

SPECIAL CAP MEETING – 4 December 2024

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DEVELOPMENT NO.:	22007004
APPLICANT:	Luxury Lodge Group
NATURE OF DEVELOPMENT:	Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks
ZONING INFORMATION:	<p>Zones:</p> <ul style="list-style-type: none"> • Productive Rural Landscape <p>Overlays:</p> <ul style="list-style-type: none"> • Environment and Food Production Area • Hazards (Bushfire - Medium Risk) • Heritage Adjacency • Hazards (Flooding - Evidence Required) • Limited Land Division • Mount Lofty Ranges Water Supply Catchment (Area 2) • Native Vegetation • Prescribed Water Resources Area • Water Resources
LODGEMENT DATE:	9 March 2022
RELEVANT AUTHORITY:	Council Assessment Panel
PLANNING & DESIGN CODE VERSION:	2022.4 - 3 March 2022
CATEGORY OF DEVELOPMENT:	Code Assessed - Performance Assessed
NOTIFICATION:	Yes 09 February to 01 March 2023
RECOMMENDING OFFICER:	Brendan Fewster – Consultant Planner / James Booker Team Leader Statutory Planning
REFERRALS STATUTORY:	Environment Protection Authority
REFERRALS NON-STATUTORY:	Engineering Environmental Health

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DETAILED DESCRIPTION OF PROPOSAL:

The application is proposing a tourist accommodation facility comprising 20 accommodation units and a day spa (a lodge and shop in the form of a personal services establishment), rainwater tanks, a driveway access road and associated earthworks and landscaping.

The following is a more detailed overview of the proposal:

- Accommodation units - construction of 20 tourist accommodation units on vacant land on the south-western side of the Lane winery/vineyard site. There are three accommodation types/designs; all of which comprise a simple modern form with a suspended floor and light weight construction. A feature of the design is the suspended floor that 'floats' above the natural ground level to provide elevated views from a timber deck and living space.

The single room units (Type 01 and 02) have a floor area of 75m² and a maximum roof height of approximately 7 metres above natural ground level. These smaller units have an open plan bedroom, bathroom and living area and accommodate a maximum of two guests. The proposal includes 11 x Type 01 units and 5 x Type 02 units.

The two bed units (Type 03) have a floor area of 127m², a roof height of 3.5 metres and a maximum height above natural ground level of approximately 6 metres (varies from 3m/to 6m considering the slope of the land). These larger units have 2 bedrooms, 2 bathrooms, a kitchen and living area, and a terrace for a maximum of four guests. The proposal includes 4 x Type 03 units.

- Day spa building (personal services establishment) – the lodge building is located adjacent to the accommodation units. The building has a similar modern design to that of the units with light weight construction that includes standing seam Colorbond (light grey) and timber (Charcoal) wall cladding and aluminium frame windows and doors. The building has a floor area of 415m², a roof height of 7 metres that increases to approximately 9 metres above natural ground level due to the slope of the land. Internally, the building has a reception area, kitchen and bar, dining area and several treatment rooms.
- The Day spa is intended for both guests of the accommodation and the general public.
- Guest and staff numbers – a maximum of 48 overnight guests within the proposed accommodation and four staff during peak times.
- Vehicle access and car parking – new internal driveways with a compacted gravel surface are to be provided that connect into the existing access arrangements of the winery cellar door and restaurant. Guests will enter from the existing main entrance on Ravenswood Lane and egress via an existing access on Paech Brothers Road. A new 15 space car park will be provided adjacent to the day spa facility for guests and staff while the proposed plans also show parallel spaces along the circulating roadway for the accommodation units.
- Ancillary structures and activities – 2 x 150KL rainwater tanks are to be provided for firefighting. The proposal does not include any rainwater tanks for the accommodation buildings. A new stormwater detention basin and wastewater Rhizopod system with soakage areas are to be located to the south of the accommodation units adjacent to Paech Brothers Road.
- Earthworks – Earthworks are proposed in order to accommodate the proposed service road. The submitted "Concept Grading Plan" demonstrates earthworks and batter around the road in order to keep the gradient of the road at 20% or lower. The proposed tourist accommodation units require little earthworks considering their cantilevered design.

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- Landscaping - the proposal includes a detailed landscaping design comprising a comprehensive mix of native species (large trees, shrubs and ground covers) that are to be planted on the site adjacent to property boundaries, internal roads and to stabilise and screen the stormwater detention basin and wastewater soakage area.
- The applicant has not provided a Management Plan for the proposed accommodation units and Day Spa. Minimal details have provided with respect to 'house rules', customer access and check-in/check-out arrangements, maximum occupancy and duration of overnight stays, waste management, cleaning arrangements and staff supervisory.

BACKGROUND:

- The proposal has been varied since public notification as described below:
 - A reconfiguration of the accommodation units to achieve a minimum 20m setback from site boundaries;
 - Removal of access stairs for villas;
 - Removal of carports from villas as parking is to be accommodated within the road;
 - Retention of existing pine trees adjacent to the proposed lodge building;
 - Revised stormwater management plan; and
 - Revised wastewater system.



Image 1: Superseded proposal

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Image 2: Amended proposal

APPROVAL DATE	APPLICATION NUMBER	DESCRIPTION OF PROPOSAL
24 November 2022	22024886	Variation of DA 18/657/473 (Alteration of Conditions 7, 8, 9 and 10)
27 March 2019	18/657/473	Addition to cellar door (verandah) & winery building (toilet block), conversion of approved car parking area to licenced outdoor area (varies DA 473/963/12) & special events (12 per year) associated with the existing mixed use development (restaurant, cellar door & winery), replacement car parking area, retaining walls (maximum height 1m) & associated earthworks
LAPSED	19/373/473	Alterations & additions to existing winery & restaurant
17 July 2013	12/963/473	Alterations and additions to existing restaurant and cellar door – to relocate cellar door
23 December 1992	563/5-375/90	Dwelling

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REFUSED	563/5-347/91	Dwelling
27 September 1976	3580	Hay shed
27 June 1983	563/0201/83	Clearance of vegetation
22 December 1988	563/D-058/88	Land Division
21 December 2006	06/744/473	Alterations and additions to existing farm buildings for a change of use to winery with a crush of 499 tonnes per annum, cellar door and 75 seat restaurant facility with deck, associated waste water treatment tanks and car parking.

Summary of current hours of operation

Restaurant: 10am – 4pm Monday to Thursday

10am – 11:30pm Friday to Saturday

10am – 10:30pm Sunday and Public Holidays

Cellar Door: 10am – 4pm Monday to Thursday

10am – 5pm Friday to Sunday and Public Holidays

Functions: 9am – 11:30pm on Friday, Saturday and Public Holidays

9am – 10:30pm on Sunday

SUBJECT LAND & LOCALITY:

Location reference: 5 RAVENSWOOD LANE BALHANNAH SA 5242

Title ref.: CT 6060/311 **Plan Parcel:** D83760 AL36 **Council:** ADELAIDE HILLS COUNCIL

Site Description

The subject land comprises a rural allotment of approximately 36 hectares located at 5 Ravenswood Lane, Balhannah.

The land comprises a single allotment that is formally described as Allotment 36 in Deposited Plan 83760, Certificate of Title Volume 6060 Folio 311. The Certificate of Title indicates there are several easements for service infrastructure. There are no other registered interests on the land title.

The land is irregular in shape with a frontage of nearly 800 metres to Ravenswood Lane and a secondary frontage of 570 metres to Paech Brothers Road. Located centrally on the site is The Lane winery, cellar door and restaurant and there is also a single storey dwelling amongst existing trees that is a short distance from the cellar door and restaurant. Established vineyards surround the cellar door and restaurant and cover most of the land.

The site of the proposed development is a small vacant paddock on the south-western part of the subject land. The paddock is approximately 3.5 hectares in area and is devoid of vegetation. The land has a sloping topography with a steep crossfall of around 36 metres (approximately 1 in 7 grade) in a southerly direction.

This part of the subject land is accessed via an internal driveway from the cellar door and restaurant and there is also an existing access on Paech Brothers Road where vehicles from the cellar door and restaurant can currently exit.

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Locality

The locality has a distinctive rural character with mostly vineyards and grazing/cropping activities and some rural living properties.

Allotments are typically 20 hectares or more in area and support 'productive' primary production, particularly horticultural activities and small-scale farming.

Buildings comprise mostly farmhouses and agricultural buildings that are small-scale and inconspicuous.

The open and undulating land topography, scattered areas of native vegetation and expansive rural views are notable features of the locality. These rural and scenic qualities contribute to a rural landscape character of high amenity.

The townships of Balhannah and Hahndorf are around 2 kilometres to the north and south-west respectively.

CONSENT TYPE REQUIRED:

Planning Consent

CATEGORY OF DEVELOPMENT:

- **PER ELEMENT:**
Water tanks (above ground): Code Assessed - Performance Assessed
Tourist accommodation: Code Assessed - Performance Assessed
Shop: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY:**
Code Assessed - Performance Assessed
- **REASON**
P&D Code

PUBLIC NOTIFICATION

- Yes
- **REASON**
The proposed tourist accommodation does not satisfy DPF 6.3 and 6.4 of the Productive Rural Landscape Zone. Tourist accommodation floor areas exceed 100m² and the new tourist accommodation buildings are not setback from all property boundaries by 40m. The public notification period for this application was undertaken from 09 February to 01 March 2023
- **LIST OF REPRESENTATIONS**
73 representations were received during the notification period, with 72 representations opposing the development and 1 representation in support. 43 representations have requested to be heard by the Panel.

Representor Name	Representor's Property Address	Wishes to be heard (Y/N)	Nominated Speaker (if relevant)
Sandra and John Tarrant	1/14 Braun Drive, Hahndorf	No	No
Rachel Rudiger	PO Box 59, Hahndorf	No	No

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Johnathan Nitschke	PO Box 473, Hahndorf	Yes	Self
Sandra Nitschke	PO Box 473, Hahndorf	Yes	Self
Carl Nitschke	PO Box 473, Hahndorf	Yes	Self
Cathryn Nitschke	PO Box 4, Hahndorf	Yes	Self
John Nitschke	PO Box 4, Hahndorf	Yes	Self
Lyn Nitschke	PO Box 4, Hahndorf	Yes	Self
Dave Cal	4/581 Portrush Road, Glenunga	No	No
Nicol Morrison	PO Box 105, Balhannah	Yes	Self
Jo Marsh	Unit 2, 2 Johnston St, Stirling	No	No
Jody Rowe	22 Swift St, Dulwich	No	No
Tim Davis	PO Box 665, Hahndorf	No	No
Nelson Green	PO Box 168, Hahndorf	No	No
Deborah Warland	PO Box 44, Balhannah	Yes	Self
Steve Noske	PO Box 1157, Mount Barker	No	No
Greg Jamieson	PO Box 258, Hahndorf	Yes	Self
Deb Crawford	PO Box 572, Littlehampston	No	No
Simone McClure	44 Lynton Avenue, Gilles Plains	No	No
Brenton Kelly	PO Box 45, Kent Town	Yes	Self
Anna Crowley	PO Box 401, North Adelaide	No	No
Elizabeth Kirkby	PO Box 225, Hahndorf	Yes	Self
Grant Coleman	PO Box 132, Balhannah	Yes	Self
Jason White	PO Box 297, Hahndorf	No	No
Tracy Hogan	PO Box 219, Hahndorf	No	No
Valentina Zaytseva	1 Hawke Street, Ridgehaven	Yes	Self
Meegan Pezzotta	28A Karawirra Avenue, Rostrevor	Yes	Self
Richard Shipman	29A Leonard Road, Hahndorf	Yes	Self
Nicholas Baranikow	PO Box 56, Glenside	No	No
Noel & Patricia Halloran	PO Box 361, Balhannah	No	No
Andrew Webber	PO Box 158, Hahndorf	Yes	Self
Alister Haigh	37 Wellington Square, North Adelaide	Yes	Self
Susan Haigh	PO Box 161, Balhannah	Yes	Self
Stephen Symons	26 Ravenswood Lane, Balhannah	Yes	Self
Belinda Symons	26 Ravenswood Lane, Balhannah	Yes	Self
Carolyn Symons	26 Ravenswood Lane, Balhannah	Yes	Self
Georgina Symons	26 Ravenswood Lane, Balhannah	Yes	Self

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Sandra Loveband	7 Avenue Road, Highgate	Yes	Self
David Loveband	7 Avenue Road, Highgate	Yes	Self
Merrilyn Hein	PO Box 409, Hahndorf	No	No
Pauline Willy	20 Wood Road, Paradise	Yes	Self
Luke Rudiger	PO Box 59, Hahndorf	No	No
Ethel Stanton	PO Box 491, Hahndorf	Yes	Self
Kathleen Smith	PO Box 512, Hahndorf	No	No
Anthony Smith	PO Box 512, Hahndorf	No	No
Joshua Silwood	53 Hurling Drive, Mount Barker	Yes	Self
Perry Kelly	14A Hooking Avenue Royston Park	Yes	Self
Marge Kelly	14A Hooking Avenue Royston Park	Yes	Self
Tom Gilbert	PO Box 76, Mount Barker	No	No
Kylie Hewitt	5 Corbusier Drive, St Agnes	Yes	Self
Scott Crawford	PO Box 572, Littlehampton	No	No
Richard Harris	PO Box 732, Hahndorf	Yes	Self
Valerie Harris	PO Box 732, Hahndorf	Yes	Self
Rosslyn Hendrick	141 Birchmore Road, Hahndorf	No	No
Christie Rogers	35 English Street, Hahndorf	No	No
Christine Reed	8 Paech Brothers Road, Hahndorf	Yes	Not specified
Daniel Rossouw	PO Box 267, Balhannah	No	No
Michael Cornish	47 Orontes Avenue, Bridgewater	No	No
Jo Christie	18 Walker Street, Macclesfield	No	No
Geoff Fisher	3 Albert Avenue, Crafers West	No	No
John Koumi	97-99 Glen Osmond Road, Eastwood	No	No
Jillian Awerbuch	32 Bradshaw Avenue, Crafers	No	No
Debby Nulty	PO Box 343, Hahndorf	Yes	Self
Chris McMichael	PO Box 91, Balhannah	Yes	Self
Matt Kelly	23 Paech Brothers Road, Hahndorf	Yes	Self
Teneal Elliot	19 Bligh Avenue, Panorama	Yes	Self
Jo Marshall	PO Box 654, Hahndorf	No	No
Kerry Martin	9 Wallace Court, Mitchell Park	No	No
Katrina Pollard	PO Box, Hahndorf	Yes	Self
Crystal Bihun	PO 380, Woodside	Yes	Self
Sam Underwood	PO Box 136, Hahndorf	Yes	Self
Austen Oxlade	40 Jones Road, Balhannah	Yes	Self
Darren Kelly	PO Box 530, Hahndorf	Yes	Greg Vincent (Masterplan)

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SUMMARY

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

- Visual impacts
- Loss of rural character, identity and scenic qualities
- Excessive scale and intensity
- Inappropriateness of Day Spa facilities
- Loss of productive land
- Excessive earthworks and erosion
- Impact on local wildlife
- Traffic impacts
- Increased bushfire risk
- Inadequate stormwater and wastewater management
- Noise from Helicopter flights
- Increased noise and disturbance
- Inadequate supporting information
- Biosecurity impacts
- Impact on privacy of surrounding land
- Lack of infrastructure

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

AGENCY REFERRALS

Environment Protection Authority (EPA):

The application has been referred to the EPA pursuant to Schedule 9 (3)(9) of the Planning, Development and Infrastructure (General) Regulations 2017 - Activities of Environmental significance, or development in Mount Lofty Ranges, River Murray Flood Plain or Water Protection Areas.

Provided the wastewater disposal system and the stormwater runoff measures are implemented in accordance with the plans provided in the application, the EPA considers that the proposal would have a neutral or beneficial effect on water quality.

The EPA have no objection to the proposal with three (3) conditions of consent (Refer **Attachment 6 – EPA Referral Response**)

INTERNAL REFERRALS

Environmental Health Department:

The EPA requested the applicant propose a system that will allow reduced nitrogen load to demonstrate neutral/beneficial effect on the environment. Intermittent sand filter is proposed that is not in SA Health approved wastewater product list, therefore the waste application was referred to Department of Health.

The waste system proposed was subsequently changed to a Rhizopod system, Waste Application WWI-11354 was approved by the SA Health on 30 October 2024

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Engineering Department:

Council's Engineering Department reviewed the stormwater management plans submitted by the applicant. Council Engineering requested clarification on a number of matters, the majority of matters were resolved. Council Engineering are generally supportive of the overall scheme however stormwater calculations for one area of the site have not been satisfied. This matter remains outstanding and of concern to Council Engineering.

Final Comments from Engineer

"I have reviewed the documents provided dated 28th May 2024 and have noted the previous request to review of missing catchment area below Cat_2B has not been addressed. Please provide detailed calculations outlining the volume of stormwater runoff generated from this area and where it is to be directed without causing nuisance to neighbouring properties. Please see the highlighted area of concern."



Image 3 – Area of catchment which has not been addressed

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.

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

Productive Rural Landscape Zone

Desired Outcomes	
DO1	A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape.
DO2	A zone that promotes agriculture, horticulture, value adding opportunities, farm gate businesses, the sale and consumption of agricultural based products, tourist development and accommodation that expands the economic base and promotes its regional identity.
DO3	Create local conditions that support new and continuing investment while seeking to promote co-existence with adjoining activities and mitigate land use conflicts.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 2.2, 6.1, 6.2, 6.3, 6.4 and 11.1	
DPFs: 1.1, 2.1, 2.2, 6.3 and 6.4	

The subject land is a rural allotment of approximately 36 hectares that is used for viticulture and contains 'The Lane' Winery, Cellar Door and Restaurant. The proposal is seeking to use a vacant paddock of approximately 3.5 hectares on the south-western side of the subject land for a tourist accommodation and spa facility.

The subject land is situated within the Productive Rural Landscape Zone of the Planning and Design Code. DO 1 and DO 2 and PO 1.1 of the Productive Rural Landscape Zone are seeking a diverse range of land uses that promote primary production activities and associated value adding uses, such as tourism development. DPF 1.1 identifies 'tourist accommodation' and shop as envisaged land uses within the Zone.

While tourist accommodation is generally supported within the zone, the scale and intensity of such value-adding activities should be such that "the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape" are conserved. This Desired Outcome is supported by PO 6.3 and 6.4 of the zone, which provide guidance on the preferred nature, size and scale and the siting of tourist accommodation.

The proposed tourist accommodation facility will comprise 20 accommodation units and a lodge building containing a Day Spa (personal services establishment). The accommodation will cater for a maximum of 48 overnight guests.

DPF 6.3 and 6.4 of the zone are seeking tourist accommodation that:

- a. is associated with the primary use of the land for primary production to enhance and provide authentic visitor experiences.
- b. does not exceed a cumulative total floor area of 100m²
- c. does not result in more than one tourist accommodation facility being located on the same allotment.
- d. is setback from all property boundaries by at least 40m.
- e. has a building height that does not exceed 7m above natural ground level.

The lodge includes a kitchen and bar, dining area and several treatment rooms for the day spa within a large building of 415m². Add in reference to value adding industry and services to visitors

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While such Designated Performance Features are one way of meeting the Performance Outcome (noting there may be another way), the above DPF's provide quantifiable guidance that is helpful in determining the suitability of the proposed development, particularly from a scale and intensity perspective.

The proposed development is considered to depart significantly from PO 6.3 and 6.4 and the corresponding DPF's for the following reasons:

- While the subject land is used for primary production and contains 'The Lane' Winery, Cellar Door and Restaurant, the proposed tourist accommodation facility is not associated with the existing vineyards and the applicant has confirmed that the facility will likely be operated by a third party.
- The proposed accommodation units have a cumulative floor area of over 1700m², which is 17 times the DPF standard.
- The proposed Day Spa building has a large floor area of 415m² and further intensifies the use of the land.
- The southern-most accommodation units are sited within 20 metres of the nearest boundaries, which is significantly less than the minimum setback of 40 metres.
- While the height of the accommodation units does not appear to exceed 7 metres (noting that the proposal plans do not accurately show the height of buildings above natural ground level), the Day Spa building is approximately 9 metres above natural ground level due to the slope of the land and is of significant size, and in an elevated position on the site.

Furthermore, the proposed buildings are not designed and sited to maintain a pleasant natural and rural character and amenity as sought by PO 6.4 and 11.1. While the suspended floor designs are commended, the building facades are dominated by blank walling and flat roofs that have minimal regard for the natural landform and rural character. More concerning is the large number of buildings clustered together and perched high on the downslope, which are considered to visually overwhelm the outlook of neighbouring land to the south and west and views from Paech Brothers Road, thus diminishing the existing rural character and amenity.

The earthworks required for the internal road network and the larger accommodation units and Day Spa building will also result in significant disruption to the natural landform. As the land has a gradient of around 1 in 7 and the proposal will result in earthworks greater than 1.5 metres from the natural ground level, the proposal is at variance to PO 2.2 of the zone. The submitted "Concept Grading Plan" show the required earthworks to accommodate the road however the extent of earthworks required to accommodate the tourist accommodation units is not shown.

For the above reasons, the proposed development is of a design, siting, scale and intensity that would detract significantly from the rural character and scenic qualities of the surrounding landscape. The proposal is therefore at partial variance to DO 1 and PO 1.1 in terms of impact to rural character and scenic quality of surrounding landscape. It is also at variance with, PO 2.2 in terms of earthworks, POs 6.1 and 6.3 due to its loose association with the primary use of the land, POs 6.2 and 6.4 as the proposal fails to maintain a pleasant rural character and amenity and 11.1 in terms of built form and character.

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Overlays

Environment and Food Production Areas Overlay

Desired Outcomes	
DO1	Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	

The site of the proposed development is a small vacant paddock of approximately 3.5 hectares. Given the small size of the land, the loss of productive land as a result of the proposed development will be negligible.

The proposal will not undermine DO 1 of the Overlay.

Hazards (Bushfire- Medium Risk) Overlay

Desired Outcomes	
DO2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 2.1, 2.2, 5.1 and 5.3	
DPFs: 2.2 and 5.1	

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

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

- A water supply of at 300KL for firefighting that satisfies the *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*;
- Buildings are sited approximately 15m – 20m from the existing stand of pine trees;
- The new vehicle access and internal driveway is designed with a formed all-weather surface and a with gradient, dimension and turning areas that would generally facilitate safe and convenient access for fire fighting vehicles (note: the existing section of driveway would need to be upgraded); and
- Clear and unobstructed pedestrian pathways.

The cantilevered design of accommodation units Type 1 and 2 however do appear to be at odds with PO 2.1 which seeks to built form to reduce the potential for burning debris to become trapped underneath the ground and floor level. However, if the application were to be successful the development would be required to meet the standard of the National Construction Code for the assigned Bushfire Attack Level.

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

No bushfire survival plan has been submitted in relation to fire danger days. The lodge is intended to be utilised as a place of last resort in the event of guests cannot leave the site.

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Heritage Adjacency Overlay

Desired Outcomes	
DO1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1	

The nearest heritage place is approximately one kilometre to the east of the development site. The setting of this State Heritage Place would not be impacted by the proposed development given the significant separation distance.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

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

DO 1 of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay is seeking the protection of public water supply in the Watershed area.

The application has been referred to the Environment Protection Authority (EPA) as the proposal involves an activity that will generate wastewater, which has the potential to pollute the catchment (i.e. an activity of environmental significance). The EPA is satisfied with the proposed wastewater system.

Given the suitability of the wastewater system, the proposal will not result in any negative impacts on the water quality within the catchment area. The proposal is therefore consistent with DO 1 and the relevant POs of the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay.

Native Vegetation Overlay

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

This proposal does not include the removal of any native vegetation as the development site is devoid of vegetation.

The applicant has also provided a Native Vegetation Declaration advising that the proposal will not impact on vegetation. The proposal is therefore consistent with DO 1 and PO 1.1.

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Water Resources Overlay

Desired Outcomes	
DO1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1, 1.2, 1.5 and 1.7	
DPFs: 1.5	

There are no watercourses affecting the subject land and the proposal includes a suitably design wastewater system that has been approved by The Department of Health and is supported by the EPA.

The proposal is therefore consistent with the Water Resources Overlay.

General Development Policies

Design

Desired Outcomes	
DO1	Development is: <ul style="list-style-type: none">a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate areab) durable - fit for purpose, adaptable and long lasting inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitorsc) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 3.1, 5.1, 6.1, 8.1, 10.1, 10.2, 20.1, 31.1 and 31.2	
DPFs: 6.1, 8.1, 10.1 and 10.2	

The proposal includes 20 accommodation units and a Day Spa building clustered together on the south-western side of the subject land. The proposed buildings are setback at least 150 metres from Paech Brothers Road and are within 20 metres of the nearest side boundary.

As considered within the zone section above, the collective number of buildings proposed, the height of the Day Spa building, elevated positioning and siting of buildings close to boundaries, and minimal articulation results in a large-scale development that does not respond to its natural surroundings or built environment or positively contribute to the character of the immediate area. The proposal is not consistent with DO 1 (Design).

A new wastewater system is to be provided for accommodation units and Day Spa that includes an irrigation area on the southern side of the development. The new system has been supported by the EPA and will not conflict with any driveways or car parking areas. PO/DPF 6.1 (Design) is satisfied.

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As the site is naturally sloping with a relatively steep fall toward the southern-most boundary, a significant amount of earthworks will be required to provide a bench surface for the internal driveways and some of the accommodation units. The applicant has provided a 'Concept Grading Plan' that shows existing and proposed ground level and gradients for the driveways however there is limited details on the height and location of earthen batters and retaining. The proposed landscaping will provide some stabilisation and visual screening however the proposed earthworks are considered to result in significant disturbance and scarring of the natural topography. PO/DPF 8.1 (Design) has not been satisfied.

The proposal includes a detailed landscaping design comprising a comprehensive mix of native species (large trees, shrubs and ground covers) that are to be planted on the site adjacent to property boundaries, internal roads and to stabilise and screen the stormwater detention basin and wastewater soakage area. The proposed landscaping will assist in minimising heat loads, maximising stormwater infiltration, provide some visual screening on the low side of the site and contribute to on-site biodiversity, as sought by PO 3.1 (Design).

The owners of 23 Paech Brothers Road are concerned that their privacy will be impacted as the accommodation units are orientated toward their land and are elevated. While noted that there will be a perception of overlooking, the separation distances and proposed landscaping would adequately mitigate direct overlooking from upper-level windows and decks. On balance, PO 10.1 and 10.2 (Design) are reasonably satisfied.

For a development of this nature and intensity, a waste management ideally should be provided to demonstrated how waste is to be stored and removed from the site. In the absence any waste management details, it has not been demonstrated that the PO 20.1 is satisfied.

In terms of stormwater management, the proposal includes 2 x 150KL rainwater tanks for firefighting however there are no rainwater tanks have been indicated to be provide for the accommodation buildings. A new stormwater detention basin is to be located south of the accommodation units adjacent to Paech Brothers Road. Council's Engineer is not fully satisfied with the current civil design and has requested further calculations outlining the volume of stormwater runoff generated from catchment area 2_B and how the runoff will be directed without causing nuisance to neighbouring properties. The current civil stormwater design is therefore at variance to PO 31.1 and 31.2.

Should the Panel be minded to approve the application, a Reserved Matter should be included to address the deficiencies with the civil stormwater design.

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, 3.1, 3.2, 4.1, 4.2, 6.1, 6.2, 9.1, 9.2 and 9.7	
DPFs: 2.1, 3.1, 3.2, 4.1	

DO1 (Interface between Land Uses) seek to ensure that new development is operated in a manner that adequately protects the amenity of the locality.

The representors are concerned that their amenity will be adversely impacted by the development due to the number of guests to occupy the site, increased traffic and associated dust and noise, and a loss of privacy as the accommodation units are elevated above surrounding land.

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The proposed tourist accommodation will have capacity for up to 48 overnight guests. Although limited details have been provided by the applicant with respect to the operation of the Day Spa, it is likely that this facility will accommodate both guests of the accommodation who are already staying on-site and the general public. While the proposed accommodation is akin to a residential land use, the traffic generation and the frequency of people movement from the number of guests may be significant enough to unreasonably impact the amenity of nearby sensitive receivers. Given the scale and intensity of the development and the siting of the accommodation so close to a neighbouring residence (23 Paech Brothers Road) the proposal is considered to be at odds with PO 1.2 of the Interface between Land Uses module.

In the absence of an acoustic assessment, and in light of scale and intensity of the development, it is highly likely that the amenity and enjoyment of existing properties in the locality will be detrimentally impacted, particularly the neighbouring property at 23 Paech Brothers Road.

Accordingly, it is considered that the proposal would adversely impact upon the amenity of nearby sensitive uses by way of noise, traffic and a loss of outlook. The proposal is therefore at variance to DO 1 and PO 1.2 and 2.1 (Interface between Land Uses).

Site Contamination

Desired Outcomes	
DO1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.
Performance Outcomes (PO) & Deemed to Satisfy (DTS)/Designated Performance Feature (DPF) criteria	
POs: 1.1	
DPFs: 1.1	

Practice Direction 14 – Site Contamination Assessment lists residential land uses as the highest on the Land Use Sensitivity Hierarchy while tourist accommodation is listed on level 4 on the table. As the subject land contains accommodates an existing dwelling, a Preliminary Site Investigation was not required in this instance. As such DO 1 and PO 1.1 (Site Contamination) are reasonably addressed.

Tourist Development

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

While the proposed tourist accommodation facility will cater to the needs of visitors and contribute positively to the local tourism economy, it will not contribute positively to the area's natural, cultural or historical context by virtue of its scale, intensity and significant external impacts.

The clustering of the accommodation units and Day Spa is supported by PO 1.2, however the development has not been designed to "minimise environmental and contextual impact" considering its scale and intensity and its impact to the existing character of the locality.

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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, 2.1, 1.4, 3.1, 3.3, 3.4, 3.5, 3.8, 3.9, 4.1, 5.1, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6 and 6.7	
DPFs: 1.4, 3.1, 3.5, 5.1, 6.1 and 6.6	

New internal driveways with a compacted gravel surface are to be provided that connect into the existing access arrangements of the winery, cellar door and restaurant. Guests will enter from the existing main entrance on Ravenswood Lane and egress via an existing access on Paech Brothers Road. A new 15 space car park will be provided adjacent to the day spa facility for guests while the proposal plans show parallel spaces along the circulating roadway for the accommodation units.

Table 1 - General Off-Street Car Parking Requirements prescribes a parking rate of 1 space per tourist accommodation unit or guest room. Although not the proposal plans do not clearly show parking for the accommodation units, there appears to be adequate area within the internal roadway for at least one car park for the one-bed units and two parks for the two-bed units. Although Table 1 does not prescribe a car parking rate for a personal services establishment, the new 15 space car park will adequately accommodate the anticipated parking demand as it is expected that the Day Spa will be used mostly by accommodation guests. PO/DPF 5.1 (Traffic, Access and Parking) is reasonably satisfied.

The applicant has provided a brief letter from Empirical Traffic Advisory Pty Ltd, which provides some general observations of the development with respect to the proposed access arrangements and car parking and driveway layouts. This traffic advice does not provide an assessment of car parking demands, traffic generation or the adequacy of the existing road network.

It has been reasonably demonstrated that the new internal roadway can cater for safe and convenient access for guests and CFS vehicles, this access will then connect to the existing driveway which utilises for access from Ravenswood Lane.

For these reasons, it has not been demonstrated that safe and convenient access is to be provided or that the proposal would not lead to conditions detrimental to the free flow and safety of vehicular traffic on the surrounding road network. In its current form, the proposal is at variance to DO 1 and PO 1.1, 1.4, 3.1, 3.3, 3.8 and 3.9 (Transport, Access and Parking)

CONSIDERATION OF SERIOUSLY AT VARIANCE

Having considered the proposal against the relevant provisions of the Planning and Design Code version 2022.4 3 March 2022, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code for the following reasons:

- Tourist accommodation and shop are contemplated forms of development in the Productive Rural Landscape.
- The nature and location of the proposed tourist accommodation facility and shop is unlikely to undermine desirable uses in the Zone.
- The proposed tourist accommodation facility and shop will cater to visitors and contribute positively to the local economy.

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CONCLUSION

The proposal is for a tourist accommodation facility comprising 20 accommodation units and a Day Spa (personal services establishment). While tourist accommodation and shop is contemplated within the Productive Rural Landscape Zone, the design, siting, scale and intensity of the development is such that it would not maintain a pleasant natural and rural character and amenity. In particular, the collective number of buildings proposed, their elevated positioning and siting close to boundaries, and minimal articulation result in a large-scale development that does not respond to its natural surroundings or built environment or positively contribute to the character of the immediate area.

Similarly, it has not been demonstrated that the amenity of surrounding land would be maintained, as the impacts of noise and disturbance from guests occupying the site and increased activity are likely to be significant.

The proposed earthworks will also result in significant disturbance and scarring of the natural topography.

For these reasons, the proposal is significantly at variance to the Desired and Performance Outcomes for the Productive Rural Landscape Zone, the relevant Overlays and General Provisions of the Code and does not warrant the granting of Planning 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**
- 2) Development Application Number 21019844 by Luxury Lodge Group for tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks at 5 Ravenswood Lane, Balhannah is REFUSED Planning Consent for the following reasons:**
 1. The proposed development is of a design, siting, scale and intensity that would detract significantly from the rural character and scenic qualities of the surrounding landscape, contrary to PO 1.1, 2.2, 6.1, 6.2, 6.3, 6.4 and 11.1 of the Productive Rural Landscape Zone.
 2. The proposal will not contribute positively to the area's natural, cultural or historical context by virtue of its scale, intensity and significant external impacts, contrary to PO 1.1 and 1.2 of the General Policies (Tourism Development).
 3. The proposed development would adversely impact upon the amenity of nearby sensitive uses by way of its intensity and a loss of outlook, contrary to PO 1.2, 2.1 of the General Policies (Interface between Land Uses).
 4. The proposed earthworks associated with the development are considered to result in significant disturbance and scarring of the natural topography, contrary to PO 8.1 and 8.3 of the General Policies (Design).

ADVISORY NOTES

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

SPECIAL CAP MEETING – 4 December 2024

ITEM 8.1

OFFICER MAKING RECOMMENDATION

Name: James Booker

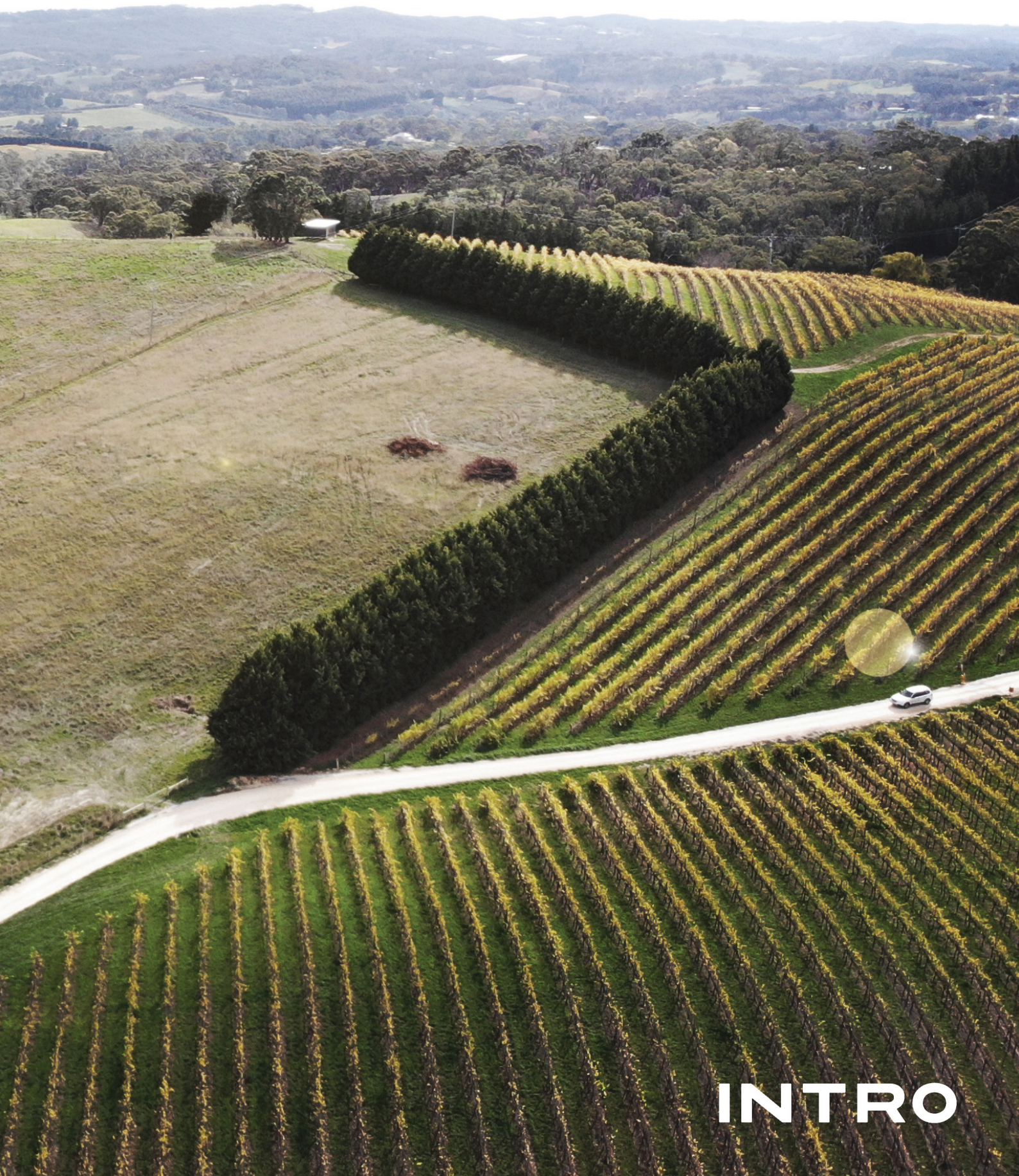
Title: Team Leader Statutory Planning

THE LANE TOURIST ACCOMMODATION

5 RAVENSWOOD LANE BALHANNAH
PLANNING REPORT

FEBRUARY 2022

SUPERSEDED 21/10/2024



INTRO

SUPERSEDED 21/10/2024

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01 INTRODUCTION

Intro has prepared this report on behalf of Luxury Lodge Group Pty Ltd, to provide planning advice pertaining to the establishment of tourist accommodation incorporating 20 accommodation units and an ancillary lodge with day spa located at 5 Ravenswood Lane, Balhannah. The proposal represents an opportunity to deliver contextually appropriate, immersive accommodation to visitors showcasing the local landscapes, wine and produce of the Adelaide Hills.

In undertaking the project design, the Applicant has commissioned the following sub-consultants to provide specialist advice:

Architecture:	Intro Architecture
Town Planning:	Intro Architecture
Civil Engineering:	MLEI
Traffic Engineering	Stantec
Service Engineering	NDY
Wastewater Engineering	Water Technology
Landscape Design	Intro Architecture

In forming my opinions herein, I confirm that I have attended the subject land and locality and considered the relevant provisions of the Planning and Design Code.

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02 SUBJECT LAND AND LOCALITY

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02.1 SUBJECT LAND

The subject site comprises an irregularly shaped 36-hectare allotment bound by Ravenswood Lane on the east, Paech Brothers Road to the south and grazing land and remnant native vegetation to the west.

The allotment provides a frontage of some 568 metres to Paech Brothers Road and 977 metres to Ravenswood Lane.

The street address of the land holding is 5 Ravenswood Land Balhannah. The land is more particularly described within the following Certificates of Title:

ALLOTMENT	DEPOSITED PLAN	VOLUME/FOLIO	HUNDRED
36	83760	6060/311	Onkaparinga

A copies of the Certificate of Title is included within the application package.

The majority of the land comprises vineyards. A winery and cellar door with restaurant currently operate central to the site. Also central to the site, 148 metres west of the cellar door complex is a single-storey dwelling set amongst trees.

Due to the undulating site topography, neither the cellar door, nor the dwelling are visible from Paech Brothers Road. A corrugated steel shed is the only built form on the allotment visible from Paech Brothers Road.

Figure 02.1 below depicts the site from the north-west with Paech Brothers Road to the right of frame. The main entry drive is visible to the left of frame. The neighbouring property with house and sheds featgure in the foreground.



FIGURE 02.1 - BIRDSEYE VIEW FROM THE WEST, THE TOURIST ACCOMMODATION UNITS ARE PROPOSED IN THE PADDOCK IN FRONT OF THE WIND BREAK

The core area for the subject development is located some 250m south of the dwelling on cleared grazing land. An established windbreak of trees screen the dwelling from Peachy Road and the proposed construction area.

There is one crossover to the sealed Paech Brothers Road that provides egress-only. The primary site entry is from the east off Ravenswood Lane which is a public, unsealed gravel road.

There are no heritage-listed items on the subject site.

02.2 LOCALITY

The site is located some 1.7km north-east of Hahndorf and is set in a locality of undulating vineyards, grazing land, wineries and forestry. The locality is a picturesque rural landscape typical of the Adelaide Hills.

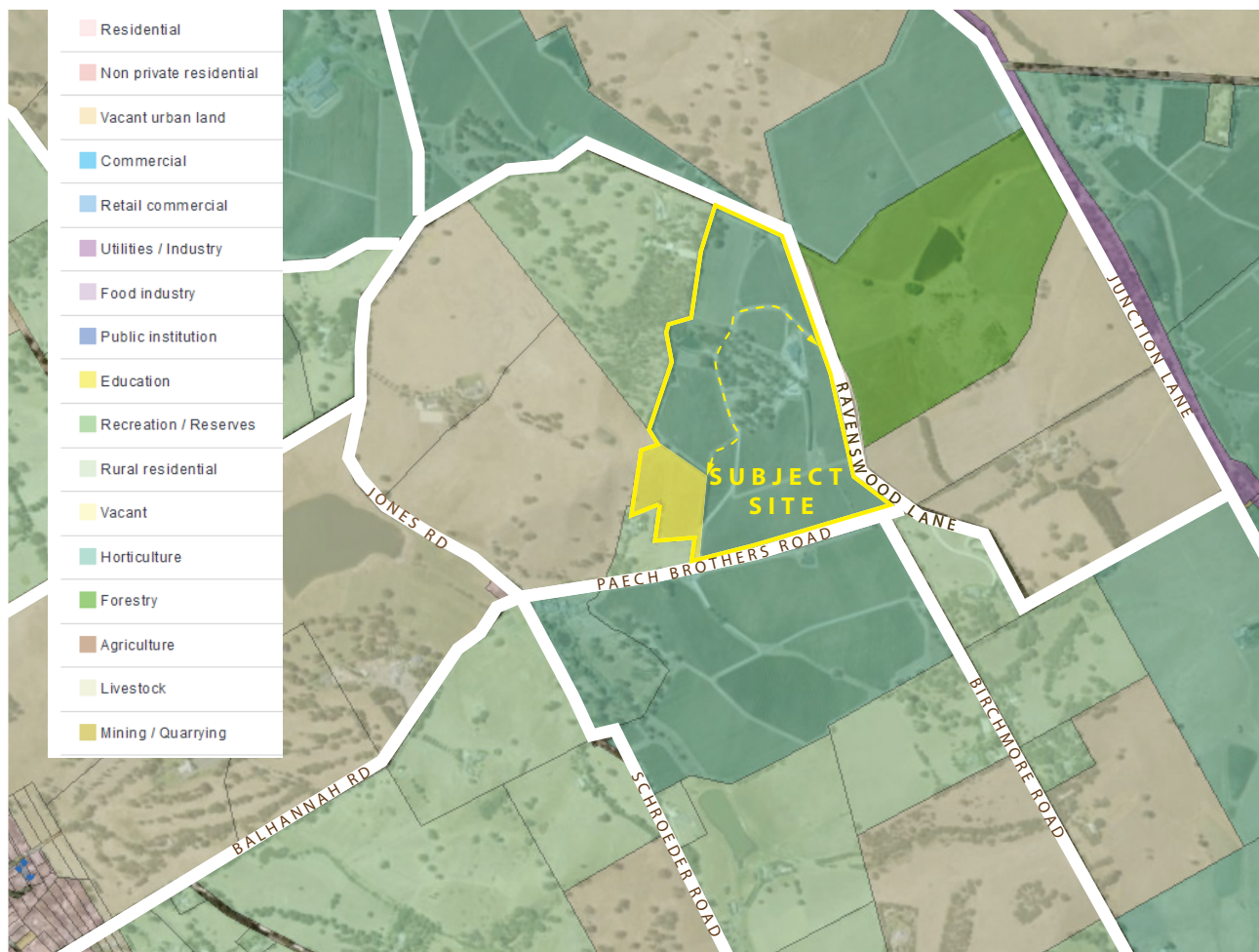


FIGURE 02.2 - GENERALISED LAND USE WITHIN THE SITE'S GREATER LOCALITY. THE CORE DEVELOPMENT SITE IS SHADED YELLOW.

A rural living allotment is adjacent to the site at 23 Paech Brothers Road. The dwelling is located to the rear of the allotment and is set back from the adjoining rear boundary by approximately 18 metres.

A further dwelling is located at 215 Jones Road approximately 440m to the west of the subject land. The sightlines between the subject land and this dwelling are restricted by an intervening hill. The local topography is depicted within the Architectural Drawing Package submitted with this application.

'Ravenswood' is a State Heritage-listed dwelling located at 17 Ravenswood Lane Balhannah. Its allotment is adjacent the subject allotment as captured in the SAPP Map and depicted in Figure 02.3 below.



FIGURE 02.3 - PROXIMITY TO STATE HERITAGE ITEM

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03 PROPOSED DEVELOPMENT

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03.1 PROPOSED DEVELOPMENT

The proposed development is comprised of the following elements:

Land Use Description	Tourist accommodation comprising: <ul style="list-style-type: none"> • 16 Private Villas (2 guests each) • 4 Premium Villas (4 guests each) • communal guest facilities in a lodge • a personal services establishment in the form of a day spa Max. overnight guests: 48 persons
Site Access	Access / egress to Paech Brothers Road via existing access drive
Car Parking	2 per premium villa, 1 per hillside villa and 1 per accessible villa 12 car parking spaces for the lodge and day spa facility.

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The Architectural Plans and Elevations have been submitted as part of the application package and describe the development in more detail.

The proposed building will be set back approximately 170 metres from the southern boundary (Paech Brothers Road).

The site layout has been designed to work with the natural topography and minimise earthworks for the built form elements. Infrastructure has been sensitively located on the site and away from common boundaries and the road. The accommodation has been sited to ensure it provides both scenic views and a sense of seclusion while minimising impact on the adjoining properties..

Check in and check out is proposed to occur in two ways being, in a completely online environment through an app or in person at the lodge facility. The lodge will be staffed during business hours. Outside of business hours staff will be contactable via phone.

There will be minimal staffing on site, and staffing is generally anticipated to comprise, 1x general manager, 2x cleaning staff and 1x maintenance person during peak times.

Room service will not be available on site. Each villa includes a kitchenette and guests at the facility will be encouraged to dine at The Lane or other restaurants within the region.

Security will occur via monitored video surveillance.

03.2 WASTEWATER

A wastewater design has been prepared by Water Technology. The wastewater design generally proposes:

A new septic tank having a minimum primary treatment capacity of 10,788L is required and a pump chamber and submersible pump to distribute effluent to the disposal system.

An effluent filter will reduce sediment transfer to the land application system and promote the long-term performance of the system. It should be cleaned regularly at least annually. The septic tank will require desludging at least every four years.

The pump shall be controlled by a timer to ensure no greater volume than 3,000L per day is delivered to the disposal beds. In addition, set the pump timer to discharge a measured 500L per event, with a pause between

events to allow the K-Rain distribution valve to rotate to the next bed. The timer will need to be set by measuring the actual volume delivered to the beds.

A high-level alarm probe shall be fitted to the balance tank, energised when the balance volume exceeds around 6,000L. The alarm should also activate if the pump fails to operate.

An audible and visual alarm is required to be installed in a suitable location to alert the operator of pump or system failure in the 12KL balance tank.

The wastewater report forms an attachment to this submission.

03.3 BUILDING SERVICES

NDY have undertaken an infrastructure appraisal on the property and have advised that the following infrastructure elements are required to form part of the proposal:

- New electricity connection for the accommodation development derived from either:
 - New electricity connection for the accommodation development derived from the existing overhead high-voltage powerlines which traverse the site.
 - Should SAPN require the site to be fed from a single connection, the existing winery electricity supply would need to be upgraded and underground mains cabling installed to the site.
- Communications connections from either:
 - a new dedicated communications connection to either NBN or Telstra and/or nominated external telecommunications providers, or
 - extension from the existing Winery telecommunications infrastructure.
- On-site above ground potable water tank providing supply water to the development. No authority connection. On-site tank is regularly supplied / filled via tanker truck.
- On-site above ground fire water tank providing fire water to the development. No authority connection. On-site tank is regularly supplied / filled via tanker truck.

The building services report and sketches form an attachment to this submission.

03.4 STORMWATER

A stormwater plan has been prepared which denotes a proposed infiltration system in the form of a swale basin. The total calculated volume for the swale basin is 350 cubic metres. Furthermore rainwater collected from the roof of each villa will be plumbed into a rainwater tank and reused in the buildings.

The stormwater concept is attached to this submission.

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04 PLANNING ASSESSMENT

04.1 NATURE OF DEVELOPMENT

The proposed development is best described as:

Tourist accommodation facility with ancillary lodge, day spa (personal services establishment), car parking and landscaping.

The development is proposed to occur in stages being:

- Stage 1: bulk earth works
- Stage 2: in-ground services
- Stage 3: civil construction
- Stage 4: sub-structural elements
- Stage 5: super structural elements

Located within the Productive Rural Landscape Zone, a tourist accommodation development incorporating the proposed uses is to be assessed according to its performance against the relevant provisions of the Planning & Design Code as detailed within this report.

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04.2 PROCEDURAL MATTERS

RELEVANT AUTHORITY

The relevant authority for the assessment of this application is to be the Adelaide Hills Council.

PUBLIC NOTIFICATION

SUPERSEDED 21/10/2024

Tourist Accommodation is listed class of development excluded from public notification, however, the proposed development has an exception from this exclusion. The proposal also includes an ancillary day spa (personal services establishment) which is a form of a shop. A shop is excluded from public notification where it satisfies DTS/DPF 6.1 or 6.2. The proposal satisfies DTS/DPF 6.2 and as such the entire development is excluded from public notification.

AGENCY REFERRALS

The proposal comprises tourist accommodation that will not be connected to a community wastewater management system or sewerage infrastructure, referral of the application to the Environment Protection Authority is required. The EPA are 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.

The broader allotment is adjacent to another allotment containing a State Heritage Listing and the south-eastern corner of the property falls within the overlay for State Heritage Adjacency.

04.3 LAND USE & INTENSITY

- 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.
- 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:
.....
r. Tourist accommodation
.....

The proposed tourist accommodation is a land use envisaged within the Zone. The development will foster increased tourist visitation to the Adelaide Hills by providing high-quality, architecturally designed single-storey villas which will be sympathetic in colour, materiality and form to the picturesque rural landscape. The accommodation adds an offering to the The Lane winery's reputed cellar door and restaurant and will form an extension to the winery's existing boutique food and wine experience.

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The site is well located some 30km from the Adelaide City Centre via the South Eastern Freeway and 3.3km from the tourist town of Hahndorf.

Landscaping is to be integrated throughout the development to visually settle the built form into the rural landscape whilst enhancing the arrival experience and supporting passive solar design of the guest villas.

The siting of the accommodation has been strategically selected to overlook a steep gully of pasture on the adjacent allotment to the west which is not suited to intensive agriculture or viticulture. Given the scale and topography of the adjacent landholding, the development of tourist accommodation at this location is expected to have no adverse impact upon the use and enjoyment of primary production and rural living on the locality. The topography and existing windbreak on the subject land additionally provide a buffer between the viticultural activities and proposed accommodation mitigating typical interface impacts on the sensitive land uses such as dust, noise and spray drift.

04.4 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.

Access is to be gained to the proposed development via the winery's existing internal access road which will be extended to service each villa. Access will be from Paech Brothers Road which is a Council-owned and maintained road.

- PO 2.2** Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.

The siting of the development is borne out of a desire to capitalise on views, minimise disruption to the vineyards and utilise existing access roads associated with the winery. The topography over the entire allotment is undulating however due to the standalone nature of the small villas and use of stilt construction, cut and fill is able to be minimised and balanced across the site in order to minimise the import or export of fill and land disturbance in the development.

While the land represents a steep slope, the proposed development minimise the cut and fill on the property through appropriately siting buildings and minimising the extent of building which touches the land.

