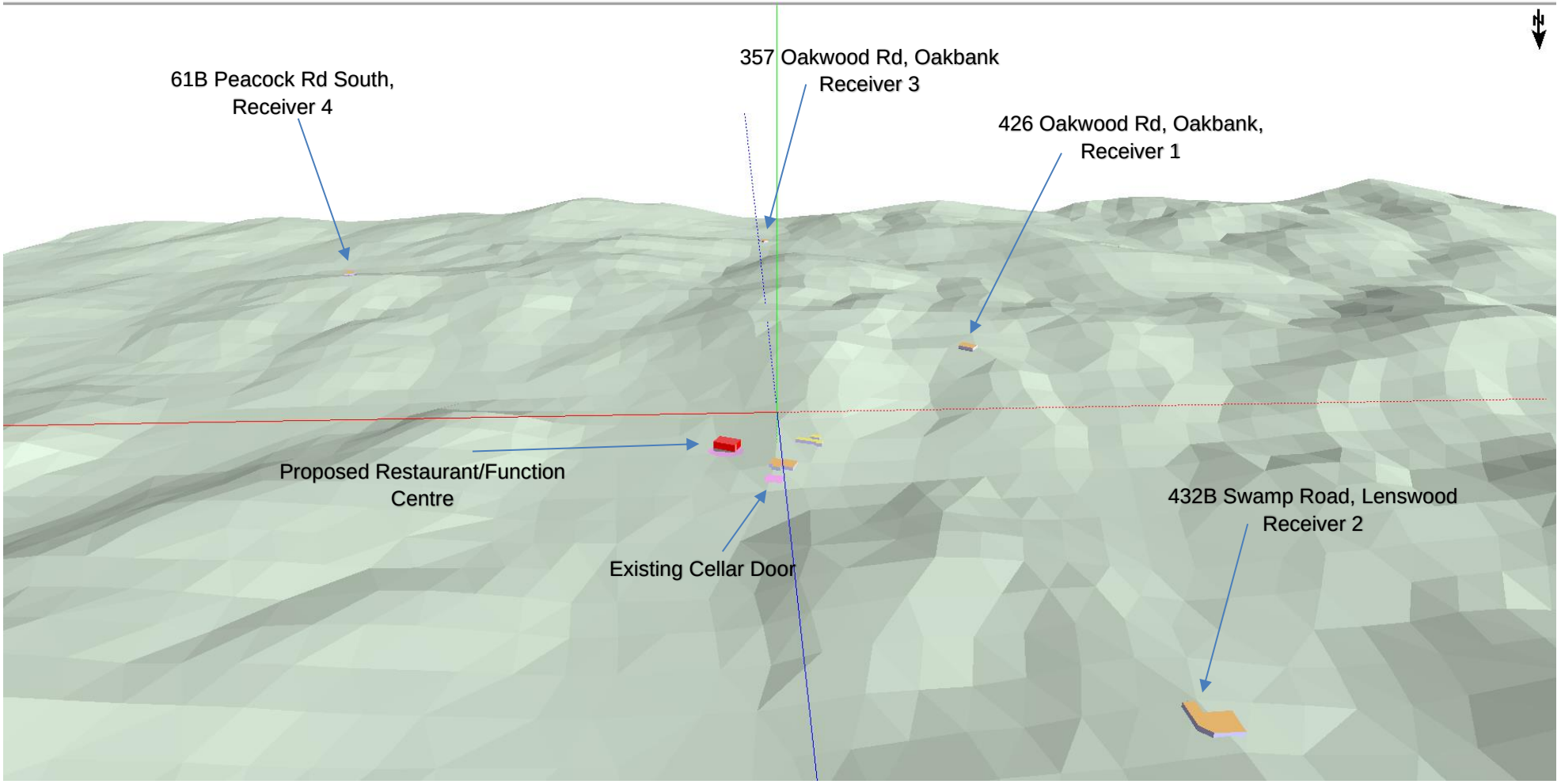

Figure B 2: SoundPlan 3D model - Patron Noise (the pink areas indicate patrons outdoor)