The proposal satisfies PO 2.2.

The proponent has engaged MLEI to undertake the Civil Engineering of the site. An earthworks plan and stormwater plan, depicting the levels of cut and fill over the land is provided.

04.5 SHOPS, TOURISM AND FUNCTION CENTRES

- 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, does not exceed a total floor area of 100m²
 - ii. where in an existing building, does not exceed 150m²
 - c. does not result in more than one facility being located on the same allotment.
- 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.

The tourist accommodation proposed comprises:

- 16 villas each 54m² (including 5 accessible)
- 4 villas of 84m²
- a Lodge common area including a day spa of approximately 170m²

It is noted that this intensity of development exceeds the DTS 6.3 criteria. Nonetheless, through its sensitive design and association with an established and reputed cellar door and restaurant, the development proposal provides the opportunity for guests to stay a short walk away in a small-scale hillside villa sensitively set amongst the rural landscape. It is anticipated that the accommodation will provide a base from which guests will dine in the restaurant and visit cellar doors and other attractions within the region.

The carefully oriented rural hillside villas sited below the ridgeline will integrate with the landscape throughout the development. Comprising articulated forms and deep verandas, the villas have been designed as a refined take on a rural South Australian hut vernacular. The materials and finishes selected will be quiet, robust, restrained and of low reflectivity sympathetic to the rural landscape.

The built form will be set back by more than 160m from Paech Brothers Road and will not be prominent when viewed from the road. Deep verandas on the villas will cast shade over their road-facing elevations, not only providing passive solar design benefits but also minimising their visual prominence.

04.6 HAZARDS (BUSHFIRE RISK - MEDIUM RISK) OVERLAY

- DO 1** Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
- DO 2** To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

- PO 1.1** Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.
- PO 2.1** Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

The villas are set on cleared grazing land which, subject to continued grazing and management, constitutes low bushfire hazard vegetation. The pine windbreak that flanks the paddock boundary will be removed to the extent to be advised by the CFS. The following design features have been integrated to mitigate the threat and impact of fires:

- reserve water supply, pumps and hoses;
- ember proofing;
- all openings in eaves and under-floor areas will be fireproofed appropriately; and
- metal roofing provided.

A bushfire management plan will be implemented and information disseminated to occupants of the strategy. In the event of an emergency, occupants will be advised to evacuate to Hahndorf. Should evacuation not be possible a place of last refuge will be provided.

- PO 3.1** To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.
- PO 3.2** Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.

The villas are proposed to be located away from trees and on grazing land to avoid the requirement to clear trees to accommodate the development whilst mitigating bushfire risk. The extent of clearing in the broader locality, mean that vegetative fuel loads are limited and the risk of bushfire risk on the development is reduced.

The buildings' footprints relative to existing vegetation and natural topography is depicted on the site plan.

In order to mitigate fire on the sloped site - low fire risk vegetation is incorporated into the proposed landscaping plan, including:

- low fire risk dense and/or deciduous trees to act as a windbreak slowing northerly winds and deflecting and filtering embers;
- appropriate breaks in vegetation and appropriately sized trees in proximity to buildings; and
- landscaping within the asset protection zones to be well-maintained and irrigated over the summer months.

- DTS/DPF 3.2** Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):
- a. the asset protection zone has a minimum width of at least:
 - i. 50 metres to unmanaged grasslands
 - ii. 100 metres to hazardous bushland vegetation
 - b. the asset protection zone is contained wholly within the allotment of the development.

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- PO 3.3** Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements.

The landscape immediately surrounding the subject allotment comprises grazing land with trees dispersed throughout, There are no unmanaged grasslands or hazardous bushland vegetation within 50 metres of the development.

The proponent has engaged Norman Disney & Young service engineering consultants who has advised on an appropriately located and sized area for a dedicated bushfire protection system in accordance with PO 3.3 above.

VEHICLE ACCESS - ROADS, DRIVEWAYS AND FIRE TRACKS

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- PO 5.2** Access to habitable buildings is 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 5.2** 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)
 - iv. incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.

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- PO 5.3** Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.

The proponent has engaged both traffic and civil engineers to inform the design of the proposed driveway.

The proposal uses the existing driveway established by the Lane winery until a junction. At the junction the proposal changes the typology of the road to be:

- constructed with a formed, all weather surface;
- of complying gradient, transition and crossfall;
- of a one way ring route in lieu of providing passing bays;
- of a layout that provides suitable clearance and forward manoeuvring around the drive ring route and to each accommodation unit.

04.7 HAZARDS (FLOODING - EVIDENCE REQUIRED) OVERLAY

- | | |
|------|---|
| 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. |
| DO 2 | 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. |

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The siting of the development on high ground and use of an existing access point results in a low flood risk potential for the development. The site access and drainage has been appropriately designed by a Civil Engineer and the plans form part of the lodgement package.

04.8 HERITAGE AGENCY OVERLAY

- | | |
|--------------|--|
| DO 1 | Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places. |
| PO 1.1 | Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place. |
| DSTS/DPF 1.1 | Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none">a. the highest point of top of kerb of the primary street; orb. the highest point of natural ground level at the primary street boundary where there is no kerb Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place. |

'Ravenswood' is a State Heritage-listed dwelling located at 17 Ravenswood Lane Balhannah. Its allotment is adjacent the subject allotment as captured in Figure 02.3.

The proposed built form is to be located more than 1km away from the listed dwelling with undulating land and windbreak trees and other native roadside vegetation interrupting direct views between the heritage dwelling and project site. Cognisant of this context and the siting, scale and height of the proposed built form, the development is not considered to affect the context of the State Heritage place.

04.9 MOUNT LOFTY RANGES WATER SUPPLY CATCHMENT (AREA 2) OVERLAY

- | | |
|--------|---|
| 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. |
| 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. |

- 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.
- PO 2.4 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.
- PO 2.5 Surface and groundwater protected from wastewater discharge pollution.
- DTS/DPF 2.5 All components of an effluent disposal area are:
- setback 50 metres or more from a watercourse
 - setback 100 metres or more from a public water supply reservoir
 - located on land with a slope no greater than 1-in-5 (20%)
 - located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table
 - above the 10% AEP flood level

An on-site wastewater management has been designed for the proposed development. The wastewater management system will comprise a 12,000L septic tank, a 12,000L balance/dosing tank and two soakage beds which will ensure that the water quality draining from the site is of equal quality to the existing conditions. It is to be located on a site that has a grade of 19.5% and more than 1.2m to bedrock.

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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.
- PO 3.2 Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.
- PO 3.4 Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.
- DTS/DPF 3.4 Development includes:
- rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings
 - or
 - rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m².
- PO 3.9 Stormwater from excavated and filled areas is managed to protect water quality.
- DTS/DPF 3.9 Excavation and/or filling satisfy all the following:
- is located 50m or more from watercourses
 - is located 100m or more from public water supply reservoirs and diversion weirs
 - does not involve excavation exceeding a vertical height of 0.75m
 - does not involve filling exceeding a vertical height of 0.75m
 - does not involve a total combined excavation and filling vertical height of 1.5m.

MLEI Engineers have been engaged to design a civil design and stormwater management plan for the development. The excavation and fill has been minimised by the stilt design approach to the accommodation. The villas will be plumbed to a central rainwater tank.

LANDSCAPES AND NATURAL FEATURES

- PO 4.1 Development minimises the need to modify landscapes and natural features.

The fragmentation of the accommodation into separate buildings allows each to be set at a height closest to the natural ground level, thus reducing the extent of earthworks required.

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04.10 NATIVE VEGETATION OVERLAY

- 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.

As the subject site is cleared for grazing and uses existing access points, the proposed development will not involve the clearance or disturbance of any native vegetation.

04.11 DESIGN

- 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.

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The tourist accommodation has been broken down into small contemporary villas which have a robust material palette of timber and sheet metal appropriate to its rural context. The villas' design touches lightly on the land and minimises earthworks on site.

The development includes 5 villas that are inclusively accessible with ramped access and nearby car parking.

The roofs of each villa and the lodge can accommodate solar panels which will be considered during the detailed design phase of the development but do not form part of this application.

A landscape design will be undertaken for the site which will include generous planting that promotes a sense of privacy to each villa, frames views from the villas across the landscape and also settles the built form into the site. The planting palette will feature deciduous trees for summer shading as well as indigenous plant species that encourage biodiversity in the site and locality.

Rainwater will be captured in a central tank and pumped for reuse within the villas.

An swale/basin is incorporated on the site to allow stormwater infiltration to occur on site.

- 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; and
 - 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.

The villas have been designed such that all services will be set below the villas' rooflines and can be accommodated in the villas' undercrofts. The services will not be visible from Paech Brothers Road. The services will also be discreetly located to protect the quality of the visitor experience.

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:
- 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
 - use an area also used as a driveway
 - 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.

The dedicated wastewater treatment area has been located away from access areas.

CAR PARKING APPEARANCE

- PO 7.4** Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.
- PO 7.5** Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.

Landscaping incorporating tree planting will be provided to settle the villas into the landscape as well as provide a cooler retreat over the summer months.

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:
- excavation exceeding a vertical height of 1m
 - filling exceeding a vertical height of 1m
 - a total combined excavation and filling vertical height of 2m or more.

The proposed development benefits from an existing site access that serves the winery complex. Earthworks will comprise an extension to the drive to the villas as well as individual driveways and benching as required for each individual villa and stormwater and wastewater requirements.

04.12 INFRASTRUCTURE AND RENEWABLE ENERGY FACILITIES

- 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.

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- PO 12.1** Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:
- it is wholly located and contained within the allotment of the development it will service
 - 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
 - septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.
- DTS/DPF 12.1** Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:
- the system is wholly located and contained within the allotment of development it will service; and
 - 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.

An infrastructure report has been prepared by NDY which details how the proposed development will be serviced. The report forms an attachment to this submission.

The development will comply with a Wastewater Management Plan prepared by Water Technology which ensures that the development meets the above provisions pertaining to wastewater.

04.13 TOURISM DEVELOPMENT

- DO 1** Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.
- PO 1.1** Tourism development complements and contributes to local, natural, cultural or historical context where:
- it supports immersive natural experiences
 - it showcases South Australia's landscapes and produce
 - its events and functions are connected to local food, wine and nature.
- 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.

The site is located some 1.7km north-east of Hahndorf which is one of the most prominent tourist towns in the Adelaide Hills Tourist region. The proposed development will encourage overnight visitation to the region thus contributing to the local tourism economy.

The tourist experience proposed is one that allows for immersion into the rural landscape. It will provide a base from which visitors can experience South Australia's food, wine and distillery produce.

The villas are clustered, set back from the road and use existing access points which will effectively minimise their impact on the rural context.

04.14 TRANSPORT ACCESS AND PARKING

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

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

DTS/DPF 3.1 The access is:

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
not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.

The development will be accessed via the existing access point to the Lane Winery Complex thus satisfying DTS 3.1 above.

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.

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 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:

- a. Transport, Access and Parking Table 1 - General Off-Street Vehicle Parking Requirements
.....

Tourist accommodation component: 1 car parking space per accommodation unit / guest room.
Ancillary office component: 4 spaces per 100m² of gross leasable floor area.

Shop - 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.

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.

Each accommodation unit is provided with at least 1 car parking space per villa.

The Lodge land uses and applicable Table 1 car parking rates are as follows:

- a communal guest area
 - 13sqm of office space ancillary to the accommodation
 - a 186sqm Day Spa.
- guests will walk from their accommodation
2 accommodation staff car parking spaces
10 car parking spaces

There are four accessible accommodation units, all of which have discrete car parking access.

Car parking has been provided adjacent to the lodge facility which meets the requirements identified herein.

05 CONCLUSION

It is concluded that the proposal is an appropriate development within the Primary Production Landscape Zone for the following reasons:

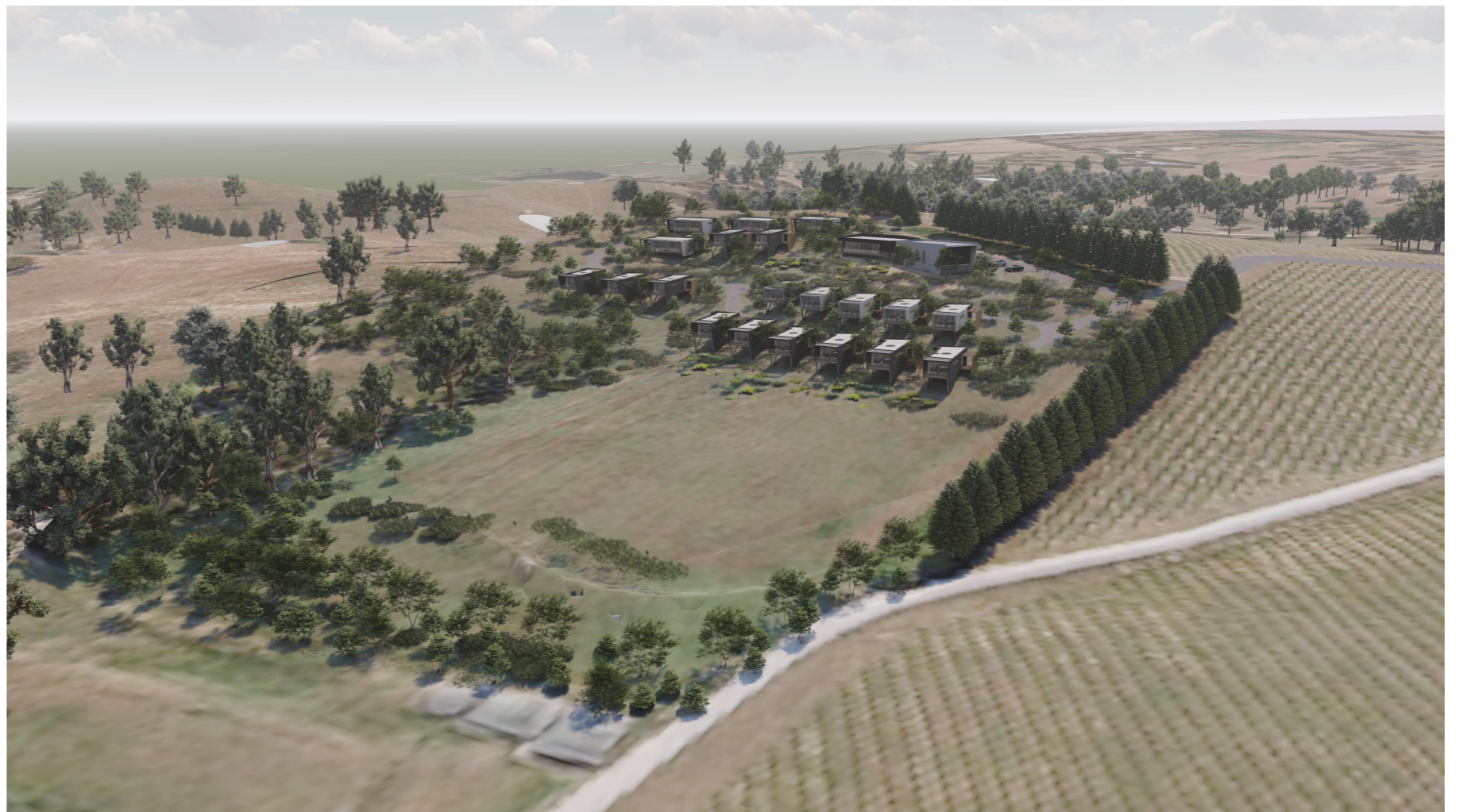
- the proposed land use complements the advocated land use direction within the zone and expands on the economic base of the winery by increasing visitor nights in the region at a location which will support visitation to many local restaurants and wineries;
- the contemporary accommodation units are of a materiality and form that complements the local rural context
- The built form will be set back significantly from Paech Brothers Road, will sit below the ridgeline and will not be prominent when viewed from the road.
- the subject land provides convenient access to guests and staff via The Lane's established access point and internal access road;
- safe access and egress is provided and the car parking provision on site is considered adequate to accommodate staff, guests and clients;
- appropriate design features have been integrated to mitigate the threat and impact of fires;
- all services have been considered and can be safely and reliably provided; and
- landscaping is proposed which will settle the built form into the landscape and provide an immersive and private experience and improving biodiversity on the site.

It is for the reasons discussed herein that the proposal is considered to display sufficient merit and warrants consent being granted.

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SHEET LIST DA SERIES

NUMBER	TITLE	REV	ISSUE DATE
DA00	TITLE	F	26.08.2024
DA01	SITE CONTEXT	G	26.08.2024
DA02	SITE PLAN	L	26.08.2024
DA10	FLOOR PLANS	J	26.08.2024
DA11	FLOOR PLANS	J	26.08.2024
DA12	FLOOR PLANS	J	26.08.2024
DA15	INFRASTRUCTURE SITE PLAN	C	21.10.2024
DA20	ELEVATIONS	J	26.08.2024
DA21	ELEVATIONS	J	26.08.2024
DA22	ELEVATIONS	J	26.08.2024
DA23	ELEVATIONS	J	26.08.2024
DA24	ELEVATIONS	J	26.08.2024
DA50	MATERIALS	J	26.08.2024
DA100	PERSPECTIVES	J	26.08.2024



ISSUED FOR PLANNING APPROVAL



EXISTING CELLAR DOOR AND RESTAURANT

EXISTING ACCESS ROAD / EGRESS ROAD

NEW CONNECTION TO EXISTING FACILITIES

NEW LODGE FACILITIES

ACCOMODATION BUILDINGS

ACCOMODATION BUILDINGS

EXISTING ACCESS ROAD / EGRESS ROAD

SITE CONTEXT
1 : 3000

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DRAWING
SITE CONTEXT

DRAWING NUMBER
DA01

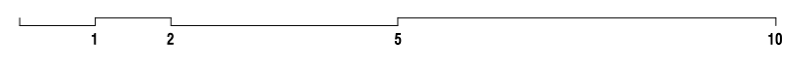
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PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
2023

REVISION
G



DATE
26.08.2024



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NEW CONNECTION TO EXISTING FACILITIES

ACCESS ROAD FROM PAECH BROTHERS ROAD

SITE PLAN
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DRAWING
SITE PLAN

DRAWING NUMBER
DA02

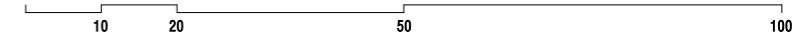
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PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
20023

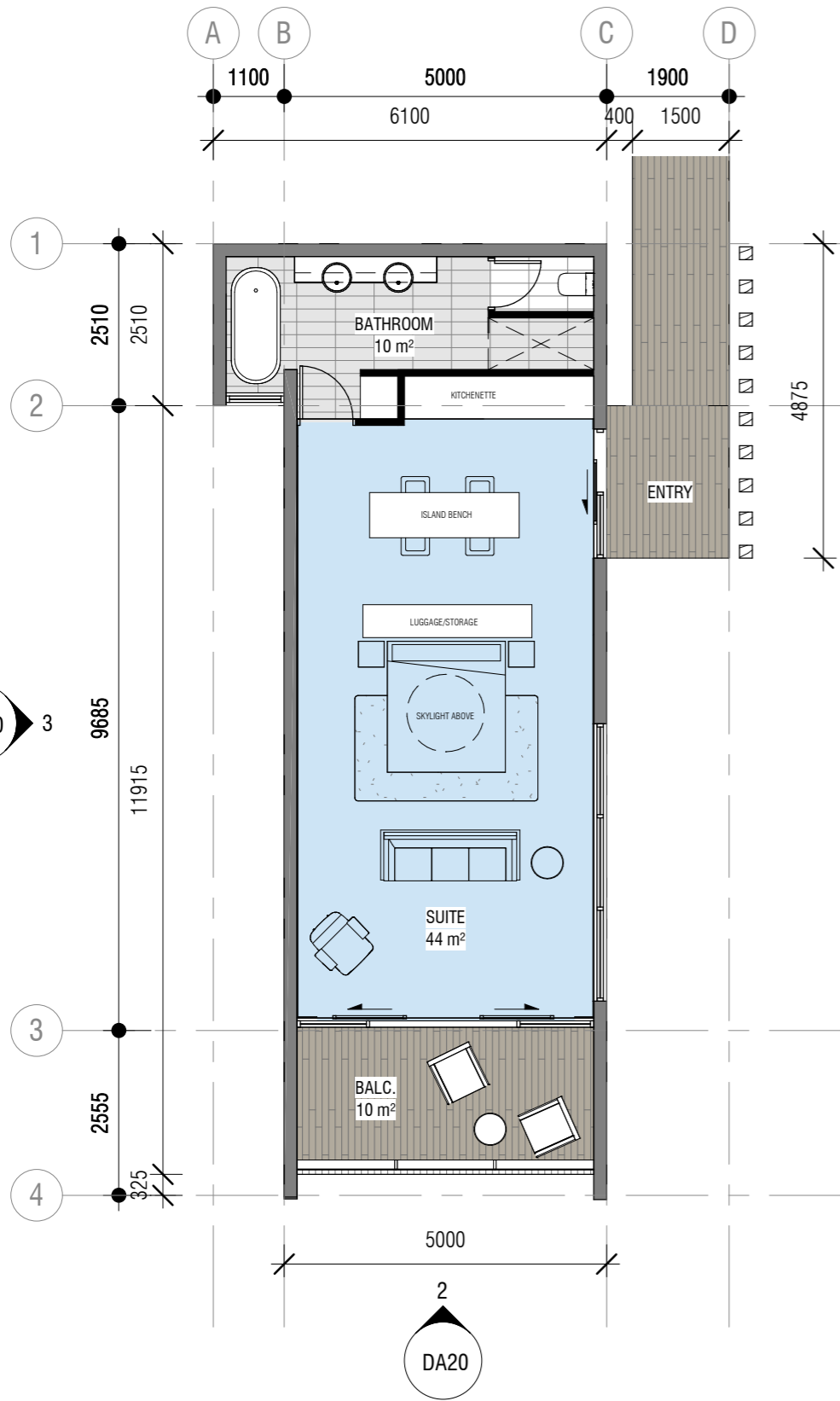
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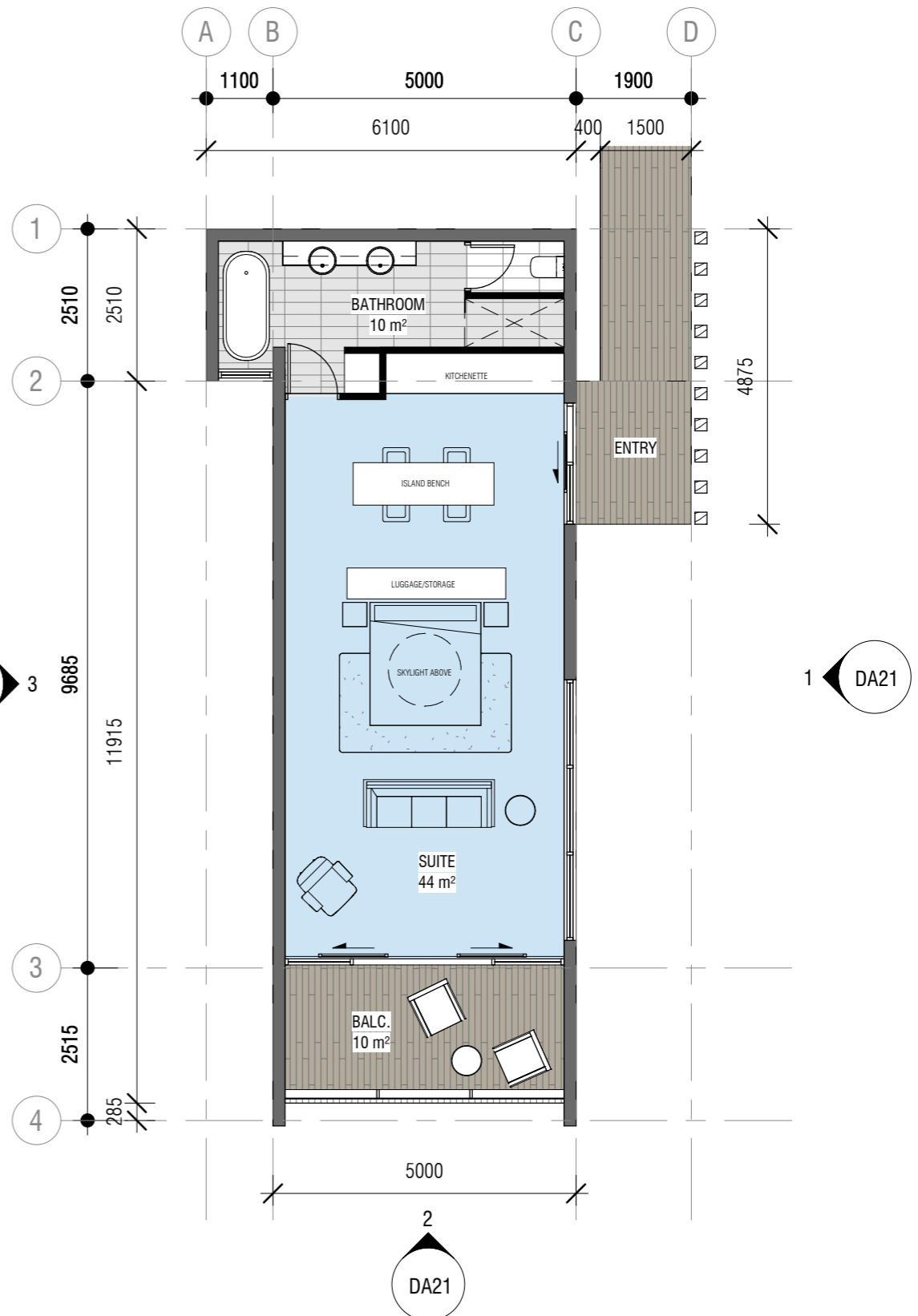
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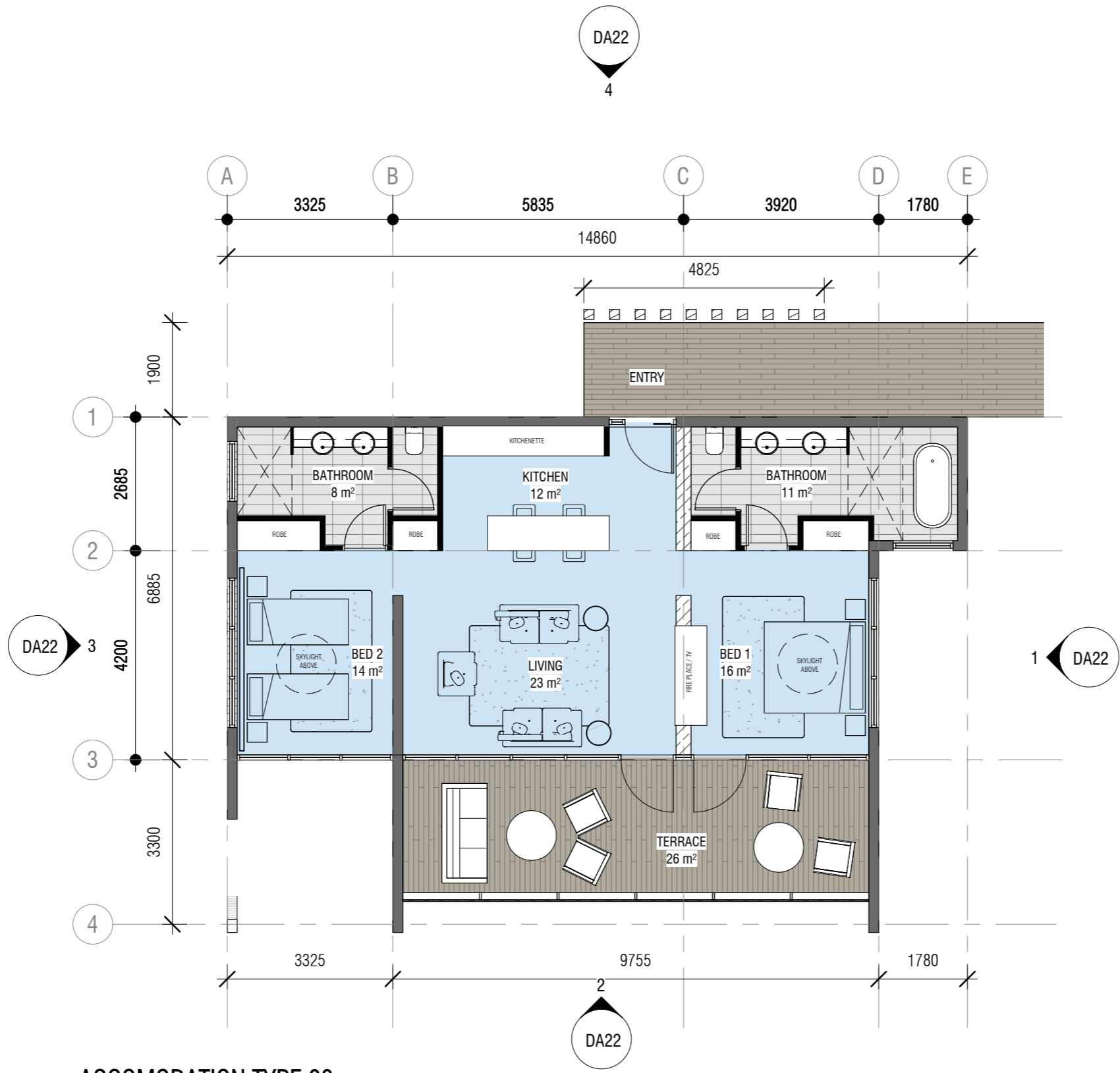
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ACCOMODATION TYPE 01
1 : 100



ACCOMODATION TYPE 02
1 : 100



ACCOMODATION TYPE 03
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DRAWING
FLOOR PLANS

DRAWING NUMBER
DA11

SCALE @ A3
1 : 100

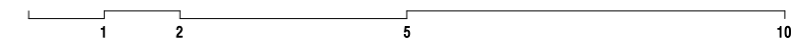
PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

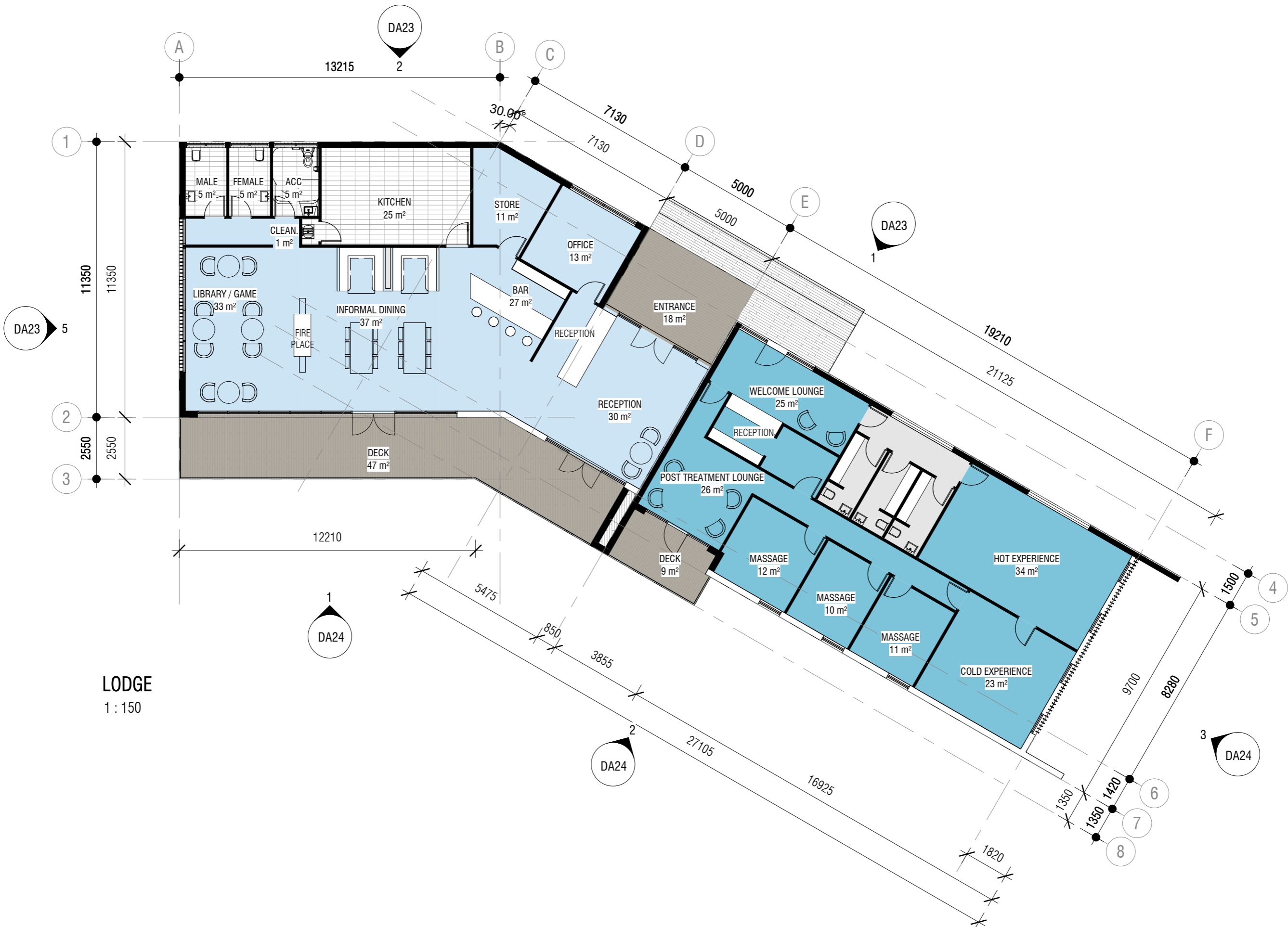
PROJECT NO.
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LODGE
1 : 150

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DRAWING
FLOOR PLANS

DRAWING NUMBER
DA12

SCALE @ A3
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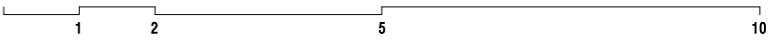
PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
20023

REVISION
J

DATE
26.08.2024



ISSUED FOR PLANNING APPROVAL



NEW LODGE FACILITIES

ACCOMODATION BUILDINGS

ACCOMODATION BUILDINGS

NEW CONNECTION TO EXISTING FACILITIES

ELECTRICAL TRANSFORMER AND MSB
1 x HOT WATER PLANT
2 x 150kl FIRE TANKS

EXISTING ACCESS ROAD / EGRESS ROAD

PROPOSED DRAINAGE SWALE

PROPOSED WASTEWATER TREATMENT TRENCHES TO ENGINEER'S DOCUMENTS

PROPOSED STORMWATER DETENTION BASIN

TANKS TO ENGINEER'S DOCUMENTS FOR DETAILS

INFRASTRUCTURE SITE PLAN

1 : 2000

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DRAWING NUMBER
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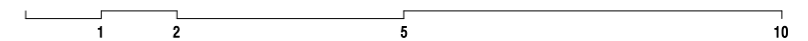
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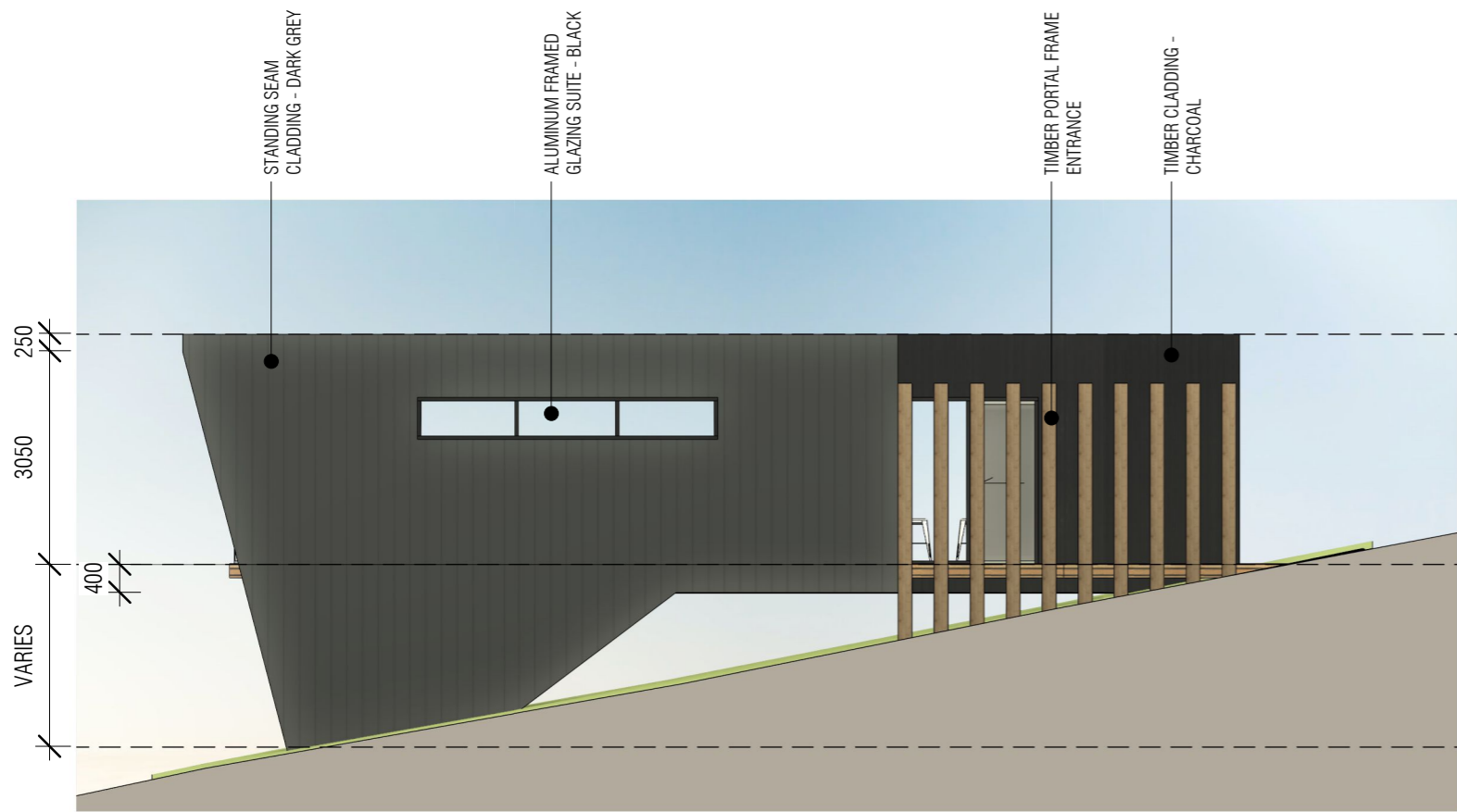
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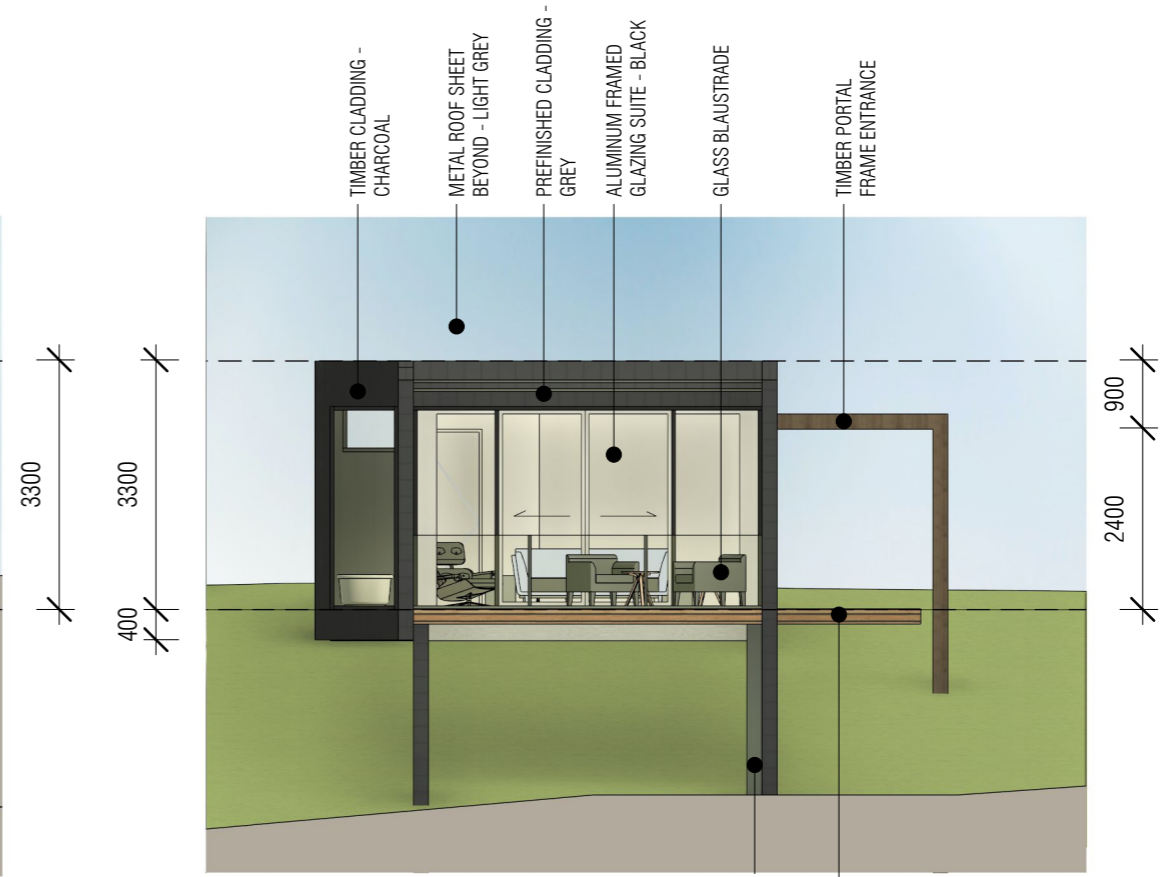
DATE
21.10.2024

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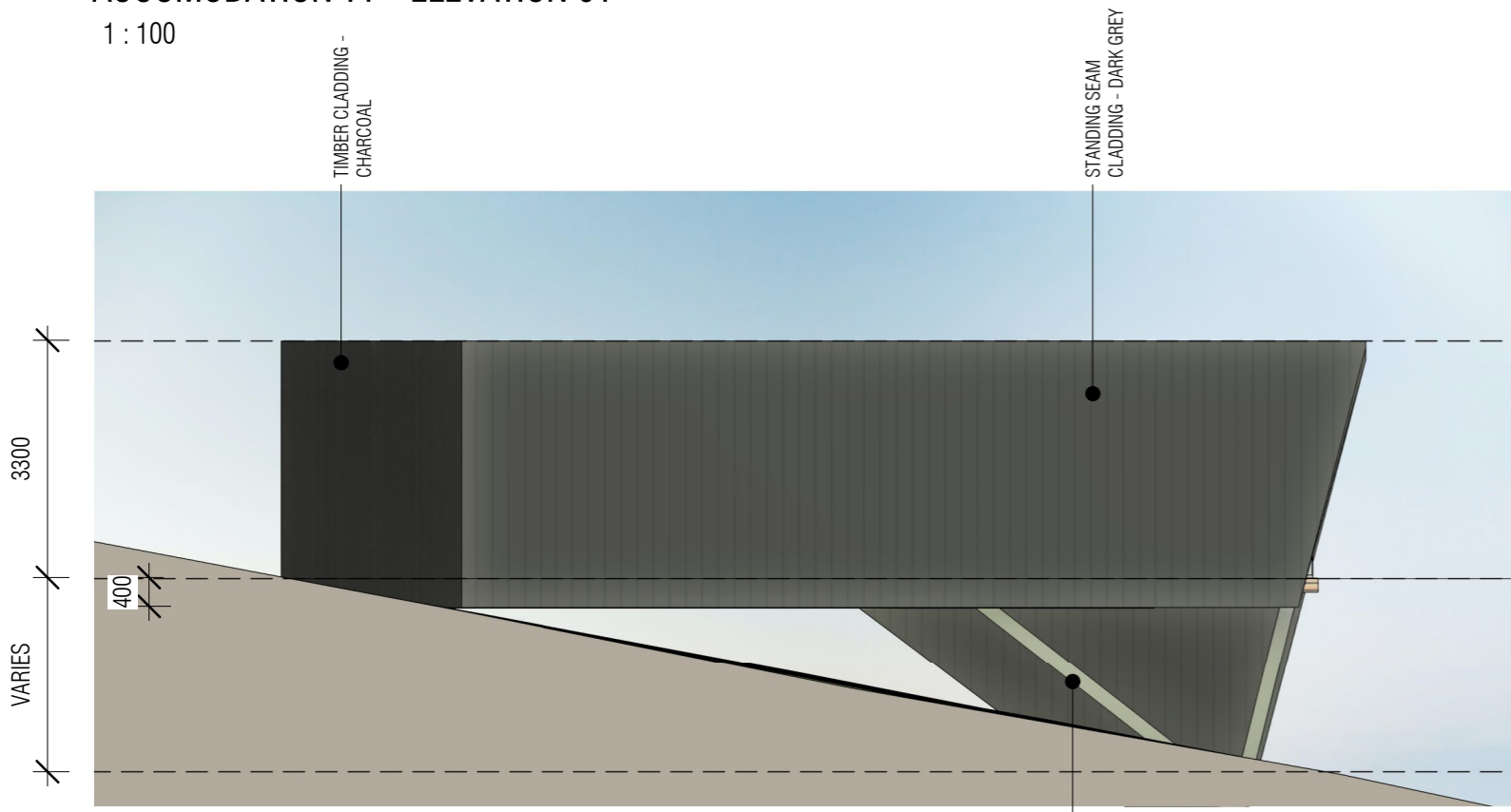




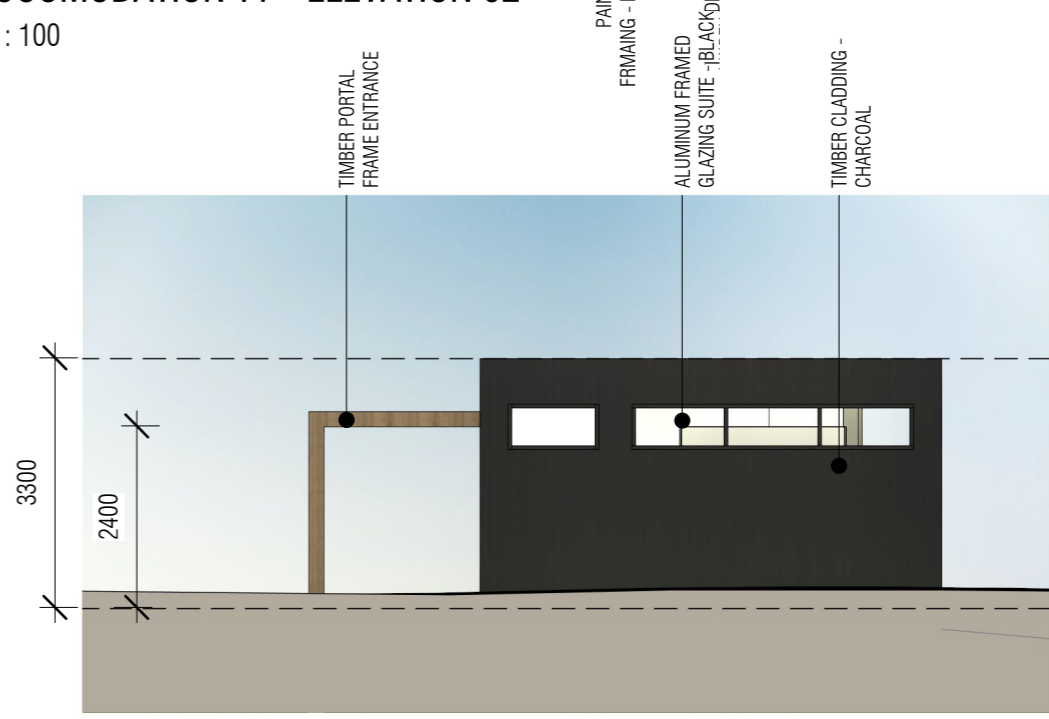
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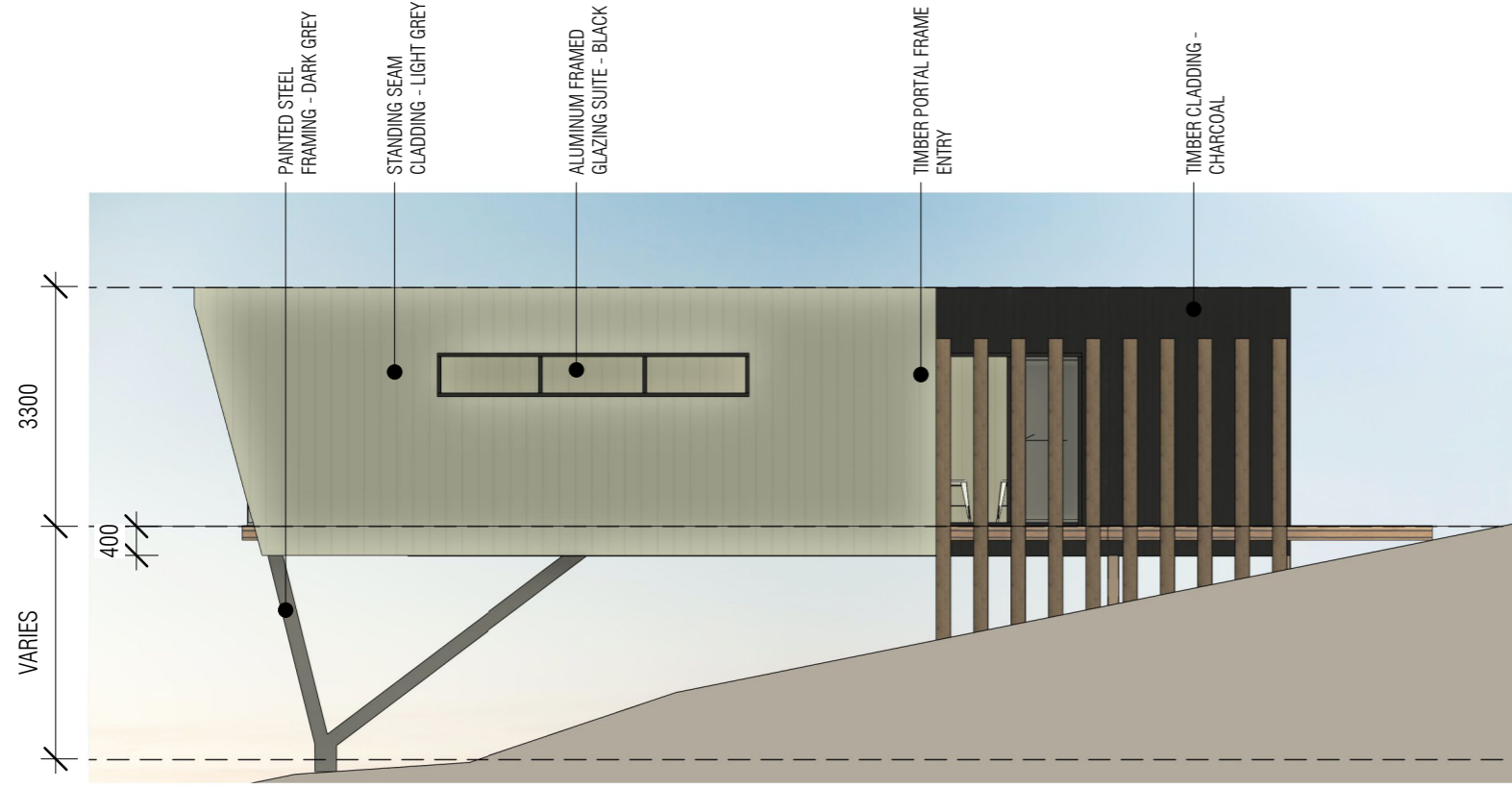
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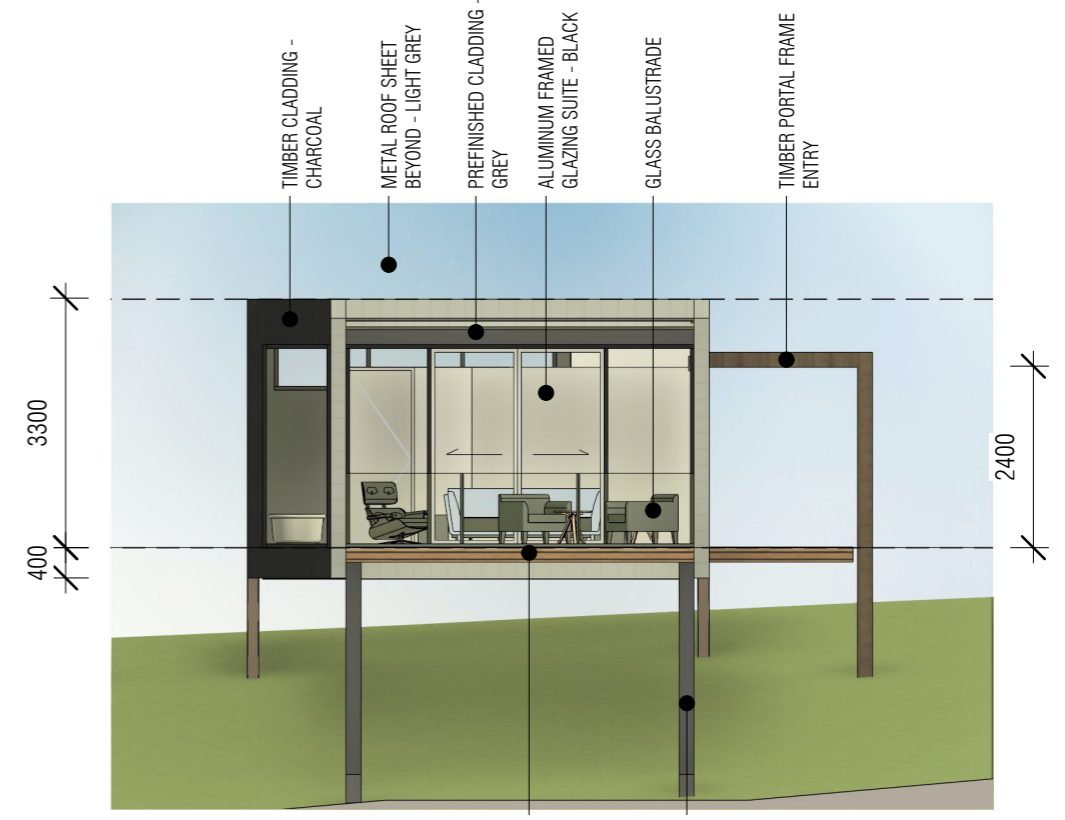
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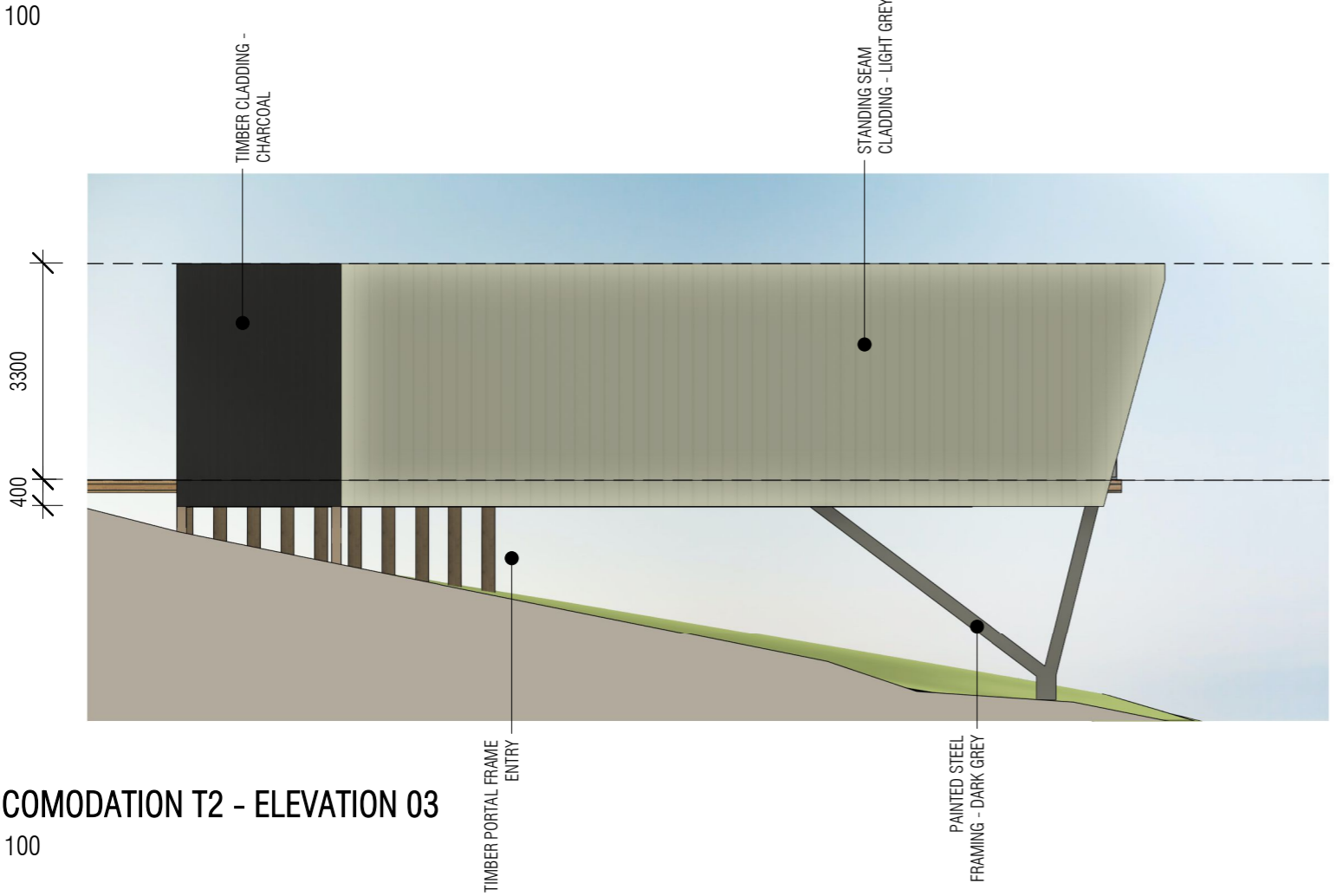
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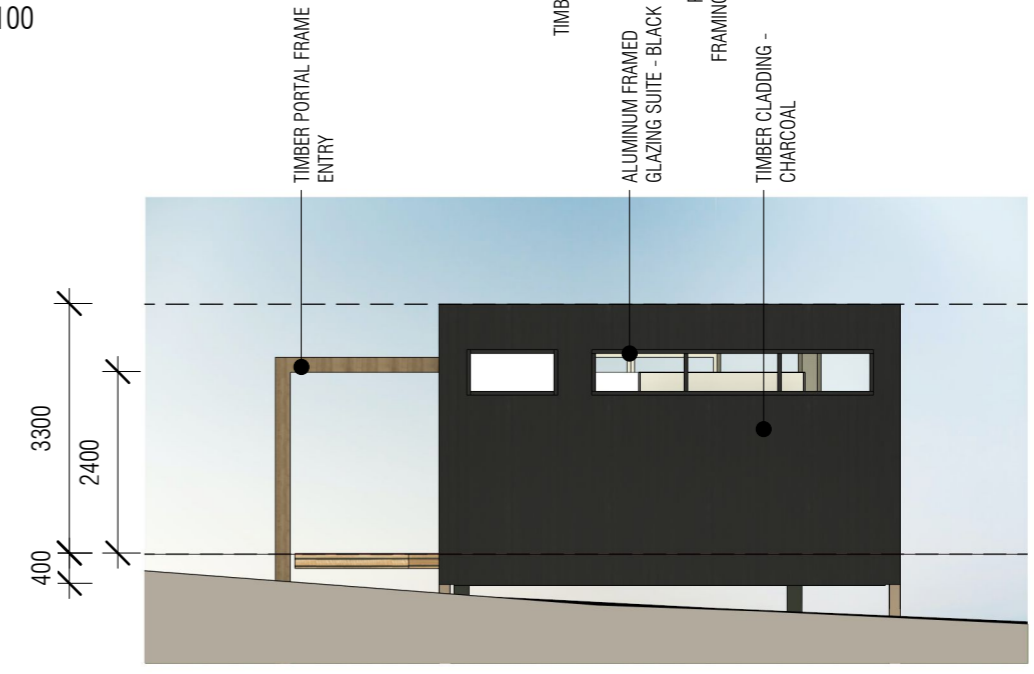
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ACCOMODATION T2 - ELEVATION 02
1 : 100



ACCOMODATION T2 - ELEVATION 03
1 : 100



ACCOMODATION T2 - ELEVATION 04
1 : 100

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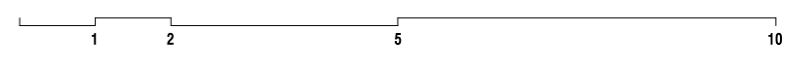
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PROJECT THE LANE WINERY ACCOMODATION

CLIENT LUXURY HOTELS AUSTRALIA

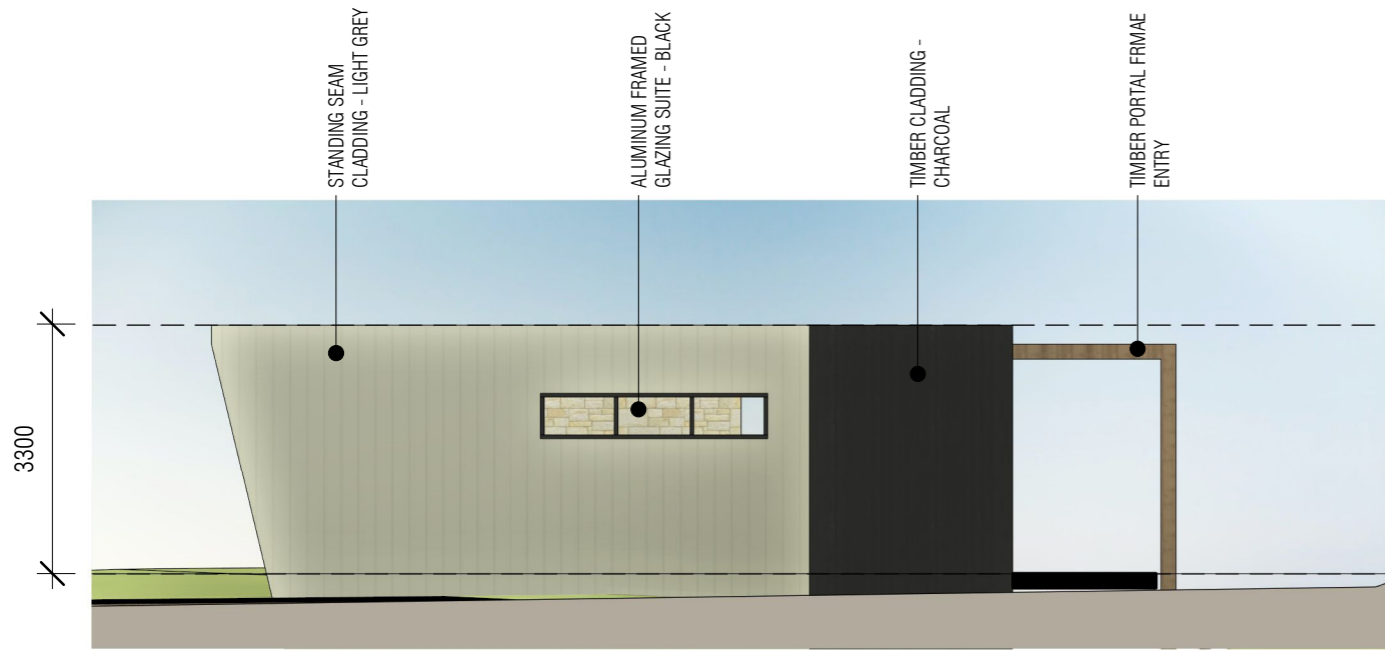
PROJECT NO. 2023

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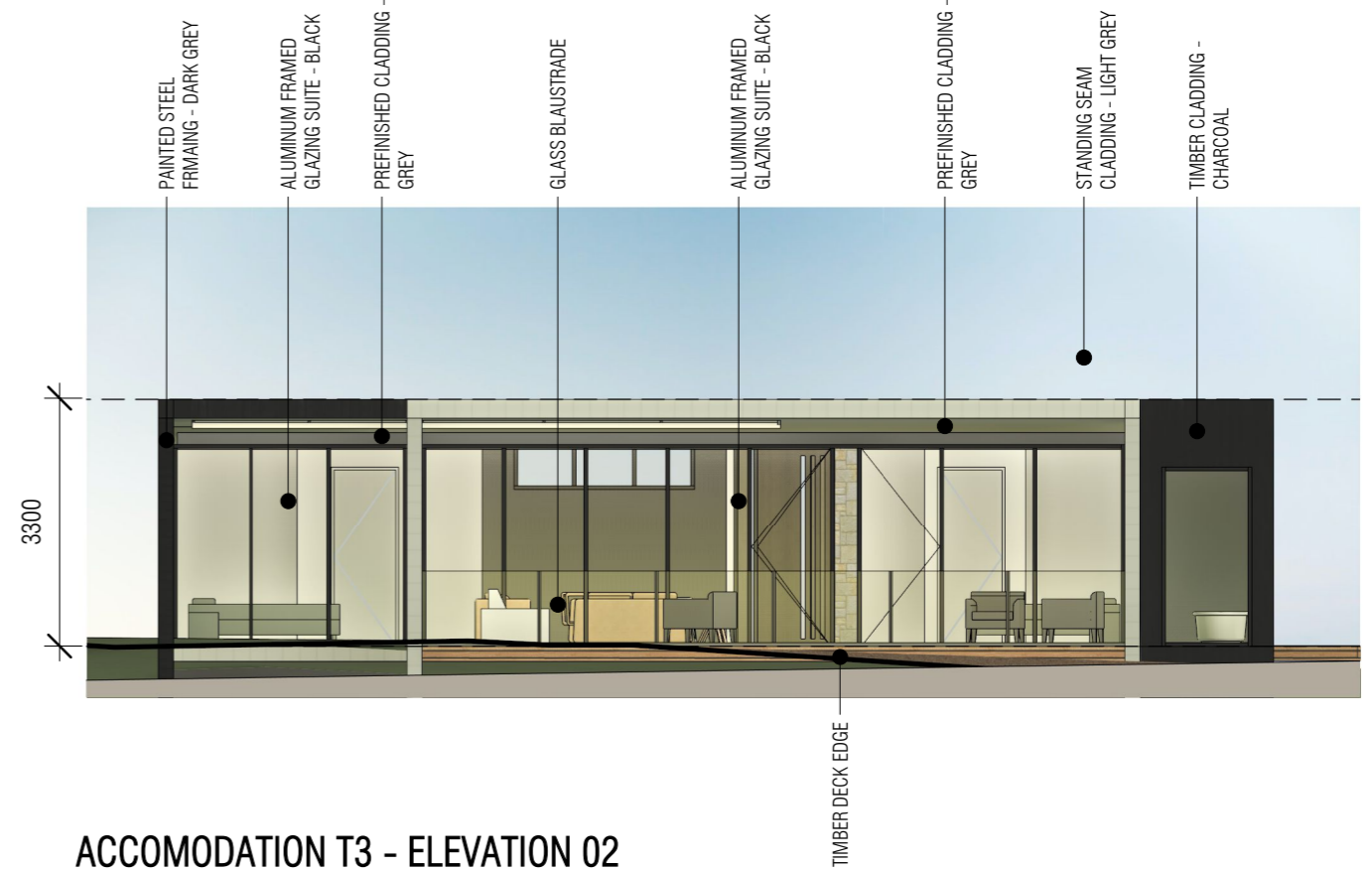
DATE 26.08.2024

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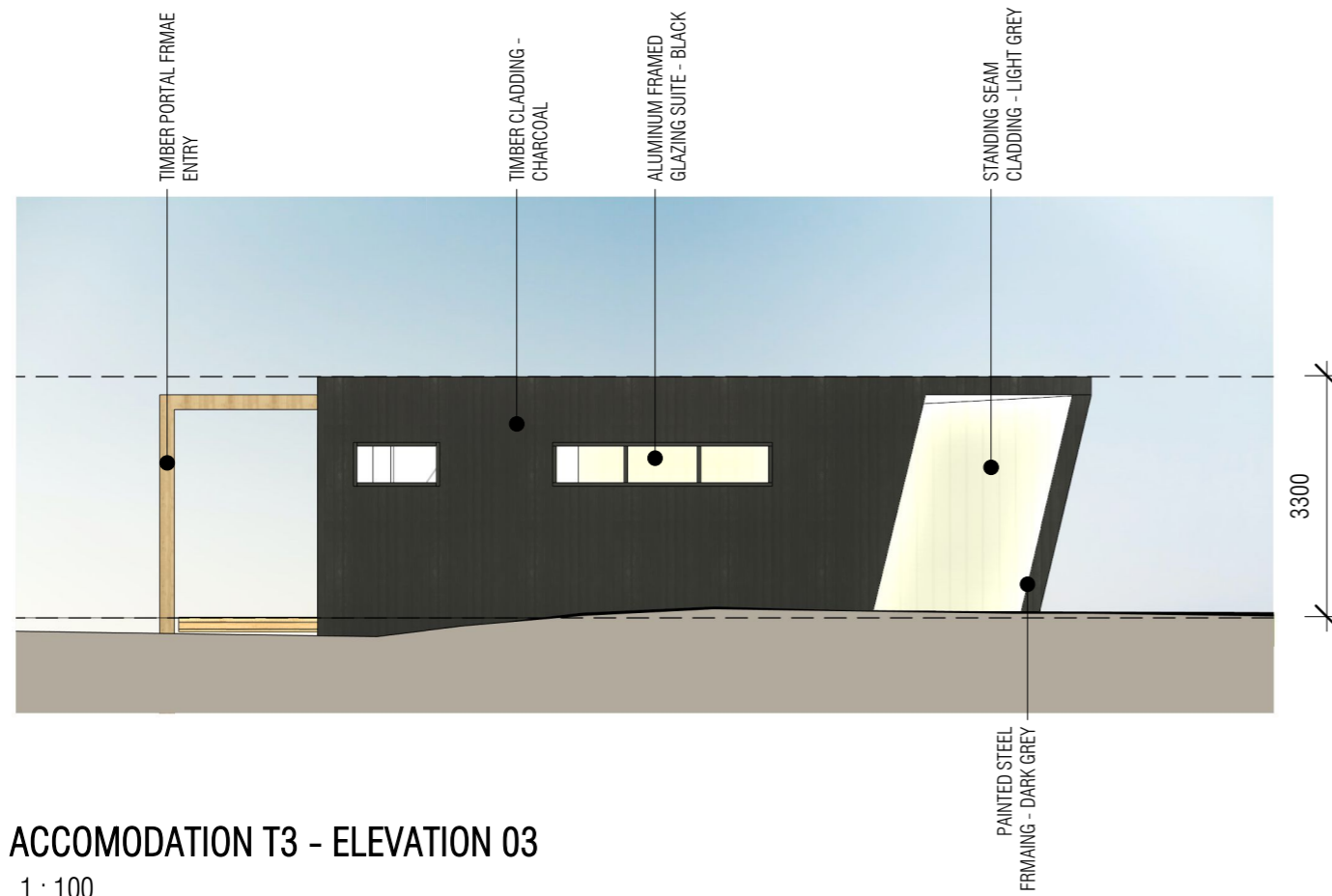
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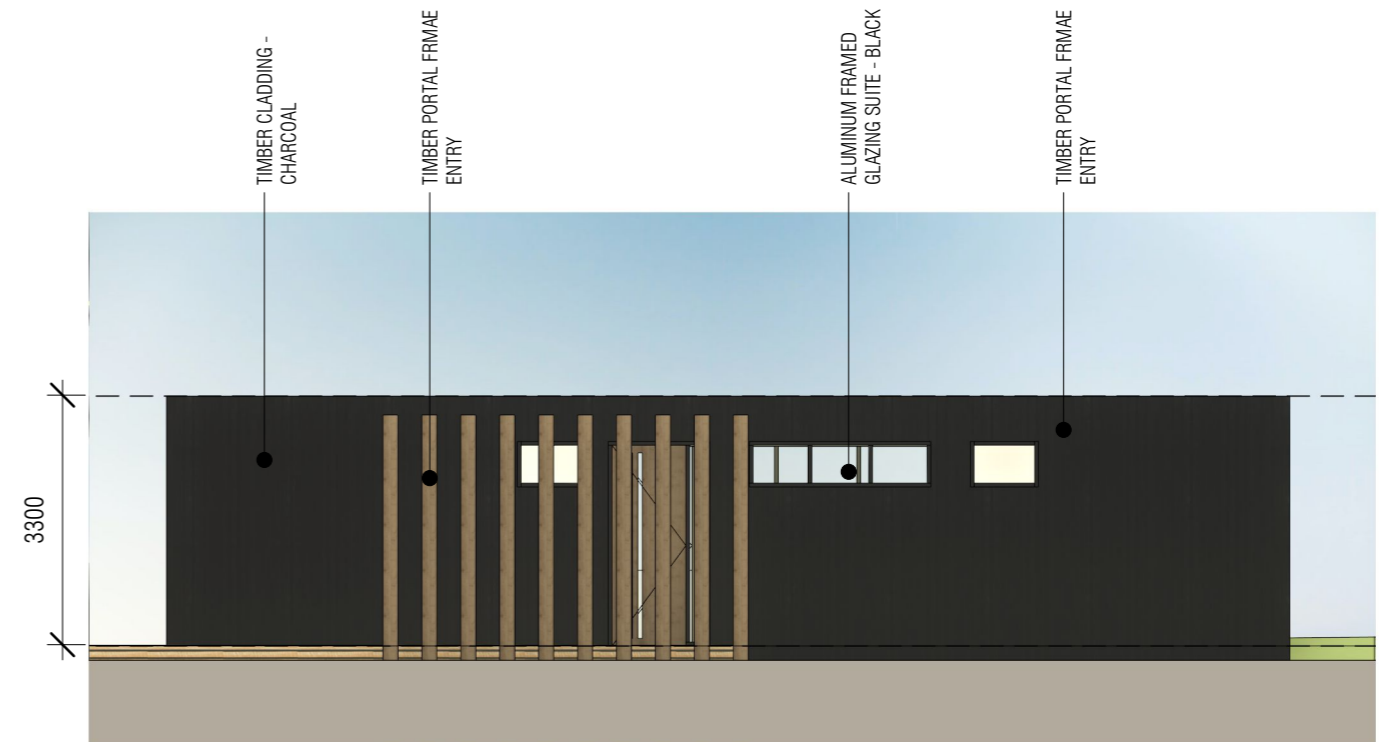
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ACCOMODATION T3 - ELEVATION 03

1 : 100



ACCOMODATION T3 - ELEVATION 04

1 : 100

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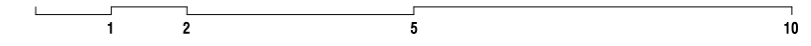
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PROJECT THE LANE WINERY ACCOMODATION

CLIENT LUXURY HOTELS AUSTRALIA

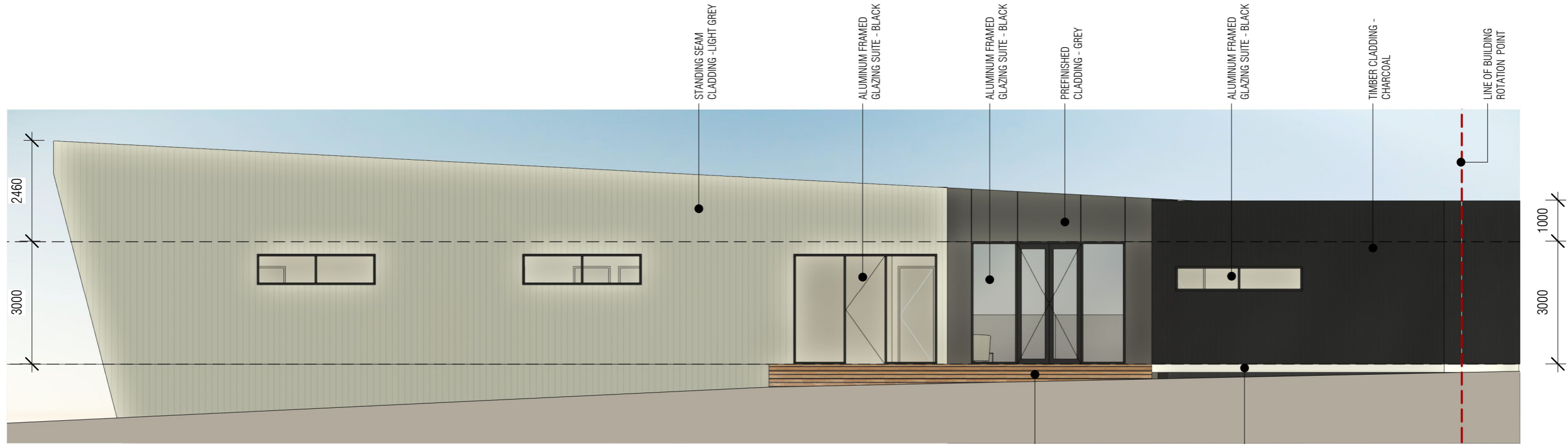
PROJECT NO. 20023

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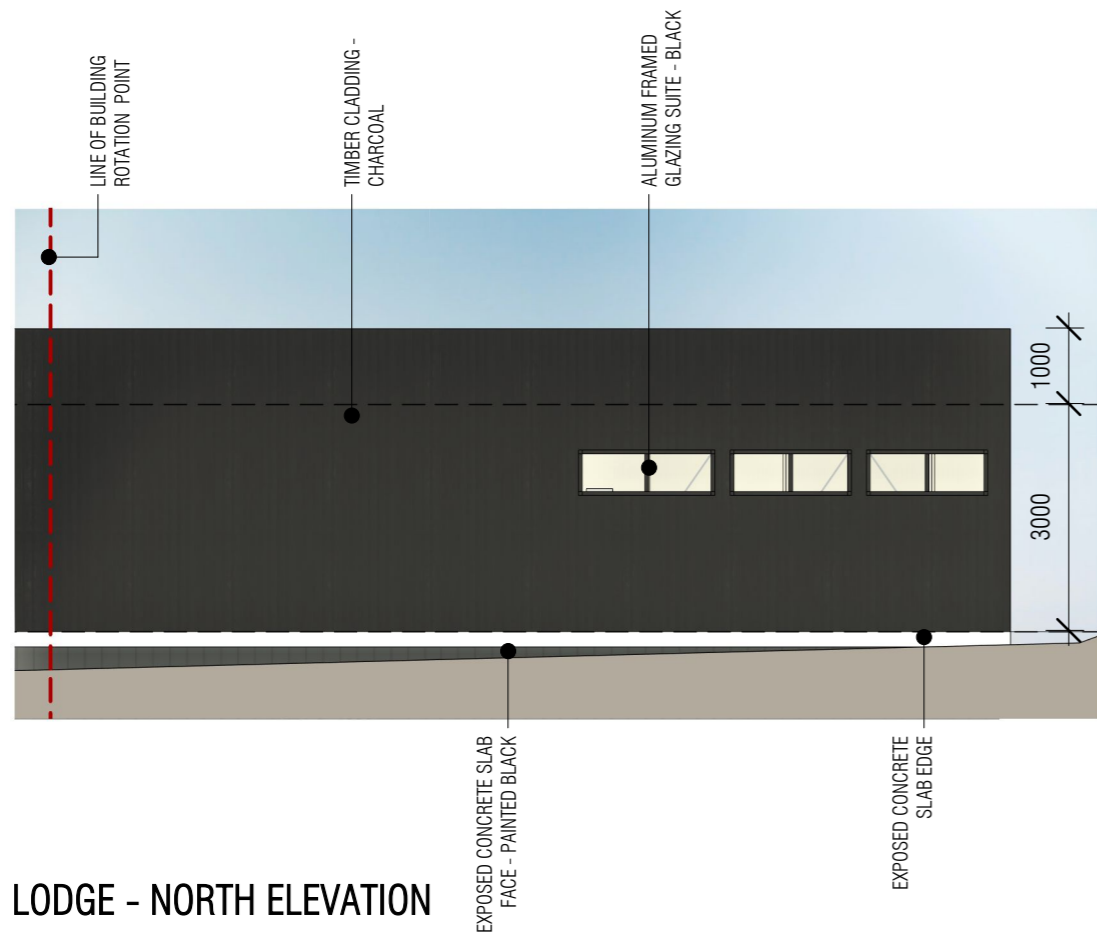
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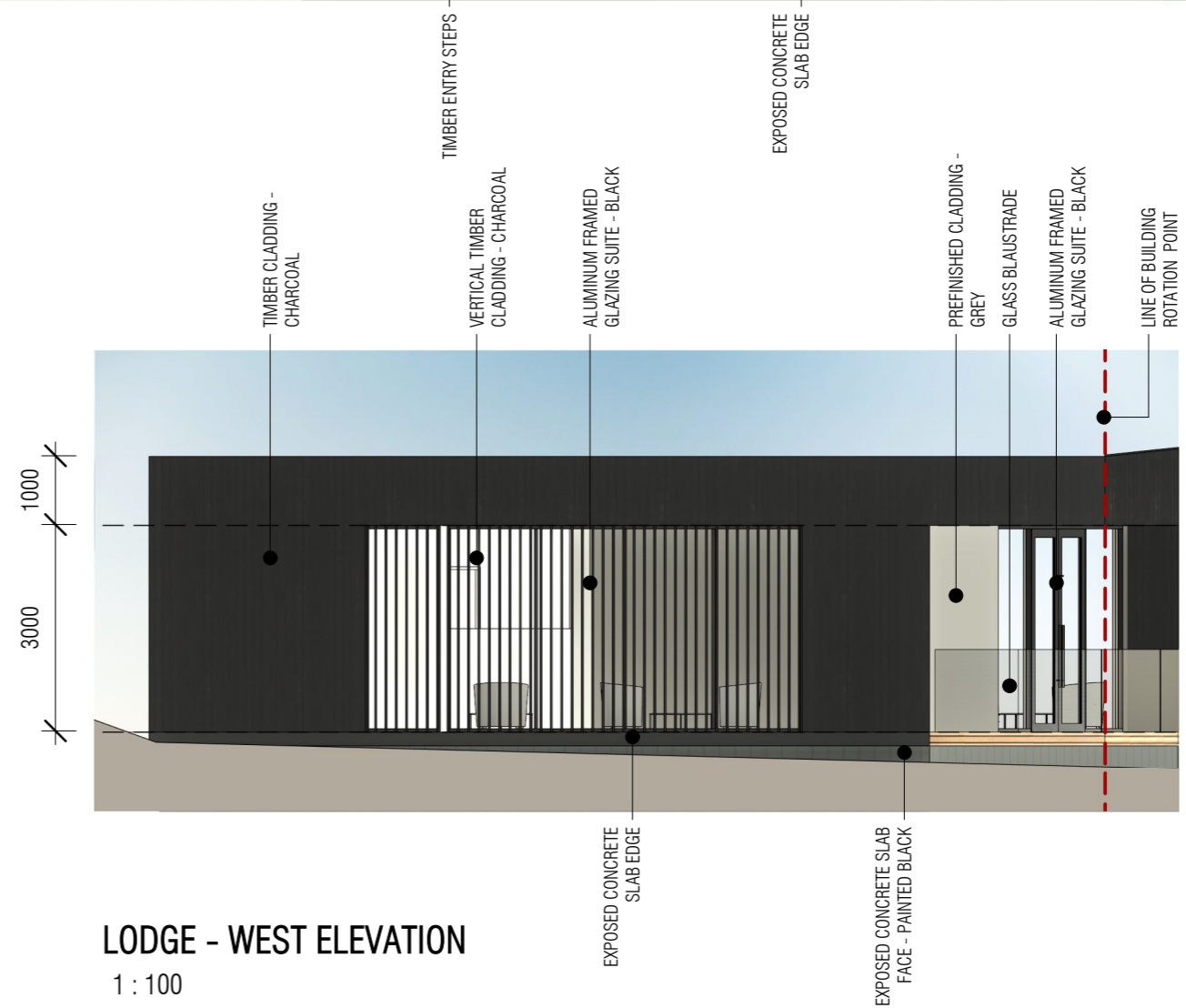
LODGE - NORTH EAST ELEVATION

1 : 100



LODGE - NORTH ELEVATION

1 : 100



LODGE - WEST ELEVATION

1 : 100

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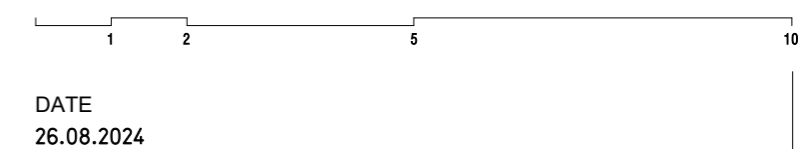
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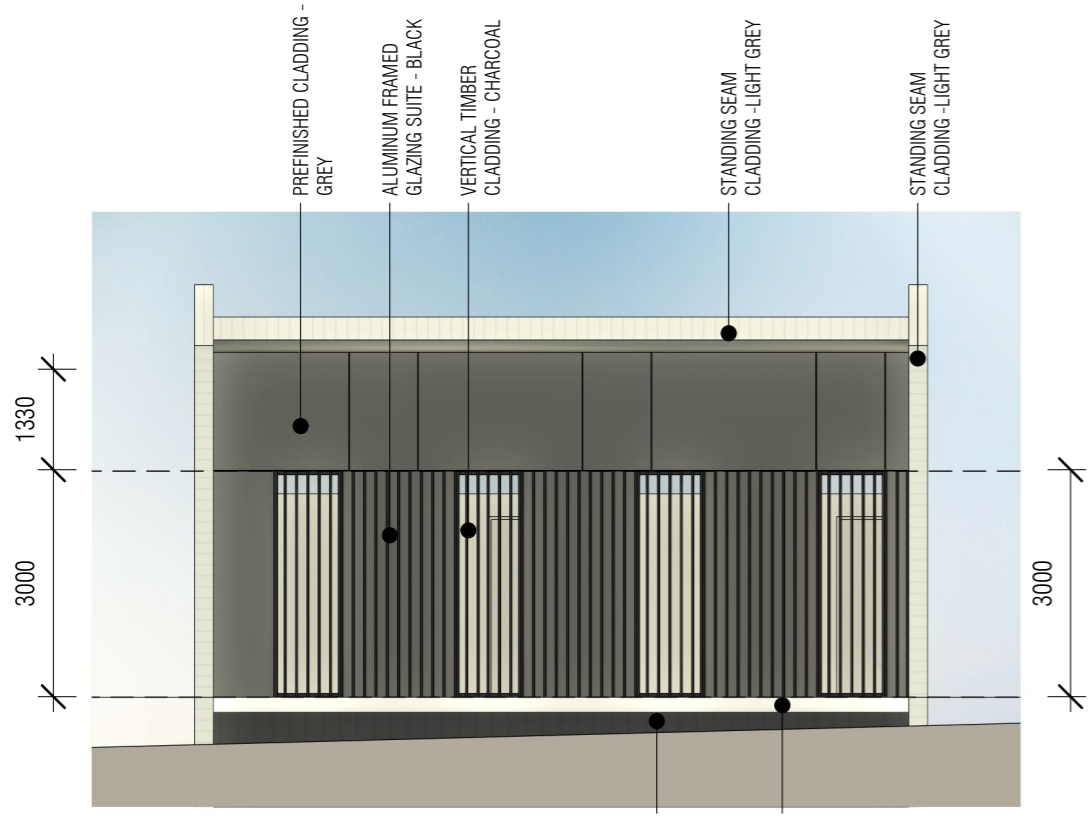
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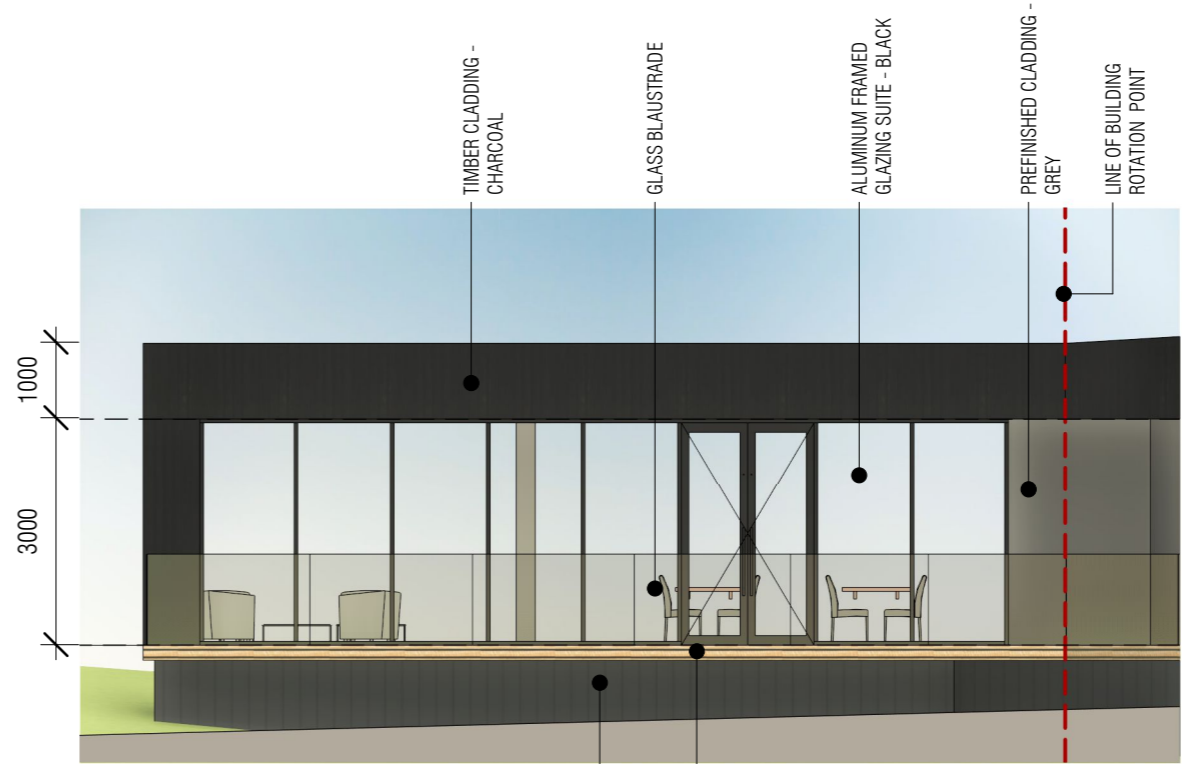


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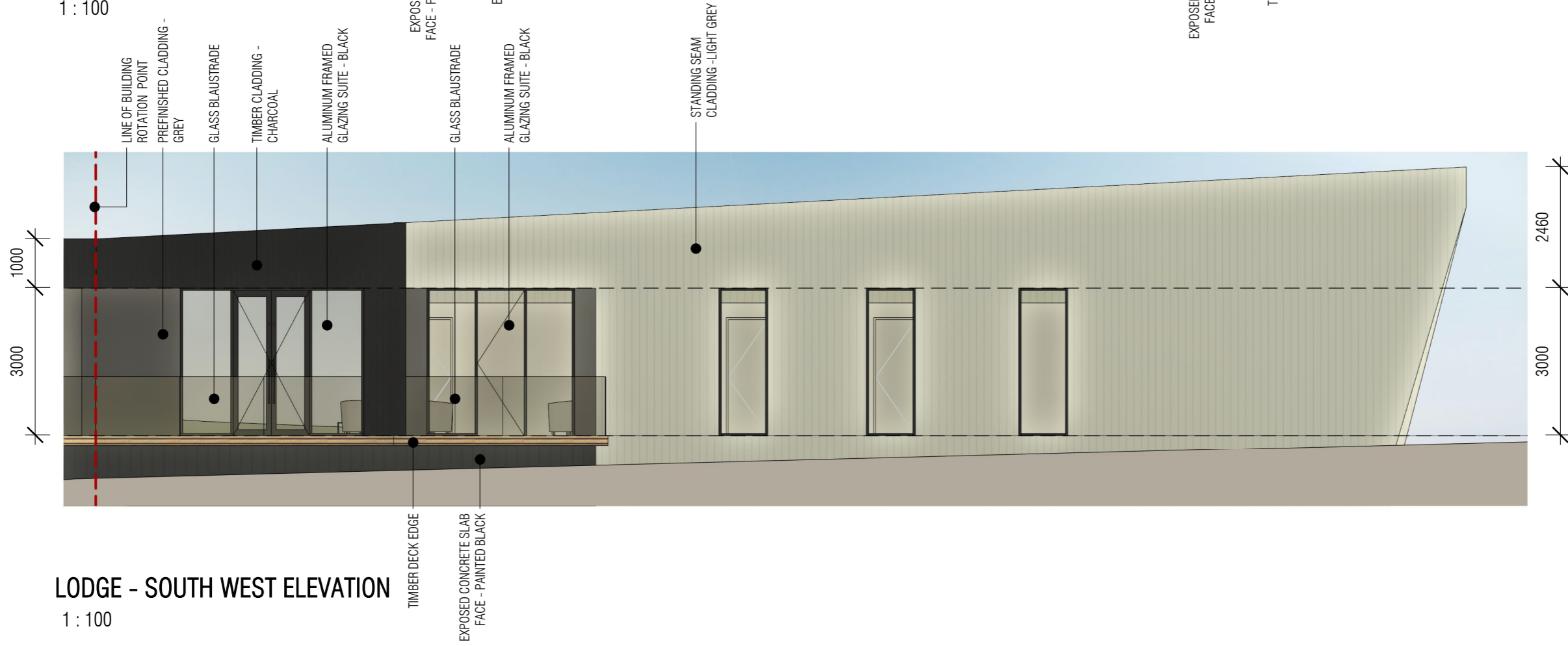
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LODGE - SOUTH EAST ELEVATION
1 : 100



LODGE - SOUTH ELEVATION
1 : 100



LODGE - SOUTH WEST ELEVATION
1 : 100

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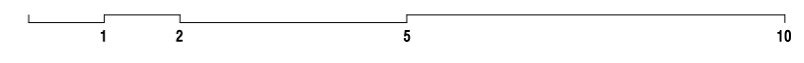
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J



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01 - STANDING SEAM CLADDING - LIGHT GREY



02 - STANDING SEAM CLADDING - DARK GREY



03 - PREFINISHED LIGHTWEIGHT CLADDING - GREY



04 - CHARRED TIMBER CLADDING



05 - TIMBER LOOK DECKING



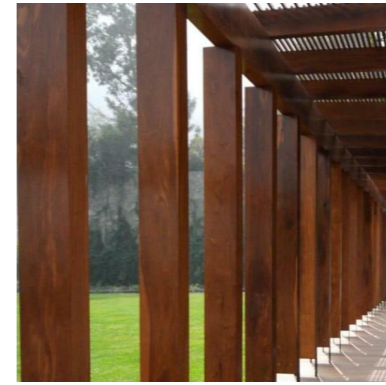
06 - ALUMINUM GLAZING SYSTEM



07 - FRAMELESS GLASS BALUSTRADE



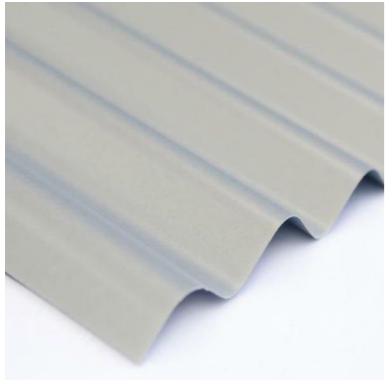
08 - SEMI FRAMELESS GLASS BALUSTRADE



09 - TIMBER PORTAL FRAME



10 - GLAZED SLIDING DOOR



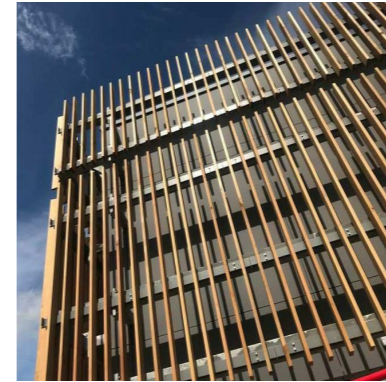
11 - CORUGATED ROOF SHEET - LIGHT GREY



12 - PAINTED EXPOSED STEEL - DARK GREY



13 - PAINTED EXPOSED STEEL - LIGHT GREY



14 - VERTICAL TIMBER SCREEN

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DRAWING MATERIALS

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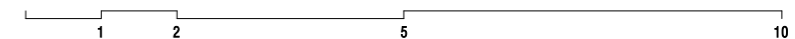
SCALE @ A3

PROJECT THE LANE WINERY ACCOMODATION

CLIENT LUXURY HOTELS AUSTRALIA

PROJECT NO. 20023

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DATE 26.08.2024

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PERSPECTIVE VIEW OF ACCOMODATION TYPE 01



PERSPECTIVE VIEW OF ACCOMODATION TYPE 02



PERSPECTIVE VIEW OF ACCOMODATION TYPE 03



PERSPECTIVE VIEW OF THE LODGE

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DRAWING
PERSPECTIVES

DRAWING NUMBER
DA100

SCALE @ A3

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NEW LODGE FACILITIES

ACCOMODATION BUILDINGS

ACCOMODATION BUILDINGS

NEW CONNECTION TO EXISTING FACILITIES

ELECTRICAL TRANSFORMER AND MSB
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2 x 150kl FIRE TANKS

EXISTING ACCESS ROAD / EGRESS ROAD

PROPOSED DRAINAGE SWALE

PROPOSED WASTEWATER TREATMENT TRENCHES

PROPOSED STORMWATER DETENTION BASIN

INFRASTRUCTURE SITE PLAN

1 : 2000

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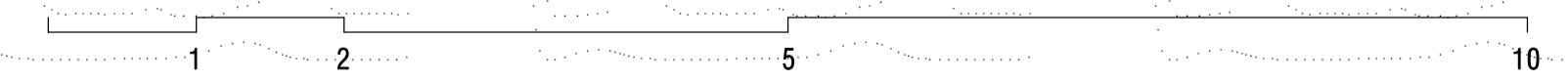
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PROJECT NO.
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REVISION
-

DATE
18.12.2023



ISSUED FOR PLANNING APPROVAL

BUSHFIRE MANAGEMENT PLAN

The Lane Winery Luxury Accommodation

Paech Brothers Road
HAHNDORF SA 5245

Document Status

(PRELIMINARY ISSUES ONLY _ TO BE DELETED ONCE THE PLAN BECOMES ACTIVE)

Date	Version	Purpose of Issue	Author	Reviewer
16 January 2023	V1	DRAFT Issue for Preliminary Review	Peter Murton	-
19 January 2023	V2	Name changes, Planning Issue	Peter Murton	-

Prepared for Luxury Lodge Group by:

B.S.P. Design Pty. Ltd.

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REPORT No 1691.BPSD.01

Prepared by : Peter Murton
MIEAust CPEng NER APEC Engineer IntPE(Aus) RPEQ
BTech (Elect) GradDipFireSafeEng GradCertBfireProt

The Lane Winery Luxury Accommodation Bushfire Management Plan

IMPORTANT INFORMATION

ADDRESS Paech Brothers Road HAHNDORF SA 5245

TELEPHONE **TBA**

FIRE BAN DISTRICT **MOUNT LOFTY RANGES**

FIRE BAN DATES **1 December 2022 - 30 April 2023**

CONTACT NUMBERS:

EMERGENCY: Fire, Police, Ambulance				000
GENERAL MANAGER			04XX YYY ZZZ	
SA Country Fire Service (CFS)	8398 3761 Mt Barker HQ	SES	8463 4171	
	8388 7771 Hahndorf	MEDICAL EMERGENCIES	Clinic TBA	
ELECTRICITY	SA Power Networks 13 12 61	Bus Transportation	Lofty Coaches Mt Barker 8391 5272 / 0435 212 262	
GAS	Australian Gas Networks 1300 001 001		SouthLink / LinkSA Aldgate 8339 7544 / 0409 092 114	

NEAREST SAFER PRECINCT **Hahndorf Township**

LAST RESORT REFUGE **LODGE FACILITIES BUILDING**

The Lane Winery Luxury Accommodation Bushfire Management Plan

DOCUMENT CONTROL

File Reference

Version 2024-25 Fire Danger Season

Effective Date

Review Schedule Annual

Next Review Date

Document Owner (Manager Position Title)

Document reviewed by xxxx (Position Title)

Document reviewed by xxxx (Position Title)

Document endorsed by xxxxx(Position Title)

Date approved

Filepath Reference

The Lane Winery Luxury Accommodation Bushfire Management Plan

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The Lane Winery Luxury Accommodation Bushfire Management Plan

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The Lane Winery Luxury Accommodation Bushfire Management Plan

INTRODUCTION

This document has been prepared to set the guidelines for the processes and procedures in the preparation for bushfires, particular responses prior to, and the actions required in the recovery following, any bushfire event.

The Management Plan is a fluid document and must be reviewed on a regular basis and amended / upgraded as necessary, particularly prior to any bushfire season.

During significant bushfires, there will be conflicting demands on fire brigade resources and reliance should not be placed on fire brigade intervention to protect any specific property. It should therefore be assumed that there will be no fire brigade intervention with respect to protecting a specific property, and it is therefore the duty and responsibility of the facility Management to be fully committed to providing the resources and appropriate actions in their duty of care to prepare for, prevent, mitigate, respond to, and support recovery from bushfire. There can be no absolute guarantee that the safety of all guests, staff and associated persons from bushfire.

All bushfires are different. Bushfires are complex and dynamic events. Safe responses will always depend on specific circumstances, so there is a need to plan for a variety of situations.

This Plan incorporates a Bushfire Safety and Survival Plan that can be modified and produced as a standalone document for issue to staff or other interested parties, as well as a version that can be made available for reference by guests.

Bushfire safety depends on people having access to a range of safety options. All options other than being out of the fire area involve varying degrees of danger. Not all options will afford the same degree of protection from a bushfire

Luxury Lodge Group priorities are:

Priority 1: Protection of Life.

The first priority is to ensure that all people who may be in danger are forewarned and that action is taken to guarantee their safety (including evacuation), before any steps are taken to prevent the spread of fire, secure assets or to fight the fire.

Priority 2: Prevent spread of fire.

Only after Priority 1 has been actioned and completed will we proceed to prevent the spread of fire. *This Priority will only be undertaken by trained staff* in the event that the Fire Service is unable to attend, and a decision is made to stay and defend.

Priority 3: Protect assets.

Only after Priority 1 and Priority 2 have been actioned and completed will we proceed to protect the assets of the Lodge. As for Priority 2, this can only follow when all life safety measures have been initiated.

A copy of this Plan is to be provided to Emergency Services and maintained to ensure that the latest edition is in their possession at all times.

Bushfire safety involves effective planning and preparation prior to a fire, making informed decisions during the event, and having access to a range of safety options, in particular places to shelter from the effects of the fire.

The Lane Winery Luxury Accommodation Bushfire Management Plan

OBJECTIVES

The objectives of this Management Plan are to provide the detail necessary for the framework of measures to be considered.

The principal object of the Plan is to ensure such measures are taken towards the protection of human life, be it persons associated with a facility or the fire-fighting personnel that will attend during and following any bushfire event.

Bushfire management comprises three planks: *preparation, response and recovery*.

Preparation involves managing fuel loads and vegetation, maintaining access to tracks and roadways for evacuation, planning fire response and ensuring sufficient human capacity and resources to respond to worst-case scenarios

Activities undertaken in advance of the occurrence of an incident decreases the impact, extent and severity of the incident and to ensure more effective response activities. Arrangements to ensure that, should an event occur, all those resources and services which are needed to cope with the effects can be efficiently mobilised and deployed.

Measures are to be taken to ensure that resources and services are capable of coping with the effects.

Response encompasses actions taken in anticipation of, during, and immediately after an event to ensure that its effects are minimised, and that people affected are given immediate relief and support.

Recovery is the restoring or improving of livelihoods and health, as well as economic, physical, social, cultural and environmental assets, systems and activities affected, aligning with the principles of sustainable development and “build back better”, to avoid or reduce future disaster risk.

DETERMINATION OF RISK

FIRE DANGER RATING SYSTEM

Recognition and understanding of danger and actions to be taken

To help assess the level of bushfire risk and action to take, it is important to understand the fire danger rating system.

The fire danger rating is forecast by the Bureau of Meteorology each day and is an early indicator of the potential danger, should a bushfire start. **The higher the Fire Danger Rating, the more dangerous the fire conditions.**

The Fire Danger Rating chart will assist to understand the predicted bushfire behaviour, potential impacts and recommended actions that should be taken for each category level. Take the time to review and understand the chart.

The Lane Winery Luxury Accommodation Bushfire Management Plan

Know your daily Fire Danger Rating

The following Chart is nationally consistent in the colours and terminology used.