APPENDIX C

SoundPlan Results – Scenario 1

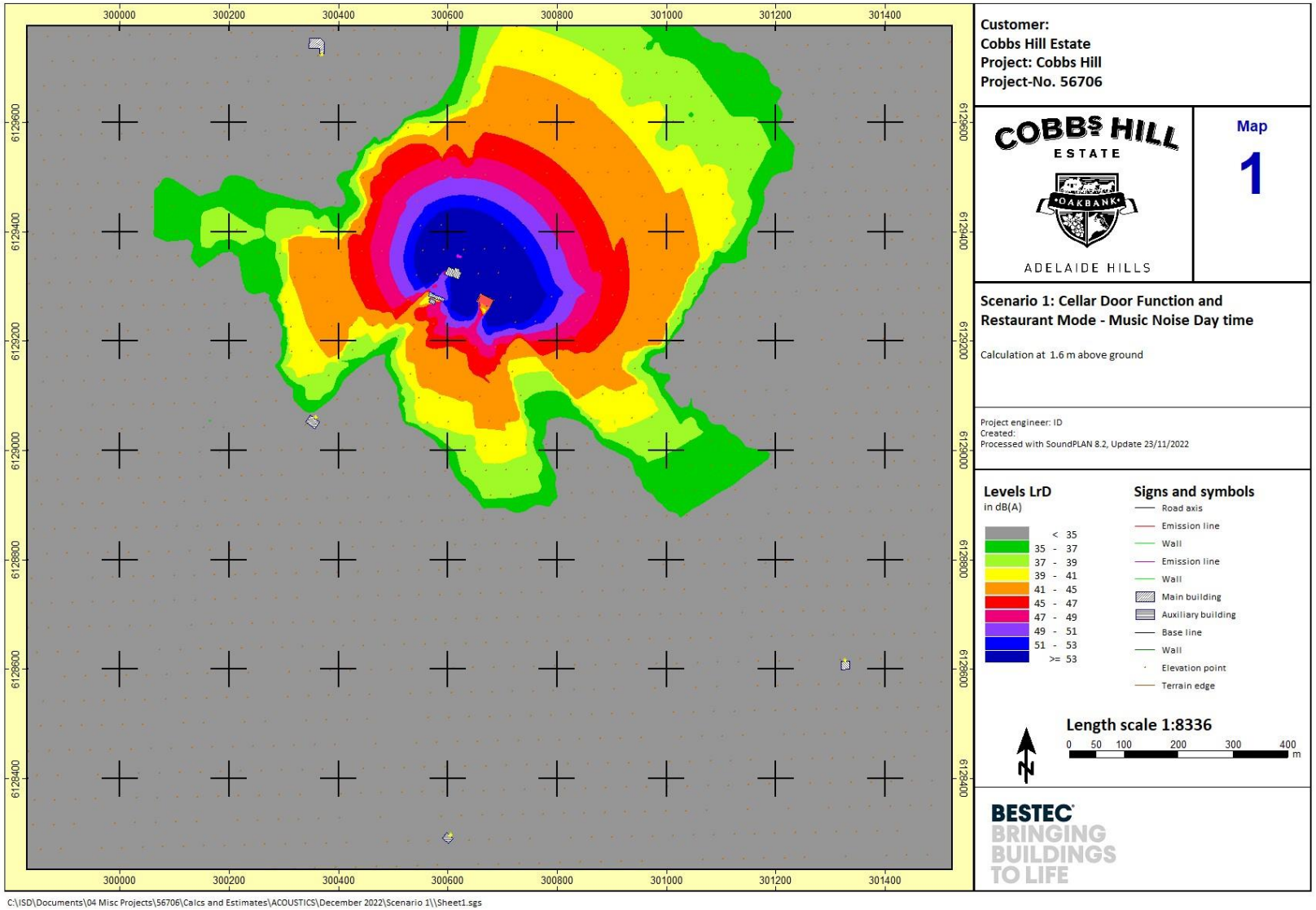

Figure C 1: Calculated Day Time Noise Levels - Music Noise

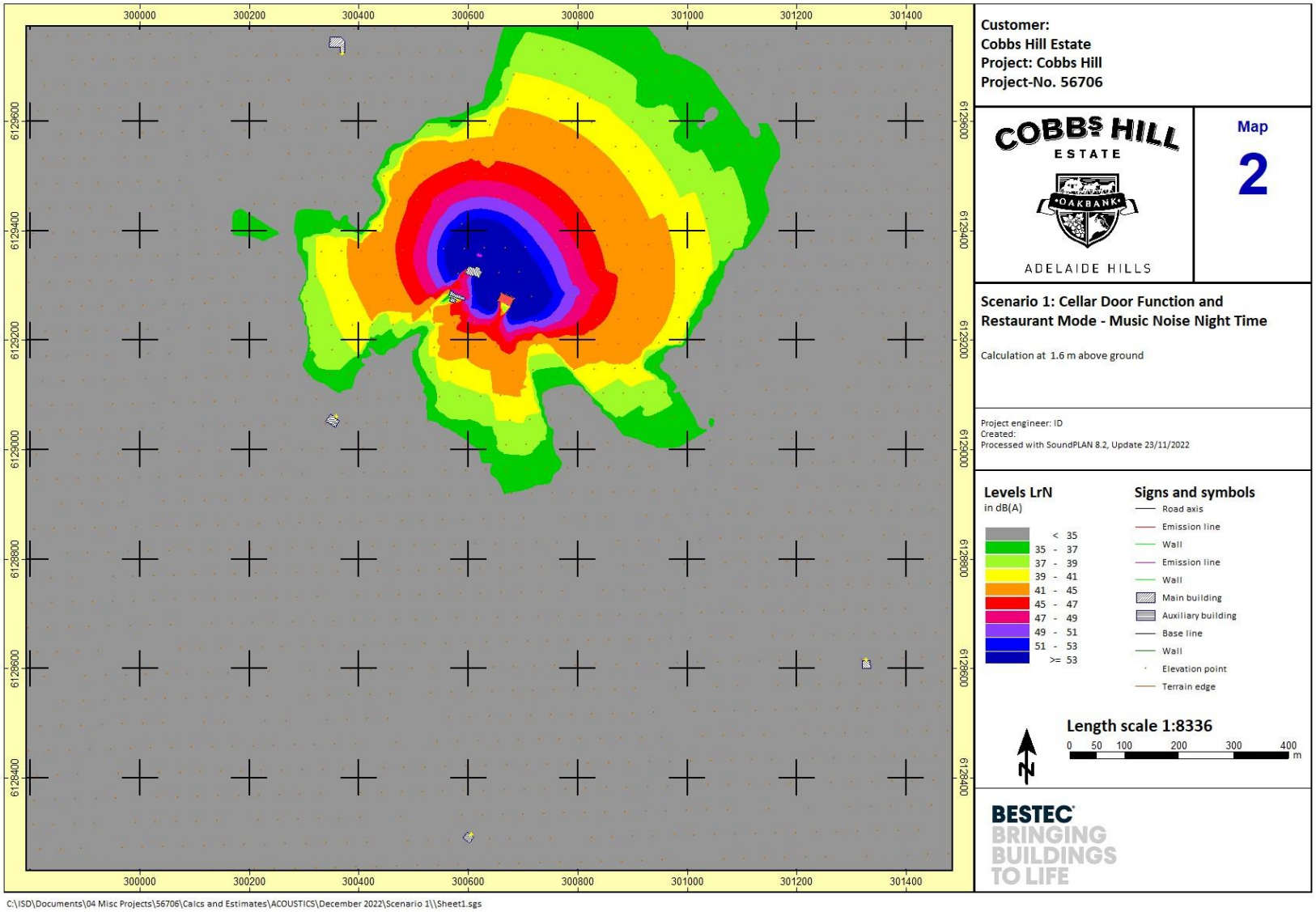

Figure C 2: Calculated Night Time Noise Levels - Music Noise

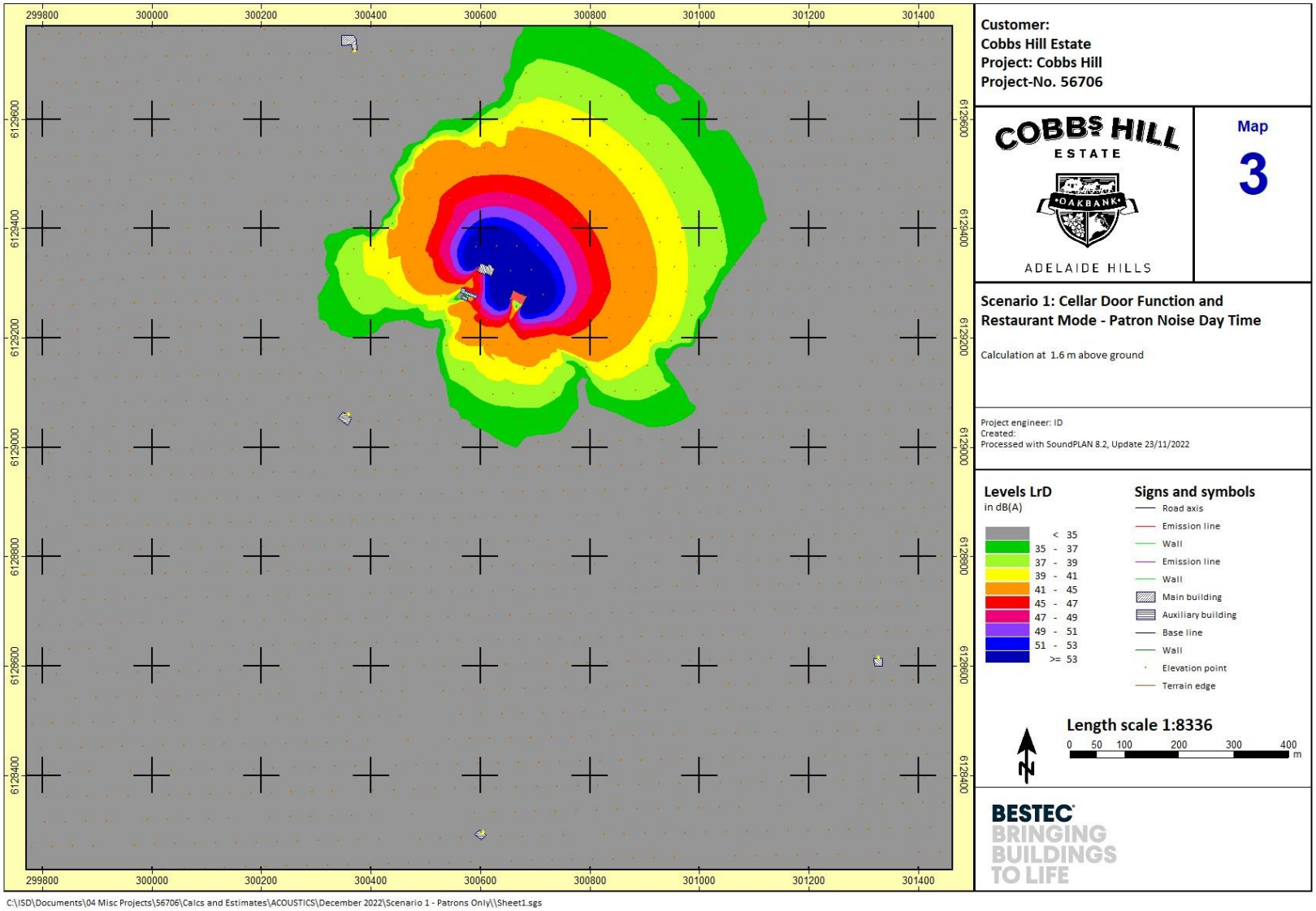

Figure C 3: Calculated Day Time Noise Levels - Patron Noise

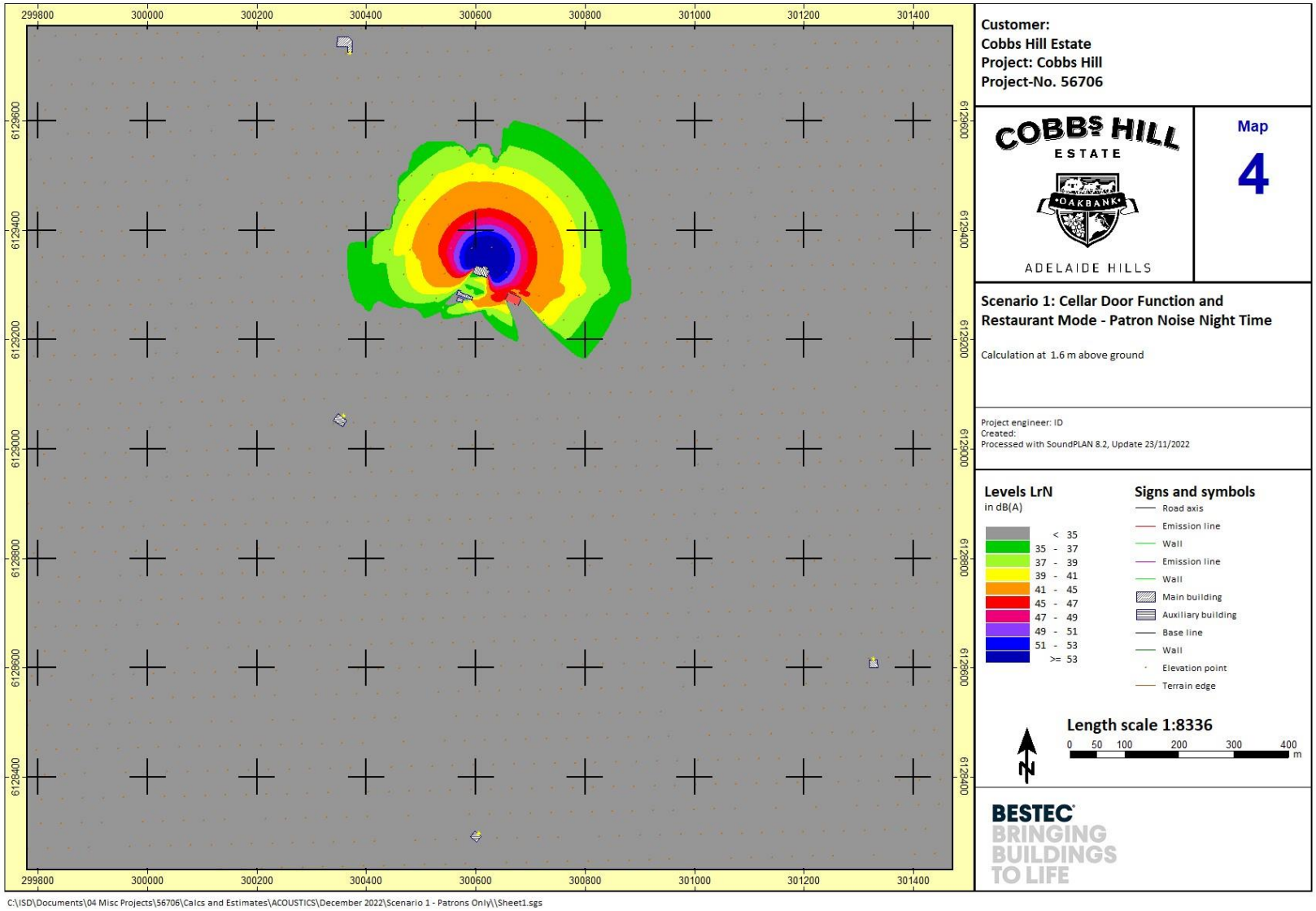

Figure C 4: Calculated Night Time Noise Levels - Patron Noise

APPENDIX D

SoundPlan Results – Scenario 2

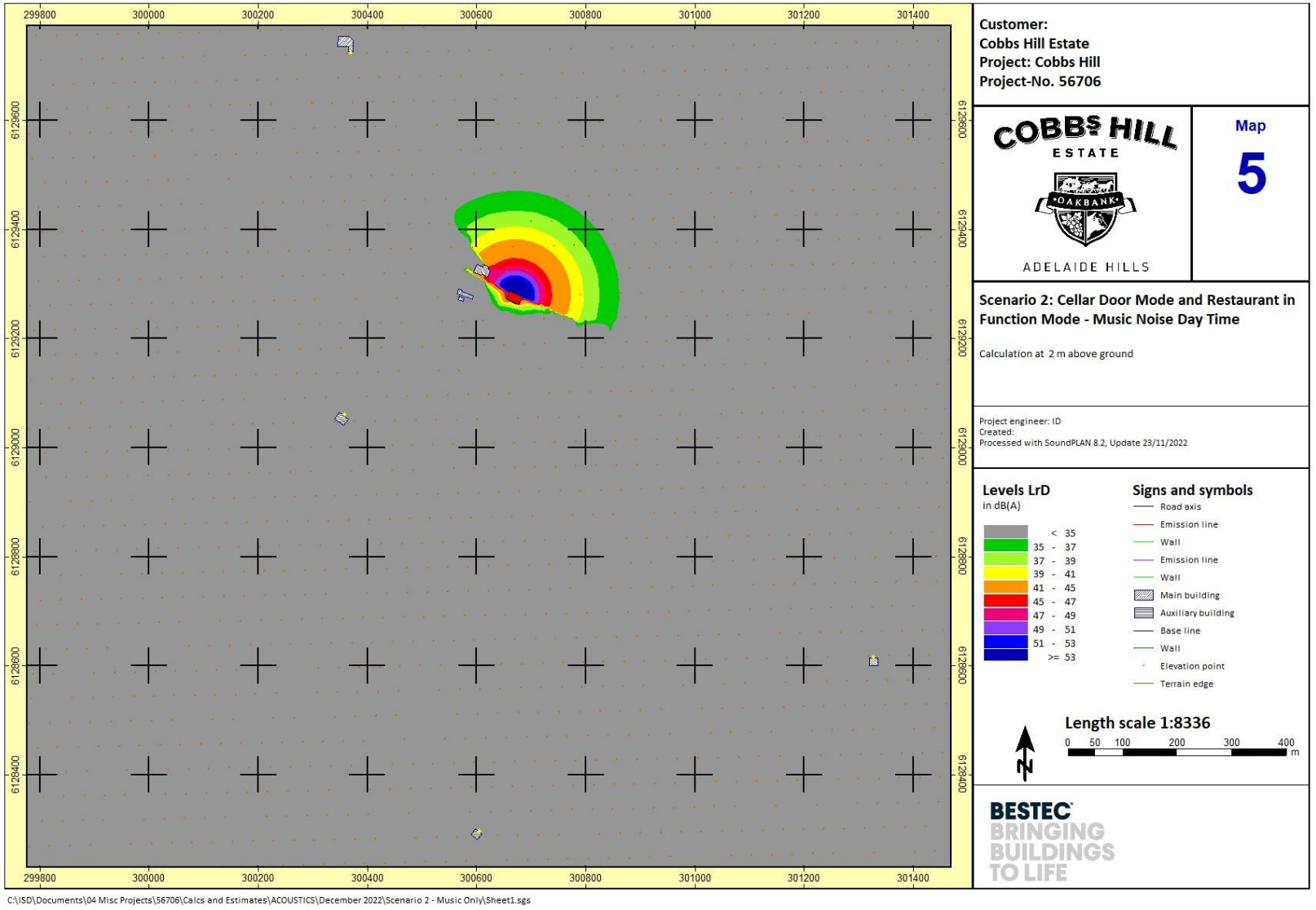

Figure D 1: Calculated Day Time Noise Levels – Music Noise

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DA: 21017786
DATE: 08/03/2023