Fire Danger Rating	What does it mean?	What should you do?
MODERATE	<i>Most fires can be controlled</i>	<i>Plan and prepare</i>
HIGH	<i>Fires can be dangerous</i>	<i>Be ready to act</i>
EXTREME	<i>Fires will spread quickly and be extremely dangerous</i>	<i>Take action now to protect your life and property</i>
CATASTROPHIC	<i>If a fire starts and takes hold, lives are likely to be lost</i>	<i>For your survival, leave bushfire risk areas</i>



The Fire Danger Rating is not a predictor of how likely a bushfire is to occur, but how dangerous it could be if it did occur. It should be used as an early indicator to trigger plans.

Fires can threaten suddenly • and without warning

- **Watch** for signs of fire, especially smoke and flames & in some instances planes & helicopters.
- **Know** the Fire Danger Rating in this area, be aware of local conditions and keep informed
- **Call** 000 to report a fire

The Lane Winery Luxury Accommodation Bushfire Management Plan

ROLES and RESPONSIBILITIES

Emergency Planning Committee

Establish an Emergency Planning Committee (EPC) as an integral part of the management of the facility.

The EPC is a consultative group made up of a representation of those who may work, live or otherwise are occupants at the premises. The group normally consists of senior management, and selected staff.

The role of the EPC is to actively participate in the planning process and identifies the roles and likely participants who will be responsible for the implementation of the plan and its procedures during an emergency.

The role of the EPC is to:

- Establish and implement emergency plans and procedures;
- Identify duties and responsibilities of positions;
- Formulate emergency procedures;
- Educate & train employees;
- Make all occupants aware of the emergency procedures for the facility; and
- Conduct an annual exercise of emergency procedures for the facility prior to the Bushfire Season.

Roles and responsibilities are required to be assigned to staff such as:

- Co-ordination and arranging transport;
- Physically relocating occupants from one place to another;
- Ensuring all buildings are properly secured to limit the impact of a bushfire;
- Initiating any bushfire protection measures such as sprinkler systems, and
- Liaising with emergency services.

Examples of Roles and Responsibilities

General Manager / Chief Warden

The GM is the person who is responsible for making all decisions relating to risk and evacuation, coordinating the emergency procedures and may also include:

- Managing and overseeing of any emergency procedures;
- Arranging training of employees in emergency procedure;
- Reviewing the effectiveness of emergency procedure exercises and arrange for procedure improvements; and
- Accounting for all persons during the emergency procedures.

Wardens / Employees

The wardens/employees are responsible for;

- Maintaining a calm atmosphere among the guests;
- Following established procedures;
- Following the direction of the Chief Warden;
- Assisting with moving of occupants; and
- May be required to act as Chief Warden.

The Lane Winery Luxury Accommodation Bushfire Management Plan

AWARENESS, COMMUNICATIONS AND KEEPING INFORMED

It is extremely important to stay informed during a bushfire event.

There are several means of obtaining information relating to bushfires and bushfire risks:-

- listen to local radio, ABC 891 Or 5AA.

Battery operated radios are provided in each department so that the most updated information relative to a bushfire event in our area is known and can trigger action

- go to Alert SA website www.alert.sa.gov.au
- go to www.cfs.sa.gov.au

The CFS website lists and provides a visual representation of all current incidents and warning messages that are in place, advises the day's Fire Danger Rating, and additionally provides a 4-day forecast of fire danger for forward planning.

- Emergency Alert

This is a system where information is broadcast to mobile and landline phones in an area impacted by an emergency where there is an immediate threat to life.

- call the Bushfire Information Hotline on 1800 362 361
- checking and following [Facebook: @CountryFireService](#) or [Twitter: @CFSAlerts](#)

The Fire Danger Rating is issued via the CFS website at around 4.00 pm every day during the bushfire season, and the rating should be checked again at 9.00 am the morning following in case there has been any change necessary overnight.

All staff are required to load the Alert SAS Mobile App on their mobile phones to enable immediate and up to date access to communications relating to bushfire conditions.

The App provides information on incidents and warnings that are sourced directly from the SA Country Fire Service (CFS) and the SA Metropolitan Fire Service (SAMFS), the Alert SA App displays a map and list view – with the list prioritised by closest distance to your device's location, and allows users to create up to 10 watch zones to receive notifications for areas of interest.

Access to Wi-Fi is necessary, otherwise use of mobile data will be required.

The use of this App is not only for information relating to the Lodge, but should also be used for all staff, whether residing in a fire prone area or would require entry into a bushfire zone in order to access the Lodge.

Instructions on the downloading of the App, and instructions on operation and updating will be given to all staff – if you have a need to refresh without these instructions being available, please access the Alert SA website.

Evacuation Triggers

When these conditions are forecast the operations of the Lodge are then adjusted in accordance with this Plan.

Should there be a warning broadcast that has identified that there is a bushfire reported nearby, regardless of the rating that was advised the day before. The change to operations will need to be assessed by the General Manager, or the duty Chief Warden where the General Manager is not available.

On days that are forecast to be **Extreme**, the decision to evacuate or remain at the Lodge will be determined by the General Manager, or the duty Chief Warden where the General Manager is not available.

The Lane Winery Luxury Accommodation Bushfire Management Plan

LEAVE EARLY

The decision to leave early is always the safest decision

Although the buildings in the Lodge are designed and maintained to be resistant to the radiated heat, ember attack and fire wind, there is never any guarantee that there will not be a scenario where there is extreme personal risk

There will be an allocated **CHIEF WARDEN** at the Lodge at all times during the bushfire season – refer to the daily Staff Duty Roster located in the Office on arrival, and checked during your shift should staff allocations be updated.

On days that are forecast to be **Catastrophic**, the decision will be to leave at the earliest possible time. This will not be negotiable in reference to guests and staff, other than trained staff who may be rostered to remain and shelter in place in order to defend the property and provide first-attack on spot fires if directly subjected to a fire event.

All guests are to be advised the evening before in preparation for the evacuation.

LEAVE EARLY SURVIVAL PLAN

Designated Assembly Points

Designated assembly points will be indicated on Emergency Evacuation Plans that are displayed within the Lodge Facilities building, and included on a similar plan in each of the accommodation Pods.

Guests are to be instructed that no major luggage is to be brought to an Assembly Point to reduce congestion.

All staff members evacuating are required to assist in the management of guests under the guidance and instruction provided by the Fire Warden(s)

Refer also to *Emergency Accommodation* below

Transportation

Guests and staff with personal or shared transportation are expected to use that means of transportation to travel to a safer precinct, or emergency accommodation where applicable. *It is recommended that no vehicles remain at the Lodge unless authorised and located where they do not provide an ignition source that may impinge on the ongoing safety of the buildings.*

Bus or other appropriate transportation will be provided for any guests without personal transportation. Arrangements will be made and confirmed on the evening prior.

Safer Precinct

Bushfire Safer Places have been pre-identified as precincts or places that can provide a relative level of safety from bushfires.

The nearest designated safer precinct is the **Hahndorf** township.

The next nearest alternatives are **Mount Barker** and **Balhannah**

Routes to Safer Precinct

The recognised normal route from the Lodge to the primary safer precinct is to Paech Brothers Road towards the West to Hahndorf.

The Lane Winery Luxury Accommodation Bushfire Management Plan

Alternatively, if Paech Brothers Road or Balhannah Road appears unsafe, routes to Mount Barker or Balhannah should be considered.

All evacuation routes that are to be applied to reach safer places are to be verified as available for safe passage. Appropriated mapping and instructions are to be provided to guests unfamiliar to the district.

If there is any indication that the only road options available may be heavily congested, it is preferable that evacuation is not actioned. Traffic congestion combined with possible smoke and reduced visibility only leads to panic that can create unsafe conditions.

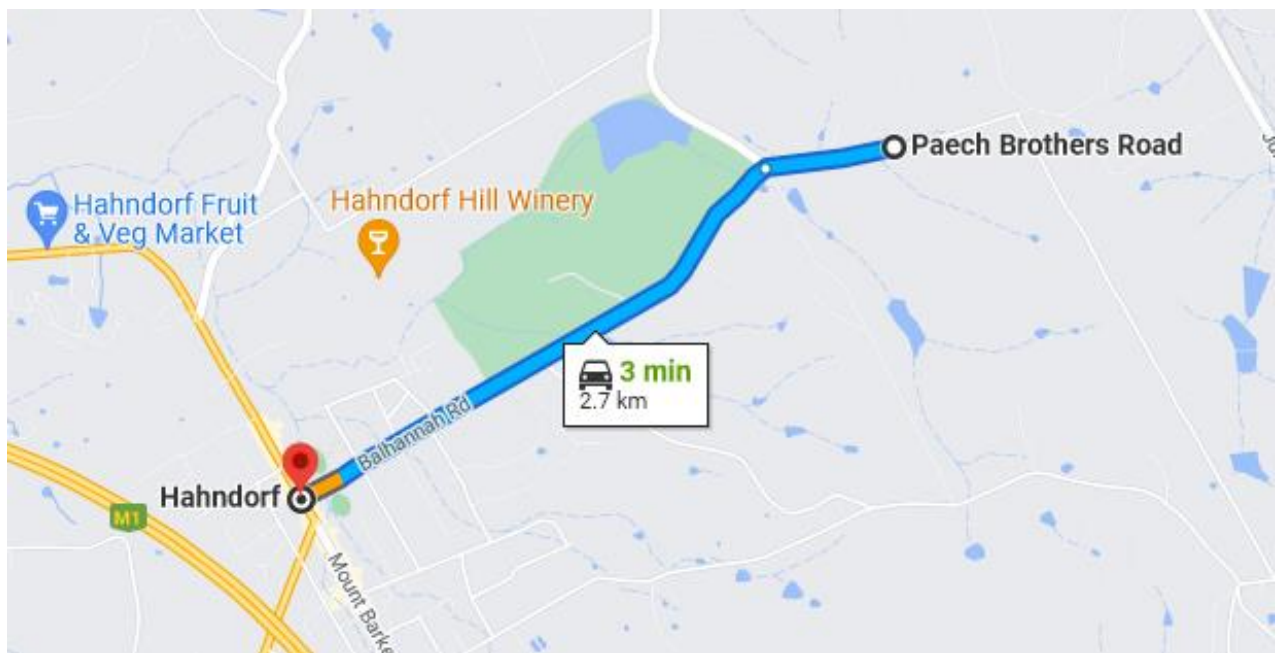


FIGURE F1 - ROUTE TO SAFER PRECINCT

Emergency Accommodation

Arrangements are to be made for alternative accommodation in a safer place for all guests who have ongoing bookings at the Lodge.

With early notification of the need for evacuation available the day before, under most circumstances there will be overnight or ample time for guests to access their room and pack all of their belongings to take with them.

If evacuation is required urgently and with minimal notice, guests are to be instructed to only pack an emergency overnight bag.

The Lane Winery Luxury Accommodation Bushfire Management Plan

STAY AND DEFEND SURVIVAL PLAN

Under no circumstances should any guest be permitted to stay and defend

ONLY APPROPRIATELY TRAINED AND CERTIFIED STAFF may be permitted to remain and provide pre and post attention to the bushfire event.

THE DECISION TO ALLOW TRAINED STAFF TO STAY AND DEFEND IS THE RESPONSIBILITY OF THE DUTY WARDEN OR ON DIRECTION OF THE GENERAL MANAGER

LAST RESORT REFUGE and SHELTERING

A space has been allocated in the Lodge Facility building where any staff and guests may shelter in the event that safe evacuation to a safer place is not available.

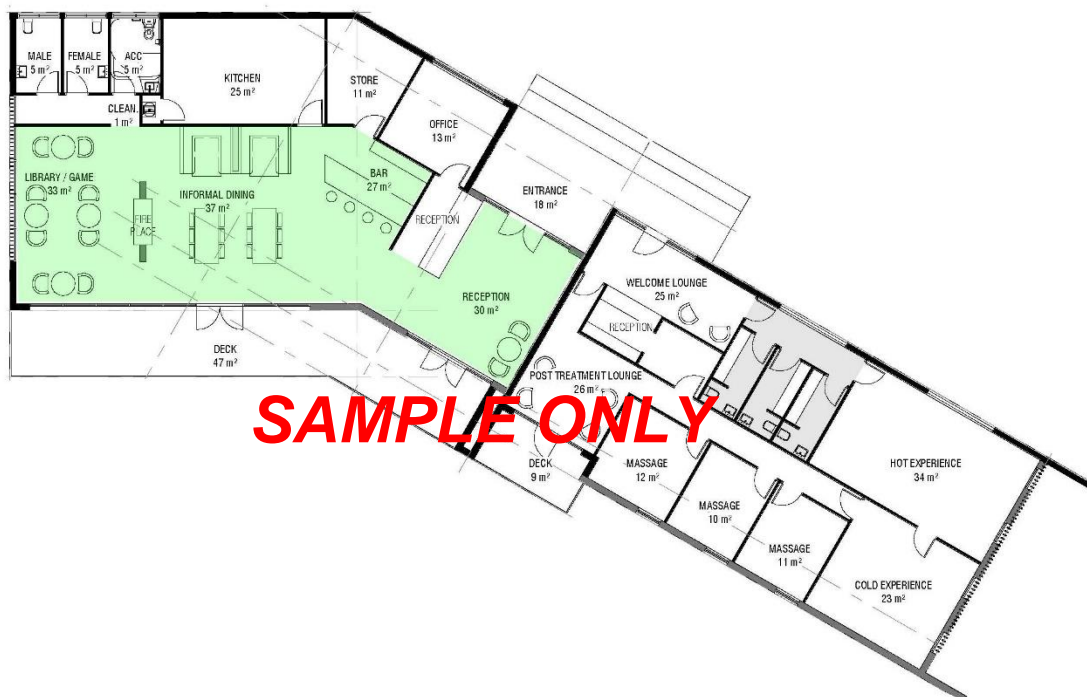


FIGURE F2 - LOCATION OF LAST RESORT REFUGE

Point to Note :-

Smoke from a bushfire can enter a building and trigger smoke detectors and initiate evacuation alarms. These alarms can add to the anxiety of everyone involved and may cause people to evacuate when it is actually safer to shelter indoors from the approaching bushfire.

The Lane Winery Luxury Accommodation Bushfire Management Plan

PREPARATION

When an Extreme or Catastrophic Fire Danger Rating day is predicted, the preparations and actions below are to be initiated.

Staffing and Staff shortages / absence

It must be recognised and expected that some staff members may be unable or reluctant to attend on days of extreme or catastrophic fire danger. Apart from the inability to access the Lodge due to possible road restrictions and closures, emotional preparedness may be lacking, and it is best to be prepared for this situation.

Backup and / or replacement staff must be allocated to cover each position of responsibility when staff members are absent, for whatever reason.

All Departments

Staff briefings will be held to inform all staff of the predicted fire risk that is imminent. All staff are to review this Safety Plan with particular emphasis on evacuation requirements

Administration / Reservations

- contact is to be made with guests having bookings for accommodation prior to their arrival and inform them of the fire danger situation. Make alternative arrangements for their arrival to suit the predicted danger rating for the following three (3) days

Housekeeping

- housekeepers are to inspect all accommodation pods and ensure that all windows are fully closed, and that all external doors are also fully closed.
- Ensure that the Last Resort Refuge area is equipped with bottled water supplies and towels / face washers that can be wetted to provide relief from likely raised temperatures within the spaces

Maintenance Department

- Check that all fire fighting equipment is operational and on standby for immediate access when required for fire control measures
- All grounds are to be checked for any potential fuel sources such as leaf litter, and cleared.

The Lane Winery Luxury Accommodation Bushfire Management Plan

EMERGENCY PROCEDURES

The General Manager or authorised replacement will be on site to take charge of guest safety

Reception / Administration Department

- All PCs to have the CFS website connected and accessible
- Assemble all duty staff and provide instruction towards an evacuation from the Lodge
- Notification to be issued to all guests advising that evacuation is imminent, and to action any announcements made directing them to assemble and / or evacuate to the nominated safer place.
- Advise guests that they should proceed to a safer place, and provide full directions on the route to be taken. Advise that they are not permitted to return until they receive an SMS or telephone contact from the Lodge.
- Arrange for appropriate transport for guests without their own transportation
- Advise the CFS of the evacuation taking place and confirm the location of the safer place that guests and / or Staff will be sheltering.
- Following evacuation of guests, conduct a head count of staff remaining at the Lodge and verify that all persons are accounted for.

Maintenance Department

- Check that all fire-fighting equipment available and systems on standby

STAFF INDUCTION, TRAINING and PRACTICE

There are roles defined and responsibilities set to provide a chain of command that has to be recognised and honoured at all times.

The degree of risk to all people increases significantly when roles and responsibilities are not known, communication is inadequate, and decision making is ineffective.

As an integral part of staff induction at commencement of employment is to include bushfire preparedness along with general induction materials. Prior to a bushfire season, all staff are required to undergo refresher training.

Appropriate training is to be provided to all [Fire Wardens](#) in relation to their allocated roles.

The Lane Winery Luxury Accommodation Bushfire Management Plan

MITIGATING THE BUSHFIRE RISK

Vegetation Management

Refer to Appendix A.

FIRE FIGHTING PROVISIONS

Refer to Appendix B.

ASSET MANAGEMENT and RECORDS

As a facility located within a Medium Bushfire Prone area, there are minimum requirements set for materials used and construction methods adopted for the Lodge in compliance with Australian Standard AS 3959 – 2018 *Construction of buildings in bushfire prone areas*

The details of construction including approved 'as constructed' documentation have been assembled within a manual for ongoing reference throughout the life of the facility, including critical advice for any subsequent owners and occupiers.

It is a part of this Bushfire Management Plan that these records identifying the construction details as baseline data be maintained, included with copies maintained at the property.

The Lane Winery Luxury Accommodation Bushfire Management Plan

APPENDIX A

VEGETATION MANAGEMENT

FIRE MANAGEMENT ZONES

Fire Management Zones (FMZ) provide a coordinated and consistent approach to bushfire risk mitigation and land management, and support the relevant fire and land manager/s by defining the minimum requirements an area must meet to comply with the relevant FMZ category. FMZs also determine the type of treatment activities that are permissible.

Where significant risks, either from bushfire or inappropriate fire regimes, are identified in an approved fire management plan, FMZs may be applied as a strategy to identify where fire management activities are considered a priority to mitigate the identified risk/s.

ASSET PROTECTION ZONE

Definition

An Asset Protection Zone-(APZ) is an actively managed fuel reduced area that surrounds or is adjacent to assets for the purpose of minimising risks to life, property, and environmental assets, particularly aimed at stopping the spread of fire and reducing short distance ember attack from the immediate environment.

Managing Asset Protection Zones

Fine fuel levels in the APZ shall be maintained to keep surface and shrub level fine fuels at Moderate or lower (as an average across the zone) as defined in the Department for Environment and Water's *Overall Fuel Hazard Guide for South Australia*.

Available fine fuels (fuel particles less than 6 mm in diameter – such as leaves, twigs, and small sticks up to pencil size) are to be reduced and maintained so that:

- fine fuel levels close to the assets are significantly lowered to reduce fire intensity
- fine fuel levels in surface, shrub, and canopy are significantly reduced and continuity (spread across the area) interrupted.

Note that mature trees are not fine fuel. Loose bark and dead leaf litter from mature trees are included in fine fuel assessment.

Fuel levels should be modified and maintained to keep the zone at Moderate or lower overall fuel hazard levels for the duration of the fire danger season. This may be achieved by utilising the methods identified below. Appropriateness of individual actions is dependent on land use and vegetation type.

Tree canopies within the APZ should be separated by at least 2 m. Keep the lower branches on mature trees pruned to a minimum of 2 m above the ground.

- Manage understorey plants so that the leaf area of the vegetation is not vertically or horizontally continuous. A disconnected 'clumping' of shrubs is more desirable than even connected coverage. Separate shrubs and trees to minimise vertical fuel 'ladders'.
- Dead shrubs/understorey plants should be removed.
- Grasses within the A-zone should be reduced to an average height of 10 cm.
- No heath or shrub understorey species are to be within 2 m of an asset to be protected.
- Where the asset is a building, tree branches overhanging the roof should be removed or trimmed to at least 2m clear of the roof.

The Lane Winery Luxury Accommodation Bushfire Management Plan

APPENDIX B

FIRE FIGHTING PROVISIONS

Fire Water Storage

[DETAILS TO BE ADDED FOLLOWING DESIGN AND DOCUMENTATION]

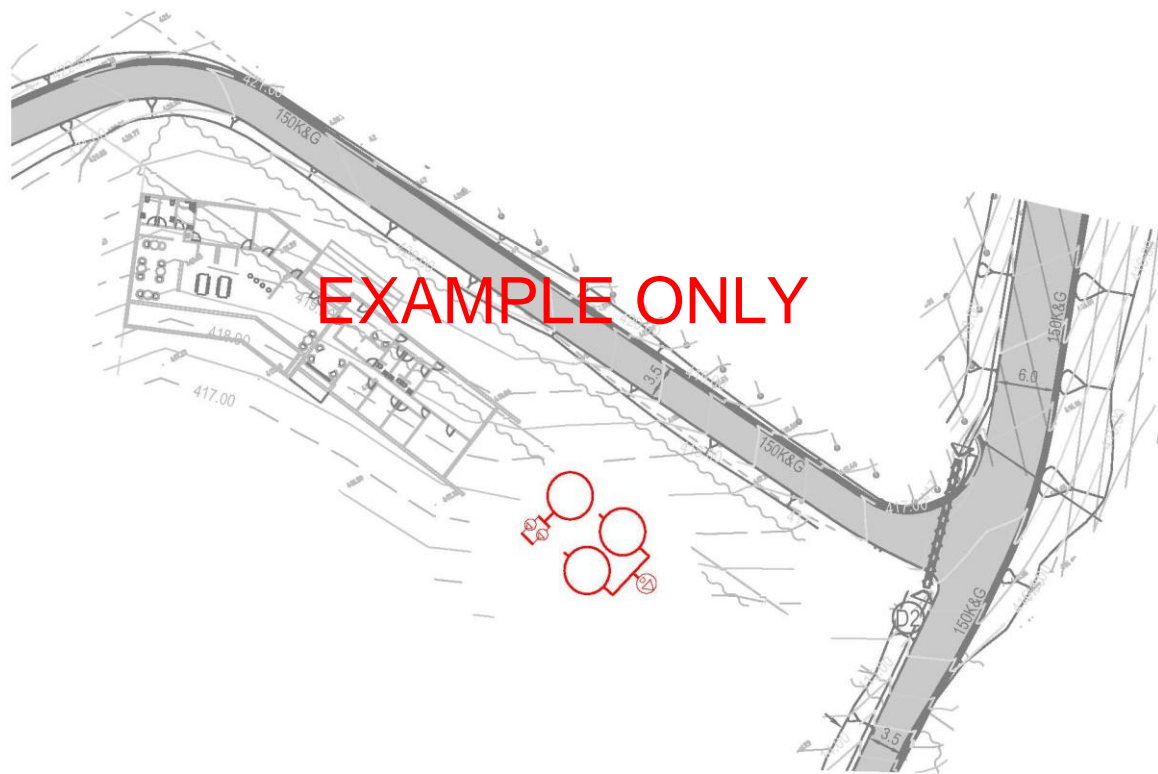


FIGURE B1 – FIRE WATER STORAGE

The Lane Winery Luxury Accommodation Bushfire Management Plan

Fire-fighter External Hosereels

External hosereels are provided at strategic locations in accommodation areas for the prime use of bushfire fighters. Hosereels are located that they can be used for pre-wetting vegetation prior to arrival of any fire front, and for post-fire use in clean-up, extinction of spot fires, and ongoing extinction of flareups in the days following the fire.

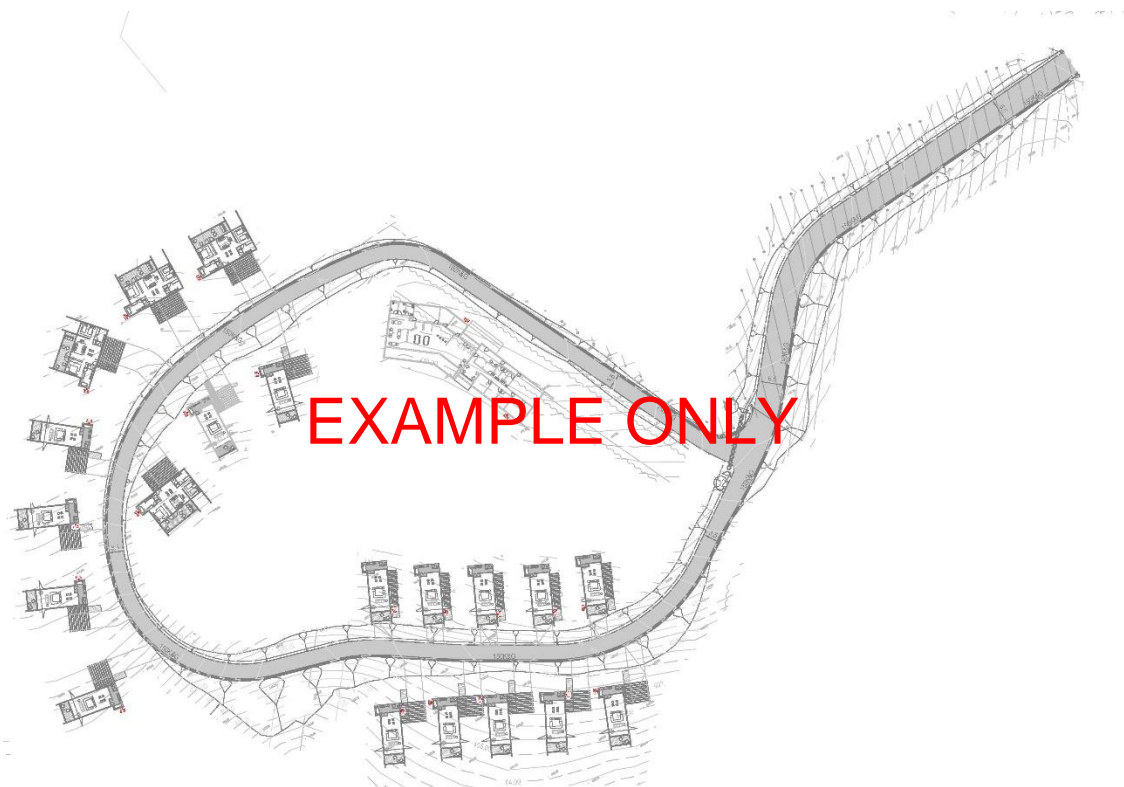


FIGURE B2 – BUSHFIRE FIRE-FIGHTING PROVISIONS

The Lane Winery Luxury Accommodation Bushfire Management Plan

FIRE EQUIPMENT REGISTER and CHECK LIST

[DETAILS TO BE ADDED FOLLOWING DESIGN AND DOCUMENTATION]

FIRE EQUIPMENT TRAINING REGISTER

[ESTABLISH A REGISTER RELATIVE TO FIRE EQUIPMENT TO RECORD STAFF WHO HAVE UNDERTAKING TRAINING IN THE OPERATION AND USE OF ANY FIRE EQUIPMENT]

The Lane Winery Luxury Accommodation Bushfire Management Plan

REGISTER OF RESPONSIBLE PERSONS

THIS REGISTER REQUIRES VERIFICATION AND AMENDMENT ON A REGULAR BASIS TO ENSURE THAT THE STAFF MEMBERS SCHEDULED ARE CURRENT AT THE COMMENCEMENT OF, AND DURING, EACH BUSHFIRE SEASON.

	<i>Name</i>	<i>Contact</i>	<i>Authorised Replacement Name</i>	<i>Contact</i>
<i>General Manager</i>				
<i>Assistant Manager</i>				
<i>Administration Manager</i>				
<i>Maintenance Manager</i>				
<i>Duty Officer</i>				
<i>Duty Officer</i>				
<i>Duty Officer</i>				

13 July 2023

#eta1000003

Intro Architecture and Planning
PO Box 207
Rundle Mall ADELAIDE SA 5000]
Attention: Mr Anthony Gatti

THE LANE WINERY, LUXURY ACCOMMODATION TRAFFIC AND PARKING REVIEW - RESPONSE TO REPRESENTATIONS

Dear Anthony,

We refer to the proposed development located at 5 Ravenswood Lane for a proposed development of luxury accommodation units. As requested, this letter provides a response to the traffic and parking related matters raised in the representations on the proposed development. In particular, this letter responds to the traffic and parking issues raised in the representation prepared by MFY dated 1 March 2023. In preparing this response, Empirical Traffic Advisory (ETA) undertook site inspections and observations on Saturday 13 May 2023. Traffic data was also obtained from both the Adelaide Hills Council and the District Council of Mount Barker as Paech Brothers Road is on the boundary of both councils.

The following are traffic and parking related issues raised by MFY followed by our response to these:

The subject site is located on cleared land within the site of The Lane Winery. The subject area of land fronts Paech Brothers Road. Paech Brothers Road is a local road within the care and control of Council. The road is sealed but the width varies along its length, narrowing to approximately 4.8m. Unprotected hazards are located along the length of the road and the drop between the pavement and the verge is relatively significant in a number of locations.

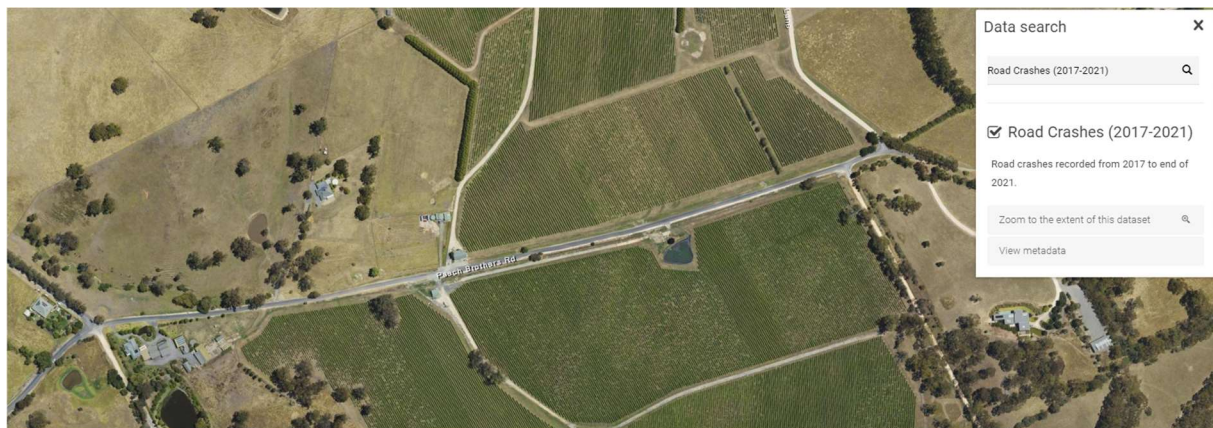
ETA undertook a site inspection and general observations of the adjacent network on Saturday 13 May 2023. The road width was measured across multiple locations along the length of Paech Brothers Road with the typical road width being 5.5m in sealed width with the road being 6.1m wide approximately 50m east of the intersection of Balhannah Road/Jones Road/Paech Brothers Road/Schroeder Road. Photos and measurements are enclosed.

While MFY indicated unprotected hazards along the length of the road, these hazards based on ETA's site investigations are well defined with hazard warning signage with adequate sight distance for approaching drivers for appropriate warning where required. No significant drops were identified from

the site inspection between the pavement and the verge that posed any safety risks. If there were any previously, these may have now likely been rectified through general road maintenance by council.

The entire stretch of Paech Brothers Road (including the intersection with Balhannah Road) has not had any recorded crashes for the last 5 years between 2017 and 2021 sourced from DIT records (as shown in Figure 1). The existing situation for Paech Brothers Road is therefore considered appropriate for the typical Adelaide Hills environment.

Figure 1: Crash History for Paech Brothers Road (2017-2021) - No Recorded Crashes



(Source DIT, May 2023)

Austrroads Guide to Road Design Part 3: Geometric Design provides advice in respect to the width of rural roads. Figure 1 illustrates an extract of ADRD03 which provides recommendations in respect to the widths.

Table 4.5: Single carriageway rural road widths (m)

Element	Design AADT				
	1-150	150-500	500-1000	1000-3000	> 3000
Traffic lanes ⁽¹⁾	3.7 (1 x 3.7)	6.2 (2 x 3.1)	6.2-7.0 (2 x 3.1/3.5)	7.0 (2 x 3.5)	7.0 (2 x 3.5)
Total shoulder	2.5	1.5	1.5	2.0	2.5
Minimum shoulder seal <small>(2), (3), (4), (5), (6)</small>	0	0.5	0.5	1.0	1.5
Total carriageway	8.7	9.2	9.2-10.0	11.0	12.0

Figure 1: Table 4.5 of Austrroads Guide to Road Design with recommended Rural Road widths

It can be seen from the above table that the recommended width of the road is related to the traffic volume. Traffic volumes on Paech Brothers Road were not reported in the application. However, this road provides access to the existing Lane Winery in additional (sic) to a number of other properties. It also provides a direct connection between Hahndorf and Junction Road (the major collector road between Littlehampton and Balhannah).

Traffic data obtained from both Adelaide Hills Council and District Council of Mount Barker indicate Paech Brothers Road are shown in Table 1.

Table 1: Traffic Data from Council

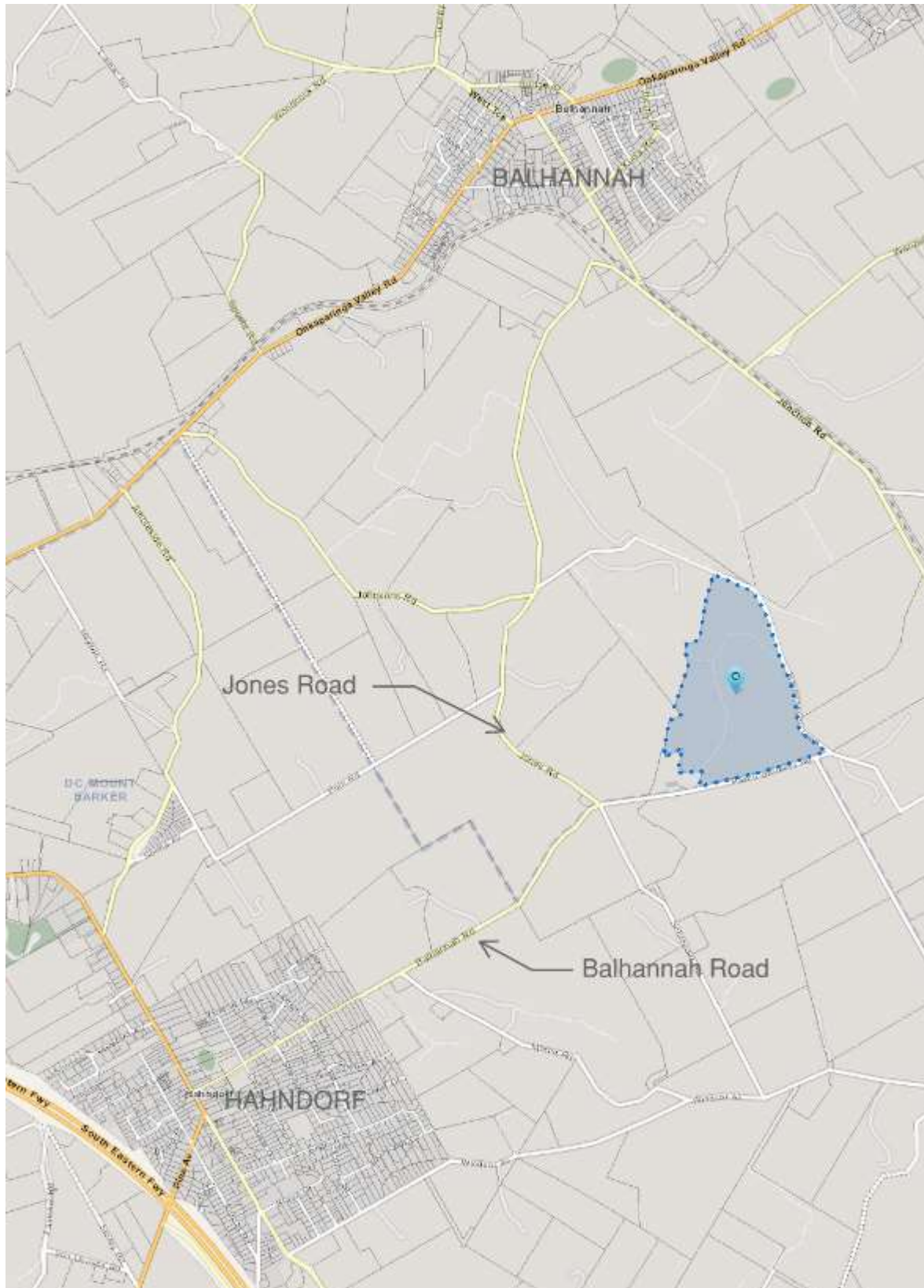
Traffic Count Recording Year	Vehicles Per Day (Average Daily)
17 to 24 March 2006	114
12 to 21 September 2006	113
08 to 25 July 2016	141

Based on the above traffic data from Council, there is a natural growth rate of approximately 2% per annum for Paech Brothers Road. Adopting an empirical approach by applying the 2% per annum growth rate to the historical traffic volumes to establish the current year traffic volumes (Year 2023), this would equate to approximately 160 vehicles per day. Table 4.5 of AGRD03 identifies the Design AADT for the second category has a range of between 150-500 vehicle per day. Accordingly, Paech Brothers Road would currently qualify for the recommendations identified within the second category in Table 4.5 of AGRD03, irrespective of the proposed development.

It is important to note MFY has stated in their letter that the road widths shown in Table 4.5 of AGRD03 are recommendations, relating to the traffic volume. The recommended road widths are purely a guide and are not requirements. The existing typical road width of 5.5m for Paech Brothers Road is sufficiently wide enough for vehicles in a two-way flow to pass each other given the low volume.

MFY has indicated that Paech Brothers Road provides direct connection between Hahndorf and Junction Road (the major collector road between Littlehampton and Balhannah). While it provides a connection to Junction Road to/from Hahndorf, it is not the most direct or convenient route option. For example the main route between Hahndorf and Balhannah would be via Balhannah Road and Jones Road. This is also demonstrated by the road colour coding from SAPPAs as illustrated in Figure 2 below as well as the traffic data (year 2010) obtained from Council for Balhannah Road having an average daily traffic count of 1289 daily trips and Jones Road having an average daily traffic count of 1223 daily trips (compared with 141 trips in 2016 for Paech Brothers Road).

Figure 2: Main Route between Hahndorf and Balhannah (Balhannah Road – Jones Road)



(Source SAPPA, May 2023)

Similarly, the main route between Hahndorf and Littlehampton (or Nairne) would be via Mount Barker Road through Totness and then via Old Princes Highway as shown in Figure 3.

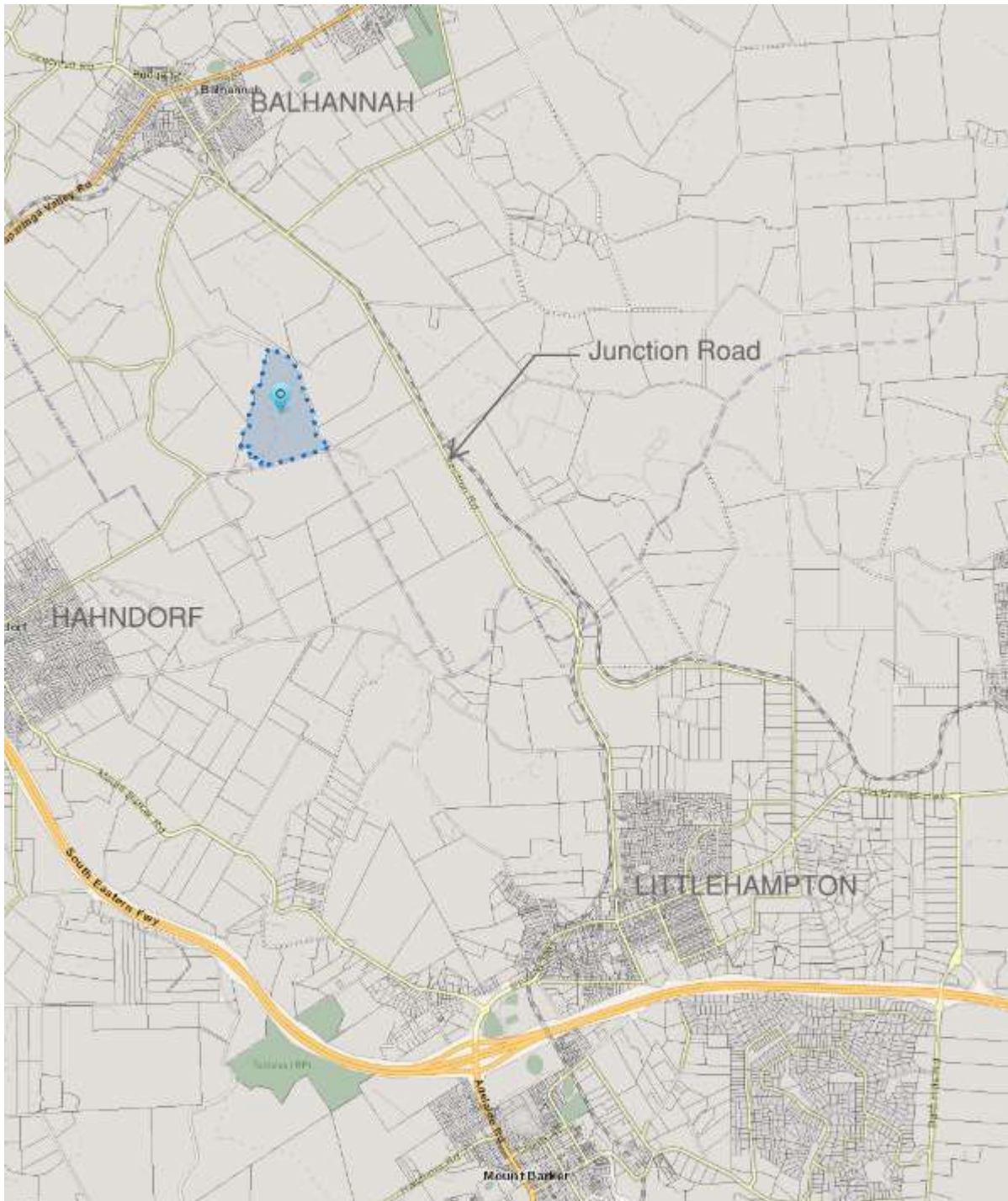
Figure 3: Main Route between Hahndorf and Littlehampton (Mount Barker Road – Old Princes Highway)



(Source SAPPA, May 2023)

Anyone wishing to travel between Balhannah and Littlehampton/Nairne would use Junction Road (Figure 4).

Figure 4: Main Route between Balhannah and Littlehampton (Junction Road)



(Source SAPPA, May 2023)

Access to the site is via Paech Brothers Road and Ravenswood Lane. Contrary to the information in the report, the access via Paech Brothers Road provides for two-way traffic movements. While guests at the restaurant are encouraged to use this access for egress movements only, delivery vehicles enter and exit at this location and there are no signs prohibiting entry.

It is unclear whether MFY has undertaken an investigation on site. Based on the ETA site inspection the Paech Brothers Road access does have signage as shown in Figure 5 to Figure 7 informing visitors that this access is for egress only (with the exception of delivery vehicles). Additional wayfinding signage at this access also informs visitors that the entrance is 500 metres ahead.

Figure 5: No Entry Signage at Paech Brothers Road and Additional Wayfinding Signage to Winery Entrance



Figure 6: Close up of No Entry Signage at Paech Brothers Road



Figure 7: Close up of Additional Wayfinding Signage to Winery Entrance



Internal to the winery site, there are a number of wayfinding directional signs to reinforce the route for accessing the site. The guidance of the signs facilitates the circulation of the site by vehicles which is consistent with the plans prepared by Intro.

A reference to the forecast traffic volumes associated with the subject type of development is not available. However, the RMS Guide to Traffic Generating Developments recommends a generation rate of three trips per unit be adopted for a motel. If this rate was to be applied, the development could generate approximately 60 trips per day.

Whether the proposal impacts the existing road network is, in my view, a matter as to whether it changes the existing nature or function of the road. Paech Brothers Road could currently meet the requirements of either of the first two categories in Table 4.5 of AGRD03. Further investigations are required to understand if the proposal would change the nature and function of this road so that it needs to be upgraded to have a carriageway width of 6.2m

Applying the 60 trips per day, to the Year 2023 volumes (160 daily trips), this would equate to 220 vehicle trips per day and therefore as indicated by Table 4.5 of AGRD03, would remain in the second category of 150 – 500 vehicles per day. Therefore, the proposed development volumes would remain within the acceptable daily traffic volumes within the second category and not materially impact on the existing nature and function of Paech Brothers Road.

Access to the site is proposed via the existing driveway. Drivers will enter and exit the site via this access, thus increasing the number of two-way traffic movements. The access road is approximately 4m in width.

Access for visitors to the proposed accommodation units will be via the existing ingress via Ravenswood Lane, not the egress via Paech Brothers Road. The site's internal roadway for visitors will be a one way route as per the existing situation. This circulation is consistent with the plans prepared by Intro.

the intersection of the driveways has not been designed to accommodate the turning movements of a refuse vehicle or a fire appliance, as illustrated in Figure 2.

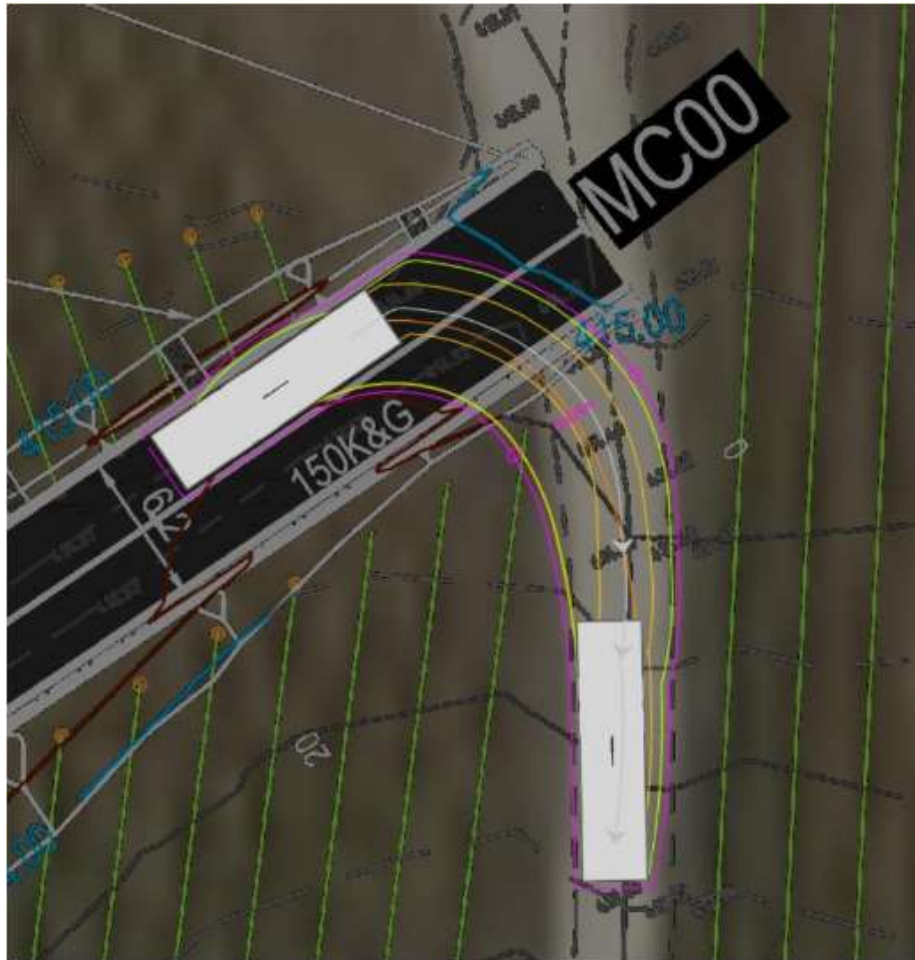
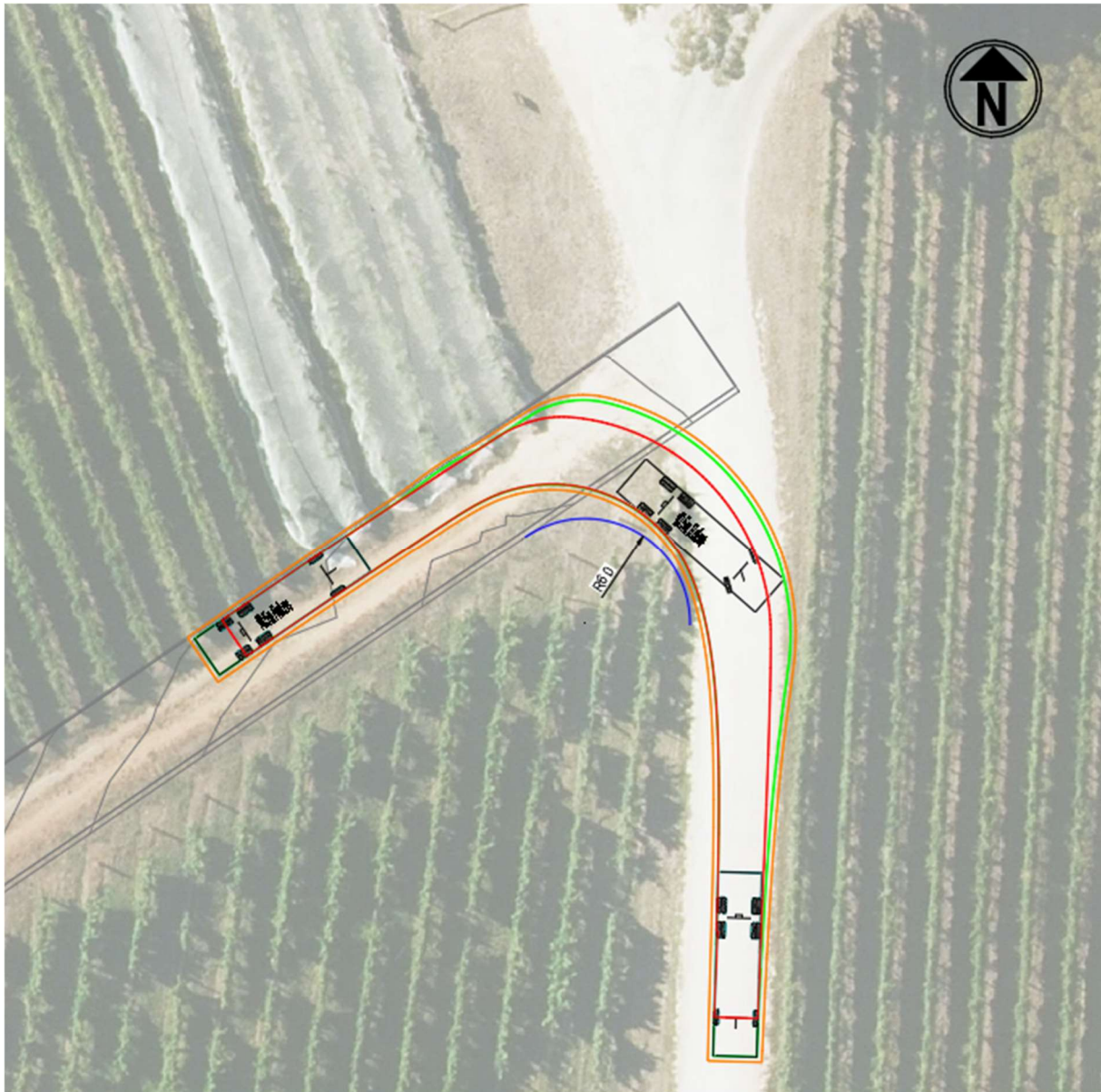


Figure 2: Swept path of a CFS Appliance

Plans are proposed to be amended to accommodate CFS truck and refuse truck requirements at this internal intersection as shown in Figure 8.