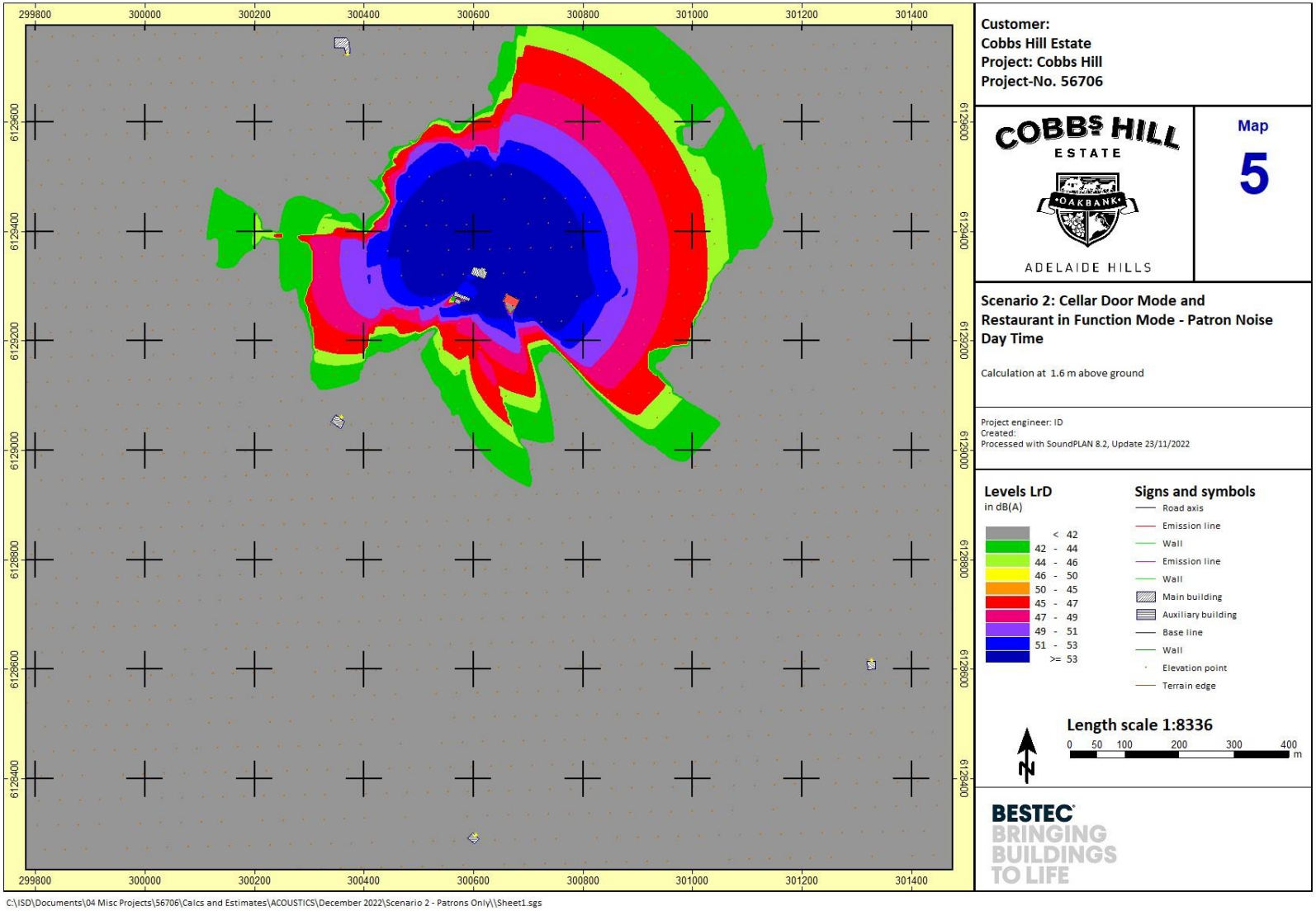


Figure D 2: Calculated Day Time Noise Levels – Patron Noise

APPENDIX E

SoundPlan Results – Scenario 3

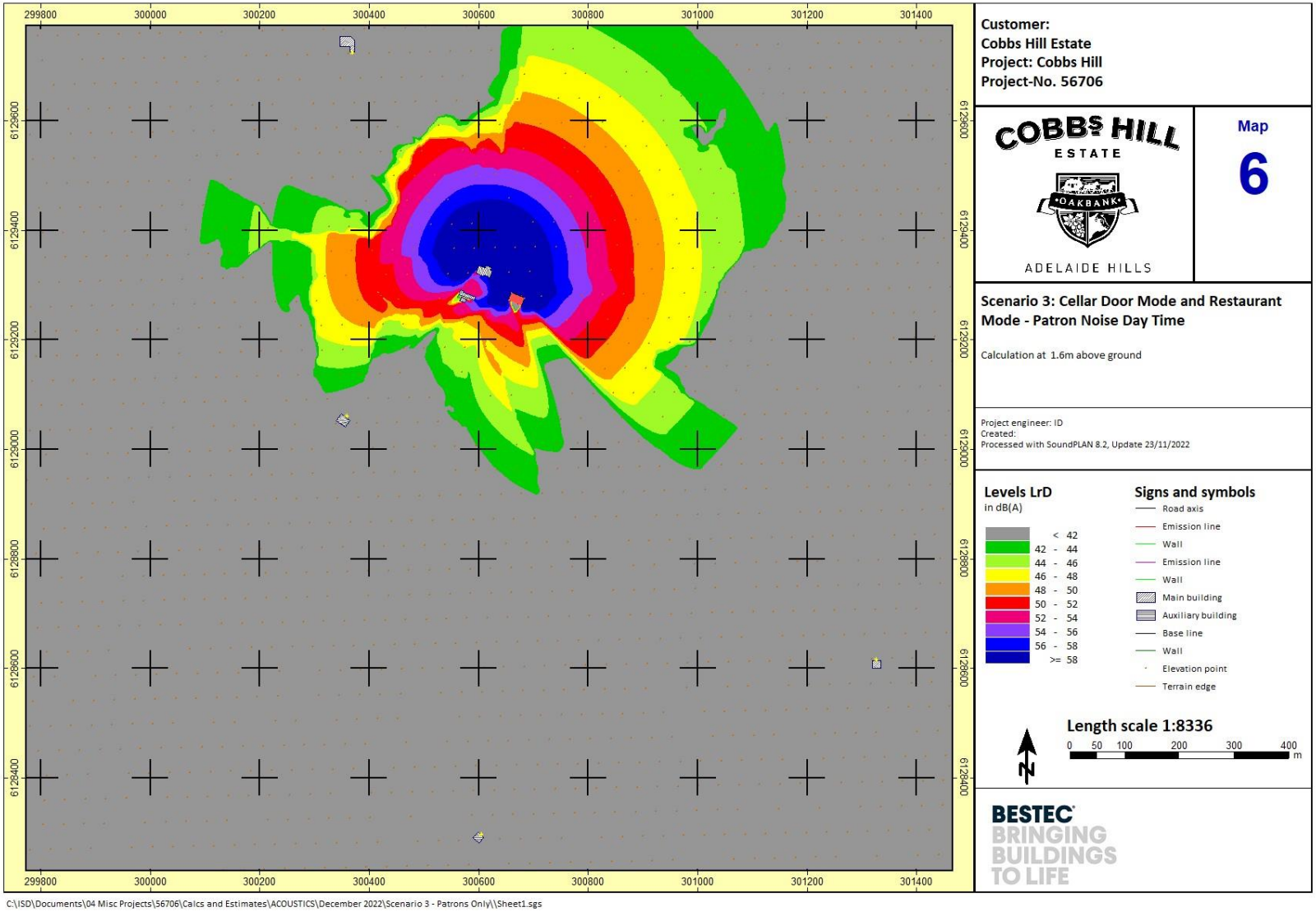


Figure E 1: Calculated Day Time Noise Levels – Patron Noise

APPENDIX F

Glossary of Acoustic Terminology

dB(A) Also referred to as dBA. A unit of measurement, decibels(A), of sound pressure level which has its frequency characteristics modified by a filter ("A-weighted") so as to more closely approximate human ear response at a loudness level of 40 phons. The table below outlines the subjective rating of different sound pressure levels.

Noise Level (dBA)	Subjective Rating
25-30	Barely audible and very unobtrusive.
30-35	Audible but very unobtrusive.
35-40	Audible but unobtrusive.
40-45	Moderate but unobtrusive.
45-50	Unobtrusive with low levels of surrounding activity.
50-55	Unobtrusive with high levels of surrounding activity.

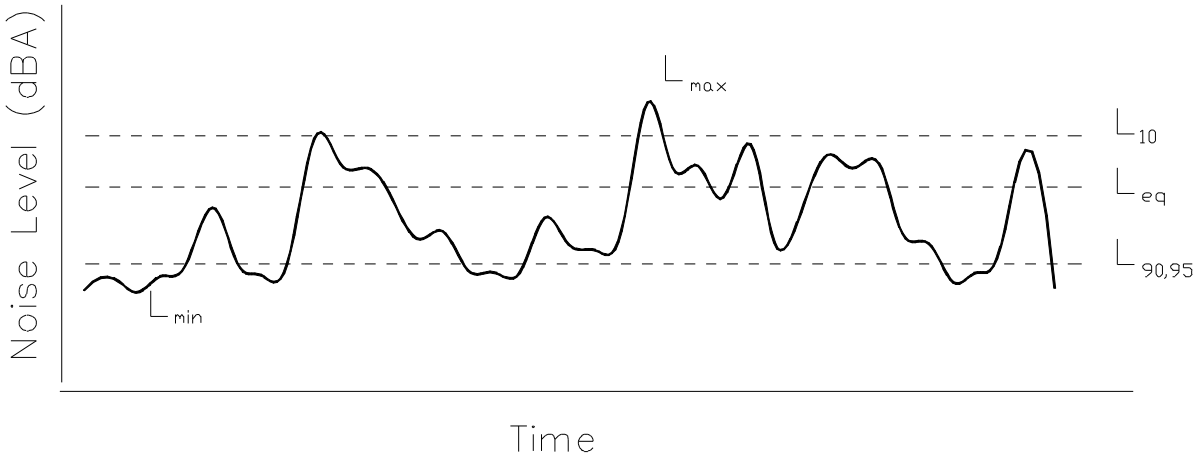
L_1 The noise level which is equalled or exceeded for 1% of the measurement period. L_1 is an indicator of the impulse noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{10} The noise level which is equalled or exceeded for 10% of the measurement period. L_{10} is an indicator of the mean maximum noise level, and is used in Australia as the descriptor for intrusive noise (usually in dBA).

L_{90}, L_{95} The noise level which is equalled or exceeded for 90% of the measurement period. L_{90} or L95 is an indicator of the mean minimum noise level, and is used in Australia as the descriptor for background or ambient noise (usually in dBA).

L_{eq} The equivalent continuous noise level for the measurement period. L_{eq} is an indicator of the average noise level (usually in dBA).

L_{max} The maximum noise level for the measurement period (usually in dBA).



Note: The subjective reaction or response to changes in noise levels can be summarised as follows: A 3dBA increase in sound pressure level is required for the average human ear to notice a change; a 5dBA increase is quite noticeable and a 10dBA increase is typically perceived as a doubling in loudness.

STC/R_W Sound Transmission Class or Weighted Sound Reduction Index. Provides a single number rating (from the sound transmission loss or sound reduction index for each frequency band) of the sound insulation performance of a partition. The higher the value, the better the performance of the partition. The subjective impression of different ratings is shown in the table below.

Type of noise source	STC/Rw Rating				
	40	45	50	55	60
Normal Speech	Audible	Just Audible	Not Audible		
Raised speech	Clearly Audible	Audible	Just Audible	Not Audible	
Shouting	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Small television/small entertainment system	Clearly Audible	Clearly Audible	Audible	Just Audible	Not Audible
Large television/large hi-fi music system	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Just Audible
DVD with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible
Digital television with surround sound	Clearly Audible	Clearly Audible	Clearly Audible	Audible	Audible

FSTC/R_W' The equivalent of STC/R_W, unit for sound insulation performance of a building element measured in the field.

C_I, C_{tr} The ratings (R_W, D_{nTw}, L_{nTw}) are weighted in accordance to a spectrum suited to speech. This term modifies the overall rating to account for noise with different spectra, such as traffic (C_{tr}) or footfalls (C_I). The ratings may be written as R_W+C_{tr}, or $D_{nTw}/L_{nTw}+C_I$.

NNIC/D_{nTw} Normalised Noise Isolation Class, or Weighted Standardised Sound Level Difference. Provides a single number rating of the sound level difference between two spaces, and incorporates the effects of flanking noise between two spaces. This rating is generally accepted to be about 5 points less than the STC/R_W rating.

IIC/L_{nw} Impact Insulation Class, or Weighted Normalised Impact Sound Level. L_{nw}=110-IIC. The higher the IIC rating, or the lower the L_{nw} rating the better the performance of the building element at insulating impact noise. The table below gives the subjective impression of different ratings:

IIC	Lnw	Subjective Rating
40	70	Clearly Audible
45	65	Clearly Audible
50	60	Audible
55	55	Audible
60	50	Just Audible
65	45	Inaudible

FIIC/L_{nTw}' The equivalent of IIC/L_{nw}, but the performance is for the building element measured in the field.

Consultant Traffic Engineers
ABN 67 093 665 680

204 Young Street
Unley SA 5061

P: 08 8271 5999
E: mail@philweaver.com.au

File: 22-350

16 January 2023

Mr Gregg Jenkins
Heynen Planning Consultants
Suite 15, 198 Greenhill Road
EASTWOOD SA 5063

Via email: gregg@heynenplanning.com.au

Dear Gregg,

PROPOSED ALTERATIONS AND ADDITIONS TO COBBS HILL ESTATE, 382B SWAMP ROAD, OAKBANK (APPLICATION ID: 21017786) – TRAFFIC AND PARKING ASSESSMENT (AMENDED)

I refer to our previous discussions with respect to the above proposed development. I understand that this development will include alterations and additions to the existing development on the subject site including the proposed construction of a function centre and changes to existing on-site parking together with amendments to the licenced capacity and trading hours of the existing development.