Figure 8: Proposed Amendments to Accommodate CFS Truck and Refuse Truck Turning Path



the narrow width of the driveway will result in constraints for drivers exiting from individual driveways, as illustrated in Figure 3;

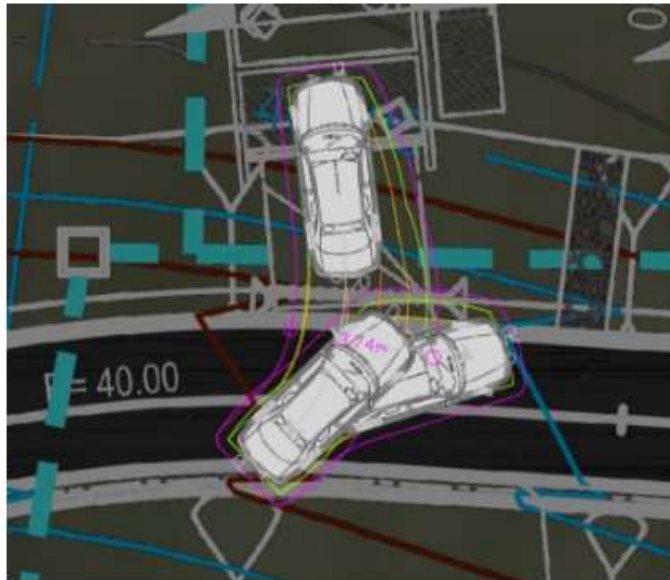


Figure 3: Swept path of vehicle exiting an individual driveway will be constrained by the narrow width

MFY has demonstrated the individual driveways will be accessible by visitors, albeit constrained. Notwithstanding MFY's swept path analysis, the plans prepared by Stantec recommend minor flaring and widening at select accommodation units to ensure safe and convenient access for all the accommodation units. This could be reviewed during detailed design.

Sight distance would also be constrained by the vines at the internal intersection, as illustrated in Figure 8.



Figure 8: Sight distance constraints at proposed internal intersection

The sightline would only be required in emergency situations and can be readily achieved through minor vine trimming/removal within this sightline triangle. This could be reviewed in detailed design. The photo in Figure 9 illustrates the current visibility for drivers at the internal intersection, looking to the right which is the exit bound internal roadway. A driver would be able to see a large emergency vehicle through the gaps in the vines, based on a driver being able to see the roadway through these gaps.

Figure 9: Driver Visibility looking towards exit bound roadway (looking right) from Internal Intersection.



The sight distance at this intersection is currently obstructed and a review of any increased safety risk at the intersection as a result of the additional volume is warranted. Should the proposal result in the change in nature and function of Paech Brothers Road there would be an increased risk for drivers and a potential requirement for widening of the road.

No details have been provided as to what is currently obstructing sight distance at this intersection. Based on ETA's general site observations of this existing situation, there was adequate sight distance to safely turn and drive through this intersection. Furthermore, no crashes have been identified at this intersection for the last 5 years to suggest there could be any safety issues at this location. The additional traffic volumes from the proposed development will not change the nature and function of Paech Brothers Road and the additional traffic volumes would be less than the daily fluctuations experienced on Balhannah Road and Jones Road.

CONCLUSIONS

The review of the representations has responded to the following:

1. The existing situation for Paech Brothers Road is considered appropriate for the typical Adelaide Hills environment.
2. Paech Brothers Road would currently qualify for the recommendations identified within the second category in Table 4.5 of AGRD03, irrespective of the proposed development.
3. The recommended road widths are recommendations, not a requirement.
4. The existing typical road width of 5.5m for Paech Brothers Road is sufficiently wide enough for vehicles in a two-way flow to pass each other.
5. Signage exists at the Paech Brothers Road access, informing visitors that this access is no entry and is for egress only. Additional wayfinding signage at this access also informs visitors that the entrance is 500m ahead.
6. Internal to the winery site, there are a number of way finding directional signage to reinforce the directional route for accessing the site. This circulation is consistent with the plans prepared by Intro.
7. The proposed development volumes added to the existing traffic volumes would still lie within the acceptable daily traffic volumes within the second category and not materially impact on the existing nature and function of Paech Brothers Road.
8. Access for visitors to the proposed accommodation units will be via the existing ingress via Ravenswood Lane, not the egress via Paech Brothers Road. The site's internal roadway for visitors will be a one directional route as per the existing situation. This circulation is consistent with the plans prepared by Intro.
9. The additional traffic volumes from the proposed development will not change the nature and function of Paech Brothers Road and the additional traffic volumes would be less than the daily fluctuations experienced on Balhannah Road and Jones Road.

Overall the proposed development will only have a very minor impact on traffic volumes on the adjacent road network.

Should further information be required, please contact the undersigned at your convenience.

Yours sincerely

EMPIRICAL TRAFFIC ADVISORY



David Kwong
Director

encl. Site Photos

















2 September 2024

#eta1000003

Intro Architecture and Planning
PO Box 207
Rundle Mall
Adelaide SA 5000
Attention: Mr Anthony Gatti

THE LANE WINERY, LUXURY ACCOMMODATION PARKING REVIEW

Dear Anthony,

I refer to the proposed development located at 5 Ravenswood Lane for a proposed development of luxury accommodation units. As requested, this letter provides the findings of a geometric parking layout assessment for the proposed development. We have not undertaken a gradient assessment as we understand that is being undertaken by the civil engineer and will be reviewed further during detailed design.

The proposed development road and parking layout has been prepared by Intro and the layout is as shown in Figure 1.

Figure 1: Proposed Development Road and Parking Layout



The proposal includes a two-way road layout for the section from the existing winery facilities roadway to the proposed luxury accommodation units and facility. The proposed roadway then turns into a one-way roadway heading in an anti-clockwise direction, then splitting into two one-way roadways to provide access to the two tiered rows of accommodation units before the one way roads form back to a single one way roadway intersecting back with the northern intersection with the two-way roads. The traffic flows are shown in Figure 2. Along the one-way roads there will be parallel parking spaces proposed to be provided to service the parking needs of the accommodation units.

Figure 2: Proposed Traffic Flows



CAR PARK AND ROAD LAYOUT

The parking layout has been designed in accordance with Australian Standard/New Zealand Standard for Off Street Car parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2022). Key features of the car park design include:

- open-air at-grade parking across the site.
- 90 degree parking spaces by the lodge facility have been provided with a width of 2.6m and a length of 5.4m or 4.8m (with 600mm overhang) and set within a 5.8m wide aisle.
- Two parking spaces for people with disabilities and associated shared area have been provided in accordance with the AS/NZS2890:6:2022 by the lodge facility car park.
- The circulating roadway beyond the lodge facility will be generally one-way at a width of 3.6m and will cater for car and CFS truck movements.
- The parallel spaces along the circulating roadway associated with the accommodation units will be 2.8m wide by 8m long.
- A loading and waste collection service area for the lodge facility will be located toward the western side of the facility building.

ACCESS

The proposed access for visitors to the proposed accommodation units will be via the existing Ravenswood Lane access. Visitors will then utilise the existing internal one way circulating laneway to access the new proposed two-way road from the existing winery facilities roadway to the proposed luxury accommodation units and facility. The proposed roadway then turns into a one-way roadway heading in an anti-clockwise direction, then splitting into two one-way roadways to provide access to the two tiered rows of accommodation units before the one way roads form back to a single one way roadway intersecting back with the northern intersection with the two-way roads. Along the one-way roads there will be parallel parking spaces proposed to be provided to service the parking needs of the accommodation units.

A loading and waste collection service area for the lodge facility will be located toward the western side of the facility building and be accessible for vehicles up to a 10.5m waste truck.

The site has been designed for access by 10.5m waste truck and CFS trucks to circulate around the new proposed roadways. Light vehicles will be able to traverse the site in the same path as the CFS truck with adequate clearances.

Turn path diagrams are shown attached for the proposed development including:

AT01 10.5m waste truck Entry and Exit of new roadway

AT02 CFS Truck circulation

CONCLUSIONS

The traffic and parking assessment has found the following:

1. The proposed development includes new tourist accommodation units with lodge facility and new circulating roadways and parking areas.
2. The parking layout has been designed in accordance with Australian Standard/New Zealand Standard for Off Street Car parking (AS/NZS2890.1:2004 and AS/NZS2890.6:2022).
3. The proposed access for visitors to the proposed accommodation units will be via the existing Ravenswood Lane access. Visitors will then utilise the existing internal one way circulating laneway to access the new proposed two-way road from the existing winery facilities roadway to the proposed luxury accommodation units and facility.
4. The new proposed two-way roadway has been designed for access by a waste truck to circulate and turn around to enter/exit in a forward direction.
5. The proposed new roadways have been designed for access by 10.5m waste and CFS trucks to circulate around the new tourist accommodation units. Light vehicles will be able to traverse the site in the same path as the CFS truck with adequate clearances.

Should further information be required, please contact the undersigned at your convenience.

Yours sincerely

EMPIRICAL TRAFFIC ADVISORY

A handwritten signature in black ink, appearing to read 'David Kwong', is written over a light blue horizontal line.

David Kwong
Director

encl. Turn Path Diagrams AT01 to AT02

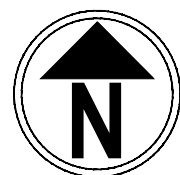
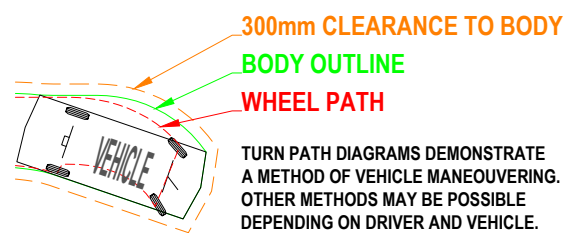


**EXCLUDES ASSESSMENT OF ROAD AND CAR PARK GRADIENTS.
GRADIENTS HAVE BEEN UNDERTAKEN BY CONSULTING CIVIL ENGINEER**

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VEHICLE PATH LEGEND

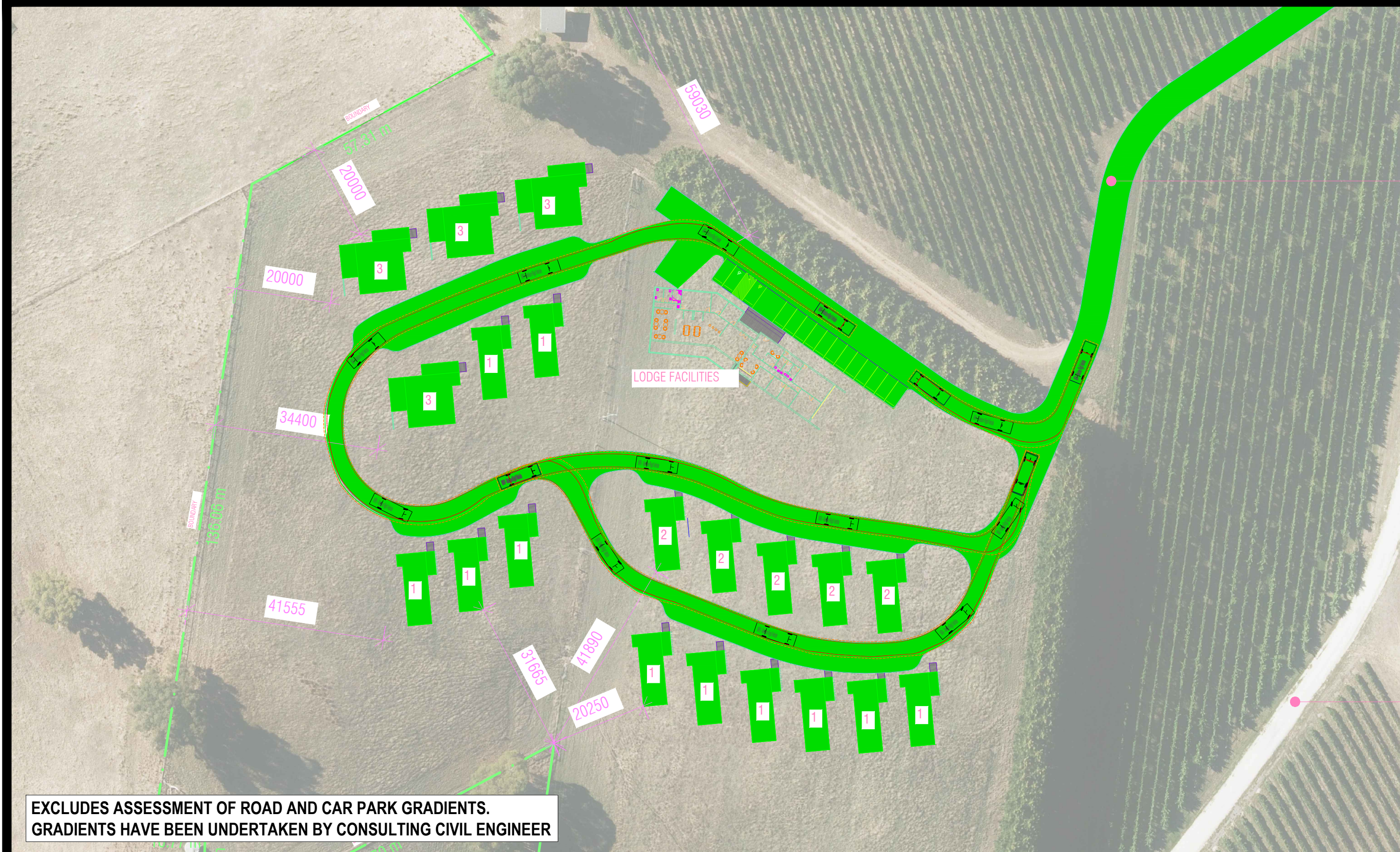


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metres

APPROVED: **DK**
DATE: **28 August 2024**
FILENAME: **240828-1000003-04.DWG**

**THE LANE WINERY
LUXURY ACCOMMODATION
10.5M WASTE TRUCK
TURN PATHS**

DRAWING: **240828-1000003-04-AT01**

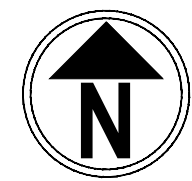
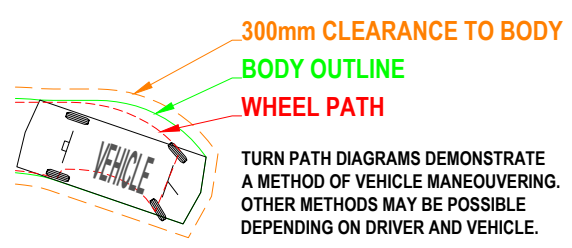


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VEHICLE PATH LEGEND



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metres

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**THE LANE WINERY
LUXURY ACCOMMODATION
CFS TRUCK (8.8M MRV)
TURN PATHS**

DRAWING: **240828-1000003-04-AT02**

LODGE AND VILLA SURROUNDS

SMALL TREE UPPER BOUNDARY BUFFER



Acer campestre 'Elricht'
Field Maple
H 7 W 4-5



Cupaniopsis anacardioides
Tuckeroo
H 7-8 W 4-5



Banksia marginata
Silver Banksia
H 5-7 W 4

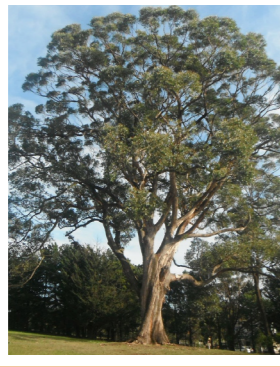


Allocasuarina verticillata (Hills)
Drooping Sheoak - hills form
H 5-8 W 4-6

TALL WOODLAND BUFFER FROM SOUTH



Eucalyptus baxteri
Brown Stringybark
H 15-25 W 6-15



Eucalyptus obliqua
Messmate Stringybark
H 15-25 W 12-20



Eucalyptus camaldulensis
River Red Gum
H 20-30 W 10-15



Eucalyptus leucoxydon ssp. leuc
SA Blue Gum
H 8-20 W 6-15

TALL WOODLAND BUFFER

SMALL TREE BUFFER

LOWER BOUNDARY BUFFER



Euc. viminalis ssp. cygnensis
Rough-barked Manna Gum
H 10-30 W 8-15



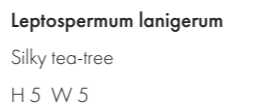
Exocarpos cupressiformis
Native Cherry
H 3-8 W 3-5



Acacia pycnantha
Golden Wattle
H 5 W 3-6



Acacia retinoides ssp. retinoides
Swamp Wattle
H 6 W 4



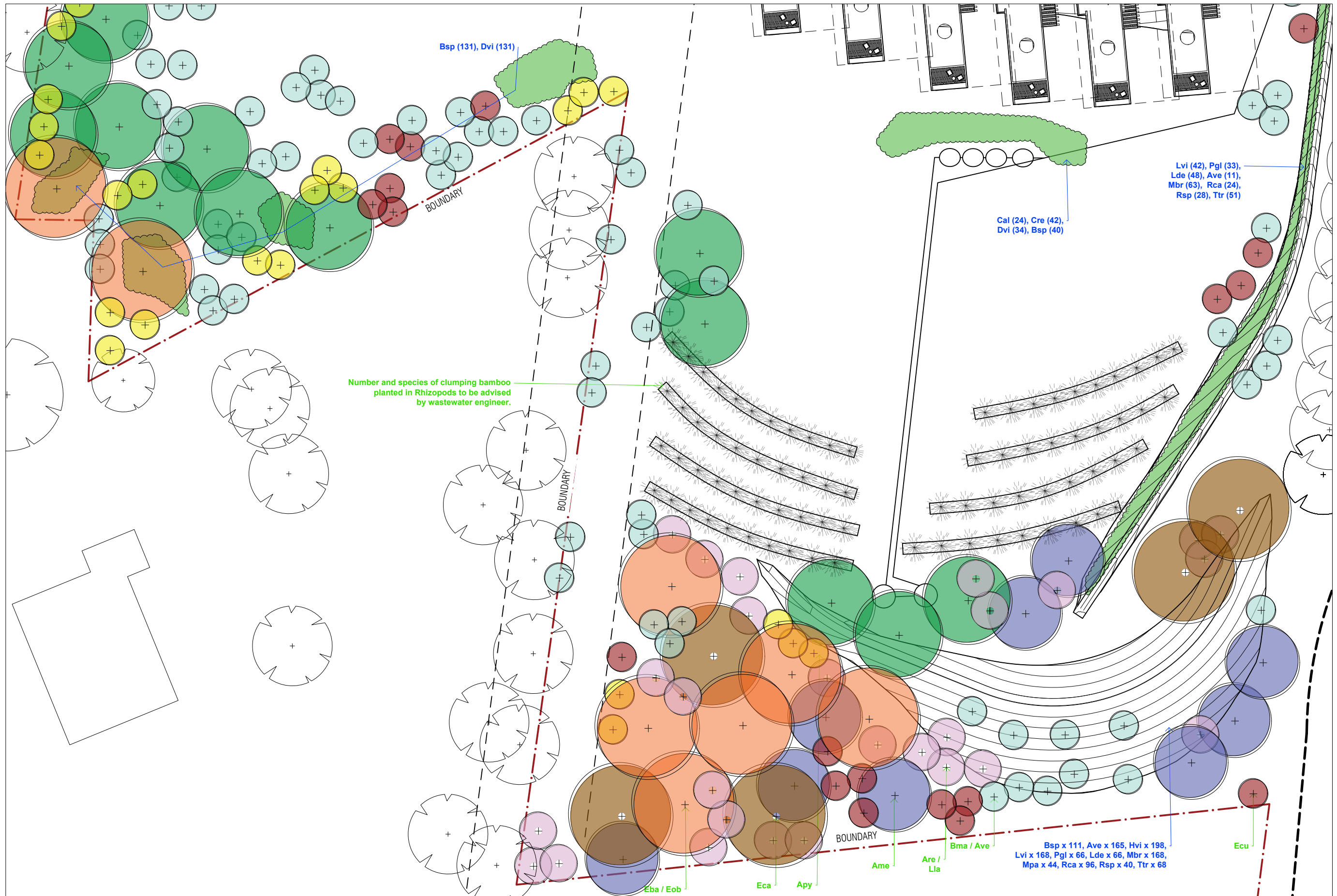
Leptospermum lanigerum
Silky tea-tree
H 5 W 5

Note:
- Endemic tree species have been selected for biodiversity and habitat where possible and separated from buildings for fire safety
- Trees with low flammability characteristics have been selected for shelter, shade, habitat and visual amenity within the asset protection zone.



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SOUTHERN SITE EXTENT

DRAWING NUMBER
SK08

SCALE @ A3
1 : 500

PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
20023

REVISION
A

DATE
12 DEC 2023





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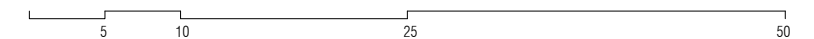
PROJECT
 THE LANE WINERY ACCOMODATION

CLIENT
 LUXURY HOTELS AUSTRALIA

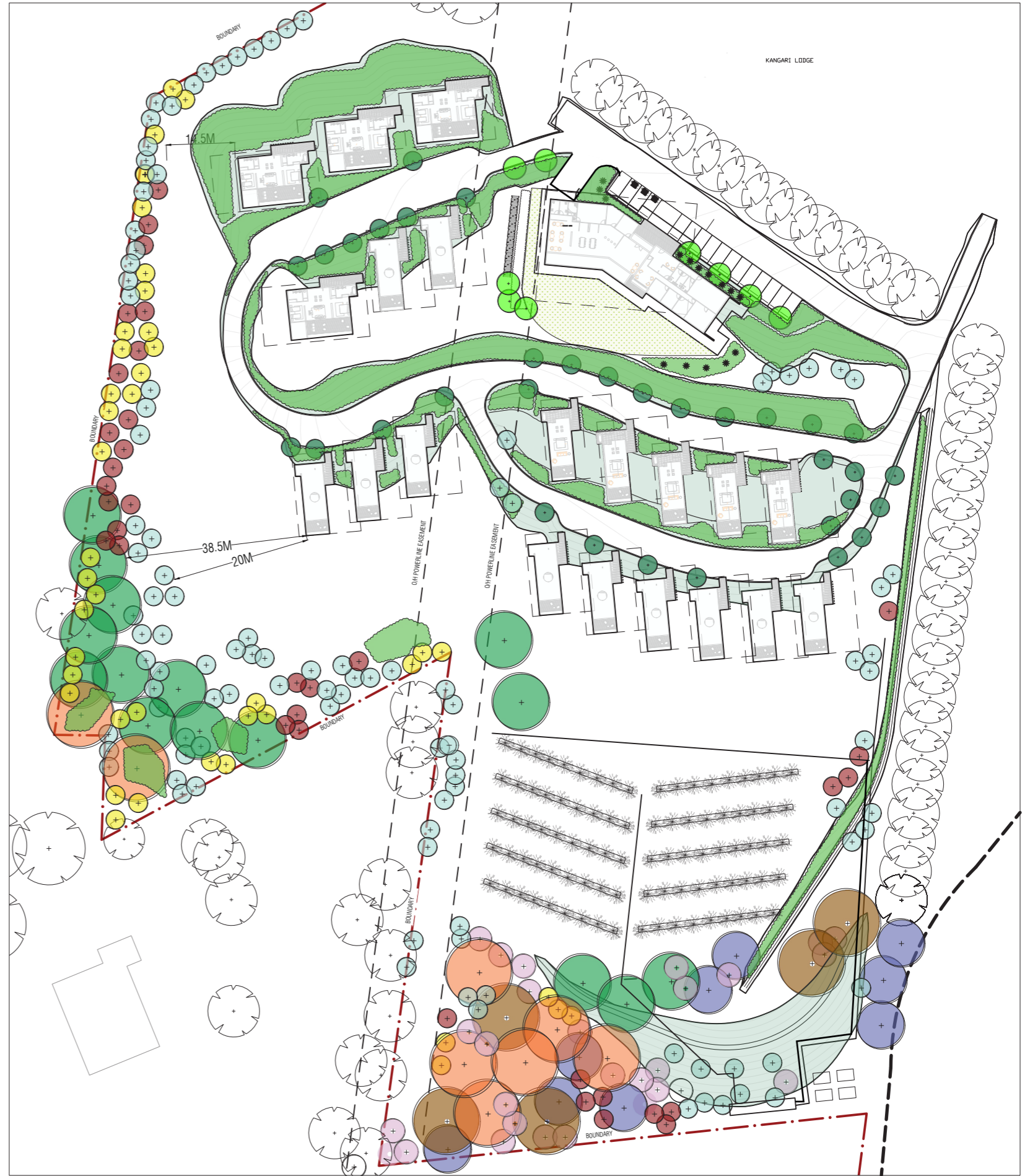
PROJECT NO.
 20023

REVISION
 A

DATE
 12 DEC 2023



TREES			
Ame	Acacia melanoxylon	Blackwood	7-20 x 4-10
Apy	Acacia pycnantha	Golden wattle	5 x 3-6
	Acacia retinoides ssp. Retinoides	Swamp wattle	6 x 4
AcE	Acer campetre 'Elsrijk'	Field maple	7 x 4-5
	Acmena smithii	Lilly pilly	
Ave	Allocasuarina verticillata (hills form)	Sheoak	5-8 x 4-6
Bma	Banksia marginata	Silver banksia	5-7 x 4
Can	Cupaniopsis anacardioides	Tuckeroo	
Eba	Eucalyptus baxteri	Brown stringybark	15-25 x 6-15
Eca	Eucalyptus camaldulensis	River Red Gum	20-40 x 10-15
Ele	Eucalyptus leucoxylon	blue gum	8-30 x 6-20
Eob	Eucalyptus obliqua	Messmate stringybark	15-30 x 12-25
Evi	Eucalyptus viminalis ssp cygnensis	Rough-barked manna gum	10-35 x 8-15
Ecu	Exocarpos cupressiformis	Native cherry	3-8 x 3-5
Lla	Leptospermum lanigerum	Silky tea-tree	5 x 5
SUB_SHRUB			
	Acacia myrtifolia	Myrtle wattle	0.5-1.5 x 2-3
	Acacia spinescens	Spiny wattle	1 x 1-2
	Bursaria spinosa	Sweet bursaria	1-3 x 0.5-1.5
	Daviesia leptophylla	Narrow leaf Bitter-pea	1-2.5 x 1-2
	Daviesia ulicifolia	Gorse bitter-pea	1-2 x 0.5-1
	Dodonaea viscosa	Sticky hop bush	3 x 1-2
	Goodenia ovata	Hop goodenia	1.5 x 1.5
	Hakea rostrata	Beaked hakea	1-3 x 1-5
	Leptospermum myrsinoides	Heath tea-tree	1-2 x 1-4
	Melaleuca decussata	Cross-leafed honey-myrtle	2-3 x 2
	Pultenaea daphnoides	Large-leaf bush pea	1-3 x 1-2
SMALL_SHRUB			
	Atriplex vesicaria	Bladder saltbush	0.5-1 x 1-2
	Billardiera cymosa	Sweet apple-berry	1 x 1
	Correa reflexa	Common correa	0.5-2 x 0.5-2
	Correa alba	White correa	1-2 x 1.3
	Epacris impressa	Common heath	1 x 1
	Grevillea lavandulacea	Spider flower	0.3-1 x 0.3-1
	Hardenbergia violaceae	Happy Wanderer	0.5 x 3
	Hibbertia sericea	Silky guinea flower	0.4-0.8 x 0.3-0.5
	Hibbertia virgata	Twiggy guinea flower	0.1-0.8 x 0.1-0.5
	Leopogon virgatus	Common bearded heath	0.5 x 0.5
	Olearia ramulosa	Twiggy daisy-bush	1.2 x 2
	Myoporum montanum	water bush	1-2 x 1.5-2.5
	Pimelea flava	Diosma riceflower	1-2 x 1-2
	Pimelea glauca	Slender riceflower	1 x 1
	Rhagodia candolleana ssp. Candolleana	Seaberry saltbush	0.1-1 x 1.5-2
	Scaevola albida	White fan flower	0.2 x 1
	Tetrateca pilosa ssp. Pilosa	Hairy pink-bells	0.5 x 0.2-0.5
	Westringia 'Grey Box'	Grey box native rosemary	0.4 x 0.4
HERBACEOUS			
	Austrodanthonia caepitosa	Wallaby grass	0.2-0.8 x 0.1-0.3
	Austrostipa elegantissima	Elegant spear grass	1 x 1
Cap	Chrysocephalum apiculatum	Common everlasting	0.1-0.5 x 0.5
	Clumping bamboo		
Dro	Dampiera rosmarinifolia	Rosemary Dampiera	0.2-0.5 x 0.5-2
Dca	Dianella caerulea	Paroo lily	0.8 x 1.8
Hsc	Helichrysum scorpioides	Button everlasting	0.2-0.5 x 0.2-0.3
Lde	Lomandra densiflora	Soft-mat rush	1-2 x 1-2
Mbr	Maireana brevifolia	Cotton bush	0.5-1 x 0.5-1.5
Mst	Microlaena stipoides ssp. Stipoides	Weeping Rice-grass	0.1-0.7 x 0.2-1
Mpa	Myoporum parvifolium	Creeping boobialla	0.2-0.3 x 2-3
	Pelargonium australe	Austral stork's bill	0.3-0.7 x 0.5-1.5
	Poa Labillardieri	Common tussock grass	0.3-1 x 0.3-0.7
	Poa poiformis Kingsdale		
Ttr	Themeda triandra	Kangaroo grass	0.9-1 x 0.8-1
Vhe	Viola hederaceae	Native violet	
Wst	Wahlenbergia stricta		



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TREE PLAN

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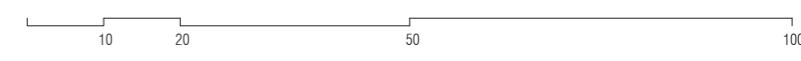
PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY LODGE GROUP

PROJECT NO.
20023

REVISION
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DATE
8 NOV 2024





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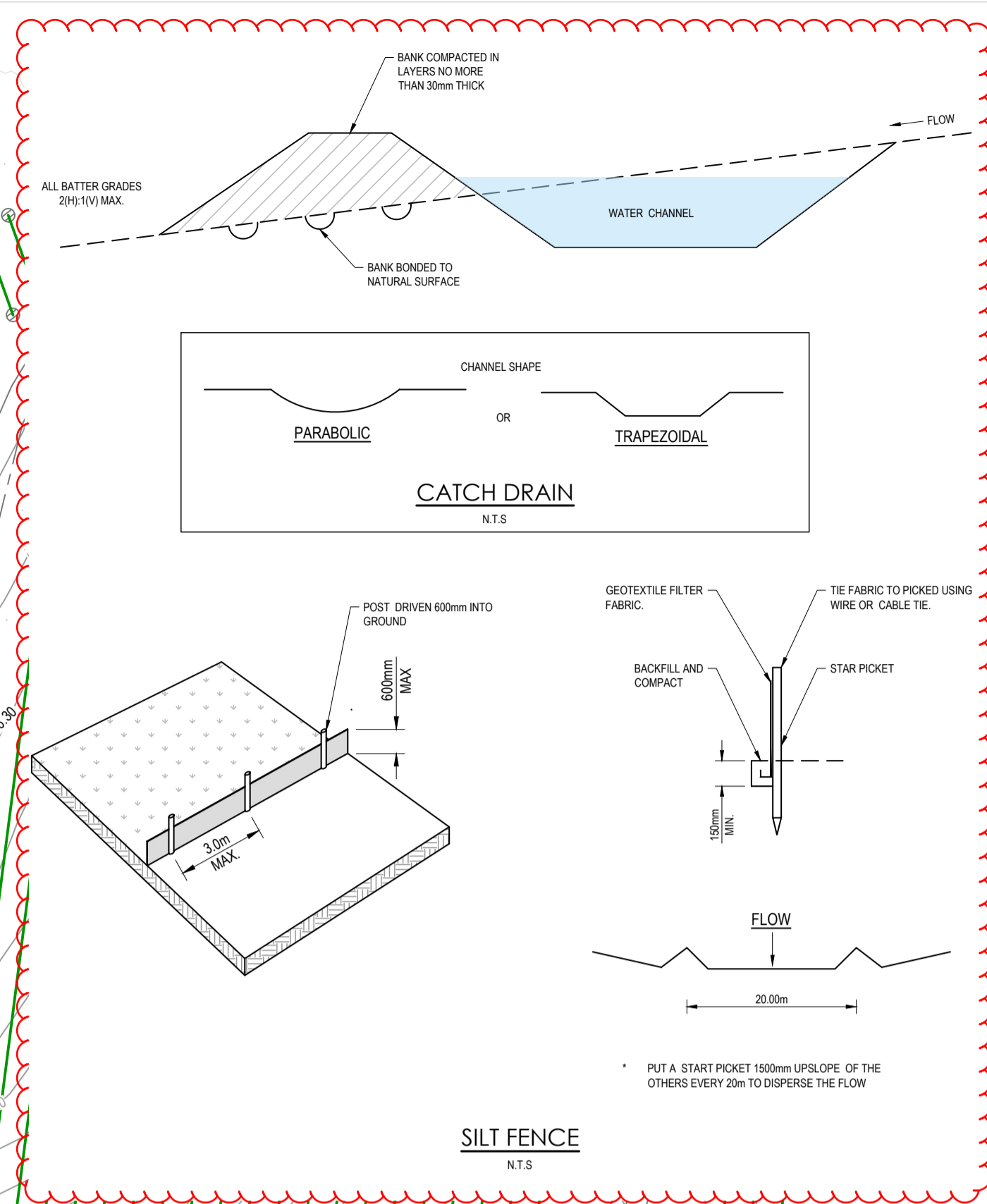
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LEGEND

- CADASTRAL BOUNDARY
- 32.0 EXISTING CONTOUR (1.0m INTERVAL)
- EXISTING TREES TO BE PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED DRIVABLE CULVERT
- PROPOSED HEADWALL
- PROPOSED STORMWATER DRAINAGE PIT
- LINEMARKING
- PROPOSED VILLA / LODGE
- PROPOSED GRAVEL ROAD
- PROPOSED CONCRETE PARKING
- STORMWATER BIO - DETENTION BASIN
- PROPOSED LANDSCAPE
- PROPOSED SWALE WITH ROCK PROTECTION
- 442.0 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL (SLEEPERS)
- + P428.30 PROPOSED SURFACE LEVEL
- + Ex 427.35 EXISTING SURFACE LEVEL
- 1:80 DESIGN SURFACE GRADIENT
- PROPOSED SILT FENCE
- PROPOSED CATCH DRAIN
- EXISTING SERVICES
- E EXISTING ELECTRICAL CABLE
- T EXISTING TELECOMMUNICATIONS CABLE
- OHE EXISTING ELECTRICAL CABLE (OVERHEAD)
- C EXISTING CULVERT
- X EXISTING CULVERT TO BE REMOVED

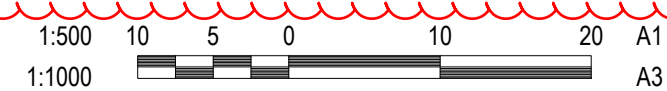


EXISTING LIGHT POLE TO BE PROTECTED. LOCALLY STEEPEN BATTER AROUND POLE IF REQUIRED TO ACHIEVE MIN. 500mm CLEARANCE TO EDGE OF BATTER

FOR DETENTION BASIN DETAILS REFER TO DRG. CI-0020

Erosion & Sediment Control Notes

- Prior to any works commencing on site the contractor shall establish, manage, maintain, and monitor all proposed erosion & sediment control measures (including but not limited to sediment fences, sediment basins, diversion drains, etc.) And modify or install additional or alternative measures during the construction and maintenance periods as required to comply with:
 - The approved drawings
 - Local authority standards, guidelines, and requirements
 - International erosion control association (IECA) standards and guidelines
 - All statutory requirements
 - Any additional directions from the superintendent
- Soil exposure should be limited, in order of priority, by:
 - Maintaining existing grassed areas clear of earthworks.
 - Minimising the extent of disturbance works to existing stabilised surfaces.
 - Staging works to minimise the total area that is exposed at any one time, noting the maximum allowable area that can be disturbed at any one time in accordance with the local authority requirements.
 - Effectively stabilising open areas prior to rainfall if works are delayed or not intended to occur immediately.
 - Effectively establishing ground cover sufficient to restrain erosion (minimum 80% coverage of all soil) must be provided within 30 calendar days from completion of any works where the soil is at risk of accelerated erosion. During the interim period between completion of works and the establishment of at least 80% ground cover, E.S.C. measures will be required (e.g., Sediment fences).
- At all times during construction adjacent properties, water courses, and drainage systems are to be protected against sediment run-off by the application of sediment control measures. Any damage incurred to these areas as a result of the contractors works shall be rectified by the contractor at no cost to the principal.
- Suitable access shall be provided and maintained at all times to allow maintenance of all sediment control devices. Clearing shall only occur in areas where there is no other alternative to gain access to the location of the approved sediment control devices. (Contractor should note the location of existing trees to be retained & vegetation protection areas).
- All permanent and temporary sediment control devices are to be maintained free of sediment. Such devices are to be checked by the contractor at least daily (when work is occurring onsite) or weekly (when work is not occurring onsite); within 24 hours of expected rain and within 18 hours of a rainfall event (i.e., an event of sufficient intensity and duration to mobilise sediment onsite). Maintenance for E.S.C. measures is to be completed by the end of the day when their capacity falls below 75%.
- The contractor shall ensure that all reasonable measures are taken to prevent dust pollution in accordance with local authority standards.
- Stockpiles of topsoil, sand, aggregate, spoil, or other material capable of being moved by the action of wind or running water shall be stored clear of drainage paths, with appropriate measures to prevent entry into either the road and/or drainage systems, including, but not limited to construction of a sediment fence around the bottom of the stockpile.



LAYOUT
1:500

Client
Luxury Lodge Group Pty Ltd

Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
**5 Ravenswood Lane
Bahannah SA 5242**

PRELIMINARY
NOT FOR CONSTRUCTION

B	TOWN PLANNING ISSUE	BDL	DMCG	17.10.23
A	PRELIMINARY ISSUE	NH	DMCG	9.10.23
Revision		By	Appd	Date

Drawing Title
CONCEPT GRADING PLAN



SCALE
1:500

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Melbourne VIC 3000
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LEGEND

- CADASTRAL BOUNDARY
- 32.0 EXISTING CONTOUR (1.0m INTERVAL)
- EXISTING TREES TO BE PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED DRIVABLE CULVERT
- PROPOSED HEADWALL
- PROPOSED STORMWATER DRAINAGE PIT
- LINEMARKING
- PROPOSED VILLA / LODGE
- PROPOSED GRAVEL ROAD
- PROPOSED CONCRETE PARKING
- STORMWATER BIO - DETENTION BASIN
- PROPOSED LANDSCAPE
- PROPOSED SWALE WITH ROCK PROTECTION
- 442.0 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL (SLEEPERS)
- + P428.30 PROPOSED SURFACE LEVEL
- + Ex 427.35 EXISTING SURFACE LEVEL
- 1:80 DESIGN SURFACE GRADIENT

EXISTING SERVICES

- E EXISTING ELECTRICAL CABLE
- OHE EXISTING TELECOMMUNICATIONS CABLE
- T EXISTING ELECTRICAL CABLE (OVERHEAD)
- EXISTING CULVERT
- EXISTING CULVERT TO BE REMOVED

EXISTING LIGHT POLE TO BE PROTECTED. LOCALLY STEEPEN BATTER AROUND POLE IF REQUIRED TO ACHIEVE MIN. 500mm CLEARANCE TO EDGE OF BATTER

FOR DETENTION BASIN DETAILS REFER TO DRG. CI-0020

ELECTRICITY BOX C

TANK

1:500 10 5 0 10 20 A1
1:1000 A3

LAYOUT
1:500

Client
Luxury Lodge Group Pty Ltd

Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
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A	PRELIMINARY ISSUE	NH	DMCG 9.10.23

Drawing Title
CONCEPT GRADING PLAN

23187 Project Number
CI-TP-0010 Drawing Number
B Revision

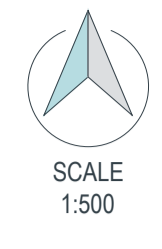
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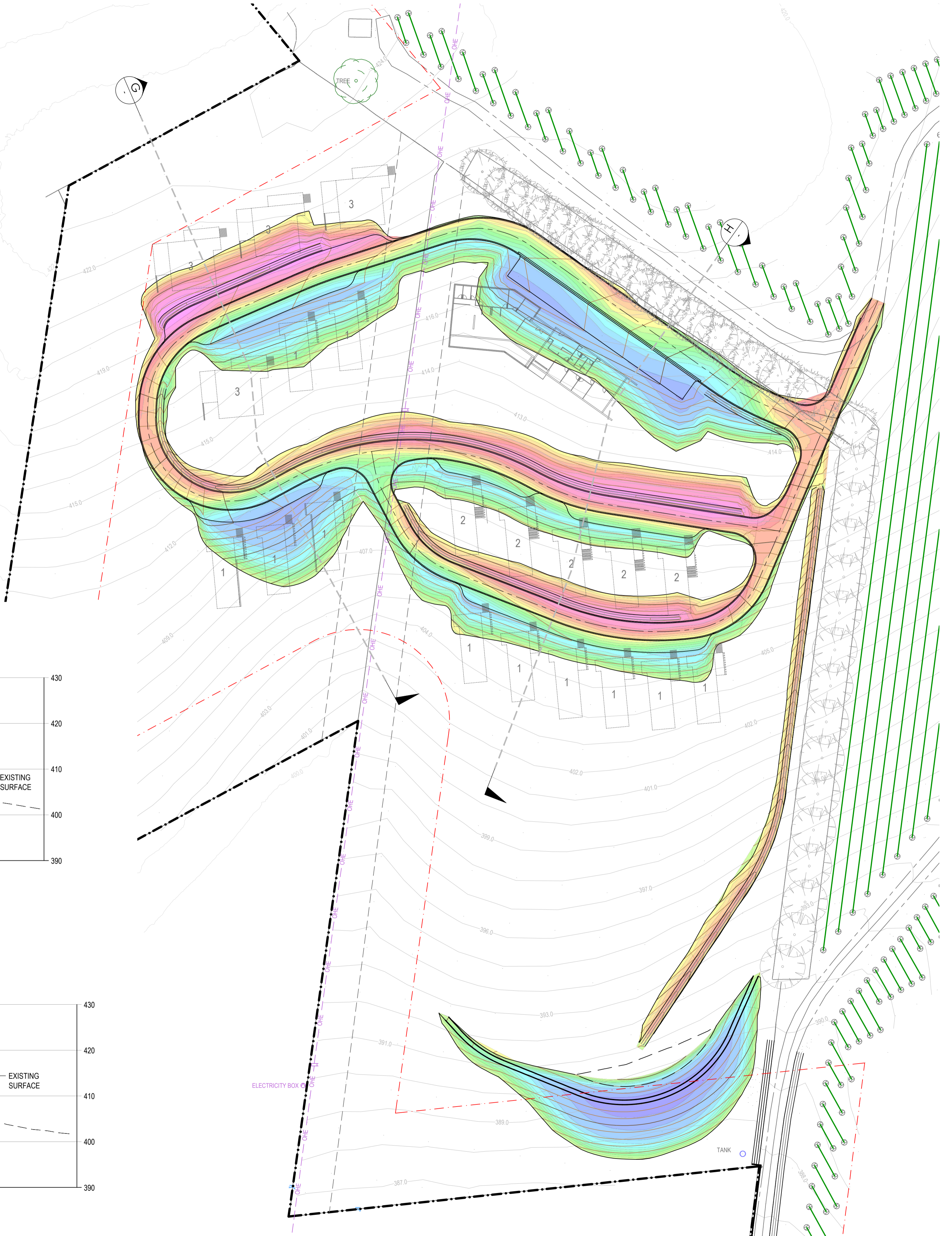
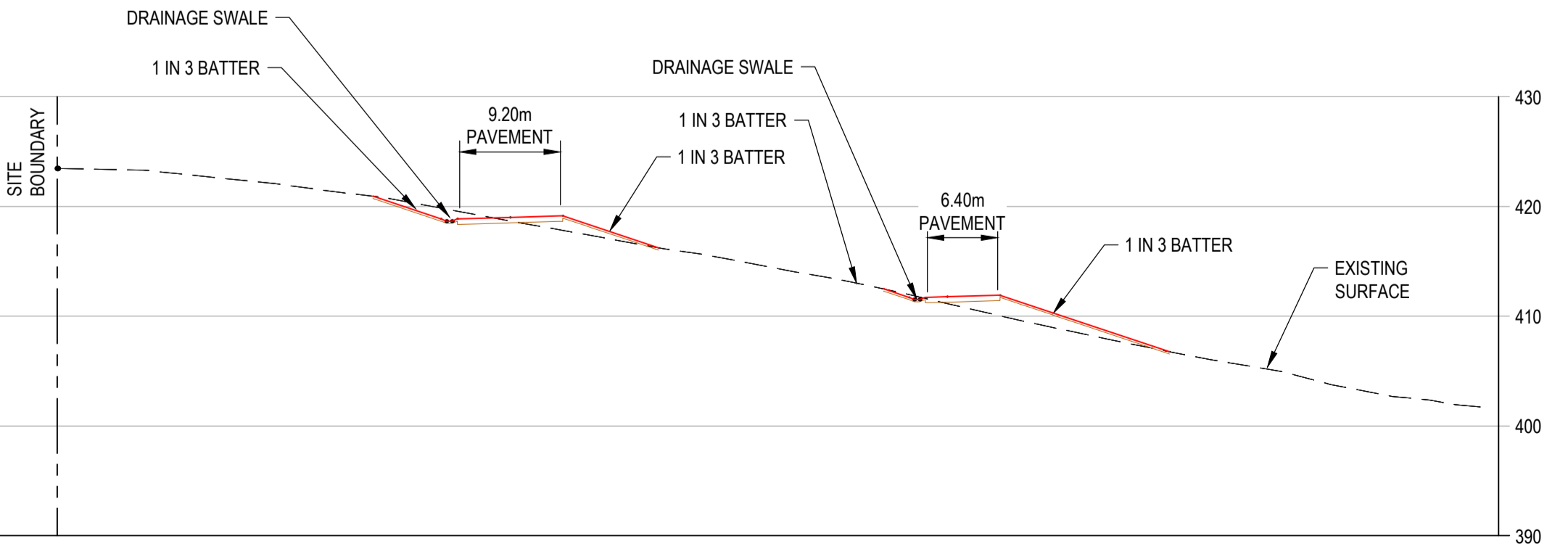
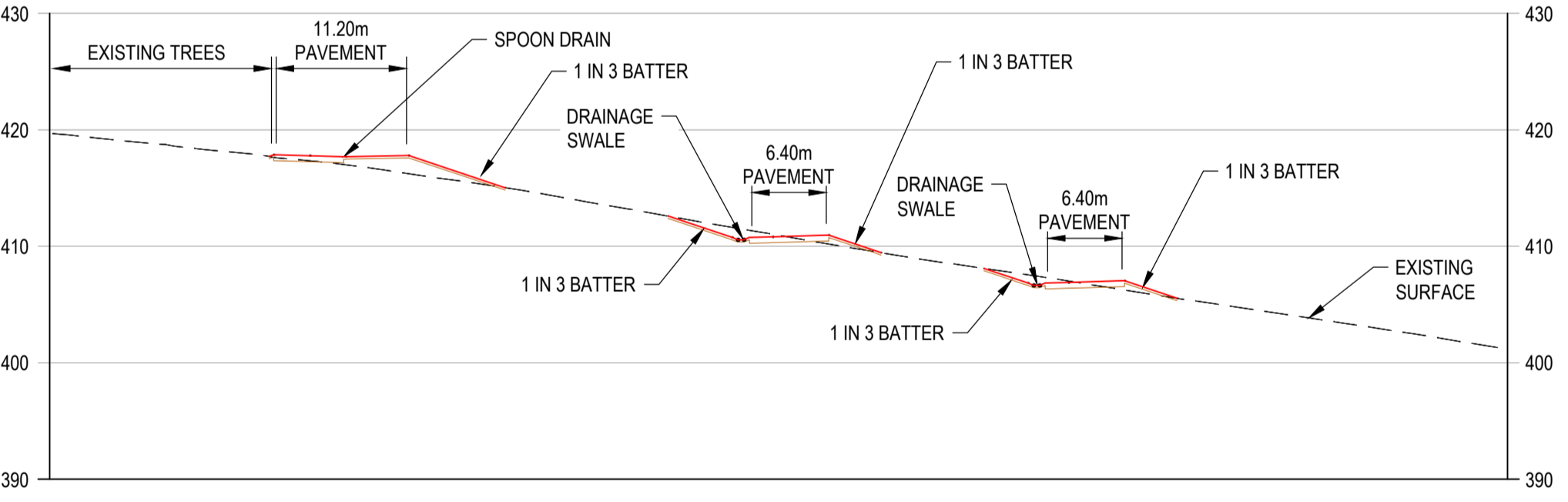
EARTHWORKS CUT/FILL

MIN. ELEV.	MAX. ELEV.	COLOUR
LESS THAN -1.00m	-1.00m	Purple
-2.00m	-1.50m	Dark Purple
-1.50m	-1.00m	Light Purple
-1.00m	-0.80m	Pink
-0.80m	-0.60m	Light Pink
-0.60m	-0.50m	Red
-0.50m	-0.40m	Light Red
-0.40m	-0.30m	Orange
-0.30m	-0.20m	Light Orange
-0.20m	-0.10m	Yellow
-0.10m	0.00m	Light Yellow
0.00m	0.10m	Light Green
0.10m	0.20m	Light Green
0.20m	0.30m	Light Green
0.30m	0.40m	Light Green
0.40m	0.50m	Light Green
0.50m	0.60m	Light Green
0.60m	0.80m	Light Green
0.80m	1.00m	Light Green
1.00m	1.50m	Light Green
1.50m	2.00m	Light Green
GREATER THAN 1.00m		Light Green



EARTHWORKS VOLUME COMPARISON

SITE STRIPPING	8,850m ² SITE STRIPPING @200mm DEEP = 1,770m ³
TOTAL CUT	1,410 m ³ (EXCLUDING SITE STRIPPING)
TOTAL FILL	3,350 m ³
REFER EARTHWORKS NOTES OPPOSITE	



LEGEND

- CADASTRAL BOUNDARY
- - - - - EXISTING CONTOUR (SURVEY 1.0m INTERVAL, LIDAR 2.5m INTERVAL)
- EXISTING CONTOUR (0.5m INTERVAL)
- OHE EXISTING OVERHEAD ELECTRICAL

EARTHWORKS NOTES:

- THE BULK EARTHWORKS QUANTITIES SHOWN ARE TAKEN FROM AN ASSUMED EXISTING STRIPPED SITE SURFACE AND A PRELIMINARY BENCHED EARTHWORKS SURFACE CALCULATED FROM DESIGN FINISHED SURFACE LEVELS USING SUBGRADE SET DOWN AS BELOW:
- FULL DEPTH ROAD PAVEMENT (GRAVEL) = 500mm
- ALL OTHER DESIGN SURFACES (CONCRETE PAVEMENT, LANDSCAPE, SWALES, BATTERS, ETC) = 200mm AVERAGE
- 200mm STRIPPING DEPTH HAS BEEN APPLIED ACROSS THE EXTENT OF WORKS AREA.
- THE QUANTITIES SHOWN ARE PROVIDED FOR SCHEMATIC DESIGN ONLY AND WILL BE UPDATED UPON RECEIPT OF GEOTECHNICAL REPORT.
- VOLUMES FOR STRUCTURAL PILING, FOOTINGS, TRENCHING, BEAMS ETC HAVE NOT BEEN APPLIED.
- SERVICE AND STORMWATER TRENCHING HAS NOT BEEN CALCULATED OR ALLOWED FOR IN THE EARTHWORKS QUANTITIES SHOWN ABOVE.
- NO BULKING FACTORS HAVE BEEN APPLIED IN THE ABOVE VOLUMES.