We have previously undertaken an assessment of the traffic and parking related aspects of the above development in a report dated 21 December 2021. I understand that since the completion of that report a number of comments in relation to the traffic and parking related aspects of the proposed development form Council's Technical Officer have been included within an email from Council. Accordingly I have summarised and provided a response to these comments in the following amended report.

Existing Situation

The subject land is located on the eastern side of Swamp Road, Oakbank, within a *Productive Rural Landscape Zone.* The subject site is within the Adelaide Hills Council.

The subject land currently accommodates an existing residence, cellar door sales facility, motel/tourist accommodation facility containing three bedrooms, function area and outdoor seating associated with dining on-site. The tasting room, lounge areas and motel accommodation are provided in the building previously used as a residential dwelling i.e. the former homestead.

The existing development on the site is accessed via a two-way gateway on the eastern side of Swamp Road. The design of this access point provides an approximately 6.5m wide gate which is set back approximately 7.5 m from the eastern edge of Swamp Road. This gateway provides access to an internal gravel driveway providing vehicular access to the existing facilities on the subject site.

The initial section of this driveway extending east from the gate maintains a width of approximately 6.5 width for a distance of approximately 15 m which then narrows to approximately 3.5 m. Passing opportunities are subsequently provided intermittently along this section of roadway.

Swamp Road, adjacent to the subject land, is a two-lane roadway line marked with edge lines on each side of the roadway and centre lines between the northbound and southbound traffic lanes. The width of this roadway between the edge lines is approximately 6.5m.

The speed limit on Swamp Road adjacent to the site is 80 km/h.

We understand that Swamp Road carries approximately 1,531 vehicles per day (vpd).

A review of sight distances along Swamp Road to the north and south of the access point into the subject site indicates that sight distance in both directions is adequate for drivers approaching the subject access point to identify vehicles exiting from the site or turning right into the site from the northbound lane of Swamp Road. It is noted that curve warning advisory signs are installed within the combination crest vertical / horizontal curve on Swamp Road to the north of the subject access point.

From a review of the Location SA Map Viewer website it is identified that there have been no recorded road crashes reported in the most recent five-year recording period (2017-2021 inclusive) along Swamp Road adjacent to the boundary of the subject site including the intersection of the subject access point with Swamp Road.

Parking for patrons of the subject development is currently provided primarily on the northern side of the internal driveway to the west of the existing cellar door sales facility. An overflow car parking area is also provided on the southern side of the internal driveway. These car parking areas currently have a capacity to accommodate parking for the use of patrons and customers of the subject development. Parking associated with staff typically occurs adjacent to the various sheds and buildings on the site.

The design of the internal driveways provides access to the existing sheds on the site and traffic circulation is provided around the area of the site accommodating the former homestead building

The subject site and adjacent locality are identified in *Figure 1* below.

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DA: 21017786
DATE: 08/03/2023

Figure 1: Existing Development and adjoining locality

Current operation

The current operation of the subject development provides for use of the existing buildings on the subject site to accommodate a cellar door facility and functions including special events. I note that the current planning consent (DA 16/973/473) as dated 26 November 2020 provides for the use of the existing buildings on the subject site to accommodate: -

- Special Events with maximum capacity 208 persons on 7 occasions a year, or
- Functions with a maximum capacity of 130 persons on 18 occasions a year, and
- Use of the Cellar Door area with a maximum capacity of 75 persons.

The opening hours of the functions and special events are restricted to 10.00 am to 12.00 am (Midnight) on either Friday, Saturday or Sunday. I understand that the current hours of operation of the Cellar Door facility are from 11.00 am to 5.00 pm seven days per week.

Based upon the current conditions of Planning Consent, I understand that the above Special Events and smaller functions cannot coincide. However either of these events / functions can coincide with the day to day operation of the cellar door facility.

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PLANNING CONSENT
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DA: 21017786
DATE: 08/03/2023

Hence, it is calculated that the maximum number of patrons who can attend the site at any one time is currently limited to 283 persons. Such a capacity would generally occur on weekends given that functions held on site on Fridays are most likely to occur in evening periods i.e. after the cellar door is closed.

The Proposed Development

I note that the proposed development (as previously submitted to Council) is identified on a series of plans prepared by *Anatoly Patrick Architect* including a Location Plan A/02. This plan identifies that the proposed development will include:-

- Alterations and additions to the existing on-site parking areas with the plans nominally identifying a total of 82 car parking spaces,
- Minor alterations to the internal road network, and
- The construction of a proposed function centre with a total floor area of 412 m².

The above plan identifies provision for accessible (disability) car parking including the provision of:-

- one accessible car parking space and associated shared area on the western side of the proposed function centre,
- One accessible car parking space and associated shared area to the south-east of the existing cellar door facility, and
- Two accessible car parking spaces within the existing car parking area to the west of the cellar door facility.

The proposed development also provides for formalisation of existing overflow car parking area on the southern side of the main driveway. The plans indicate removal of potentially two or three existing trees within the site. While the notation on the plans suggests the provision of 54 car parking spaces of the area the actual design suggests only the provision of 36 spaces within the area.

Consequently we have undertaken a review of the car parking layout and have suggested minor changes to the design in order to maximise the number of car parking spaces within the proposed southern (overflow) car parking area. These changes are identified in Figure 2 provided within the appendix to this report.

The plans previously prepared by the architects (Anatoly Patrick Architecture) indicate the inclusion of a circular section of roadway to the north of the proposed function centre which would be similar to a roundabout with a clockwise circulation traffic flow.

A review of the above proposed treatment using Autotrack software has indicated some need for minor changes to this proposed feature in order to accommodate turning of large delivery vehicles up to and including the length of a Medium Rigid Vehicle (MRV) with a total length of 8.8m. These changes would be only minor and essentially consist of a reduction in the diameter of the central island to 15m and a consequent widening of the circulation roadway together with minor widening of the radius of the driveway entering this area from the west.

Subject to the incorporation of the minor amendments indicated above these vehicles would be able to circulate within the site around the existing and proposed buildings. These changes could be incorporated within the final civil engineering design.

The design of the two at-grade car parking areas as per Figure 2 would both reflect a medium term parking area (User Class 2) facility typically associated with a restaurant or function centre use providing the following dimensions:-

- Car parking spaces of 2.5m in width,
- Car parking spaces of 5.4m in length,
- An aisle width of at least 5.8m, and desirably 6.2m.

The accessible (disability) car parking spaces should be at least 2.4 in width with a 2.4m wide adjacent shared area.

On the above basis the design of the on-site car parking areas would more fully conform to the requirements of the relevant off-street car parking standards *(AS/NZS 2890.1:2004* and *AS/NZS 2890.6:2009)* and will meet the requirements of a *User Class 2* facility (medium term parking such as entertainment centres and accommodation facilities).

The internal driveways and car parking areas will typically be constructed from a permeable gravel surface. As such, it is considered that the car parking spaces should be delineated by wheel stops at the front end of each space.

The slope of the car parking areas should not exceed 1 in 20 (5%) measured parallel to the angle of parking, or 1 in 16 (6.25%) measured in any other direction.

The Proposed Operation

I understand that the proposed development will include changes to the existing hours and capacity of the subject development in conjunction with the proposed construction of the function centre. The proposed development will consequently result in the following:-

- Construction of the proposed restaurant and function centre building with a maximum capacity of 130 persons;
- Construction of the amended car parking areas and associated landscaping,
- Retention of the existing capacity of 75 persons within the cellar door facility with the hours of operation slightly changed to 10.00 am until 6.00 pm Monday to Friday,
- An increase in the capacity within the cellar door facility to 200 persons on Saturday, Sunday and Public Holidays from 10.00 am until 6.00 pm, and
- The number of functions to vary from the current 130 persons 18 times per year and 208 persons 7 times a year, to 130 persons 32 times per year.

Hence, I understand that the maximum number of patrons able to attend the site at any one time would be 330 persons compared to the current capacity of 283 persons. This would represent only an approximately 17% increase in the on-site capacity.

Such a maximum capacity would only occur on afternoon periods on weekends or public holidays given that use of the cellar door facility would be limited to 10.00 am until 6.00 pm on any day. Functions held in evening periods would mostly occur after the cellar door is closed.

Parking Assessment

The *Planning and Design Code* (version 2022.23) Planning and Design Code – 16 December 2022 includes car parking rates considered relevant to the subject development, namely:-

- Tourist accommodation - 1 car parking space per accommodation unit/guest room, and
- Shop (in the form of a restaurant) – 0.4 spaces per seat for premises with dine in service only.

On the basis of a capacity of:-

- A maximum of 330 persons attending either a function or using the cellar door facility on-site there would be a theoretical requirement for 132 car parking spaces associated with these components, and
- Theoretically a further three (3) car parking spaces associated with the accommodation facility. However advice from the operator indicates that in reality there would typically be only a single booking for the use of this area if there is an event, in order to accommodate guests such as a bridal party at a wedding, or otherwise it is not used during a function.

Hence in theory there would be a theoretical requirement for approximately 133 car parking spaces to be provided on-site.

However, in reality, the car parking demand associated with the proposed development should be lower than indicated above given the regional location of the subject development which should encourage a higher car occupancy than 2.5 persons per car compared to a similar development in a metropolitan area.

Furthermore a proportion of patrons attending functions, in particular, are likely to arrive by mini bus with higher occupancy levels than cars. Hence it is considered that there will be sufficient on-site car parking provided for the proposed development.

On the basis of a car parking rate of one space per three seats as required for a dining area associated hotel development i.e. a comparable land use there should be a total parking requirement for approximately 110 parking spaces. This would be met by a combination of the suggested changes to the existing car parking area as identified in Figure 2 below together with the staff parking spaces proposed on site and the provision of the two accessible car parking space to be located adjacent to the existing cellar door facility and the proposed function centre.

Traffic Assessment

Function centre developments do not have typical traffic generation rates. On a first-principles basis it is assumed that:-

- There would be one arrival and one departure vehicle movement for every 3 persons on-site, to correspond with the on-site car parking requirements and noting that visitors would not typically require multiple movements to and from the subject site,

- Staff movements and persons setting up functions would not occur during peak visitor arrival and departure periods,

- All attendees / guests are anticipated to arrive in the same one-hour period prior to a function. However it is unlikely that all departure movements would occur in the same one-hour period as function departure times can vary. For the purpose of this assessment, it is assumed that approximately two-thirds of guests attending a function would exit the site in any one-hour period,

- Peak periods associated with function centres typically occurs on weekends, particularly Saturday afternoons / evenings, and are unlikely to correspond with peak commuter periods on the public road network, and

- The majority of functions would not reach the maximum capacity of 130 person on-site.

On the above basis it is anticipated that the subject development could generate, on an infrequent worst-case basis, up to approximately 80 peak-hour vehicle trips on the basis that there would be some level of overlap between traffic generated by functions and the cellar door sales facility. It is anticipated that such volumes would typically occur on a Saturday afternoon / evening and that the subject development would potentially generate of the order of:-

- 70 entry and 10 exit movements in the one-hour period prior to a function commencing, and

- 5 entry and 45 exit movements in any one-hour period at the end of a function on the basis that drivers exiting the site during this period would take longer to leave than arrive and that departure from an event would generally occur after the cellar door facility is closed.

The existing access point on Swamp Road is appropriately designed to accommodate such volumes given that the width of this access point provides for simultaneous entry and an exit movements and the mostly tidal nature of the forecast traffic volumes before and after an event at the proposed function centre.

On the above basis it is considered that the proposed development will have not result in adverse traffic impacts on the capacity of the adjoining road network particularly given the volumes of traffic currently generated by the existing development on the subject site.

Adelaide Hills COUNCIL

PLANNING CONSENT
CONDITIONS & NOTES APPLY
DA: 21017786
DATE: 08/03/2023

Council Comments

I note that the following comments relating to the traffic and parking related aspects of the proposed development were provided in an email from Mr Doug Samardzija, Senior Statutory Planner, Adelaide Hills Council, in an email to you dated Friday 13 January 2023, namely: -

> *"Additionally Council's Technical Officer has reviewed your Traffic Report and has provided (the) following comments:*
>
> 1. *The increase in traffic volume would have no significant impact on the existing traffic volumes of 1531 vehicles per day on Swamp Road.*
>
> 2. *Council recommends the access driveway be widened to a minimum width of 6 metres to accommodate two way traffic flow. A minimum of 100 metres of the access driveway should be widened to prevent any potential backing up of traffic on Swamp Rd, this will alleviate any potential safety issues.*
>
> 3. *The access is to be sealed from the road edge to 20m within the property boundary to prevent any material drag out onto Swamp Rd.*
>
> *(An) Amended site plan should be provided showing the above changes to the driveway."*

In response:-

- I interpret the comment (point 1 above) in relation to the capacity of Swamp Road to appropriately accommodate the forecast increases in the volumes of traffic to be generated by the proposed development to have been acknowledged By Council's Technical Officer, and

- *Figure A* below is an aerial overlay plan identifying:

    - the 100m of driveway widening to a minimum width of 6m, i.e., in the area between the existing sections of two-way driveway (point 2 above), and

    - the recommended sealing of the first 20m of the access driveway into the site (point 3 above) inclusive of the verge area between the sealed carriageway of Swamp road and the property boundary.

Adelaide Hills COUNCIL

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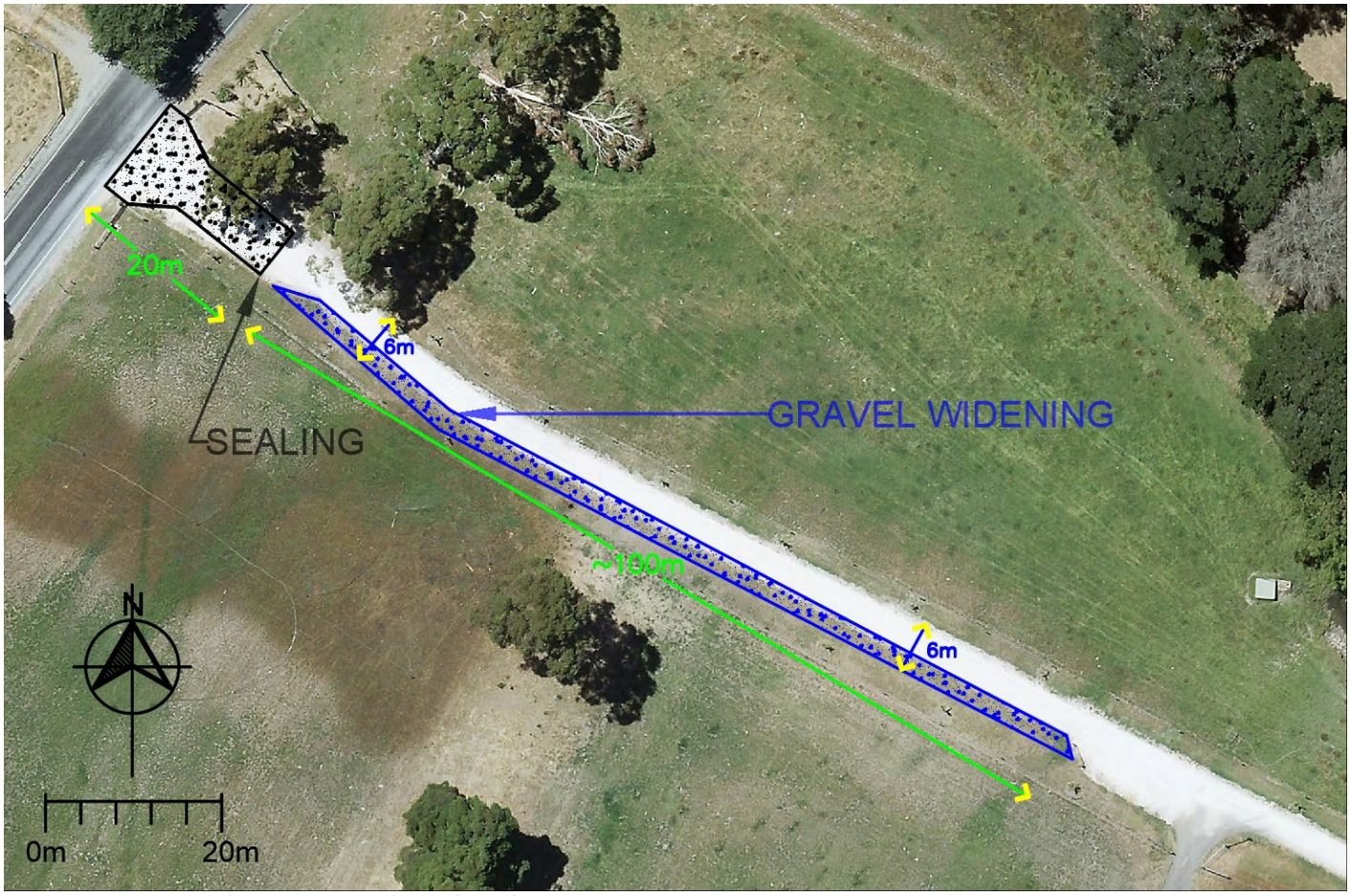