Client
Luxury Lodge Group Pty Ltd

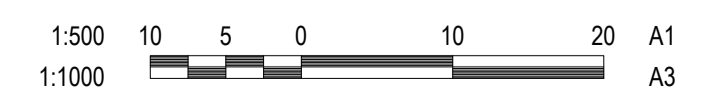
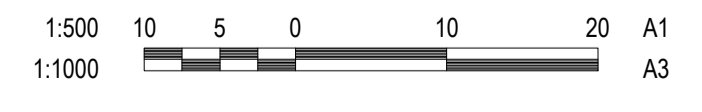
Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
**5 Ravenswood Lane
Bahannah SA 5242**

PRELIMINARY
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Revision	By	Appd	Date

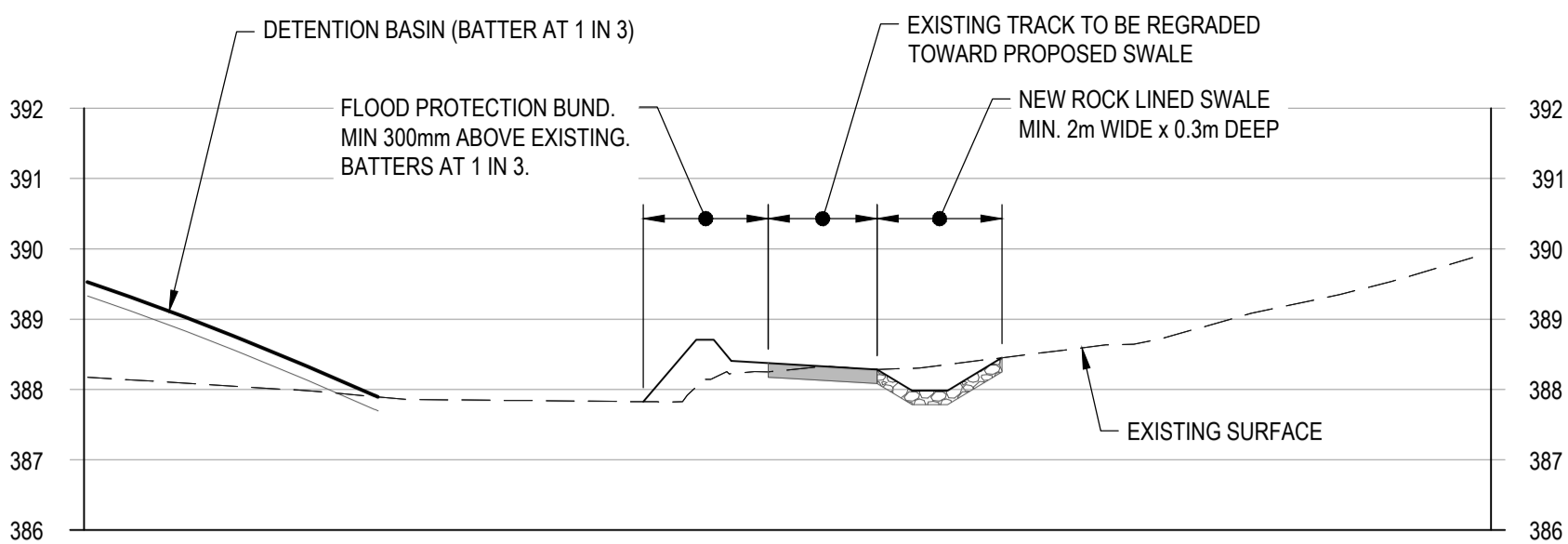
Drawing Title
CUT FILL ISOPACH



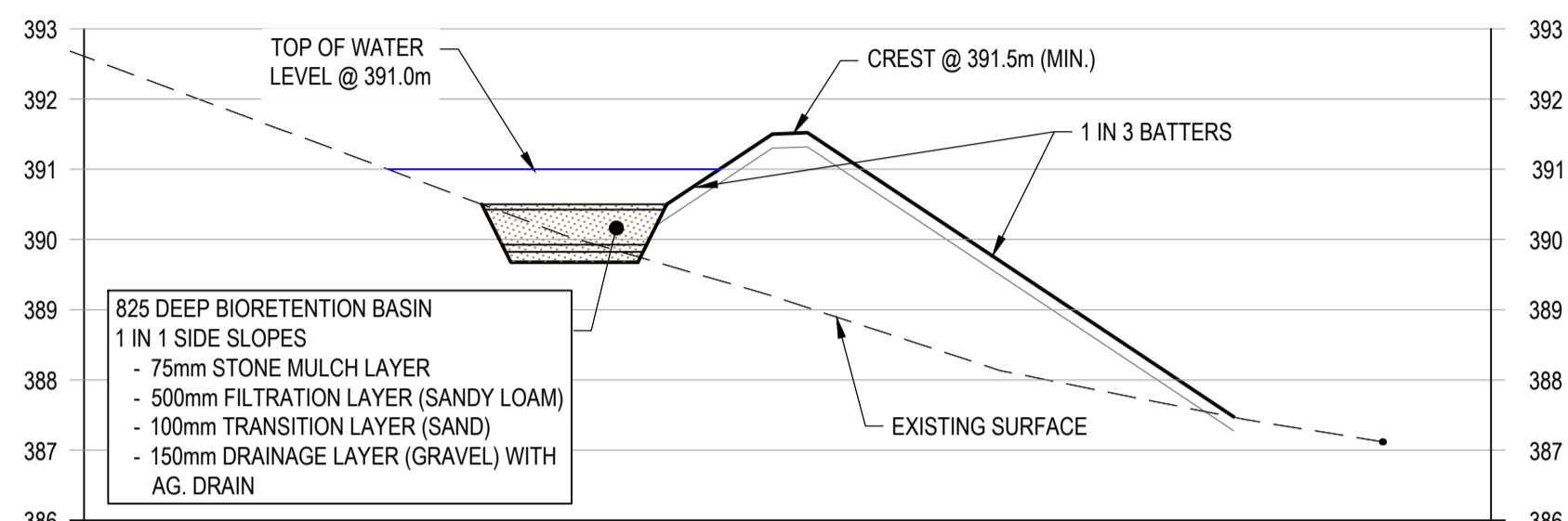
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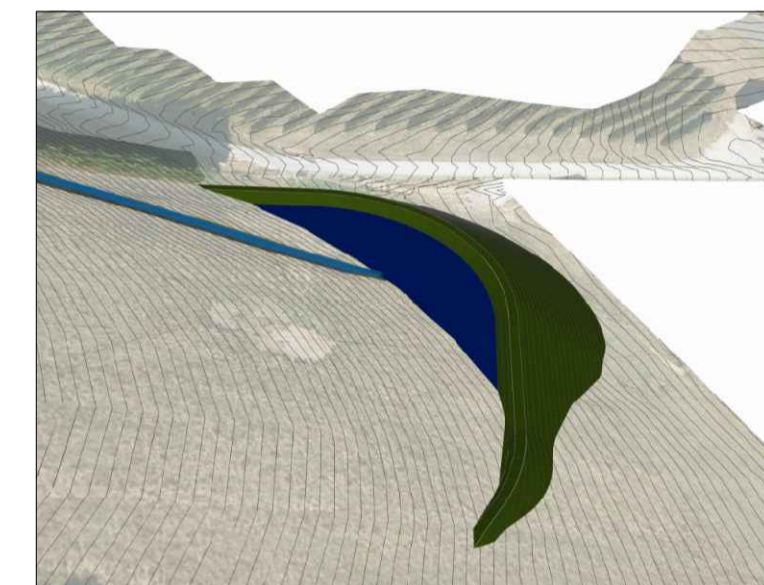
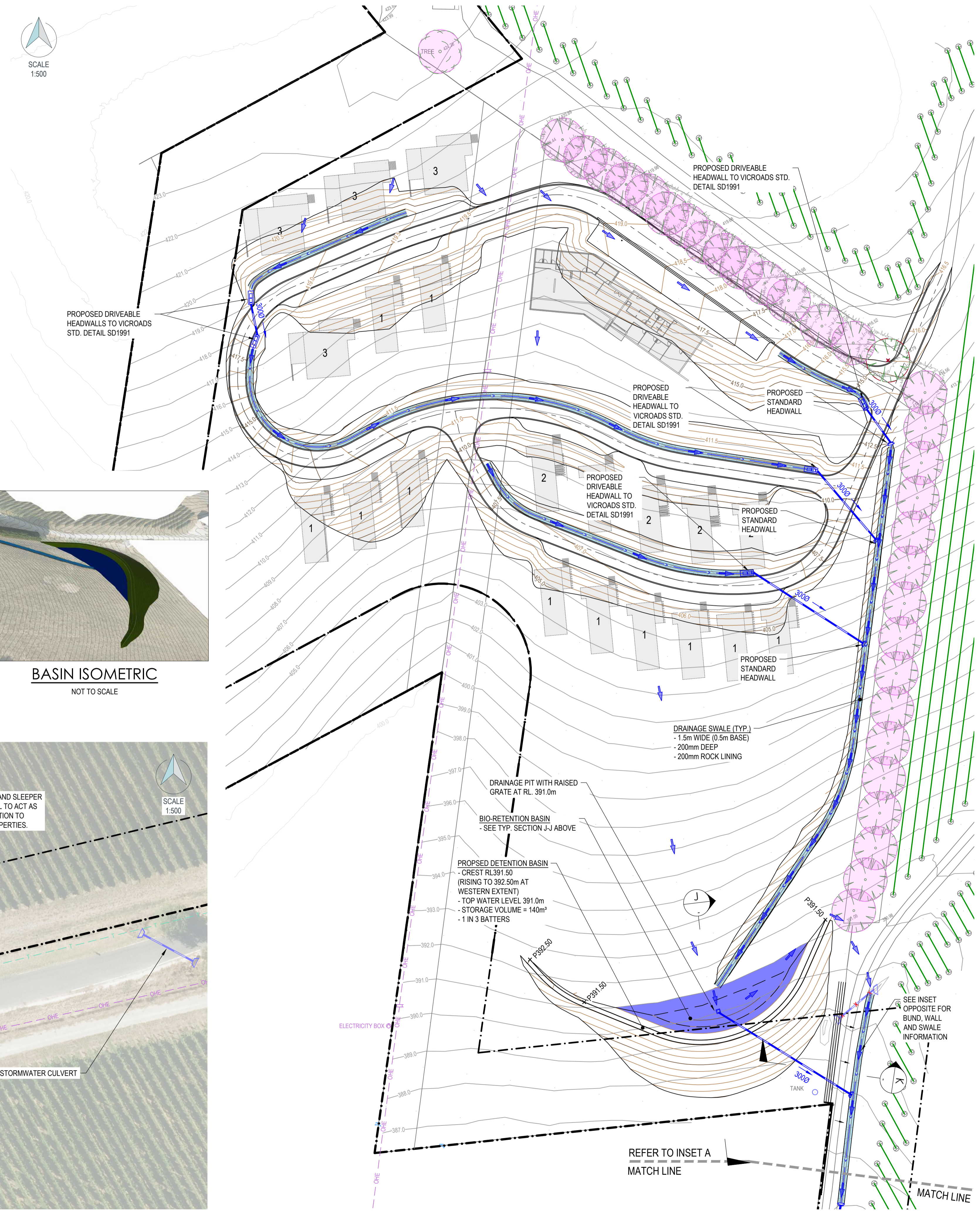
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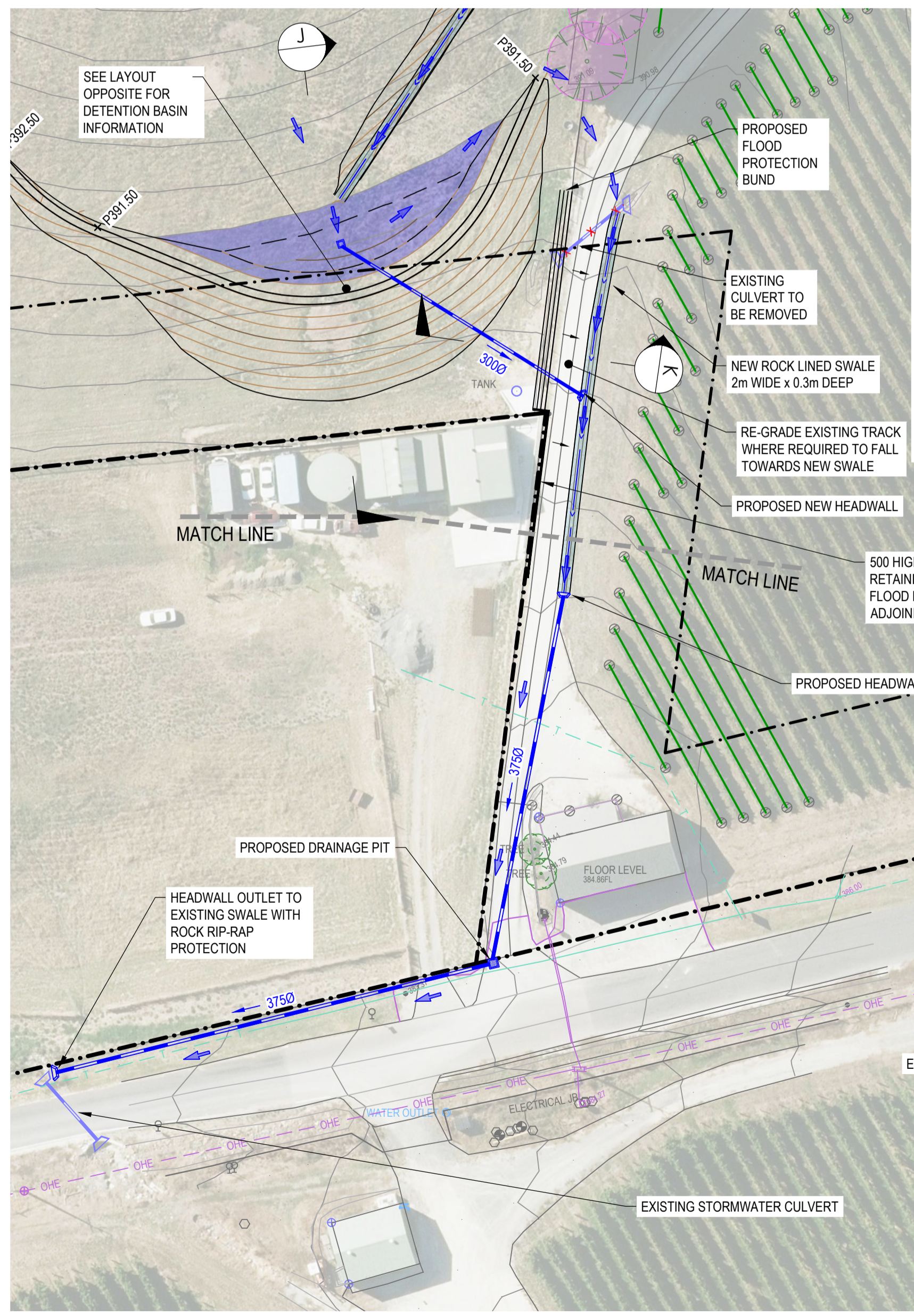
BUND / SWALE CROSS SECTION
K-K
SCALE HOR 1:200 VER 1:100



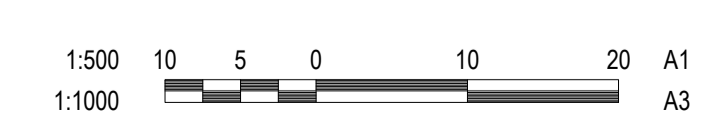
BASIN CROSS SECTION
J-J
SCALE HOR 1:200 VER 1:100



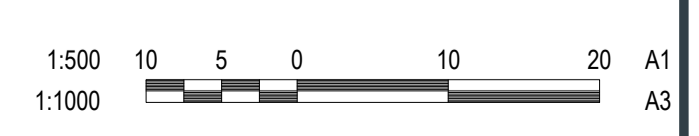
BASIN ISOMETRIC
NOT TO SCALE



INSET A
1:500



LAYOUT
1:500



LEGEND

- CADASTRAL BOUNDARY
- EXISTING CONTOUR (SURVEY 1.0m INTERVAL, LIDAR 2.5m INTERVAL)
- EXISTING CONTOUR (0.5m INTERVAL)
- EXISTING TREES TO BE PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED CULVERT
- PROPOSED DRIVEABLE CULVERT
- PROPOSED HEADWALL
- PROPOSED STORMWATER DRAINAGE PIT
- PROPOSED SWALE WITH ROCK PROTECTION
- OVERLAND FLOW PATH
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL (SLEEPERS)
- PROPOSED VILLA / LODGE
- STORMWATER DETENTION BASIN

EXISTING SERVICES

- EXISTING ELECTRICAL CABLE
- EXISTING TELECOMMUNICATIONS CABLE
- EXISTING ELECTRICAL CABLE (OVERHEAD)
- EXISTING CULVERT
- EXISTING CULVERT TO BE REMOVED

Client
Luxury Lodge Group Pty Ltd

Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
**5 Ravenswood Lane
Bahannah SA 5242**

PRELIMINARY
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B	TOWN PLANNING ISSUE	BDL	DMCG	17.10.23
A	PRELIMINARY ISSUE	NH	DMCG	9.10.23
Revision		By	Appd	Date

Drawing Title
DRAINAGE LAYOUT PLAN



Memo001

To: Intro Attention: Anthony Gatti
Project: The Lane Winery Accommodation Project No: 23187
MCG Project Manager: Dara McGrenaghan Date: 28 May 2024

The Lane Winery Accommodation – Stormwater Calculations

Introduction

This memorandum has been prepared for council review and approval. This report demonstrates the application of suitable Water Sensitive Urban Design (WSUD) principles and illustrates that the proposed development complies with Council requirements.

The purpose of this memo is to evaluate the quantity and quality of stormwater associated with the proposed development and to demonstrate that an appropriate stormwater management strategy has been adopted. This memo specifically addresses the following items:

- Stormwater runoff volumes and detention (Stormwater Quantity)
- Stormwater quality treatment measures (Stormwater Quality)

Proposed Development

The architectural drawings for the proposed development site have been prepared by Intro. A screenshot of the proposed Site Plan has been included in the figure below.





Stormwater Quantity

The design approach for the stormwater system of the development will be based on water sensitive urban design (WSUD) principles. The adopted principles for stormwater design will be consistent with DEWNR, Water sensitive urban design Creating more liveable and water sensitive cities in South Australia, August 2013. The following items will be considered during the design:

- Provide adequate drainage to ensure a free draining development.
- Pavement levels and drainage design to ensure ponding does not occur on adjacent properties.
- The discharge volume, timing, and velocity of stormwater runoff from the site has no adverse effect on any surrounding properties or receiving waters. This has high importance.
- The pollutant discharge from the site is minimised so that the environmental value of surrounding properties and receiving water is maintained.
- Major overland flow paths / systems are considered in the design.

Stormwater Design Parameters

Parameter	Design Criteria
Minor design storm	20% AEP
Major design storm	1% AEP
Permissible Site Discharge (PSD)	5% AEP
On-site-detention	1% AEP

Catchment Analysis

The summary of the pre and post-development catchment areas are presented in Table 1 below. Refer to Appendix A for the Proposed Catchment Plans and the detailed catchment breakdown.

Catchment	Runoff Coefficient	Pre-Development Area (ha)	Post-Development Area (m ²)	Change Area (m ²)
Roof	1.0	0	0.25	+ 0.25
Pavement	0.7	0	0.29	+ 0.29
Landscape	0.3	2.1	1.56	- 0.54
Total	-	2.1	2.1	-

Table 1 – Pre/Post Developed Catchment Analysis



On-Site-Detention

An increase in the density of development will increase the amount of impervious area, reduce the time of concentration, decrease infiltration and will thus increase the amount of stormwater runoff created by the site. In order to ensure that a non-worsening stormwater discharge from the post-development site can be achieved, attenuation is required to mitigate peak stormwater flows.

This hydraulic assessment will demonstrate that through the use of a stormwater attenuation basin the proposed development has no adverse effect external to the site and that the proposed lots will be flood free for all storm events up to and including the 100yr ARI event.

To determine the attenuation storage volumes needed to ensure a non-worsening post-development scenario is achieved, the stormwater drainage system design and analysis program DRAINS has been utilised. The following parameters have been used.

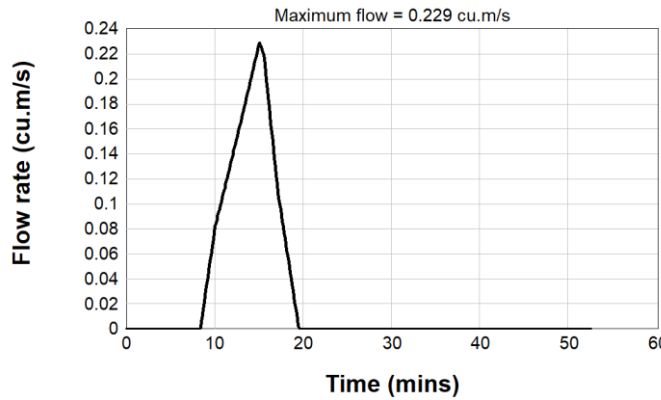
DRAINS model hydrological input parameters	
Impervious & Supplementary area depression storage	1 mm
Pervious area depression storage	5 mm
Antecedent Moisture Condition	4

Stormwater detention and outlet control requirements have been evaluated for each storm event to ensure non-worsening peak outflows were established from the post-development catchment design. The proposed stormwater attenuation device to be utilised for this site is a basin. The peak pre and post-development runoff hydrographs for the 5%AEP and the 1% AEP events respectively have been established by DRAINS can be seen below in the Graphs below.

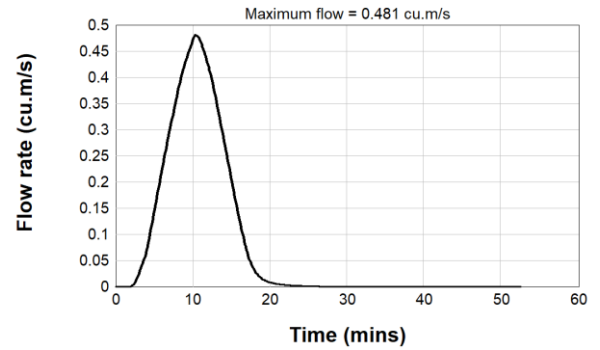
Analysis was undertaken for the 1% ARI storm events to establish the peak mitigated post-development flows, the detention storage required and the resultant maximum water elevation in the detention system. The results of this can be seen in the table below.

Detention Basin Properties	Critical Storm Event	Catchment
Peak Pre-development flows	5% AEP, 15 min	0.229m ³ /s
Peak Post-development flow (unmitigated)	1% AEP, 15 min	0.481m ³ /s
Peak Mitigated Post-development flows	1% AEP, 10 min	0.215m ³ /s
Basin Storage/On-site Detention Volume	1% AEP	113.0 m ³

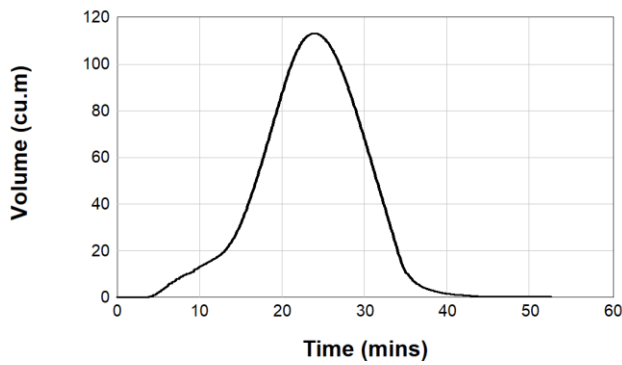
As a result of the established size and outflow arrangement of the attenuation device, the peak storage volume required for the post-development 100yr ARI event can be seen in table above. This modelling demonstrates that the proposed attenuation devices adequately accommodates the catchment's runoff to ensure non-worsening post-development stormwater discharge levels are achieved.



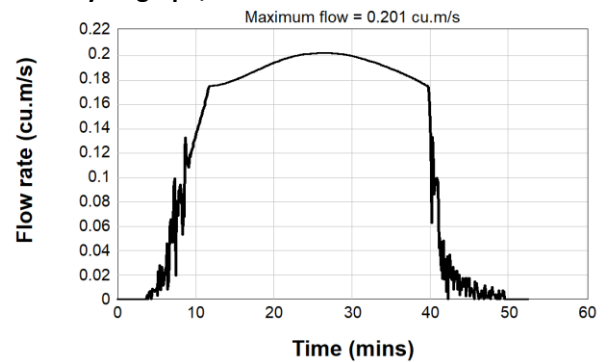
Graph 1 - Peak Pre-development Runoff Hydrograph, 20%AEP



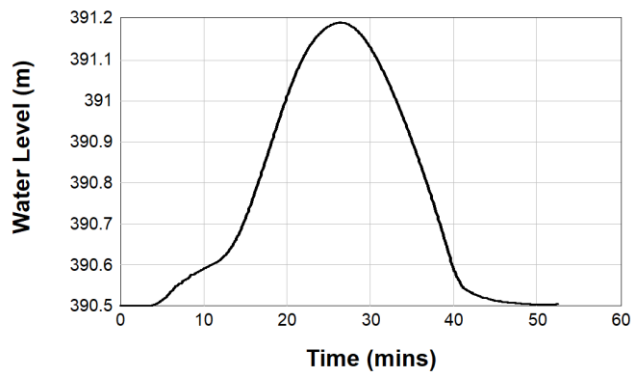
Graph 2 - Peak unmitigated Post-development flows Hydrograph, 1%AEP



Graph 3- Storage Elevation Graph 1% AEP



Graph 4- Basin Outfall Max Flow 1% AEP



Graph 5- Basin Water Elevation Graph 1% AEP



Stormwater Quality Performance Objectives

The stormwater management plan has been developed to comply with the DEWNR stormwater quality objectives. Specifically, the proposed development is to treat stormwater runoff from the site to best practice in accordance with the values set out in the Urban Stormwater Best Practice Environmental Management Guidelines (BPEM) that have been reproduced in the table below.

Criteria	BPEM Pollutant Reduction Target
Suspended Solids (SS)	80% retention of typical urban annual load
Total Phosphorous (TP)	60% retention of typical urban annual load
Total Nitrogen (TN)	45% retention of typical urban annual load
Gross Pollutants/Litter (GP)	90% retention of typical urban annual load.

To achieve the stormwater performance objectives, it is proposed to incorporate current best practice water sensitive urban design (WSUD) principals into the drainage scheme that is discussed in the following sections.

Stormwater Treatment Measures

Measures to treat stormwater runoff prior to discharge into the receiving watercourse will include a series of primary, secondary and tertiary treatment systems aimed to target a range of stormwater pollutants including:

- Rainwater harvesting and re-use
- Primary/secondary treatment - targeting gross pollutants, coarse sediments, nutrients, heavy metals hydrocarbons, fine particles and attached pollutants

Catchment	Area	Rainwater Harvesting	Primary/Secondary Treatment
Roof - 20 units + lodge building	0.25Ha	20x 2kL (units) + 1x10kL (lodge)	Bio-Retention
Pavement	0.29Ha	-	Bio-Retention
Landscape	1.56Ha	-	Bio-Retention

Rainwater Harvesting and Re-use

Rainwater harvesting and reuse is proposed for the development. It will reduce the overall volume of stormwater load going to the receiving water course. It is proposed to provide rainwater harvesting tanks (RWT's) to capture roof runoff for re-use as irrigation, cleaning and toilet flushing etc. The use of rainwater tanks will allow for a reduction of TSS by the settling of particles over time and through the screening of water before it enters the tank. These tanks will be installed when the development is constructed. The rainwater tanks will overflow to the table drain of the adjacent access road.

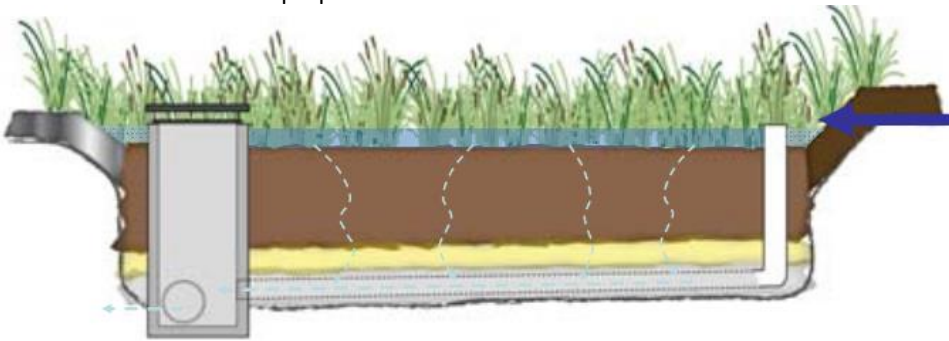


Bio-Retention Basin

Measures to treat stormwater runoff prior to discharge into the receiving watercourse will include an end of line bio-retention basin. The entire site will be treated by an end of line bio-retention basin which will treat runoff from the development prior to discharge to the basin outlet.

The bio-retention basin will target fine particles (TSS) nutrients (TP and TN) and heavy metals. Bio-retention basins are vegetated areas where stormwater is passed through densely planted filter media (loamy sand) allowing the plants to absorb the collected and stored nutrients.

They utilise temporary ponding above the vegetated surface to increase the volume of stored water for treatment. They can take a number of forms but all have common features including the extended detention depth above the media surface, the filter media and a low level drainage media and subsoil system. These are shown in the figure below. The bio-retention properties are summarised in the table below.



Typical Section of a generic Bio-retention (Source: Water by Design)

Bio-retention MUSIC Node	
Low Flow Bypass (m ³ /s)	0
High Flow Bypass (m ³ /s)	1
Storage Properties	
Extended Detention Depth	1m
Surface Area	80m ²
Exfiltration Rate	5 mm/h
Filtration Properties	
Filter Area	80m ²
Filter Depth	0.5m
Filter Median Particle Diameter	1mm
Saturated Hydraulic Conductivity	180mm/h

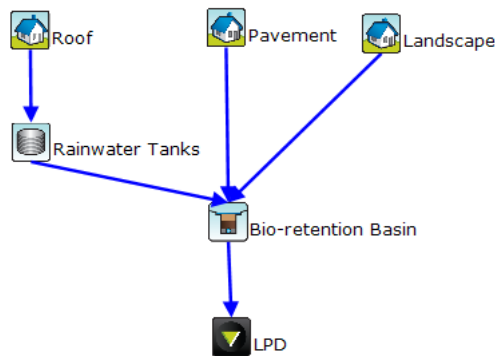
Table -Bio-retention MUSIC model properties



Perforated sub-soil drains will be placed within the system at no greater spacing than 1.5m (center to center) unless specifically modelled. Where possible the perforated pipes will have a minimum grade of 0.5% towards the outlet and have an accessible flushing point to allow maintenance. The perforated sub-soil drains will be a maximum 100mm diameter to minimise the thickness of the drainage layer.

MUSIC Modelling

The effectiveness of proposed treatment measures and impact of the proposed development against performance targets has been modelled in MUSIC. The modelling has been completed in accordance with Melbourne MUSIC Guidelines. The stormwater treatment train schematics as modelled in MUSIC are shown below:



MUSIC Model Treatment Train Schematic

Stormwater Treatment Train Effectiveness

The effectiveness of the treatment device proposed in the above section has been modelled using MUSIC with the overall treatment train efficiency results shown in the table below.

	Unit	Source Load	Residual Load	Reduction %	BPEM Target Reduction %
Flow	ML/yr	8.4	6.4	23.7	N/A
Total Suspended Solids, TSS	kg/yr	228.6	35.3	84.6	80
Total Phosphorous, TP	kg/yr	1.4	0.4	70.4	60
Total Nitrogen, TP	kg/yr	18.8	9.0	51.9	45
Gross Pollutants	kg/yr	141.3	0.1	99.9	90

Table - Treatment Train Effectiveness

From the results presented in the table above it can be seen that the proposed WSUD treatment train effectively mitigates the water quality impacts of the development and meets the required Water Quality Objectives thus ensuring stormwater quality is appropriately managed.



Conclusion

A stormwater attenuation and treatment system has been proposed in this report to minimise the impact the development has on the external environment. This report has demonstrated that the recommended devices exceed the required best practice water quality performance objectives by incorporating Water Sensitive Urban Design into the proposed stormwater drainage system for Total Suspended Solids, Total Phosphorous, Total Nitrogen and Gross Pollutants.

Furthermore, the report has shown that the proposed detention methods ensure a non-worsening effect in runoff volumes for all flows up to and including the 1% AEP storm event.

We believe that this memorandum demonstrates compliance with Council requirements and will ensure a non-worsening effect on external environments and should be endorsed for approval.

Yours sincerely

MCG Consult Pty Ltd

A handwritten signature in black ink, appearing to read 'DMG'.

Dara McGrenaghan
Director



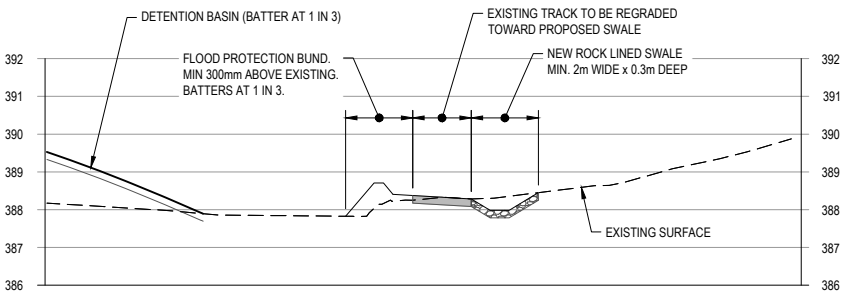
Appendix A - Catchment Plan



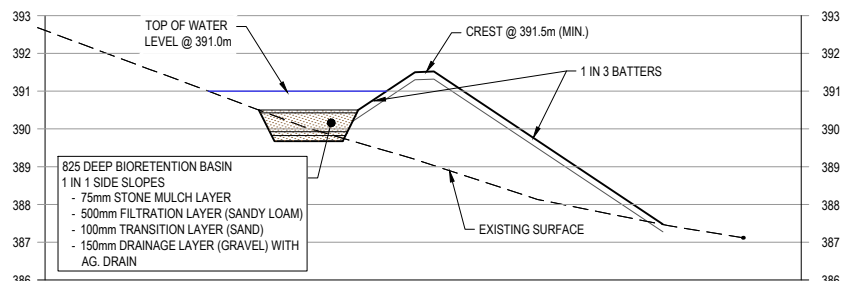


Detailed Catchment Breakdown

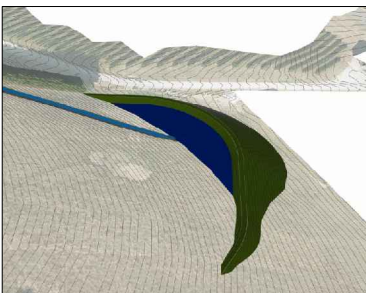
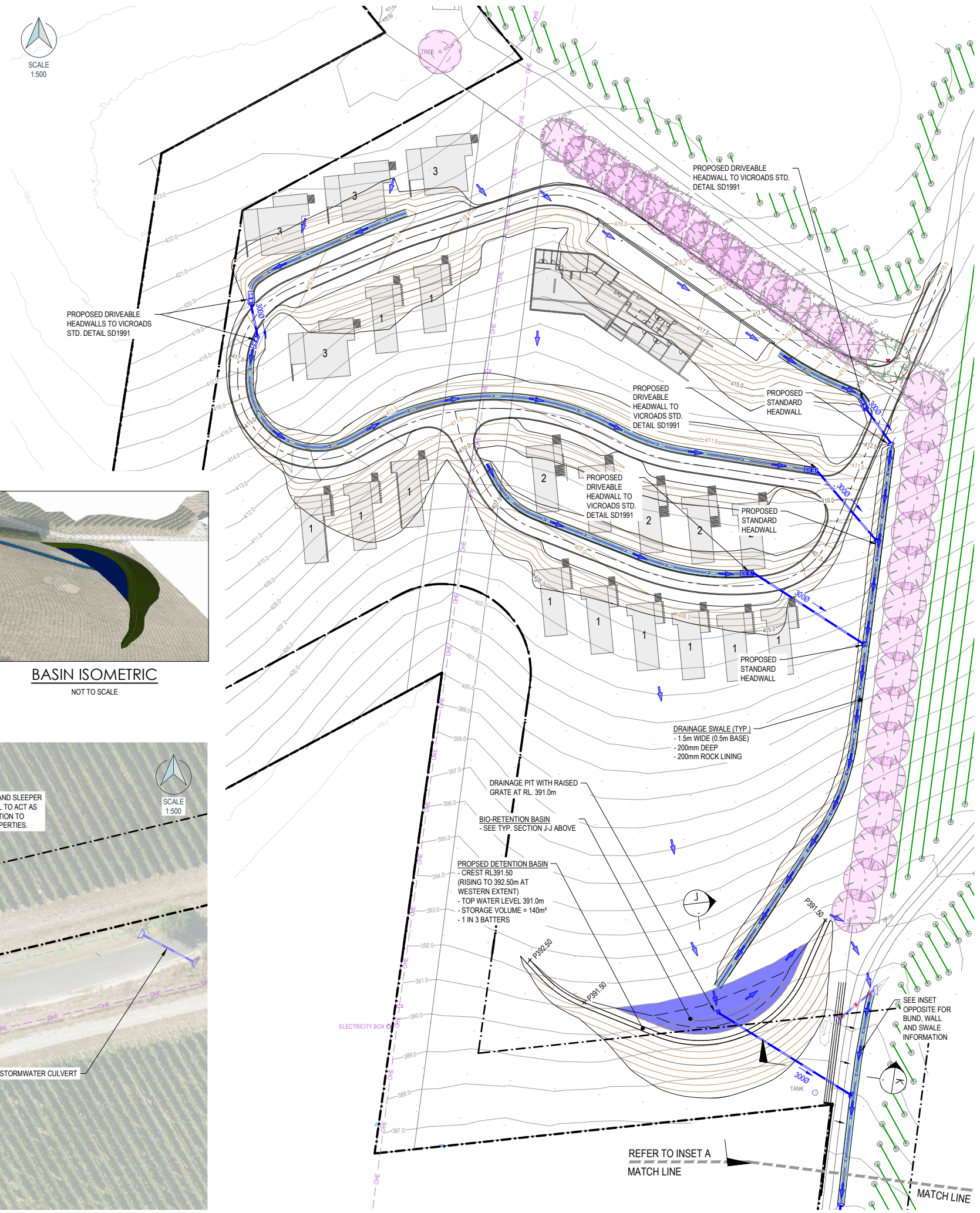
Catchment	Total Area (ha)	Cv	Effective Impermeable Area (ha)	Roughness Coefficient, n	Flow Path Slope, S (m/m)	Flow Path Length, m	Tc
Cat_1A	0.26	0.59	0.16	0.02	0.20	58.00	12.94
Cat_1A_Roof	0.09	1.00	0.09				
Cat_1A_Pavement	0.06	0.7	0.04				
Cat_1A_Landscape	0.11	0.30	0.03				
Cat_1B	0.63	0.30	0.19	0.02	0.20	100.00	17.94
Cat_1B_Roof	0.00	1.00	0.00				
Cat_1B_Pavement	0.00	0.7	0.00				
Cat_1B_Landscape	0.63	0.30	0.19				
Cat_2A	0.27	0.36	0.11	0.02	0.20	100.00	17.94
Cat_2A_Roof	0.01	1.00	0.01				
Cat_2A_Pavement	0.05	0.70	0.04				
Cat_2A_Landscape	0.21	0.30	0.06				
Cat_2B	0.18	0.57	0.11	0.02	0.20	37.00	9.88
Cat_2B_Roof	0.06	1.00	0.06				
Cat_2B_Pavement	0.04	0.70	0.03				
Cat_2B_Landscape	0.08	0.30	0.02				
Cat_2C	0.15	0.46	0.08	0.02	0.20	53.00	12.26
Cat_2C_Roof	0.03	1.00	0.03				
Cat_2C_Pavement	0.03	0.70	0.02				
Cat_2C_Landscape	0.09	0.30	0.03				
Cat_3A	0.39	0.43	0.19	0.02	0.20	90.00	16.84
Cat_3A_Roof	0.05	1.00	0.05				
Cat_3B_Pavement	0.09	0.70	0.06				
Cat_3C_Landscape	0.25	0.30	0.07				
Cat_3B	0.23	0.36	0.09	0.02	0.20	55.00	12.53
Cat_3B_Roof	0.01	1.00	0.01				
Cat_3B_Pavement	0.03	0.70	0.02				
Cat_3C_Landscape	0.19	0.30	0.06				
Total	2.10	2.68	0.75				



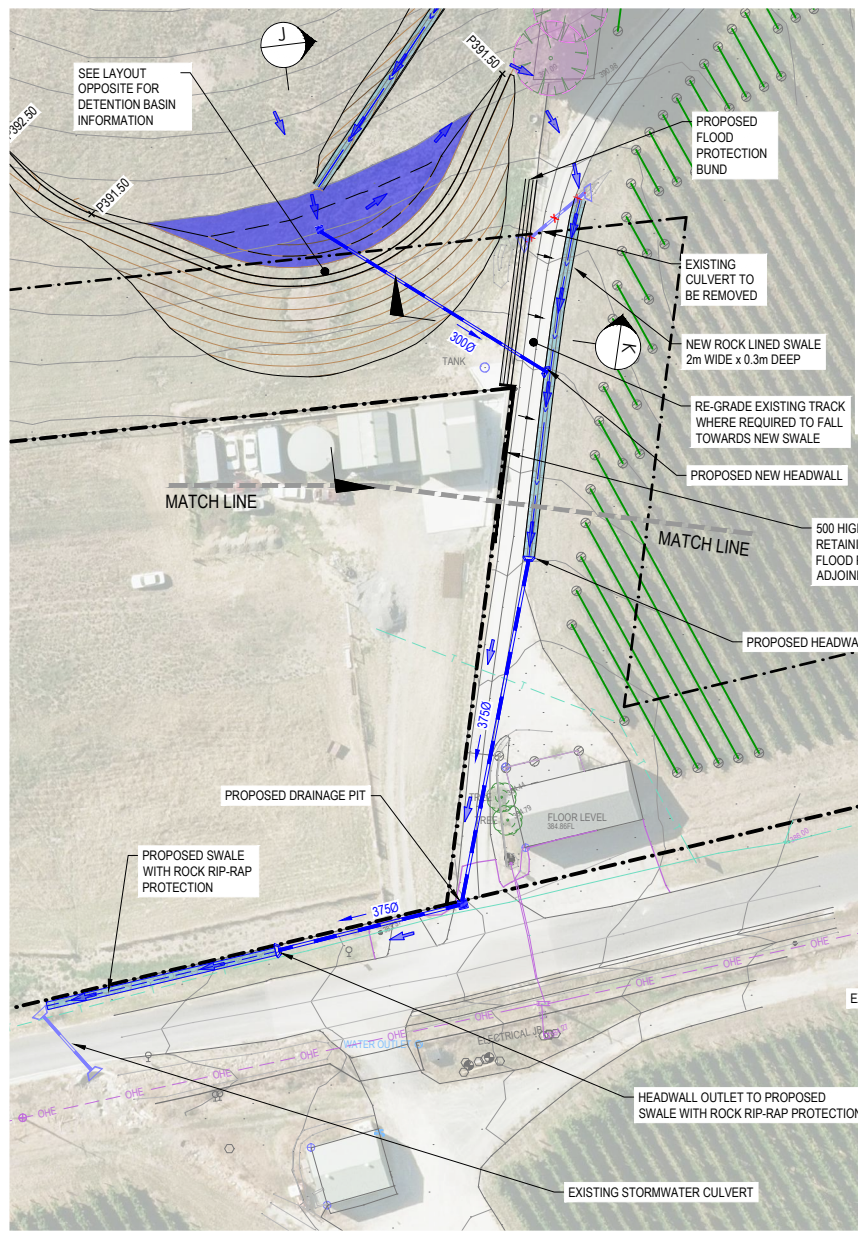
BUND / SWALE CROSS SECTION
 K-K
 SCALE HOR 1:200 VER 1:100



BASIN CROSS SECTION
 J-J
 SCALE HOR 1:200 VER 1:100



BASIN ISOMETRIC
 NOT TO SCALE



INSET A
 1:500

LEGEND

- CADASTRAL BOUNDARY
 - EXISTING CONTOUR (SURVEY 1.0m INTERVAL, LIDAR 2.5m INTERVAL)
 - EXISTING CONTOUR (0.5m INTERVAL)
 - EXISTING TREES TO BE PROTECTED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED CULVERT
 - PROPOSED DRIVEABLE CULVERT
 - PROPOSED HEADWALL
 - PROPOSED STORMWATER DRAINAGE PIT
 - PROPOSED SWALE WITH ROCK PROTECTION
 - OVERLAND FLOW PATH
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED RETAINING WALL (SLEEPERS)
 - PROPOSED VILLA / LODGE
 - STORMWATER DETENTION BASIN
-
- EXISTING SERVICES**
- E --- EXISTING ELECTRICAL CABLE
 - O/E --- EXISTING TELECOMMUNICATIONS CABLE
 - Y --- EXISTING ELECTRICAL CABLE (OVERHEAD)
 - --- EXISTING CULVERT
 - X --- EXISTING CULVERT TO BE REMOVED

Client
Luxury Lodge Group Pty Ltd

Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
**5 Ravenswood Lane
 Balhannah SA 5242**

PRELIMINARY
 NOT FOR CONSTRUCTION

C	TOWN PLANNING REISSUE	BDL	DMCG	29.11.23
B	TOWN PLANNING ISSUE	BDL	DMCG	17.10.23
A	PRELIMINARY ISSUE	NH	DMCG	9.10.23
Revision		By	Appd	Date

Drawing Title
DRAINAGE LAYOUT PLAN



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ON-SITE WASTEWATER MANAGEMENT REPORT

BUILDER/AGENT: Intro Architecture

OWNER: Luxury Lodge Group Pty Ltd

SITE: The Lane Vineyard, 5 Ravenswood Lane, Balhannah

JOB NO: 14359

DATE: Revised 20/09/2024

RECOMMENDED SYSTEM:

- 4,000L grease arrestor
- 23,000L anaerobic baffle reactor with outlet filter (4 x Graf 10,000L unbaffled septic tanks)
- 6,500L pump chamber with 2 x 50mm Magflow meters, dual Pedrollo D30-N pumps, dual pump controller and high-level alarm
- 10 x 36m² ABSORBS RhizoTrench vegetated recirculating evapotranspiration beds
- 45,000L wastewater re-circulation balance tank with dual Pedrollo D30-N pumps and high-level alarm

ENCLOSURES: SITE AND SOIL CHARACTERISTICS
WASTEWATER SYSTEM DESIGN REQUIREMENTS
SEPTIC TANK SIZING CALCULATIONS
WATER BALANCE MODEL
RECOMMENDED PRODUCTS
DESCRIPTION OF ASSESSMENT TECHNIQUES
GENERAL NOTES
SAFETY IN DESIGN
APPENDIX A
ARRIS PTY LTD WATER BALANCE MODEL FOR
ABSORBS RHIZOTRENCH
EPA APPROVAL
SITE PLAN

1. SITE CHARACTERISTICS

Site Location:	5 Ravenswood Lane, Balhannah
Land Use:	Primary production
Area of Allotment:	Approximately 36.15ha
Land Slope:	Approximately 17%
Distance to Watercourse:	Greater than 50m
Distance to Wells/Dams/Bores:	Greater than 50m
Surface Drainage:	Average
Flooding / Floodplain:	No
Distance to Coast High Water Mark:	Greater than 100m away
Climate / Rainfall:	1041 mm/year
Evaporation:	1774 mm/year
Rocks / Rocky Outcrops:	No
Erosion Potential:	Minor
Vegetation Type:	Pasture, Isolated trees

2. SOIL CHARACTERISTICS

No soil investigation was carried out on the site, as the proposed ABSORBS RhizoTrench system is fully self-contained. Therefore, the soil characteristics have no bearing upon the design of the On-Site Wastewater Management System. Soil testing has been previously undertaken by Waterscope. The soil profile was categorised at a Category 5 soil, with 350mm of clayey sand with gravel, overlying red brown and grey clays and weathered shale and siltstone with a depth to refusal of approximately 1100mm.

3. WASTEWATER SYSTEM DESIGN REQUIREMENTS

Loadings taken from SA Health On-Site Wastewater Systems Code, Appendix E 'Hotels, Motels and Live in Conference Centres,' based on usage figures provided by Mr A. Gatti from Intro Architecture.

Accommodation - 20 accommodation units with 16 x 1-bedroom units and 4 x 2-bedroom units (48 people)

Average number of people $P1 = 30$

Peak number of people $P2 = 48$

Sludge / Scum accumulation rate $S = 48\text{L/person/year}$

Daily flow rate $DF = 100\text{L/person/day}$

Biochemical Oxygen Demand $\text{BOD}_5 = 40\text{g/person/day}$ (following septic tank treatment, x 1.4 for AWTS)

Dining Room

Average number of people $P1 = 19$

Peak number of people $P2 = 30$

Sludge / Scum accumulation rate $S = 10\text{L/person/year}$

Daily flow rate $DF = 15\text{L/person/day}$

Biochemical Oxygen Demand $\text{BOD}_5 = 10\text{g/person/day}$ (following septic tank treatment, x 1.4 for AWTS)

Non-resident Staff

Average number of people $P1 = 2.5$

Peak number of people $P2 = 4$

Sludge / Scum accumulation rate $S = 25\text{L/person/year}$

Daily flow rate $DF = 30\text{L/person/day}$

Biochemical Oxygen Demand $\text{BOD}_5 = 20\text{g/person/day}$ (following septic tank treatment, x 1.4 for AWTS)

Day Spa

Average number of people $P1 = 6$

Peak number of people $P2 = 10$

Sludge / Scum accumulation rate $S = 48\text{L/person/year}$

Daily flow rate $DF = 100\text{L/person/day}$

4. ANAEROBIC BAFFLE REACTOR SIZING CALCULATIONS

Minimum Effective Capacity (L)

$= (S \times P1 \times Y) + (P2 \times DF)$

$= (48 \times 30 \times 4) + (10 \times 19 \times 4) + (25 \times 2.5 \times 4) + (48 \times 6 \times 4) + (48 \times 100) + (30 \times 15) + (4 \times 30) + (10 \times 100)$

$= 14,300\text{L}$

or **Minimum Effective Capacity (L)**

$= (3 \times DF)$

$= 3 \times 6370$

$= 19,110\text{L}$

ADOPT: 23,000L anaerobic baffle reactor with outlet filter, 1 x 10,000L Graf unbaffled septic tank, and 2 x Graf 6,500 unbaffled septic tanks

Desludging Frequency: 4 years

Minimum balance tank size to dose 10 x 36m² ABSORBS RhizoTrench vegetated re-circulating evapotranspiration beds = 50% of daily flow = 3185L

ADOPT: 6,500L pump sump with dual Pedrollo D30-N pumps, dual pump controller and high-level alarm.

5. WATER BALANCE MODEL

Traditional soakage trenches or surface irrigation are not suitable for this site due to the close proximity of a watercourse along the southern and western sides of the property. The site is also located in a watershed catchment area, and the EPA requires that a neutral or beneficial impact on water quality is demonstrated. Almost the entirety of the site is within 50m of the watercourse and therefore the watercourse setback requirement is not achievable. A self-contained system must therefore be used, with the options limited to a holding tank with regular pump-outs or an ABSORBS RhizoTrench vegetated re-circulating evapotranspiration bed system.

Holding tanks are generally avoided due to the high ongoing cost and inconvenience arising as a result of regular pump-outs. ABSORBS RhizoTrench vegetated re-circulating evapotranspiration bed systems require far fewer pump-outs and are therefore preferred.

A water balance model has been completed by Jim Kelly of Arris Pty Ltd which has determined that an ABSORBS RhizoTrench vegetated re-circulating evapotranspiration bed system is appropriate for this site. This model has been completed based upon the expected patronage of the facility, as outlined in Section 3 of this report.

A number of different models were investigated and after considering both economic and environmental factors, a system consisting of 10 x 36m² recirculating evapotranspiration beds was identified by Arris Pty Ltd as being the most appropriate. The full report on the Water Balance Model and the ABSORBS RhizoTrench vegetated re-circulating evapotranspiration bed system produced by Arris Pty Ltd can be seen in Appendix A of this report.

The ABSORBS RhizoTrench vegetated re-circulating evapotranspiration bed balance tank shall be fitted with a high-level alarm, set to trigger when the balance tank is almost full (allowing emergency storage capacity) with the wastewater being removed and disposed of by a licenced liquid waste contractor.

As the ABSORBS RhizoTrench vegetated re-circulating evapotranspiration bed system is fully contained, with no discharge of wastewater to the environment, there will be no increase in nutrient, sediment, pathogen, pesticide or salinity levels due to the wastewater management system than that which is currently occurring. Therefore, there will be a neutral impact water quality attributable to the wastewater system.

6. RECOMMENDED WASTEWATER MANAGEMENT SYSTEM

The following list is a summary of products recommended for use in this on-site wastewater management system. All products should be installed in accordance with SA Health approvals, the manufacturer's specifications, and in accordance with the accompanying site plan produced by this office.

- **4,000L grease arrester**
- **23,00L anaerobic baffle reactor with outlet filter (1 x Graf 10,000L unbaffled septic tank, and 2 x Graf 6,500 unbaffled septic tanks)**
- **6,500L balance tank with 2 x 50mm Magflow meters, dual Pedrollo D30-N pumps, dual pump controller and high level alarm**
- **10 x 36m² ABSORBS RhizoTrench vegetated re-circulating evapotranspiration beds.**
- **45,000L wastewater re-circulation / balance tank, with Pedrollo D30-N pump and high level alarm**

Refer to the Arris water balance model for information regarding the expected amount of excess wastewater and the frequency of emptying of the wastewater storage tank.

Setback Distances

Grease arrester, Septic tank and Balance tanks: -

- 2.5 m from any buildings or property boundary
- 10 m from water courses, wells, bores and dams

ABSORBS RhizoTrench:-

- 2.5m from property boundary
- 3.0 from building
- 10m from water courses, wells, bores and dams.