Figure A: Access driveway aerial overlay plan

Summary and Conclusions

In summary, I note that the proposed development will:-

- Provide a total of approximately 110 formalised car parking spaces on site. The proposed car parking areas will include provision for parking by the disabled with such spaces incorporating appropriately designed shared areas,

- Continue to provide accommodation for two mini-buses within the set down area which is located to the east of the cellar door facility,

- Be able to provide a design standard for the proposed car parking areas and associated driveways that would meet the requirement of the relevant Australian Standards for off-street car parking areas, subject to minor recommended alterations identified within this report,

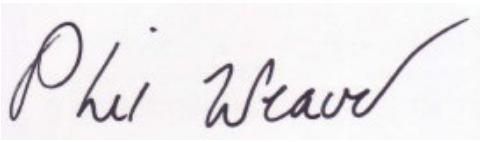
- Not generate excessive increases in traffic, noting that capacity of the subject development would increase by only approximately 37 persons from the current maximum capacity of 283 persons to the proposed 330 person capacity, and given the tidal nature of these anticipated traffic movements. On this basis, there should be minimal change in the traffic generation during peak events associated with the subject development,

- Primarily generate traffic movements by cars entering and exiting the site. There should be only infrequent traffic movements by larger vehicles entering and exiting the site albeit the current design accommodates access by trucks and buses, and

- Incorporate sealing of the first 20m of the existing access driveway and minimum access driveway widening of a further 100m as identified in *Figure A*.

In summary, I remain of the opinion that there should not be adverse traffic or impacts associated with the subject development and that there will be adequate car parking provided on the site to meet the anticipated peak parking demands of the subject development.

Yours sincerely



Phil Weaver
Phil Weaver and Associates Pty Ltd

Enc: Figure 2

Adelaide Hills COUNCIL

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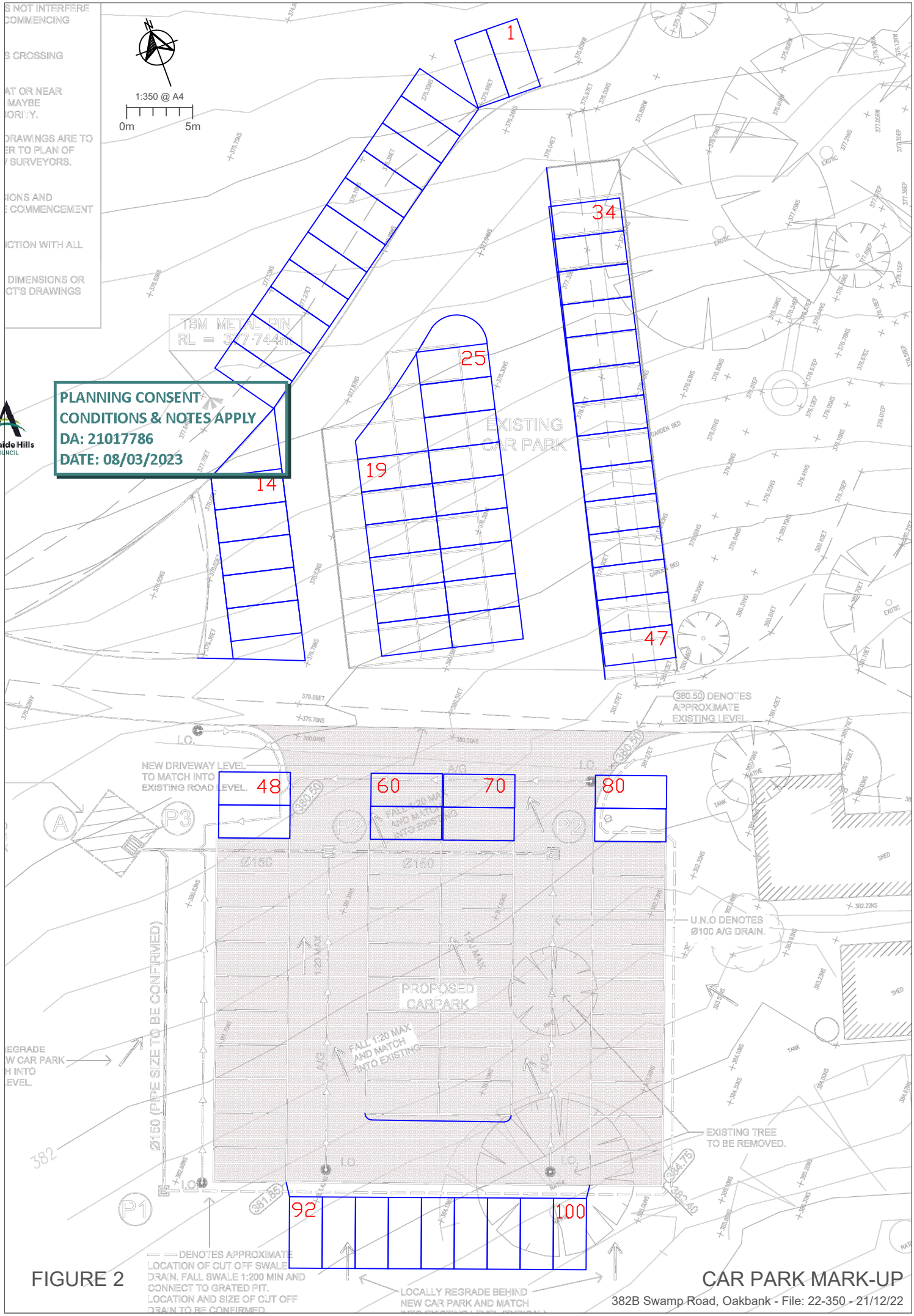

FIGURE 2

CAR PARK MARK-UP

382B Swamp Road, Oakbank - File: 22-350 - 21/12/22