Note that setback requirements for ABSORBS RhizoTrench are not defined within the "On-Site Wastewater Systems Code".

7. DESCRIPTION OF ASSESSMENT TECHNIQUES

A site inspection was carried out by Mace Engineering Services on the 27th of June 2024 in order to prepare a site plan. Specific site features were noted and an understanding of the adjacent land was gained. Particular note was made of the fall of the land, current drainage paths and the proximity of the watercourses on the property. A summary of the site-specific features can be seen on page 2 of this report.

Further research was undertaken in the office to establish previously known information about the site. Aerial photographs have also been reviewed to identify any features that were not obvious at the site inspection.

8. GENERAL NOTES

This site is not suitable for on-site wastewater disposal as it is located within the Mount Lofty Ranges Water Supply Catchment (Area 2). Therefore, a wastewater management system consisting of 10 x 36m² Recirculating evapotranspiration beds (ABSROBS RhizoTrench). system has been designed in conjunction with Arris Pty Ltd.

The septic tank and wastewater system shall be installed in accordance with SA Health 'On-Site Wastewater Systems Code' and AS3500-2018. All soil, waste and vent pipes shall be installed in accordance with AS3500-2018. Flexible fittings shall be provided for plumbing connections.

9. SAFETY IN DESIGN

Mace Engineering Services has a strong focus on Work Health and Safety (WH&S), including Safety in Design. Safety in Design, is the consideration of the health and safety of all users of the infrastructure, from construction, operation, demolition and decommissioning has been considered in this design, in accordance with the Work Health and Safety Act 2012 (SA). Eliminating hazards improves Work Health and Safety outcomes and potentially reduces the long-term cost implications of remediating design oversights.

The construction of small commercial on-site wastewater treatment systems, if undertaken by a licensed contractor and to 'industry standard' techniques, is a low-risk operation, and the subject site does not pose any unusual hazards. Shoring, benching or other excavation stability measures shall be used where excavation depths exceed 1500mm.

A series of smaller and light weight septic tanks has been proposed to minimise excavation area, construction difficulties and hazards associated with larger concrete tanks.

It is recommended that the contractor is licensed and experienced in on-site wastewater treatment system construction to further minimize construction hazards. Further advice should be sought during construction on the any aspects of the on-site wastewater management report if required.

Considering the above, and providing all other parties associated with the design and construction undertake their duties in accordance with WH&S and other legislative requirements, to a professional and industry standard level, we cannot foresee any significant WH&S implications or hazards that can be avoided by design.



Michelle C Verco
DIRECTOR

FIEAust, CPEng NER

APPENDIX A



agricultural &
environmental

Wastewater System Design for the Lane Winery Accommodation Development

For: INTRO Architecture + Planning



19th September 2024

Version	Date	Author/s	Reviewed	Issued By
Amended	19/09/2024	Shan Huang Jim Kelly	Dr Carine Saison	Jim Kelly

Created by	Arris Pty Ltd	Bdg wt51, Gate 2c Hartley Grove URRBRAE SA 5064 T 08 8313 6706 F 08 8313 6752 ACN 092 739 574
Client	Anthony Gatti	
Name of Organisation	INTRO Architecture + Planning	
Name of Project	Wastewater System Design for the Lane Winery Accommodation Development	
Name of Document	Background for Wastewater Application to the Department of Health For Mace Engineering	
Project Number		
Document Version	Final	
Cover		
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Abbreviations

Abbreviation	Description
%	percent
a	Annum/year
ABR	Anaerobic Baffled Reactor
ADF	average daily flow
BOD ₅	biological oxygen demand 5 days
Ca	Calcium
cfu	colony-forming unit
cm	centimetre
d	day
DLR	design loading rate
EP	effective people
EPA	Environmental Protection Authority
ETc	crop evapotranspiration
ETo	reference evapotranspiration
FAO	Food and Agriculture Organisation of the United Nations
g	gram
H	hydrogen
ha	hectare
K	potassium
Kc	crop coefficient
kg	kilogram
L	litre
L/d	litre per day
L/p/d	litre per person per day
m	metre
m ²	metre squared
Mg	magnesium
mg	milligram
mL	millilitre
ML	megalitre
mm	millimetre
N	nitrogen
Na	sodium
NH ₄ -N	Ammonium
P	phosphorus
p	person
PAW	plant available water
PDF	peak design flow
SA	South Australia
STE	septic tank effluent
t	tonne
TDS	total dissolved solids
TN	total nitrogen

TP	total phosphorus
TSS	total suspended solids
WD	water demand
WWTP	wastewater treatment plant
v	volume
yr	year

1 Summary

This report has been undertaken for the design of a wastewater treatment and dispersal system at The Lane Winery Accommodation Development, 5 Ravenswood Lane, Hahndorf SA 5245.

Given the location of the proposed development, a Neutral or Beneficial Effect (NorBE) of the development on catchment water quality (Table 1) needed to be demonstrated, which the report to the EPA has achieved. The EPA have provided their support for the development using a zero discharge Rhizopod® system for the dispersal system (Appendix C).

Table 1 Demonstration of NorBE

WaterNSW (2022)	Response
A neutral or beneficial effect on water quality is satisfied if the development:	
(a) has no identifiable potential impact on water quality, or	Satisfied, the wastewater system is 100% accountable mass balance for water and nutrients.
(b) will contain any water quality impact on the development site and prevent it from reaching any watercourse, waterbody or drainage depression on the site, or	Satisfied, as all wastewater is treated and dispersed on site, there will be no off-site impacts
(c) will transfer any water quality impact outside the site where it is treated and disposed of to standards approved by the consent authority.	Satisfied, there will be no water transfer off site.

All nutrient balance and water balance modelling has been undertaken using methodologies previously accepted by SA EPA or using FAO56 Irrigation and drainage model (FAO,1998) for irrigation demand.

2 Background

The proposed development will consist of:

- Lodge with spa and informal dining area, and two massage suites.
- Sixteen accommodation buildings each with a single trench room and bathroom; and
- Four accommodation buildings each with two trench rooms and two bathrooms.

A number of attempts have been made to the EPA without success as they have not been able to satisfactorily demonstrate neutral or beneficial effect on catchment water quality (NorBE).

To achieve the required outcomes the EPA has advised that a Rhizopod® system should be considered where there would be no environmental discharges, EPA approval in Appendix C.

This report to SA Health proposes the use of a Vegetated Recirculating Evapotranspiration Trenches (page 164 EPA Victoria ,2024, Recirculating Evapotranspiration Systems (https://nt.gov.au/property/building/health-and-safety/wastewater-management/approved-products?SQ_PAINT_LAYOUT_NAME=multi&curr=179468&print=yes, Accessed 17/09/2024) or more specifically the Rhizopod® system (SA Health Approved WWP-20111).

The use of Vegetated Recirculating Evapotranspiration Systems (VRES) is now widely considered in the range of options for the safe and sustainable management of treated wastewater. It is the only system known to have negligible or no impact on the environment.

The proposed system will use a proprietary contained Vegetated Recirculating Evapotranspiration System called the ABSORBS™ RhizoTrench®. A full description of the system will be outlined in Mace Engineering Wastewater Report.

3 Wastewater volumes and management

The total Peak Design Flow (PDF) for wastewater system design will be 6,370L/d (Table 3), this will be used for wastewater system design.

3.1 Wastewater Volume

The occupancy rate provided by the client and included in the Waterscope report (Appendix A) is given in Table 2.

Table 2 Daily occupancy rates for the Lane Development

Day	Visitors/Accommodation			Non-Residential Staff			Total Daily Volume (L)
	People*	L/p/d**	Volume	People*	L/p/d**	Volume	
Monday	15	100	1,500	2	30	60	1,560
Tuesday	15	100	1,500	2	30	60	1,560
Wednesday	15	100	1,500	2	30	60	1,560
Thursday	15	100	1,500	2	30	60	1,560
Friday	48	100	4,800	4	30	120	4,920
Saturday	48	100	4,800	4	30	120	4,920
Sunday	48	100	4,800	4	30	120	4,920

* Appendix A, ** SA Health 2013

Volume of wastewater has been calculated in accordance with the SA Health On-site Wastewater Systems Code (2013) (SA Health Code) and the information provided by the client. There is a significant omission in the calculation of wastewater generation in the Waterscope report in that no wastewater generation has been calculated for the proposed dining room and spa.

The dining room has a capacity of 30 seats with a single sitting, further to this food preparation will be undertaken off site with only plating up conducted on site. The SA Health Code provides a daily flow for the dining room lounge area of 15L/p/d, 450L/d in total.

The spa is not a typical spa in that it will only offer massages, relaxation and showers for a maximum of 10 people per day. Although there is no reference to spas in the SA Health Code Arris undertook a review of wastewater generation for the Australian Spa Association in 2007. The review identified that an allocation of 196L/p/d was an average use for day spas. These spas typically had manicure, pedicure facial bowls, stone heaters tubs spas and showers.

In the case of this project the spa services will be massages, relaxation and showers. The SA Health Code provides for sports clubs with showers, toilets and kitchen sink 40L/p/d.

For the above reasons it is felt that a reasonable water allocation for the spa will be 100L/p/d or 1,000L/day.

The total PDF for wastewater system design will be 6,370L/d (Table 3), this will be used for wastewater system design.

Table 3 Combined wastewater generation, peak design flow (PDF)

Activity	Peak Design Flow
Residential accommodation, 48 residents	4,920L/d
Dining room, 30 seating per day	450L/d
Spa, 10 people per day	1,000L/d
Total wastewater generation per day	6,370L/d

However, it is also important to understand the average daily flow for the development as the ABSORBS™ RhizoTrench system has in built water balancing capacity due to the use of the balance tank. Albeit the PDF is used for the system design the average daily flow provides significant insight into how the system will function.

The average daily flow over a week is 4,450L/d (Table 4), the full allocation of the dining room and spa patronage has been used in the calculation of average daily flow calculation.

Table 4 Combined wastewater generation, average daily flow (ADF)

Activity	Average Design Flow
Residential accommodation weekdays, 15 residents/d	3,000L/d
Residential accommodation weekends, 48 residents/d	
Dining room, 30 seating per day	450L/d
Spa, 10 people per day	1,000L/d
Average wastewater generation per day	4,450L/d

3.1.1 Prohibited discharges (do not allow these things into wastewater system)

The combined advanced primary ABR tanks and RhizoTrench® system are designed and approved as an onsite wastewater that should only receive normal domestic strength wastewater or commercial wastewaters of similar nature.

The South Australian Public Health Act 2011 and specifically the Wastewater Regulations prohibit the entry of any harmful material into the system. Reference to this requirement can be found in section 5.2.2 of the Health SA Onsite Wastewater Systems Code in the following link.

(http://www.health.sa.gov.au/pehs/branches/wastewater/2013SAHealth_Onsite_Wastewater_Systems_Code_April.pdf)

Health SA Onsite Wastewater Code section 5.2.2 Prohibited discharges.

Unless otherwise approved by the relevant authority, no person shall permit or cause the following discharges into an on-site wastewater system:

- Any storm water, including roof and rainwater tank overflow, and surface drainage waters;
- Any pool back flush waters from a swimming pool or water softener;
- Any discharge of back flush from a spa bath/pool in excess of 680 litres capacity or in the case of CWMS, unless otherwise accepted by the relevant authority;
- Any Sanitary napkin, clothing, plastic material or liner;
- Any trade waste;
- Any petrol or other flammable or explosive substance whether solid, liquid or gaseous; and/or
- Any other material or substance which, in the opinion of the relevant authority, would impair the effective working of an on-site wastewater system or CWMS.

3.2 Water and Nutrient Management

Full water balance has been undertaken for the site. To model the water balance a 40-year day time step model has been developed using the FAO Drainage Paper 56 (FAO,1998) computations for estimating irrigated crop water requirements. This approach is widely used in estimating water requirements for crops. The approach is inclusive of the Land Application Water-Balance (Appendix Q AS1547:2012) however the soil impacts do not need consideration as the system is lined and therefore impervious to water losses simplifying the calculation to:

$$\begin{aligned} \text{Crop water requirement } (ET_{crop}) &= \text{Crop Coefficient } (KC) \times \text{Reference Evapotranspiration } (ET_o) \\ \text{Or simply } (ET_{crop}) &= KC \times ET_o \end{aligned} \quad \text{See Section 5.1}$$

The dispersal system is inclusive of:

- 1,386m² canopy area ABSORBS™ RhizoTrench® system. This system is a recirculation evapotranspiration system that is 'zero discharge'. Meaning that there is no loss of wastewater from the system. Normally wastewater would accumulate in the balance tank which would be removed off site, however in this case advanced secondary treated effluent will be disposed of off site.

Vegetated Recirculating Evapotranspiration systems are configured as 'zero-discharge' system as there is zero on-site discharge. Albeit water is required to be removed from the system during periods of high flow or low evapotranspirative demand. In these cases, there is still zero-discharge to the on-site environment.

This zero-discharge definition is recognised by regulators in Qld, Vic, WA and the SA Department of Health.

Note: holding tanks are zero discharge under the SA Health Code and AS 1547:2012 and similarly they require pump-out and offsite removal. It is a matter of definition.

The VRES to be used is the ABSORBS™ RhizoTrench® system which will be a lined trench constructed in a similar way to the recognised Rhizopod® system. It will be pressure dosed using the ABSORBS™ pressure dosing and tunnel system, hence, the ABSORBS™ RhizoTrench® system.

Nutrient Balances have not been considered as the system is closed and there will be no environmental nutrient discharges from the system. The only wastewater to leave the site will be trucked off and discharged in accordance with the EPA Septage Management guideline (Appendix D). Therefore, as stated there will be no on-site environmental nutrient discharges.

3.3 Winter Storage

Rather than winter storage there will be a 45kL balance tank, from which water is recirculated to the trenches as part of the ABSORBS™ RhizoTrench® system. The balance tank is an important component of the system, and water balance, as it provides a buffer in periods of low evapotranspirative demand.

4 Proposed Wastewater System

The design of the wastewater treatment and dispersal system needs to use treatment, containment and dispersal systems that beneficially reuses the generated wastewater, 6,370/d (or 2.33ML/a), and sequesters the applied nutrients.

The treatment system will consist of (Figure 1):

- A. Advanced primary treatment through an Anaerobic Baffled Reactor (ABR). This will produce a high-quality effluent that will ensure the long-term operation of the RhizoTrench® system.
- B. ABSORBS™ RhizoTrench® system. The system will further contribute to the improvement of water quality and nutrient reduction of the effluent from the ABR reducing water volume and nutrients through evapotranspiration and sequestration respectively (Figure 3); and
- C. Balance tank and of-site disposal of unused treated effluent.

The proposed treatment system layout is provided in Figure 1.

The treatment system design and layout will be included in the Mace Wastewater report with technical drawings.

The site plan in Figure 2 provides information on the site layout for the wastewater treatment and dispersal system for the 5 Ravenswood Lane site, including slope. It also shows that there are no breaches of the setback requirements of the SA Health on-site Wastewater Systems Code (2013).

All bores are outside of the setback distance requirement for wastewater systems as required by the SA Health Code.

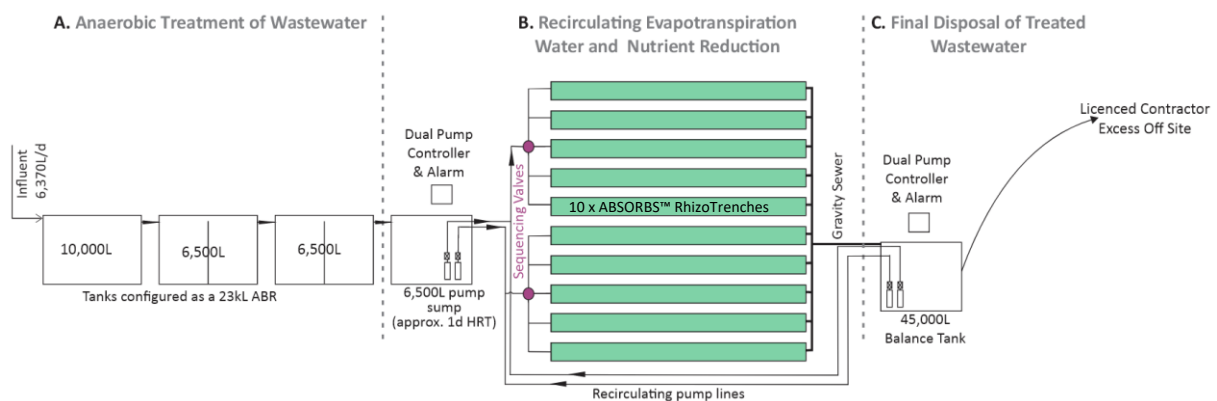


Figure 1 Wastewater Treatment and Dispersal System Process Flow Schematic

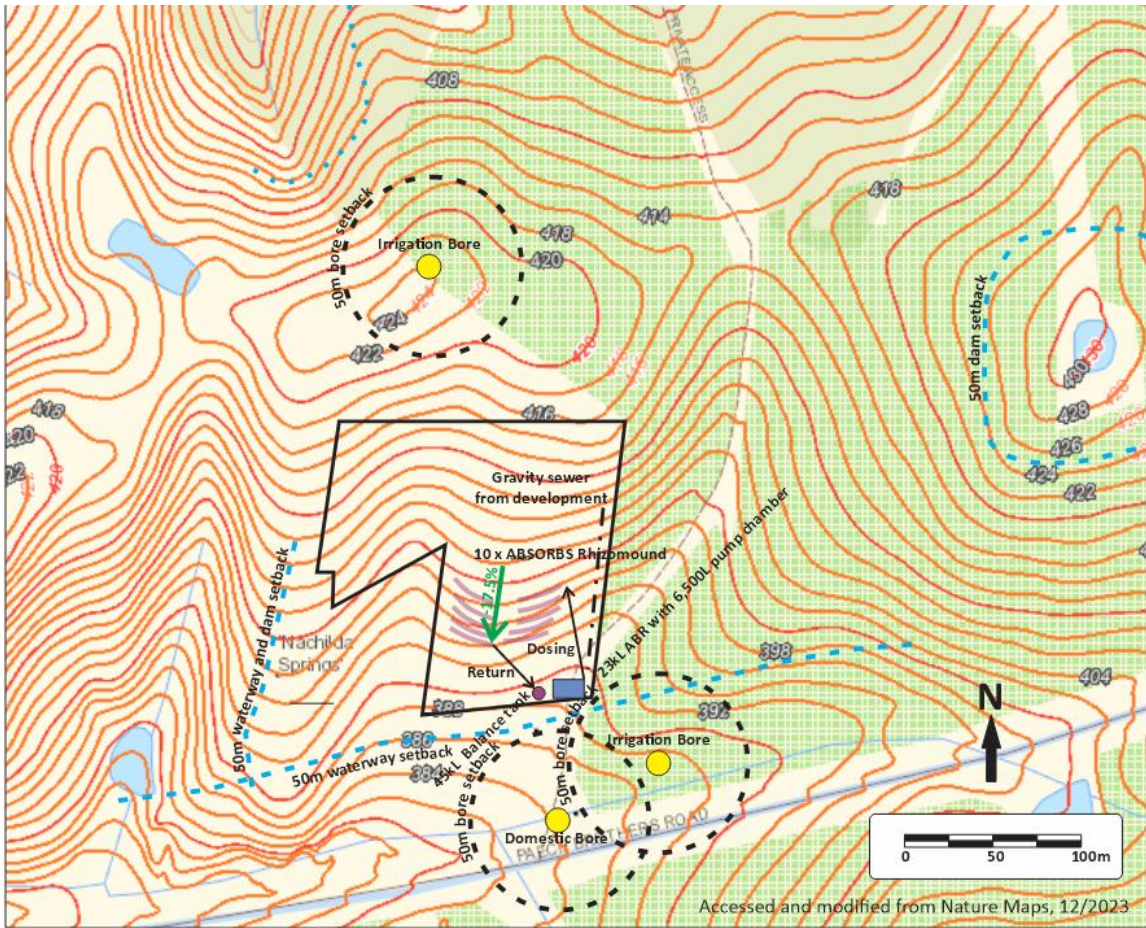


Figure 2 Site layout showing landscape features and wastewater setback distances

4.1 ABSORBS™ RhizoTrench® Design

The ABSORBS™ RhizoTrench® design can be best understood from trench cross-section in Figure 3.

A note on the impermeable Liner:

The SA EPA requires 1.5mm liner (Appendix C) for wastewater storages, our supplier (Fabtech) has recommended 2 x 0.75mm High Density PolyEthylene liners (Appendix B). This product has been selected due to its high strength and chemical resistance.

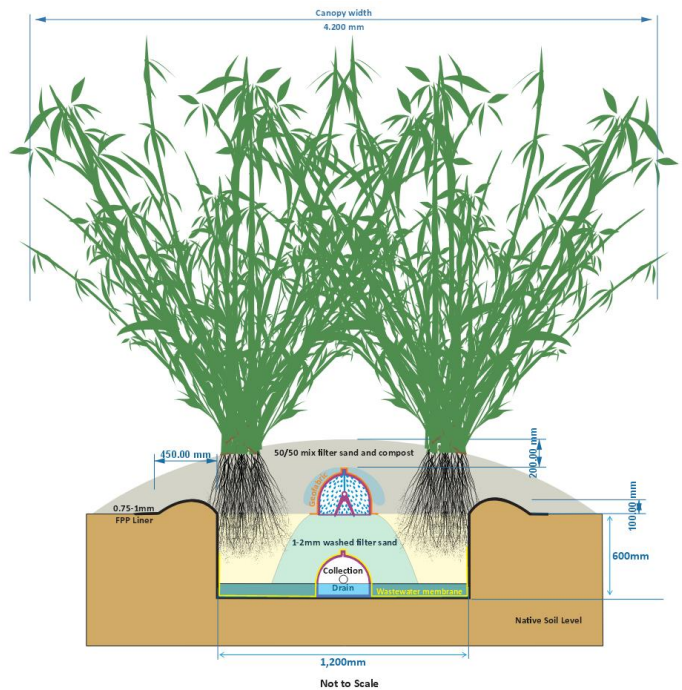


Figure 3 Cross-section of the proposed ABSORBS™ RhizoTrench® system

5 Water Balance

The water balance model consists of 3 elements:

- Wastewater generation, as previously stated the Peak Design Flow (PDF) will be 6,370L/d. The PDF will be generated on Friday, Saturday and Sunday. It is anticipated that the flow for the rest of the week will be 4,450L/d. As required under the SA Health Code (2013) and product approval for the ABR, the system will be designed on the PDF;
- The ABSORBS™ RhizoTrench® system, this will be modelled for 6,370L/d and 4,450L/d using an evapotranspiration daily time step model; and
- The balance storage will be included in the water balance model.

These models have been used and approval by the SA EPA received for other developments in environmentally sensitive areas including (in SA):

- Point Boston,
- Barossa Nexus Hotel; and
- Residential development in Woodside.

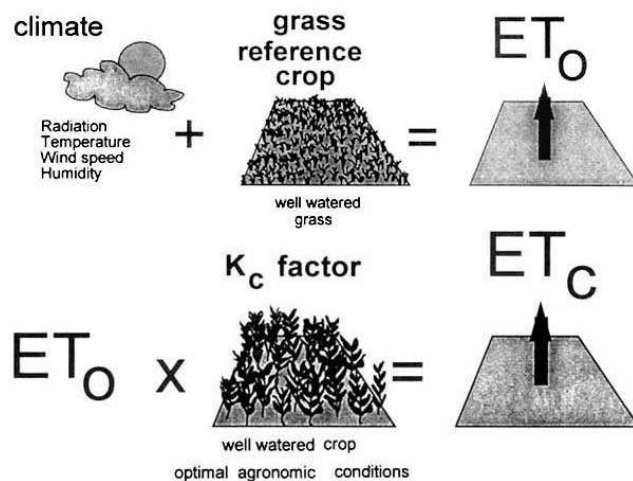
5.1 ABSORBS™ RhizoTrench® Water Balance

5.1.1 ABSORBS™ RhizoTrench® Introduction

The use of the ABSORBS™ RhizoTrench® system for the on-site sustainable management of wastewater has product approval from SA Health. Further, a detailed review by the SA EPA has been undertaken and the methodology used is now accepted for use in high rainfall temperate environments.

The ABSORBS™ RhizoTrench® system is an integrated series of zero discharge VRES and balance storage for the mitigation of environmental discharge of wastewater (Figure 1). To develop the appropriate system design, a daily step water balance model has been undertaken to ensure the proposed ABSORBS™ RhizoTrench® system meets the requirements of SA Health:

- A daily water balance is modelled using an evapotranspiration model based on Food and Agricultural Organisation (FAO) Drainage and Irrigation Paper 56 (FAO, 1998) where water demand (WD) is calculated using: $WD = K_c \times ET_o$, with:
 - a. K_c = the crop specific coefficient, and
 - b. ET_o = the reference evapotranspiration calculated from site specific climate data for a well-watered grass using the Penman Monteith equation (Figure 4).



(Source: FAO, 1998)

Figure 4 Schematic showing the FAO water demand model

- Water demand is calculated using a canopy area model. This model has been developed for bamboo by Kleinhenz and Midmore (2002). The use of canopy area for the calculation of water demand is a valid and accepted model and widely reported in the literature.

Note: FAO56 water balance model has been used as it provides crop specific water balance estimates of water demand under conditions of crop growth without water being a limiting factor. This is the most used crop water demand estimation tool at a local farm or crop scale.

The section below presents the water balance model used in calculating water demand for irrigation projects based on the FAO56 (1998) model:

- Using site specific daily climate data from SILO that has the FAO ET_o calculated (note SILO is a Queensland Government initiative, using BOM data);
- Using a daily step model that calculates water demand and cumulative wastewater storage;
- Rainfall contribution to plant demand has been discounted to negligible, when bamboo achieves canopy closure over the ABSORBS™ RhizoTrench® in a rainfall shadow, following discussion with Ted Gardner (former Chief Water Scientist, Department of Natural Resources and Mines (DERM) and developer of the MEDLI effluent irrigation model);
- K_c of 1.9 has been used for *Bambusa Oldhamii* (Piouceau et al, 2014); Further, it is recognised that narrow stands of plants have significantly higher K_c value due to the light interception lower into the canopy increasing K_c . However, for the purpose of modelling, the more conservative field K_c of 1.9 will be used;
- The canopy area used will be for a mature plant system and an overhang of 1.5m per side for each Trench have been used for the purpose of modelling. However, research has demonstrated canopy areas for bamboo of over 1.5m overhang are achieved. Again, the canopy areas chosen are conservative with respect to the likely outcome. The canopy extent has now been demonstrated with over 60 installations.

Important note: It will take in the order of three to five years for the canopy to develop, depending on site specific climatic conditions, wastewater volume and quality. In this time the ABSORBS™ RhizoTrench® will operate at a lower evapotranspiration and are likely to need more pump-outs in the early years.

5.1.2 ABSORBS™ RhizoTrench® Canopy Extents

Estimations of the plant canopy extents are incorporated into the ABSORBS™ RhizoTrench® water balance calculations because of the vertical nature of the plants utilised; the species planted, such as bamboo, are not ground-based vegetation like the grasses and grain crops that the FAO (1998) methodology primarily considers as having considerably different surface (canopy) areas across which the transpiration process occurs.

A representation of the canopy area relative to the ground surface area is provided in Figure 5.

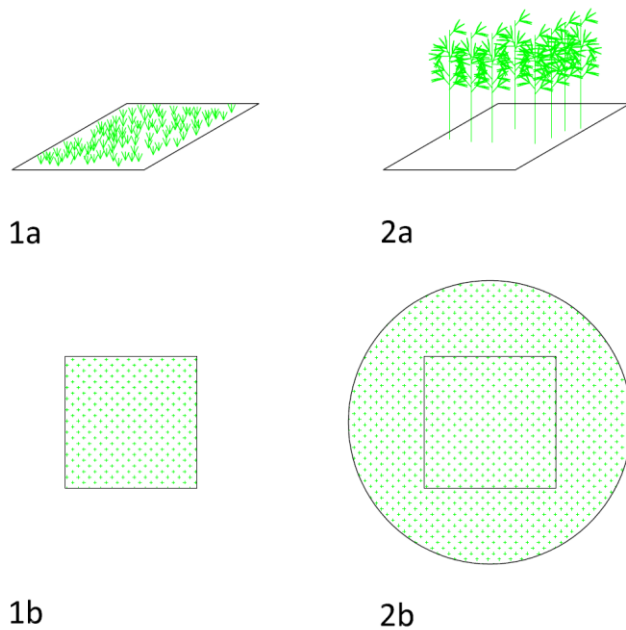


Figure 5 Schematic demonstrating different canopy development for short agricultural crops (1a and b) and tall crops that develop expansive canopy (2a and b)

The actual canopy area can be considerably more than the ground surface area of the installation. The water demand has been modelled on plant canopy areas of greater than the trench area. Canopy area is based on a canopy spread (on each side) greater than 1.5m. Figure 6 shows that there has been an observed canopy spread for the ABSORBS™ RhizoTrench system.

This can be explained as follows:

The crop coefficient (K_c) changes overtime for Eucalyptus as reported in the EPA Victoria (1983) Guidelines for Wastewater Irrigation, reflecting the development of canopy over time.

- year 1 $K_c=0.2$,
- year 2 $K_c=0.4$ and
- year 4 $K_c=1.0$.

In this case the K_c increases with canopy area when evapotranspiration is calculated as a function of total crop area (not canopy area). There is a term, the vegetative ground cover (VGC) which is expressed as a percentage of the total ground cover and the effective K_c is approximately equal to $K_c \times VGC$.

VGC is a measurement of the canopy area as a percentage of the land area. So, in the EPA Victoria guideline (1991)

- year 1 $K_c = 1.0 \times 20\% = 0.2$,
- Year 2 $K_c = 1.0 \times 40\% = 0.4$ and
- year 4 $K_c = 1.0 \times 100\% = 1.0$ (expressed in mm)

In the case of ABSORBS™ RhizoTrench®, it is somewhat different in that:

- The plants are not limited for water as the recirculation system keeps the media in which the plants grow at field capacity (approximately -10kPa). Plants are growing with minimal negative soil matrix suction, and
- The evapotranspiration of the bamboo is predominately made up of transpiration as transpiration is very much greater than soil evaporative losses.

For this reason, the water demand (use) for ABSORBS™ RhizoTrench® is E_{To} (in mm) x K_c x area of the canopy.



Figure 6 Rhizopod® canopy development at the Bororen Hotel Qld from planting in August 2014-to-April 2015-to-March 2016

6 ABSORBS™ RhizoTrench® Water Balance Modelling

For modelling the water balance of the ABSORBS™ RhizoTrench® system the parameters in Table 5 have been used:

Table 5 Water balance modelling parameters

Parameter	10 Trench Model	12 Trench Model
Trench Length	30m	30m
Trench Width	1.2m	1.2m
Canopy overhang	1.5m	1.5m
Canopy Area	138.6m ²	138.6m ²
Total canopy area	1,386m ²	1,663.2 m ²
Peak Design Flow	6,370L/d	6,370L/d
Average Daily Flow	4,450L/d	4,450L/d
Old Hami bamboo crop coefficient (KC)	1.9	1.9
Balance Storage	45,000L	45,000L/
Climate Data (Silo, BOM)	Daily data for 40years	Daily data for 40years

The model is a continuous day step time model for 40 years. A balance between the volume of influent wastewater, ABSORBS™ RhizoTrench®, holding tanks and pump outs can be optimised using information supplied by Anthony Gatti, INTRO Architecture + Planning.

Two water flows have been developed under two wastewater inflow.

- **At peak design flow** in the most balanced Scenario "C" (Table 6), for parameters of 6,370L/d of effluent with a crop factor (Kc) of 1.9 and a canopy area (per pod) of 138.6m², there is a requirement for 9 balance tank pump-outs occurrences per year for a 40-year cycle as calculated using a day time-step FAO56 (FAO, 1998) water balance. Although the modelling shows 9 pump-outs per year, in reality it is significantly fewer pump-outs than would be required for a simple holding tank system as when there are visitors pushing the wastewater production rate over 6,370L/d the system has increased storage capacity and its own inherent water demand.

- **At average flow** which, as shown in Table 7, is significantly lower than 6,370L/d (4,450L/d). Other parameters remain the same. There is a requirement of 3 pump-outs per year on average for a 40-year cycle. In reality there will be much fewer pump-outs for the same reason mentioned above. This is for information purposes only and to demonstrate that there is significant redundant capacity within the system.

To optimise the design two ABSORBS™ RhizoTrench® models have been developed. The mathematical model provides insight in the size, number of trenches, that would be required. To test this model two models have been included for 10 and 12 trenches.

6.1 10 x ABSORBS™ RhizoTrench® Model

The model output for the 10-trench system is contained in Table 6 and Table 7. Note the required pump-outs are for a 45,000L balance tank.

Table 6 10 ABSORBS™ RhizoTrench® water balance model at PDF

Scenario	People (EP)	L/person/day	L/day	# Pods	Canopy Area/pod (m ²)	Kc	Balance Tank Storage (L)	# Pump-outs / 40 years	# Pump-outs/ year	L/pod/day		
										10th%	Average	90th%
A	63.7	100	6,370	12	138.6	1.9	45,000	253	6	237	819	1554
B	63.7	100	6,370	11	138.6	1.9	45,000	297	7	237	819	1554
C	63.7	100	6,370	10	138.6	1.9	45,000	341	9	237	819	1554
D	63.7	100	6,370	9	138.6	1.9	45,000	398	10	237	819	1554
E	63.7	100	6,370	8	138.6	1.9	45,000	443	12	237	819	1554

Table 7 10 ABSORBS™ RhizoTrench® water balance model at average flow

Scenario	People (EP)	L/person/day	L/day	# Pods	Canopy Area/pod (m ²)	Kc	Balance Tank Storage (L)	# Pump-outs / 40 years	# Pump-outs/ year	L/pod/day		
										10th%	Average	90th%
A	44.5	100	4,450	12	138.6	1.9	45,000	60	2	237	819	1554
B	44.5	100	4,450	11	138.6	1.9	45,000	81	2	237	819	1554
C	44.5	100	4,450	10	138.6	1.9	45,000	114	3	237	819	1554
D	44.5	100	4,450	9	138.6	1.9	45,000	150	4	237	819	1554
E	44.5	100	4,450	8	138.6	1.9	45,000	182	5	237	819	1554

Pump-out water will be removed from will be trucked off and discharged in accordance with the EPA Septage Management guideline (Appendix D). The volume of water removed is the number of pump-outs per year times the size of the balance tank (shown in Table 6 and Table 7).

6.2 12 x ABSORBS™ RhizoTrench® Model

The model output for the 12-trench system is contained in and. Note the required pump outs are for a 45,000L balance tank.

Table 8 12 ABSORBS™ RhizoTrench® water balance model at PDF

Scenario	People (EP)	L/person/day	L/day	# Pods	Canopy Area/pod (m ²)	Kc	Balance Tank Storage (L)	# Pump-outs / 40 years	# Pump-outs/ year	L/pod/day		
										10th%	Average	90th%
A	63.7	100	6,370	14	138.6	1.9	45,000	183	5	237	819	1554
B	63.7	100	6,370	13	138.6	1.9	45,000	217	5	237	819	1554
C	63.7	100	6,370	12	138.6	1.9	45,000	253	6	237	819	1554
D	63.7	100	6,370	11	138.6	1.9	45,000	297	8	237	819	1554
E	63.7	100	6,370	10	138.6	1.9	45,000	325	9	237	819	1554

Table 9 12 ABSORBS™ RhizoTrench® water balance model at average flow

Scenario	People (EP)	L/person/day	L/day	# Pods	Canopy Area/pod (m ²)	Kc	Balance Tank Storage (L)	# Pump-outs / 40 years	# Pump-outs/ year	L/pod/day		
										10th%	Average	90th%
A	44.5	100	4,450	14	138.6	1.9	45,000	22	1	237	819	1554
B	44.5	100	4,450	13	138.6	1.9	45,000	37	1	237	819	1554
C	44.5	100	4,450	12	138.6	1.9	45,000	60	2	237	819	1554
D	44.5	100	4,450	11	138.6	1.9	45,000	81	3	237	819	1554
E	44.5	100	4,450	10	138.6	1.9	45,000	113	3	237	819	1554

6.2.1 Comparison of the 10 and 12 ABSORBS™ RhizoTrench® models

It can be seen in Table 10 that there is a reduction in the volume of wastewater that will be required to be removed from site for the 10 and 12 ABSORBS™ RhizoTrench® models. It is believed when comparing costs and system efficacy that the 10 ABSORBS™ RhizoTrench® is the most appropriate for the site.

In addition to this the EPA raised concerns with respect to the vehicle movement for waste removal, the model provided to the EPA was for an equivalent of 10 ABSORBS™ RhizoTrench® system. It needs to be noted that the original design to EPA was for 8 trenches at 1.5m wide where the current design is for 10 trenches 1.2m wide. This amendment has been undertaken due to site conditions, specifically slope (17.5%) that on the advice of the engineer the trench size should be reduced to simplify installation.

Table 10 Volume of water going into Woodlot under different scenarios

Flow Model	Number of ABSORBS™ RhizoTrench®	Pump-outs	Volume (kL)	Pump out % of Flow
PDF (6,370L/d)	10	9	385*	17%
Average (4,450L/d)	10	3	130*	8%
PDF (6,370L/d)	12	6	285*	12%
Average (4,450L/d)	12	2	68*	4%

* From modelled data with 45,000L balance tank

For context the domestic Rhizopod® system are modelled on 900L/d with 6 pump outs per annum or 15% of the PDF. It can be seen that the 10 ABSORBS™ RhizoTrench® system is likely to be in this order with a weighted average of 12%.

7 References

EPA Victoria (1983). **Guidelines for Wastewater Irrigation**. Publication 168. EPA Victoria Melbourne.

FAO (1998). **Crop Evapotranspiration: Guidelines for Computing Crop Water Requirements**. Irrigation and Drainage Paper 56. Food and Agriculture Organization of the United Nations, Rome.
https://www.researchgate.net/publication/235704197_FAO_1998_Crop_Evapotranspiration_Guidelines_for_Computing_Crop_Water_Requirements_Irrigation_and_Drainage_Paper_56_FAO_Rome

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Piouceau, J., Panfilia, F., Boisa, G., Anastasea, M., Dufosséb, L., Arfia, V. (2014b). **Actual evapotranspiration and crop coefficients for five species of three-year-old bamboo plants under a tropical climate**. *Agricultural Water Management J.* V137, pg. 15-24.

SA Health (2013). **On-site Wastewater Systems Code**.
https://www.sahealth.sa.gov.au/wps/wcm/connect/ba6ead0048f0d8ab828287f25a3eb7d6/2013SA_Health_On-site_Wastewater_Systems_Code_April.pdf?MOD=AJPERES&CACHEID=ROOTWORKSPACE-ba6ead0048f0d8ab828287f25a3eb7d6-mMH7r2z

WaterNSW (2022) **Neutral or Beneficial Effect on Water Quality Assessment Guideline**.
www.waternsw.com.au

Appendix A Onsite Wastewater Assessment and Design



5 June 2023

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Senior Planning Advisor
Intro Architecture & Planning
8 Rosina St
Adelaide SA 5000

Our ref: W22038 OSWS report_v1.1

ONSITE WASTEWATER ASSESSMENT AND DESIGN

Project: The Lane Winery Accommodation Development

Site Address: 5 Ravenswood Lane, Hahndorf, 5245

As requested, Waterscope has undertaken an assessment for onsite reuse of wastewater for the proposed development at The Lane and prepared a design and report for approval and construction.

An original assessment and application for approval was prepared by Water Technology in February 2022, and has now been updated to include a nitrogen balance assessment and design revised to account for the results of the assessment. A brief site and soil summary has been included, and summary of hydraulic parameters previously reported.

This report has been prepared in accordance with SA Health Department for Health and Wellbeing, Onsite Wastewater Systems Code, 2013 (DHW code) requirements, and designed to the DHW Code. Note that Council also may have additional requirements due to local conditions.

The assessment shall be read in conjunction with the Borelog Report and Design Drawings D01 - D05. Civil site and drainage plans, architectural drawings, Council requirements, DialB4UDig, and all existing services should be reviewed and consulted, as applicable.

Proposed development

This proposal is for the construction of a new luxury tourist accommodation and associated waste management system on rural land at the Lane Winery. The proposal is for the existing restaurant at the Lane to service the accommodation units, including catering. The proposed accommodation buildings consist of:

- Lodge with spa and informal dining area, and two massage suites.
- Sixteen accommodation buildings each with a single bedroom and bathroom; and
- Four accommodation buildings each with two bedrooms and two bathrooms.

Drawings D01 – D05 are attached to this report, Borelogs, and product brochures for equipment proposed for installation for this project.

The following Table 1 summarises the key design parameters from the assessment.

PO Box 1555 Flaxley, SA 5153 | 0422853708 | ACN 660 571 595 | ABN 38 660 571 595



Table 1-1 Summary of key parameters

Parameter	Detail
Approving Authority	SA Health Wastewater Unit
Type of development	Tourist Accommodation
Setback distances (per DHW Code)	Complies with DHW code (App. B)
Soil Category (1-6)	5
Sewage treatment	Secondary (aerobic)
Design Loading Rate (DLR)	8 mm/day – based on soil capacity
Application rate adopted	2.8 mm/day – Nitrogen Balance
Effluent distribution area	816 m ²
Disposal site natural slope	22.5%
Proposed wastewater system	Aerobic treatment and dose loaded beds

1 SITE ASSESSMENT

Based on the DHW Code (section 8.2.2), site characteristics have been assessed and summarised in Table 1-2 and Table 1-3, as follows:

Table 1-2 Site Assessment summary

Land slope	The natural grade across the effluent disposal area is approximately 22.5% falling southwards.
Water Table/ bed rock	Not encountered to depth of boreholes
Water bores, watercourses, and water bodies	There are no existing water bores or watercourses or water bodies within the required 50 metre setback from the proposed wastewater disposal area.
Rainfall/ Evapotranspiration	Rainfall exceeds evapotranspiration from May through August (per Table 1-3, below).
Limitations	The land slope exceeds 20%, therefore AS1547:2012 has been utilised for the design.

Table 1-3 Climate data – Mt Barker (Station 023733 [1863-2023])

Parameter	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Rainfall (mm mean)	26.1	25.8	30.8	57.5	87.4	100.3	106.9	102.8	85.5	65.8	40.4	34.6	764.3
Evapo-trans (mm)	230	195	163	103	64	41	50	73	102	148	184	202	1555

2 SOIL ASSESSMENT

Borelogs have been prepared using Unified Soil Classification system (USC) methodology, to determine the physical characteristics of the soil horizons, including texture, reactivity, and depth of confining layers for the application of wastewater.

Three soil samples were drilled and logged for the wastewater assessment, and the appropriate disposal horizon has been categorised in accordance with AS1547:2012. The soil strata can be described as follows:

Approximately 350mm of brown orange clayey sand with gravels (SC), over red brown grey clay with gravels and shale fragments (CL/CH) to approximately 750mm, over dark grey khaki fragmented shale and siltstone to 1100mm, refusing on shale and siltstone at approximately 1100mm.



2.1 Soil Category

The soil category has been determined in accordance with A/NZS 1547:2012, Table L1, Onsite Domestic Wastewater Management, as Category 5 at 450mm bNGL.

A Design Loading Rate (DLR) of 8mm/day has been selected for this site with soil modification and is considered appropriate for long term disposal in these soils.

2.1.1 Soil amendment

The clay soils may tend to be dispersive especially with the application of wastewater. Spreading gypsum evenly over the disposal area at 0.5kg/m² per each application can assist to maintain soil permeability. Refer to construction details for the required application rate.

3 WASTEWATER SYSTEM DESIGN PARAMETERS

3.1 Occupancy rates

The following table depicts the number of visitors expected over a typical week, allowing for peak number to occur on 2 days over the weekend.

Table 3-1 Occupancy rate

Day	Visitors' accommodation	Non-resident staff
Monday	15	2
Tuesday	15	2
Wednesday	15	2
Thursday	15	2
Friday	48	4
Saturday	48	4
Sunday	48	4
Average number	29	3

3.2 Wastewater loading

The accommodation units each have toilet facilities and bathrooms. Food preparation, service, washup and cleaning will be managed by The Lane facility, which is a separate operation undertaken off site. The units will be provided with a kitchen sink for tea and coffee making facilities only. The reduction in wastewater design load as a result, has been calculated based on Table 3.2.

Table 3-2 Percentage of hydraulic and total nitrogen loads based on fixtures.

Fixture	Hydraulic load (%)	TN (%)	Hydraulic load - no kitchen or laundry (%)	TN - no kitchen or laundry (%)
Toilet	32	68	32	68
Bath/shower	38	5	38	5
Laundry	23	12	0	0
Kitchen	7	15	0	0
Total	100	100	74	73

*Source Witt et al. 1974



The following Table 3-3 summarises the design flow and septic system size based on SA Health: Onsite Wastewater Systems Code 2013, Appendix E for commercial systems. The hydraulic load reduction of 74% has been adopted from Table 3-2, and occupancy rate from Table 3.1.

Table 3-3 Septic sizing calculation

DHW Code – Septic system sizing parameters	Hotel Accommodation	Non-resident staff
S - Sludge rate L/person/yr.	48	25 L/person/yr.
Y - Desludging frequency	4 years	4 years
P1 - Average daily number over a 7-day period	29	3
P2 - Highest daily number over a 7-day period	48	4
DF - Daily flow per DHW code (L/pers/d)	100	30
DF - Daily flow (L/pers/d) (reduced flow for accommodation only)	74	30
BOD ₅ - per DHW code (g/pers/day)	40	20
BOD ₅ - (g/pers/day) (reduced flow for accommodation only)	30	20
Total DF – P2 x DF (L/day)	3,552	120
Average daily flow – P1 x DF	2,153	87
BOD ₅ - (g/pers/day)	30	20
Total Primary capacity (SxYxP1) + (P2xDF)	9,140	410

A summary of key totals from the DHW septic sizing assessment is provided in Table 3-4.

Table 3-4 Summary of key parameters

DHW Code – Septic system sizing parameters	Total
Total peak Hydraulic Load	3,672
Total BOD ₅ - (g/day)	1,501
Average daily flow over 7 days	2,242
Total septic treatment capacity (L)	9,554
Sludge/scum accumulation (L/year)	202
Assessed Hydraulic design loading rate (DLR)	8 mm/day
Total area required based on DHW code (average daily flow)	280 m ²

3.3 Balance storage and distribution

Balance storage will allow peak flows to be stored and distributed evenly throughout the week. As peak demand occurs on the weekends, sufficient balance storage is required when demand exceeds the daily capacity of the disposal system.

Using a discharge rate of 2,250 L/d allows the effluent storage to be exhausted by Friday before peak inflow occurs on Sunday, as demonstrated in Table 3-5. The minimum balance storage required is 6,071L, allowing for



emergency storage of 1.836L (50% DF), an operational volume of 563L, and a full day of peak flows. A 12kL holding tank would be suitable for balance storage.

Table 3-5 Effluent balance

Day	Wastewater inflow (L)	Discharge to disposal system (L)	Effluent in storage (L)
Friday	3,672	2,250	1,422
Saturday	3,672	2,250	2,844
Sunday	3,672	2,250	4,266
Monday	1,170	2,250	3,186
Tuesday	1,170	2,250	2,106
Wednesday	1,170	2,250	1,026
Thursday	1,170	2,250	0

A RI Industries 12kL holding tank, has been selected.

3.4 Nitrogen Balance

The nitrogen concentration in septic tank effluent is typically in the range of 50-70 mg/L (Patterson R.A), where 2.8 kg/person/year is typical for a residential setting, confirmed by measurement based on average flows of 110 L/person /day. A median value of 60mg/L has been used for this application.

The nitrogen concentration in the effluent based on fixtures per table 3-2 adopts a concentration reduction of 73%, which equates to 48.3 mg/L, based on the average daily flow of 2,242L. An Aerobic Wastewater Treatment System is proposed and included in the balance, as indicated in Table 3-6.

Based on Vic EPA Technical information for the Victorian Guideline for Water Recycling (March, 2021), a typical Domestic effluent concentration is 30mg/L. A reduced concentration based on Table 3-2 has been adopted, which equates to a 50% reduction in TN concentration, using aerobic treatment.

Table 3-6 Nitrogen Balance summary

Parameters	Value
Daily flow to disposal	2,242 L
TN in effluent	43.8 mg/L
Aerobic treatment	50% reduction
TN in treated effluent	22 mg/L
Total N production	18.0 kg/year
Atmospheric and soil losses	10%
Total N after losses	16.13 kg/year
Typical N plant uptake – managed lawn	240 kg/ha/year
N uptake adopted	200 kg/ha/year
Disposal area for nitrogen balance	806 m ²

The area required for effluent application is 806 m², which is higher value than required by hydraulic assessment, and therefore the larger area required has been adopted.



3.5 Disposal system capacity

The following Table 3-7 indicates the area required for disposal using pressure dosed beds.

Table 3-7 Disposal system capacity

Design Parameters	Value
Average Daily Flow	2,242 L/day
Flow allowance set point	2,250 L/day
Basal area required	806 m ²
Basal area of soakage beds	816 m ² (8 of, 34.0m long x 3.0m wide)

3.6 Wastewater treatment

A Fuji Clean ACE 3000 AWTS has been selected for secondary treatment. The AWTS shall discharge to a 12kL balance tank fitted with 2 of Lowara DIWA 11 submersible pumps.

The pumps shall be controlled by a Kelco F60 pump controller programmed to alternate operation of pumps with a timed discharge of 200L per event, and a daily maximum discharge volume of 2,250L. The Kelco shall be connected to an audible and visual alarm to alert the operator of malfunction.

Note that NO CHLORINATION is required for subsurface beds. The contractor shall note this requirement in the maintenance manual and advise the owner.

4 CONSTRUCTION DETAILS & COMPONENTS

Pressure dosed beds using dosing laterals in accordance with AS1547:2012 (Figure L5) is proposed. Refer to Drawing D03 for details, and D01 for location.

4.1 Effluent distribution

4.1.1 Zone indexing valves.

Beds are 'dose loaded' sequentially through a spring-loaded indexing valve. The distribution pump is sized to supply each bed in turn, the valve rotating to the next bed each pump cycle. Intermittent wetting and drying between beds improve infiltration and soil aeration.

Two K-Rain series 6000 indexing valves with four outlets cammed to 4 ports has been selected for this application.

4.1.2 Distribution depth

The distribution depth is the depth that effluent is applied evenly to the underlying soil surface. The distribution depth for pressure dosed systems is the base of the gravel/screenings layer. Refer to Drawing D03.

4.1.3 Target depth

The Target depth is the depth in the soil profile that has been determined as most suitable for long term dispersal and for which the Design Loading Rate (DLR) has been determined. The soil above this depth may be modified to ensure the DLR is maintained.

4.2 Construction details

4.2.1 Builders Work

Terracing will be required for the beds. An indicative section detail with the extent of earthworks is provided in Drawing D02.



4.2.2 Pressure dosed beds

The distribution depth is at approximately 450mm. The target depth is at approximately 1000mm. The following preparation of the disposal system will be required:

- Remove and stockpile topsoil and sandy material to approximately 350mm.
- Remove clay material to approximately 700mm for use elsewhere on site. Not suitable for use as backfill.
- Thoroughly deep rip 300mm with 2 applications of gypsum (1.0kg/m²) following ripping.
- Mix imported sand material or similar topsoil material retrieved from elsewhere on the site with stockpiled clay material and place to build floor of beds to 450mm bNGL.
- Firm the bed floor using the excavator bucket without over-compacting, and screed level.
- Place screenings, distribution system and geo-textile fabric, and backfill with remaining stockpiled topsoil.
- Mound slightly to divert surface water finished level approx.50mm above existing ground.
- Allow to undertake a flow test of the distribution system ensuring the indexing valve is operating correctly, and dosing laterals have even squirt height, prior to covering.

The whole wastewater disposal area should be smoothed and finished by planting with salt and nutrient tolerant plants and/or grasses to promote the transpiration capacity of the system and stabilise the disturbed surfaces. Refer to D01 for further details.

4.2.3 Stormwater Diversion

Install open swales to divert surface water runoff; refer to Drawings for details. Ensure all downpipes and rainwater tank overflows are directed away and downhill of the wastewater dispersal area.

4.2.4 Owner/occupant's responsibilities

The septic system can easily be overloaded with household cleaners and chemicals, or by excessive flushing and water use. We recommend that water saving devices and tapware are installed, and flow restrictors fitted to outlets in the house. Appropriate use of biodegradable household products and careful use of water will prevent overloading and extend the life of the septic system.

5 LIMITATIONS AND PROVISIONS

The assessment satisfies the site assessment criteria and requirements of DHW Code, Section 8.2. The wastewater treatment and disposal system are considered suitable for long term performance and effective operation provided the following is adhered to:

- Surface stormwater runoff is directed away from the disposal area. Ensure that downpipes and RWT overflows are directed away from the wastewater dispersal site.
- The site is not subject to flooding more frequently than one in ten years.
- Setback requirements (SA Health Code – Appendix B) are satisfied, including 50m setback from bores, dams, and watercourses.
- Construction of the disposal system is in accordance with the Design Drawings by a competent and experienced installer; sewer drainage to be installed in accordance with AS3500.
- All specific requirements and conditions by Council are met.
- Maintenance of the wastewater system is performed annually, including actuation of flush valves.
- Maintenance of the AWTS is performed quarterly by accredited contractor.
- Details of installed equipment and maintenance requirements shall be provided to owner and council; and
- Certification of the installation is provided by the licensed installer.



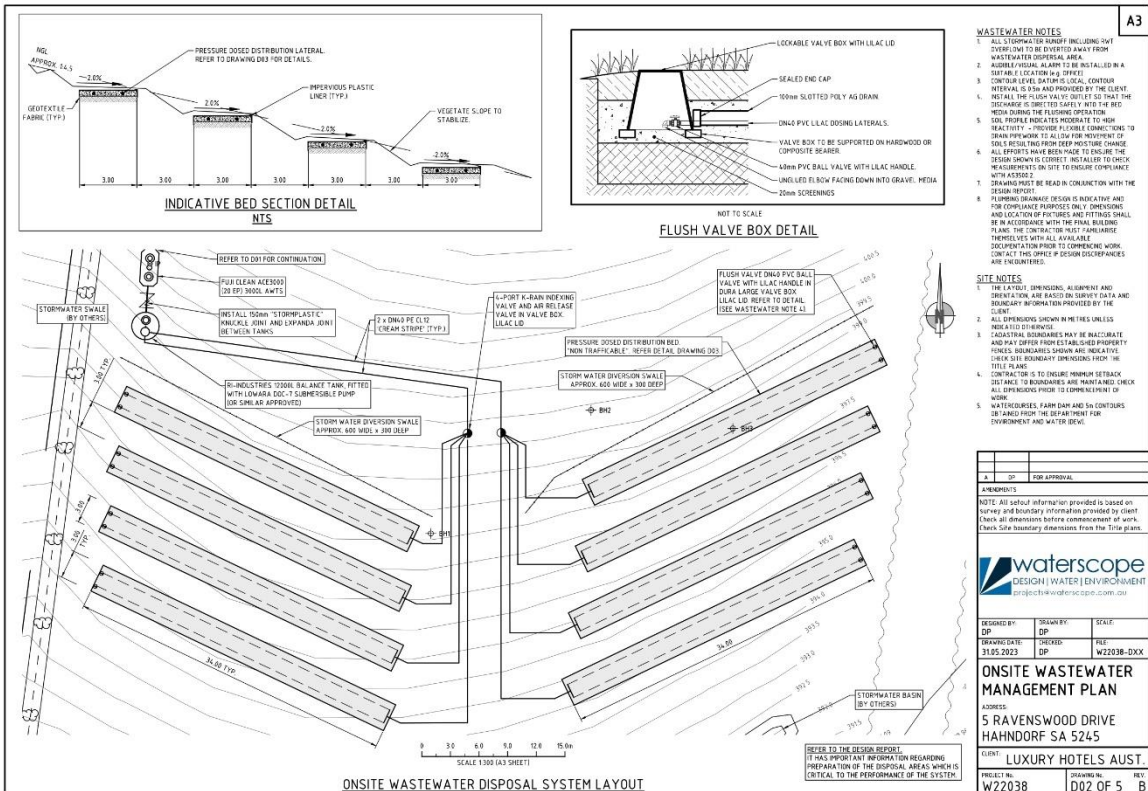
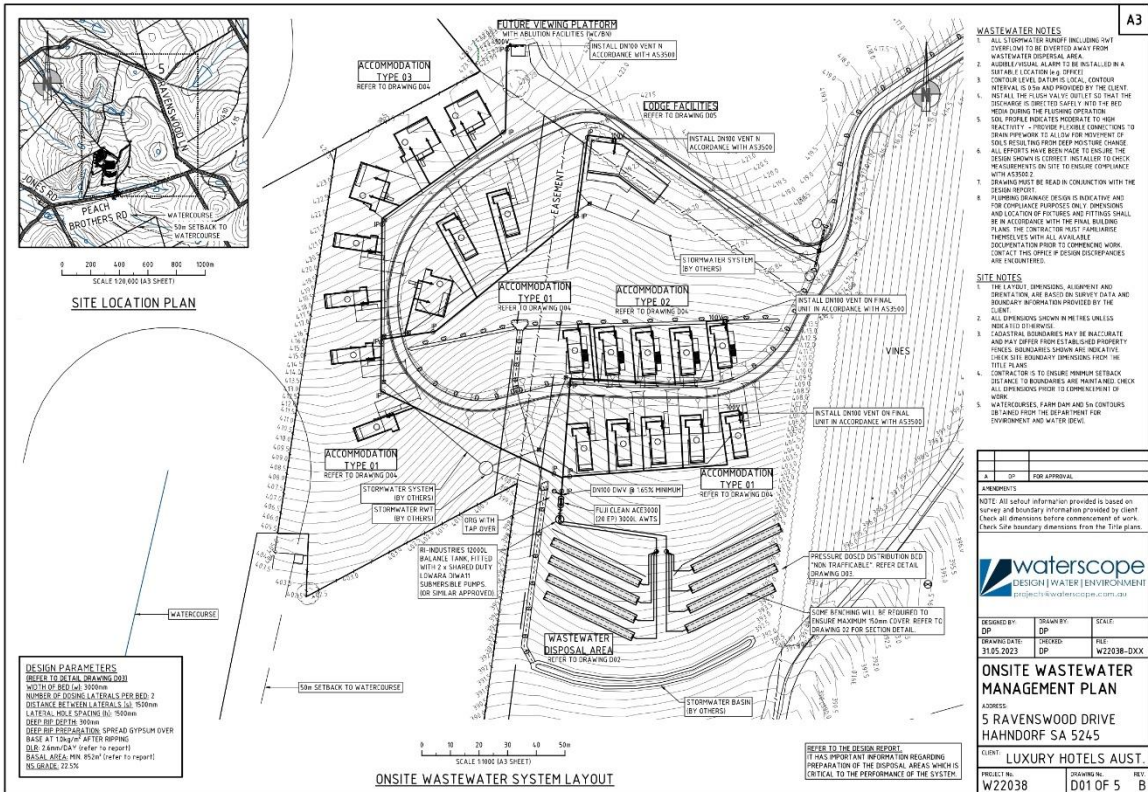
Please contact the undersigned if you require any further information regarding this letter.

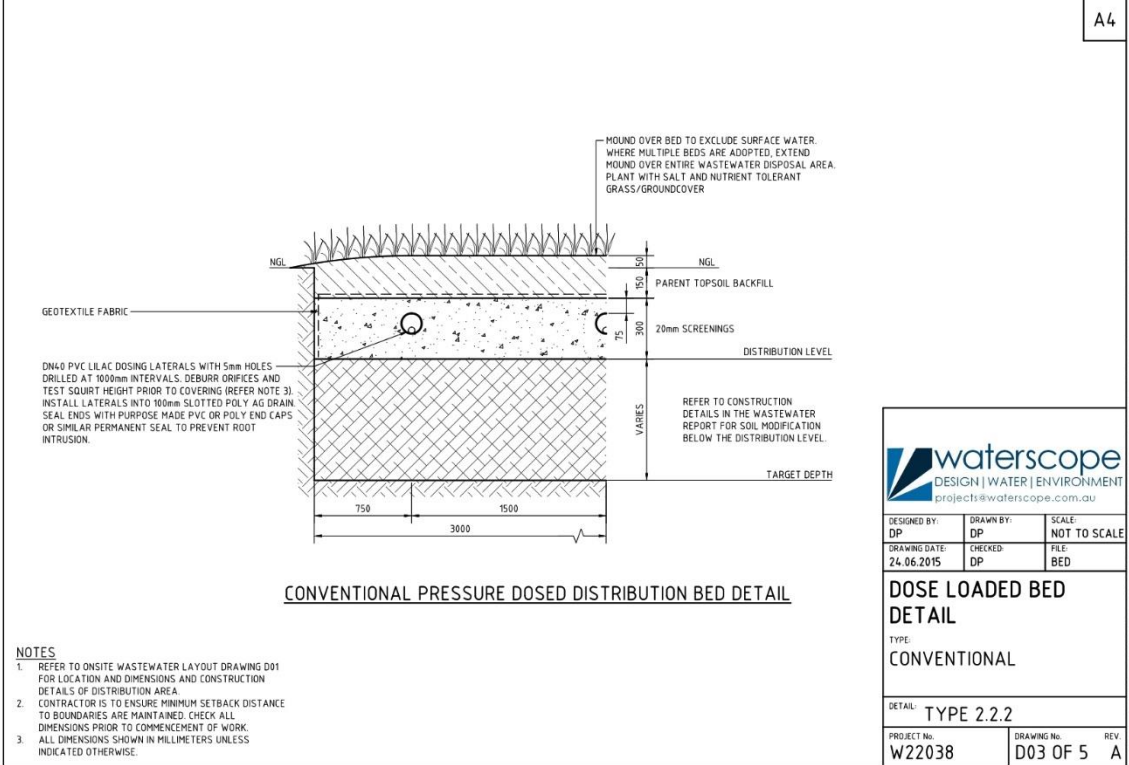
Yours sincerely,

Dave Pennington
Managing Director

Waterscope
projects@waterscope.com.au

Attached _ Drawing D01-D05, Borelogs, Pump curve, Kelco
F60





waterscope
DESIGN | WATER | ENVIRONMENT
projects@waterscope.com.au

DESIGNED BY: DP	DRAWN BY: DP	SCALE: NOT TO SCALE
DRAWING DATE: 24.06.2015	CHECKED: DP	FILE: BED

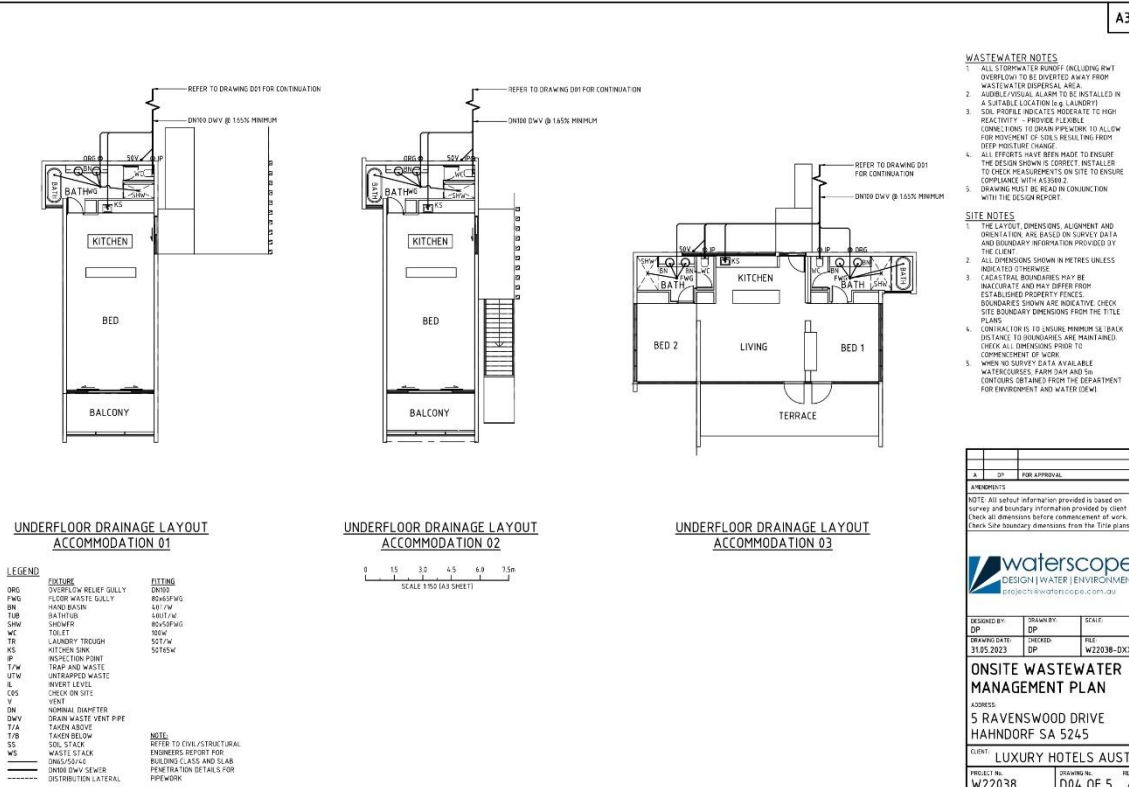
DOSE LOADED BED DETAIL

TYPE: CONVENTIONAL

DETAIL: TYPE 2.2.2

PROJECT NO: W22038	DRAWING NO: D03 OF 5	REV: A
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UNIVERSITY OF WOLONGONG - W22038 - PROJECT 15/12/2015 - 15/12/2015 - Monday, 5 June 2023 2:25:00 PM



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DESIGN | WATER | ENVIRONMENT
projects@waterscope.com.au

DESIGNED BY: DP	DRAWN BY: DP	SCALE: NOT TO SCALE
DRAWING DATE: 31.05.2023	CHECKED: DP	FILE: W22038-DXX

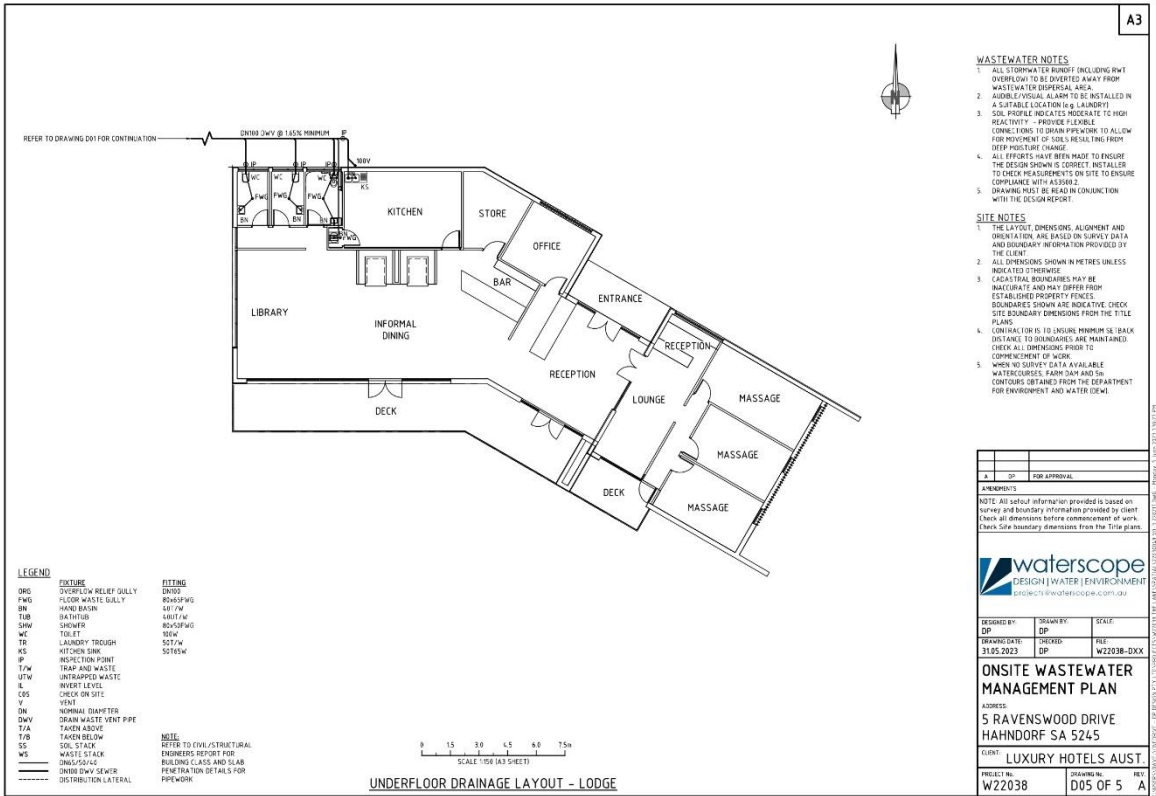
ONSITE WASTEWATER MANAGEMENT PLAN

ADDRESS: 5 RAVENSWOOD DRIVE, HAHNDORF SA 5245

CLIENT: LUXURY HOMES AUSTRALIA

PROJECT NO: W22038	DRAWING NO: D04 OF 5	REV: A
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UNIVERSITY OF WOLONGONG - W22038 - PROJECT 15/12/2015 - 15/12/2015 - Monday, 5 June 2023 2:25:00 PM



- WASTEWATER NOTES**
1. ALL STORMWATER RUNOFF (INCLUDING RWIT OVERFLOW) TO BE DIVERTED AWAY FROM WASTEWATER DISPERSAL AREA.
 2. AUBREY ENVISUAL ALARM TO BE INSTALLED IN A SUITABLE LOCATION (e.g. LAUNDRY).
 3. SOIL PROFILE INDICATES MODERATE TO HIGH REACTIVITY - PROVIDE FLEXIBLE CONNECTIONS TO DRAIN PIPING TO ALLOW FOR MOVEMENT OF SOILS RESULTING FROM DEEP PRESSURE CHANGE.
 4. ALL EFFORTS HAVE BEEN MADE TO ENSURE THE DESIGN SHOWN IS CORRECT. INSTALLER TO CHECK MEASUREMENTS ON SITE TO ENSURE COMPLIANCE WITH AS 3602.
 5. DRAWING MUST BE READ IN CONJUNCTION WITH THE DESIGN REPORT.

- SITE NOTES**
1. THE LAYOUT, DIMENSIONS, ALIGNMENT AND ORIENTATION ARE BASED ON SURVEY DATA AND BOUNDARY INFORMATION PROVIDED BY THE CLIENT.
 2. ALL DIMENSIONS SHOWN IN METRES UNLESS INDICATED OTHERWISE.
 3. CADASTRAL BOUNDARIES MAY BE INACCURATE AND MAY DIFFER FROM ESTABLISHED PROPERTY FENCES. BOUNDARIES SHOWN ARE NOT TO BE CHECK SITE BOUNDARY DIMENSIONS FROM THE TITLE PLANS.
 4. CONTRACTOR IS TO ENSURE MINIMUM SE BALK DISTANCE TO BOUNDARIES ARE MAINTAINED. CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
 5. WHEN NO SURVEY DATA AVAILABLE WATERCOURSES, FARM DAMS AND SO. CONTOURS OBTAINED FROM THE DEPARTMENT FOR ENVIRONMENT AND WATER (DEW).

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
ORIG	OVERFLOW RELIEF DULLY	DNV	DRAIN WASTE VENT PIPE
FWG	FLOOR WASTE GALLY	SWW	SOIL WASTE
DN	DOWN DRAIN	SWW	SOIL WASTE
TUB	BATH TUB	SWW	SOIL WASTE
SIM	SHOWER	SWW	SOIL WASTE
WC	TOILET	SWW	SOIL WASTE
TR	LAUNDRY TROUGH	SWW	SOIL WASTE
KS	KITCHEN SINK	SWW	SOIL WASTE
RF	RECYCLION POINT	SWW	SOIL WASTE
T/W	TRAP AND WASTE	SWW	SOIL WASTE
UTW	UNTRAPPED WASTE	SWW	SOIL WASTE
L	LEVEL	SWW	SOIL WASTE
CS	CHECK ON SITE	SWW	SOIL WASTE
V	VENT	SWW	SOIL WASTE
DN	NOMINAL DIAMETER	SWW	SOIL WASTE
DNV	DRAIN WASTE VENT PIPE	SWW	SOIL WASTE
T/A	TAKEN ABOVE	SWW	SOIL WASTE
T/B	TAKEN BELOW	SWW	SOIL WASTE
SS	SOIL STALK	SWW	SOIL WASTE
WS	WASTE STACK	SWW	SOIL WASTE
WS/SZ/SL	WASTE STACK	SWW	SOIL WASTE
-----	UNDER DRAIN SEWER	SWW	SOIL WASTE
-----	DISTRIBUTION LATERAL	SWW	SOIL WASTE

waterSCOPE
DESIGN | WATER ENVIRONMENT
info@waterSCOPE.com.au

DESIGNED BY: DP
DRAWN BY: DP
SCALE: DXX

PERMITTED DATE: 31/05/2023
ISSUED DATE: DP
REV: W22038-DXX

ONSITE WASTEWATER MANAGEMENT PLAN

ADDRESS:
5 RAVENSWOOD DRIVE
HAHNDORF SA 5245

CLIENT: LUXURY HOTELS AUST.

PROJECT NO: W22038
DRAWING NO: D05 OF 5
REV: A

UNDERFLOOR DRAINAGE LAYOUT - LODGE

Soil Borelog
Job No:
Client: W.TECH
Site: BALHANNAH - 5 RAVENSWOOD AVE

SR2

Bore 1	Bore 2	Bore 3	Bore 4	Colour	Con/St	MC	Soil Description	USC	Est. Ipt	React	Bearing
0-300	0-350	0-450		BZ-ORZL	By/ny		Clayey Sand with GRAVELS	SC	000	SVL	WM
300-700		450-850		MODIFER. CLAY	CLAY		CLAY with GRAVELS & SHALE FRAGS	CL	0025M/A		M
700-1100	350-1600	850-1100		DK GRAY KIMACI.	CL	dry	Shale - SILTSTONE FRAGMENTED. FINE TO COARSE GRAINED		0	NP	R/H TO INP
							INP = IMPENETRABLE				

KELCO

F60 MK3 Pump Controller

SIMPLE TO USE AND VERY POWERFUL

THE ULTIMATE IN VERSATILE & FLEXIBLE PUMP CONTROL

Features

- Very simple to program
- Multi voltage operation
- Displays pressure and set points
- 15 Programmable timers built in
- Powerful 40 Amp solid state drive
- Dedicated alarm relay
- Detachable electrical housing
- 20 Bar 290 psi Pressure rating
- Suits pipes 25mm (1") & Larger
- Accepts remote input
- Weatherproof Housing



The F60 MK3 Digital Pump Controllers monitor system pressure and flow to ensure complete pump protection. It can be set to control a single or dual pump system, with a wide range of functions.

Further information including installation guides, programming guides and videos can be found on our website:

<https://www.kelco.com.au/f60-mk3-advanced-pump-controller/>

3-Phase Pump Motors

The F60 MK3 can be used to control both single and 3-phase pumps provided a 220~240 VAC or 24VAC supply is available at the installation site.

Ordering

The F60 MK3 Digital Pump Controller is available in all thermoplastic construction with a 1" BSP process connection. The standard controller can operate from 220 ~ 240 VAC or from 24 VAC or DC. A dedicated 12 VDC model is also available.

Model Number	Description
F60 MK3	Standard model for 220 ~ 240 VAC and 24V AC or 24V DC operation.
F60-12-MK3	Low voltage model for 12V DC operation only.

Appendix B Hippo Liner

FABTECH
A TASMEA COMPANY
OUR PROUD PARTNER

HIPPO
SHIELD
POND LINER

Approved for
Drinking Water
AS/NZ 4020
Product testing

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HIPPOSHIELD

HIPPOSHIELD pond liners from Chemco are multi layered reinforced coated woven fabrics, which are specially designed products for water resource management in the agriculture and aquaculture industry towards applications like water harvesting, containment, ground water storage, retention ponds and shrimp farming.

Our HIPPOSHIELD pond liners are made with exclusive high density polyethylene coatings for maximum toughness and abrasion resistance.

HIPPOSHIELD pond liner rolls are available in 12 feet width and can be factory fabricated and transported to the work site. The light weight construction of HIPPOSHIELD helps reduce transportation cost and the amount of field seaming required. This will translate to big savings in installation cost and time. Liners come in medium or heavy weight fabrics with various coating thickness and colour options.

HIPPOSHIELD pond liners are designed for easy installation and long life, featuring unique benefits that make them the most effective and efficient choice.

ADVANTAGES

- Certified by the Bureau of Indian Standard under the code of IS 15351:2015
- Largest width fabricated panels in the pond liners industry
- Extra strong to provide added resistance to tears & punctures
- Engineered coatings provide exceptional hydrostatic resistance and heat seaming resistance
- Technologically designed for UV resistance
- Pond liners comes with 5 years limited warranty
- On site installation with most advanced machinery
- Accepted and approved in all government subsidy schemes

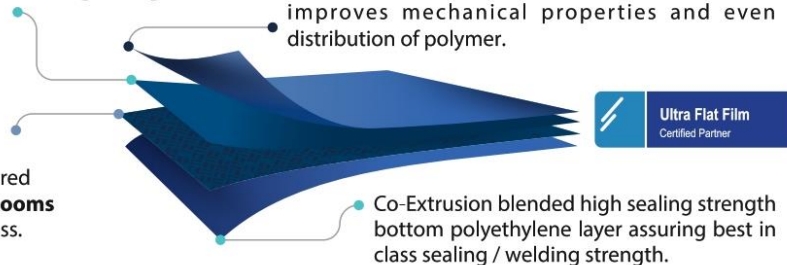


GRI-GM30
COMPLIANT

STRUCTURE

Blend of high bonding strength polyethylene polymer for best in class bonding strength between scrim and film.

High strength reinforced woven HDPE fabric made with best in class lowest shrinkage HDPE tapes weaved on value engineered **Swiss make Sulzer Flat Looms** to achieve required flatness.



Our in-house German **Reifenhauser** multi layered ultra thin film technology offers excellent hydrostatic resistance and barrier properties. This superior film improves mechanical properties and even distribution of polymer.

Co-Extrusion blended high sealing strength bottom polyethylene layer assuring best in class sealing / welding strength.

Ultra Flat Film
Certified Partner

FOLLOWING ARE THE GUIDELINES TO BUILD A STRONG AND A LONG LASTING POND

1. LAND SELECTION

- The soil should be flat and soft.
- The land should be rectangular or square in shape.
- The ground water level should be low enough, so that water does not rise from the ground during excavation even after heavy rains.
- After proper selection of land, excavation should be started.



Flat and soft land

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2. EXCAVATION

- Use poclairn machine for excavation.
- Excavated soil should be used for slope of the field.
- Remove all stones in the field and all elements that will damage the pond liner.
- Angle of the slope should be 120 degree or more.



Depth / Slope



Compaction

3. HOW TO LAY HIPPOSHIELD POND LINER

- Make a cushioning layer of about 1.5ft to 2ft height with soft soil on the base & slopes of the excavated pond. Spray water on it so that soil does not loosen up.
- Use poclairn or roller to compact the soil. Remove all stones or sharp objects or tree roots which can
- Open the HIPPOSHEILD fabric roll properly and spread it out according to the size of the pound.
- Use skilled operators while laying down HIPPOSHIELD liner and make sure that the fabric is not damaged during the process.
- Advanced hot gun technology machinery should be used after laying the pond liner for seaming.
- Installation should be done by company authorized or approved channel partner personnel.
- Check the sealing in one meter increments.
- Upon completion of the activity, the entire farm should be checked by an authorized technical engineer of the company and then the service quality report should get signed.
- During filling water, the soil & pond liner both will get compresses & stretched. To avoid damage to the liner release slowly the excess fabric from the edges of the pond to relieve the stress.
- Anchoring of all excess fabric should be done on all edges of the pond.



Flattening & smoothing the surface



Pond liner laying



After complete laying

4. HOW TO PROTECT HIPPOSHIELD FABRIC

- After the completion of fabric laying activity, fencing should be done of strong and durable metal on all sides of the farm to take care of the animal and other elements. The height of the fence should be at least six feet.
- The slope on the outside of the field should be paved with sand or gravel, so that soil of the slope is not carried away in case of heavy rains.
- Make strong steps to climb the slope on the outside of the field and use rough surface material patch on one of the slope from inside so that animal or person can come out of the pond if they fall accidentally.
- Care should be taken while filling the pond with water by controlling the flow rate of water.
- Double or triple layered fabric should be placed under the water filling pipe so that the it does not damage the fabric.

5. CARE WHILE FILLING THE WATER

- Fill the pond gradually with water.
- The water filling pipe should be placed up to the back of the embankment.
- The tip of the pipe should not extend too far into the pond.
- Tie tubes / bags / sacks to the mouth of the pipe so that the water falling in the pond does not fall on the slope with strong force.
- Care should be taken that the soft soil on the embankment does not slide down.



TECHNICAL SPECIFICATION

SR. NO.	PROPERTIES	ORIENTATION	TEST METHOD	UOM	HIPPOSHIELD 300	HIPPOSHIELD 500	HIPPOSHIELD 750	HIPPOSHIELD 1000
1	Thickness	---	ASTM D751	micron	330 ± 5%	550 ± 5%	790 ± 5%	920 ± 5%
2	Finished Weight	---	ASTM D5261	g/m ²	265 ± 5%	430 ± 5%	610 ± 5%	710 ± 5%
3	Color	---	---	Visual	Black/Black	Black/Black	Black/Black	Black/Black
4	Carbon Black Content	---	ASTM D4218	%	2.50 ± 0.5	2.50 ± 0.5	2.50 ± 0.5	2.50 ± 0.5
5	Grab Tensile Strength	MD	ASTM D751	lbs	215	350	420	450
		CD	ASTM D751	lbs	190	320	390	410
6	1"- Strip Tensile Strength	MD	ASTM D7003	lbs	140	240	270	310
		CD	ASTM D7003	lbs	120	200	230	280
7	Elongation at Break	MD	ASTM D7003	%	20 ± 5	20 ± 5	20 ± 5	20 ± 5
		CD	ASTM D7003	%	20 ± 5	20 ± 5	20 ± 5	20 ± 5
8	Trapezoidal Tear Strength	MD	ASTM D4533	lbs	30	50	65	65
		CD	ASTM D4533	lbs	25	45	60	60
9	Tongue Tear Strength	MD	ASTM D5884	lbs	25	45	50	50
		CD	ASTM D5884	lbs	20	40	45	45
10	CBR Puncture	---	ASTM D6241	N	3100	5100	5800	6200
11	Hydrostatic Resistance	---	ASTM D751	psi	320	450	650	710
12	Index Puncture Resistance	---	ASTM D4833	N	335	550	750	820
13	Accelerated UV Weathering (2000 hours Exposure @ 0.89 W/m ² /min)	---	ASTM G154	%	>90%	>90%	>90%	>90%
14	Dimensional Stability	---	ASTM D1204	%	-3.5	-3.5	-3.5	-3.5



Website



Contact Us

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78 Virwani Industrial Estate, off W. E. Highway, Goregaon East, Mumbai 400063, India

FABTECH - A TASMEA COMPANY

Level 2, 170 Fullarton Rd, Dulwich, SA, 5065

Email: inquiry@hippotechnotex.com

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Appendix C EPA Approval



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

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EPA Reference: PDI 777

27 June 2024

Adelaide Hills Council
63 Mount Barker Road
Stirling SA 5152
Attention: James Booker

jbooker@ahc.sa.gov.au

Dear James Booker

EPA Development Application Referral Response

Development Application Number	22007004
Applicant	Luxury Lodge Group, c/- Intro Architecture
Location	5 Ravenswood Lane, Balhannah SA 5242 (CT 6060/311)
Proposal	Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks.

This application was referred to the Environment Protection Authority (EPA) by the Assessment Panel at the Adelaide Hills Council in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the *Planning, Development and Infrastructure Act*.

As referenced in the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay (which forms part of the Planning and Design Code), the triggers for this development application ('DA') being referred to the EPA were:

- *tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment), and*
- *development that generates human wastewater with a peak loading capacity of more than 40 persons (or more than 6,000 litres/day).*

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The Planning and Design Code states that the purpose of referring such a DA to the EPA is '*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*'.

When assessing development applications of this nature, Section 57 of the *Environment Protection Act 1993* ('EP Act') also requires the EPA to have regard to, and seek to further, the objects of the EP Act and have regard to:

- the general environmental duty, as defined in Section 25 of the EP Act, and
- the *Environment Protection (Water Quality) Policy 2015* ('WQ Policy').

As the Planning and Design Code triggers for referral to the EPA relates to water quality, the EPA has only provided an assessment of potential water quality impacts associated with the proposed development.

PROPOSAL

The proposed development comprises:

- 20 accommodation units with a total maximum capacity of 48 guests (16 of these will be single bedroom units and four will contain two bedrooms and two bathrooms)
- A day spa offering massages and showers for up to 10 people per day
- A dining room with capacity to seat 30 people with food preparation occurring offsite
- Laundry activities will also occur off site
- 20 x 2 kilolitre and 1 x 10 kilolitre rainwater tanks for collection of rainwater from the villas for reuse
- 45 kilolitre holding tank for wastewater, and
- Four aerobic baffled reactor ('ABR') tanks for initial treatment, followed by a Rhizopod system.

Multiple documents have been provided in support of the application and include the following:

- *Wastewater System Design for the Lane Winery Accommodation Development* report prepared by Arris Environmental and Agriculture, dated 1 November 2023 and 31 January 2024
- Response prepared by Arris to the EPA's request for further information dated 5 March 2024
- Response prepared by Arris, uploaded to the PlanSA portal 12 April 2024, and
- *The Lane Winery Accommodation - Stormwater Calculations* report prepared by MCG Consult and dated 28 May 2024.

SITE

The site of the proposed development is part of a 36 hectare allotment which is located approximately 1.7 kilometres north-east of Hahndorf and has no existing sewer or community wastewater management in place. There is an existing approved cellar door and restaurant at the site. The EPA notes that wastewater from the restaurant and cellar door facilities is treated and disposed of via an SA Health approved (in 2019) on-site wastewater disposal system located approximately 150 metres south-west of the cellar door and restaurant building.

The proposed tourist accommodation buildings would be located in the south-west portion of the allotment and situated around the top of the hill. The proposed wastewater holding tank will be situated

2 of 6

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at the south-eastern corner of the site, immediately adjacent to the driveway for ease of access.

The subject site is located within the Onkaparinga River catchment which drains into the Happy Valley Reservoir and provides approximately 40% of metropolitan Adelaide's public water supply per year.

APPLICATION HISTORY

The proposal was originally referred to the EPA in 2022, with the EPA directing the relevant authority to refuse the application. The EPA identified concerns with the proposed onsite wastewater system due the scale of the proposal and the amount of wastewater expected to be generated, as well as the slope of the disposal site and sensitivity of the locality. The DA did not sufficiently demonstrate that wastewater would be contained to the site during the high-rainfall period.

The proposal was amended, with an alternate wastewater management strategy, resulting in this DA.

During the EPA's assessment, the EPA has made four Requests for Information ('RFIs') to seek clarification on wastewater and stormwater matters, particularly noting the lack of test data for the nutrient removal capability of the proposed Rhizopod system. In addition, the EPA met with the applicant to discuss the proposal, highlighting the lack of evidence to support the capabilities and long-term performance of the Rhizopod system. The DA was subsequently amended to include the off-site disposal of excess wastewater.

ENVIRONMENTAL ASSESSMENT

Water Quality

Wastewater

Expected wastewater volumes for the proposal have been calculated based on the following staffing and occupancy figures:

- Catering for 48 persons over weekends (maximum capacity of the accommodation units)
- Estimated occupancy of 15 persons during weekdays
- Average occupancy based on the above is estimated to be 29 persons across the entire week, and
- Staffing numbers expected to be two onsite Monday to Thursday, and four onsite from Friday to Sunday, averaging three staff across the entire week.

In addition to this, it has been assumed that an extra 1,000L/day of wastewater could be generated from the spa facilities and 450L/day from the dining room. These specifications mean that the total daily peak flow for the site has been calculated at 6,370 litres.

The EPA understands that the wastewater management for the proposal will consist of the following:

- all wastewater to be directed to four Aerobic Baffled Reactor ('ABR') tanks for initial treatment
- treated wastewater from the ABR tanks then sent to a Rhizopod system (to be planted with bamboo), and
- A 45 kilolitre holding tank would contain excess wastewater from the Rhizopod system.

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The Rhizopod system is described as a recirculation evapotranspiration system and will be constructed below ground level in ten trenches (being 30 metres long, 1.5 metres wide and located 3 metres apart). The Rhizopods will be lined with flexible polyethylene ('FPE') and due to the slope of the site, the land will be terraced. An earthen bund will be established uphill of the Rhizopods to prevent surface runoff entering the area.

The EPA has referred to the [Wastewater Lagoon Guideline \(2019\)](#) in its assessment of the proposal. These guidelines recommend a liner of 1.5mm thickness to prevent potential leakage from wastewater systems. Arris confirmed in its response to the EPA's RFI (dated 5 March 2024) that two layers of 0.75mm thick liner would be used. Arris also stated that the roots of the bamboo are fibrous rather than woody, and consequently there is minimal risk of damage to the liner from the roots.

The 45 kilolitre wastewater holding tank is proposed to contain any excess wastewater above the water needs of the bamboo, with this tank to be periodically emptied. The tank will be a thick-walled high-density liquid storage tank and will include a high-level alarm consisting of a wireless tank monitoring system that will have a desktop display and mobile phone connection. The tank will be located at the south-eastern corner of the site, immediately adjacent to the driveway for easy truck access. It will take three truck movements (each 13 kilolitre) to nearly empty the storage tank. Arris has stated that three truck loads could be removed in one day, with no additional wastewater removal being required for another seven days.

In the first year of operation, it is estimated that 100 truck loads will be required to remove the excess volume of wastewater unable to be taken up by the bamboo. However, as the bamboo grows, the amount of excess wastewater is expected to reduce, with 60 truckloads predicted in the second year and 30 loads in the third year. Off-site removal of excess treated wastewater from the Rhizopods and details regarding service inspections to be undertaken has been proposed by Arris to be included in the Installation and Maintenance Manual for the Rhizopod system.

The proposed onsite wastewater system and management measures demonstrate a neutral or beneficial effect on water quality and are acceptable to the EPA. A condition to this effect is directed below.

Stormwater

The stormwater management measures proposed for the site have been provided in the report '*The Lane Winery Accommodation - Stormwater Calculations*', prepared by MCG Consult and dated 28 May 2024. This includes the following components:

- a bio-retention basin (to be situated near the southern boundary of the site) sized for a 1% AEP rainfall event.
- rainwater tanks to capture roof runoff from accommodation buildings - 20 x 2kL tanks and 1 x 10kL tank. Water to be re-used for irrigation or toilet flushing, and
- a drainage swale adjacent to the access road to capture overflow from the rainwater tanks.

MUSIC modelling has been conducted and has demonstrated that the targets should be achieved with the use of the bioretention basin and rainwater tanks. Rock-protected swales are also proposed throughout the site to direct stormwater to the basin. Any overflow from the bio-retention basin will be directed to

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a rock-lined swale located along the driveway. This is acceptable to the EPA, and a condition is directed to this effect.

Construction Impacts

Construction impacts of the proposal are managed according to the *Stormwater Calculation* report prepared by MCG Consult and dated 28 May 2024. During the construction phase of the units, a catch drain on the downhill side will be used to capture any runoff from the construction zone. This runoff will be directed in a south-east direction towards the basin. A note to the applicant is included to highlight considerations for the construction, particularly in relation to the bio-retention basin.

To minimise the extent of soil disturbance and erosion, construction will be staged and groundcover established. Sediment fences, silt traps and diversion drains are also proposed to be used during the construction phase. Stockpiles will be surrounded by a sediment fence and will not be located in drainage pathways. These soil erosion and control measures are acceptable to the EPA and a note to the applicant is included to address ongoing maintenance of these sediment control devices.

The Rhizopods will be constructed from the top down and rock swales will be installed on the uphill side of each trench to channel overflow away from the Rhizopods and towards the stormwater basin, to mitigate the risk of stormwater incursion into the Rhizopods. The proposed stormwater basin, and a stormwater bund to be located above the Rhizopods, will both be in place prior to construction commencing.

The EPA is satisfied that the proposed stormwater management measures demonstrate a neutral or beneficial effect on water quality, and a condition is directed to this effect.

CONCLUSION

Provided the wastewater disposal system and measures and the stormwater runoff measures are implemented in accordance with the plans provided in the application, the EPA considers that the proposal would have a neutral or beneficial effect on water quality.

DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. The on-site wastewater system must be installed in accordance with the *Wastewater System Design for the Lane Winery Accommodation Development* report prepared by Arris Environmental and Agriculture, dated 31 January 2024 and the responses prepared by Arris dated 5 March 2024 and 12 April 2024 which includes:
 - a. The installation of four Aerobic Baffled Reactor ('ABR') tanks
 - b. The establishment of ten Rhizopod trenches, double lined with 0.75mm flexible polyethylene ('FPE'), to be at least 30 metres long by 1.5 metres wide, planted with bamboo and located on a benched (terraced) slope
 - c. The installation of a 45 kilolitre storage tank to be connected to a high-level alarm, and

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- d. The installation of an earthen bund uphill of the Rhizopods to prevent surface runoff from entering the area.
2. Appropriate soil erosion and control measures should be used during the construction phase, in accordance with those specified in the *Stormwater Calculation* report prepared by MCG Consult, dated 28 May 2024 and include, but not be limited to, sediment fences, silt traps, diversion trenches and bunds, and stormwater basins.
3. On-going stormwater management of the site should be established in accordance with the *Stormwater Calculation* report prepared by MCG Consult, dated 28 May 2024 and include:
 - a. The establishment of a bio-retention basin, sized to contain runoff from the site in a 1% AEP rain event
 - b. Swales to direct runoff to the bio-retention basin, and
 - c. Rainwater tanks to capture roof runoff, with water to be re-used on site.

The following notes provide important information in relation to the development and are requested to be included in any approval:

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- Reasonable and practicable measures to avoid the discharge of pollution into waters and ensure a neutral or beneficial effect on water quality may include (but not be limited to):
 - establishing the bio-retention basin as a detention basin before construction begins and transforming to a bio-retention basin after construction is completed
 - establishing plants in the bio-retention basin after the construction phase of the development has been completed to avoid smothering effects and in case construction soil accumulated in the basin needs to be removed
 - ensure sediment control devices are maintained and checked regularly when work is occurring onsite and before and after rain events.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au.

If you have any questions about this response, please contact Alexandra Winston on (08) 8204 2129 or email alexandra.winston@sa.gov.au.

Yours faithfully

Melissa Chrystal
Delegate
ENVIRONMENT PROTECTION AUTHORITY

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Septage management

Updated May 2020¹

EPA 247/20: This guideline applies to the transport of septage for disposal to a facility licensed to receive septage, or for application of septage to land for beneficial reuse. It updates an earlier document Septic tank sludge management.

Introduction

Septage must either be taken to a facility licensed to receive septage or where this is not reasonable or practicable, applied to land only if for beneficial reuse (for example, in regional locations or small townships). The application of septage to land in accordance with this guideline constitutes beneficial reuse. The disposal of septage to land not in accordance with this guideline and without an EPA licence may constitute a breach of the *Environment Protection Act 1993* (EP Act) and associated environment protection policies.

This guideline clarifies regulatory requirements, and contains references to the responsibilities of:

- 1 A waste transporter, licensed under the EP Act, who transports septage for disposal to a facility licensed to receive septage, or by application of septage to land for beneficial reuse; and
- 2 A land-owner, who receives septage for application to their own land for beneficial reuse, as a prescribed approved activity under Schedule 1 of the EP Act.

Some requirements are responsibilities of both the licensed waste transporter and the land-owner, and the guideline also explains the conditions to be implemented on an EPA licence.

A note on terminology:

- The term **should** is used where a particular course of action is considered by the EPA as best practice.
- The term **must** is used where a failure to comply with the action stated in the guideline will, in the EPA's view, expose the environment to a risk of harm or may lead to a breach of the EP Act or relevant environment protection policies.

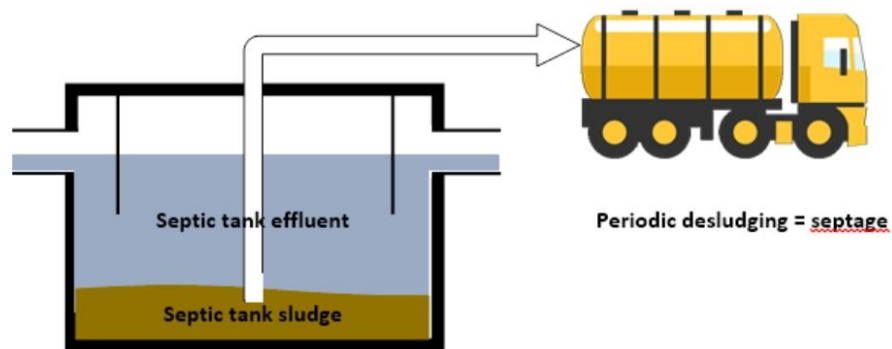
Definitions

For the purposes of this guideline:

Agricultural land includes land used for pasture and cereal crops except when precluded by the *Livestock Act 1997* or by EPA licence conditions.

¹ Last updated October 2016

Beneficial reuse	the application of septage to land, for disposal, in a manner that can be managed safely to fertilise soil by improving its nutrient, soil conditioning, energy or other value in an environmentally sustainable manner.
Septage	the product of periodic desludging of a septic tank. It is primarily septic tank sludge, but may include septic tank effluent which may inadvertently be mixed in when desludging a septic tank.
Septic tank effluent	the liquid component of a septic tank; it is not effluent from a community wastewater management system (CWMS).
Septic tank sludge	the organic matter (semi-solid or solid with a high water content) component of a septic tank which builds up over time at the bottom of the tank and must be periodically removed.
Sludge	a semi-solid (solid with a high water content) substance that may be of industrial or commercial origin, for example, grease trap waste.



Definitions of septic tank sludge, septic tank effluent and septage

EPA licence requirements

Under section 36 of the EP Act, a person **must not** undertake a prescribed activity of environmental significance without holding an environmental authorisation to do so. The penalty for this offence is \$120,000 if the offender is a body corporate, and a Division 1 fine if the offender is a natural person.

Regardless of EPA licence requirements, all persons **must** comply with the general environmental duty under section 25 of the EP Act to take all reasonable and practicable measures to prevent or minimise any environmental harm.

Licensed waste transporters

Persons carrying out work involving desludging of septic tanks and transporting that waste for fee or reward are required to hold an EPA licence to do so, according to Schedule 1, clause 3(6) of the EP Act. Enquiries concerning waste transport licences should be directed to the EPA Senior Licensing Officer (refer to 'Further Information' at the end of this guideline).

Land-owners

Schedule 1 of the EP Act states that the disposal of human wastewater or sewage to land in a manner approved by the Authority is a 'prescribed approved activity' that does not require a licence. This guideline references the responsibilities of a land-owner and defines the 'manner approved by the Authority'. Persons receiving septage for application to land do not require an EPA licence if the septage is applied to land in accordance with this guideline.

Persons receiving septage for application to land not in the manner approved (ie not in accordance with this guideline), will be deemed to not be undertaking a prescribed approved activity, and therefore will require an EPA licence for waste disposal under Schedule 1, clause 3(3) of the EP Act.

Regardless of EPA licence requirements, licensed waste transporters and land-owners should confirm whether any council or other approvals are required.

Facilities receiving septage

Persons receiving septage for disposal (any amount) not in the manner approved by the Authority (ie not in accordance with this guideline) are required to hold an EPA licence for waste disposal, according to Schedule 1, clause 3(3) of the EP Act.

Management of septage

Licensed waste transporters

- **must** either take septage to a facility licensed to receive septage, or where this is not reasonable or practicable (for example, in regional locations or small townships), apply septage to land only if for beneficial reuse.
- **must** keep sludge taken from commercial or industrial sources separate from septage and take it to a facility licensed by the EPA to receive that type of waste.

Desludging and safe handling of septage

Septage should be handled with due care and in a manner that ensures the health and safety of the community and protection of the environment.

It is not uncommon to find foreign material in septic tanks (toothbrushes, toys, rags, baby wipes, etc). This material should be removed from the septic tank during the cleanout process, using an appropriate tool. Where possible, the foreign material should be handled in the following sequence:

- 1 Hosed down in the tank as it is being removed (in order to remove as much septage and septic tank effluent from the material.
- 2 Bagged (or if required double bagged) and sealed.
- 3 Disposed of into a general waste bin or to landfill.

If septage is to be applied to land for beneficial reuse, pump out should occur at a time of year that best suits the agricultural purpose of applying septage to land (eg outside of the winter months), particularly if seasonal storage is not available. The pump-out should also occur at a frequency at which the application site is capable to receive. Proactive planning is necessary to ensure that pump-out volumes are manageable and that there is sufficient appropriate land to apply the septage.

Septage may be applied to land used for agriculture, but should not be applied to land used for grazing cattle or pigs (refer to section 32 of the *Livestock Act 1997*) due to the risk of infection. Once septage has been incorporated into the soil and pastures have been re-established, advice should be sought from the relevant authority as to the suitability for grazing of stock, including cattle and pigs.

Transport of septage

Under clause 10 of the *Environment Protection (Water Quality) Policy 2015*, licensed waste transporters must ensure that vehicles used to transport septage are cleaned (preferably at a facility licensed to receive septage) such that septage and wash-down water do not enter the stormwater system or any other waters, or land where it is likely to enter waters. Vehicles should not be cleaned where there is a risk that the wash-down water will remain ponded. Any spills during transport should be cleaned up rapidly and dry clean-up methods are always preferable.

Application of septage to land

Licensed waste transporters:

- **must** have obtained consent from the Land-owner prior to applying septage to land
- **must not** apply septage to land if the septage contains sludge from commercial or industrial sources
- **must not** apply septage to land where it may enter waters including stormwater and groundwater (including by processes such as runoff, seepage, or rising of the water table)
- **must not** apply septage to land in a way that results in pooling, water logging or runoff
- **must not** apply septage to land used for horticulture for food production or applied to home gardens due to associated health risks.

Land-owners

- **must** have given consent to the licensed waste transporter prior to the application of septage to land
- **must** ensure that septage is **not** applied to land where it may enter waters including stormwater and groundwater (including by processes such as runoff, seepage, or rising of the water table)
- **must** ensure that septage is **not** applied to land in a way that results in pooling, water logging or runoff
- **must** ensure that septage is **not** applied to land used for horticulture for food production or applied to home gardens due to associated health risks.

Land selection criteria

This section is applicable to both licensed waste transporters and land-owners.

Septage **should** only be applied to land with suitable soil properties and of sufficient area to allow for sustainable land use.

Septage **should not** be applied to land within:

- the 1956 flood level of the River Murray
 - 100 m of any river, creek or other natural watercourse (whether modified or not), or a channel (which can include a drain, gutter or exposed pipe) identified:
 - as a blue line on a current series 1:50,000 Department for Environment and Water topographic map
 - or
 - by an on-site inspection;
 - 100 m of any bore, well, dam, or lake
 - 100 m of the mean high water mark along coastal foreshore areas
 - 400 m of any dwelling on neighbouring properties, or a town boundary
 - 5 m of a farm drive
- or
- 50 m of any property boundaries or public roads.

Septage **should not** be applied to land or soil with any of the following properties:

- where shallow groundwater exists (ie where the depth to a permanent watertable is less than 1.2 m from the natural surface)
- slope greater than 1 in 5 (20%)
- rocky and soil depth less than 1.2 m
- seasonally waterlogged or classified as being poorly or very poorly drained
- subject to flooding (the site should not be subject to flooding more frequently than one in 10 years)
- known or potential problems with salinity that may be exacerbated by any application of septage
- risk of nutrients being leached from the root zone into groundwater
- bare or no groundcover
- no plants or pasture to utilise the nutrient loading.

Septage application

This section is applicable to both licensed waste transporters and land-owners.

Application of septage to land should be undertaken with consideration to the following:

- Septage **should** only be applied to land in a manner that will allow for sustainable productive land use.
- As septage is applied to land:
 - it **should** be screened so that intractable wastes or foreign objects (eg plastics, rags, etc) are removed to prevent contamination of the land
 - the waste transport vehicle **should** be continuously moving (to allow for even distribution)
 - the vehicle outlet **should** be designed to reduce spray and aerosols, and spread the septage evenly and thinly over the land (a flared application is preferred)
- and
 - the area where septage has been applied **should** be physically inspected and any foreign objects and litter **should** be removed and disposed appropriately.
- Septage **should not** be applied continuously to one area, or where septage has previously been applied in the same year. Each area should be rested for a period each year (eg during the winter months). Continued application to the same area for more than three consecutive years **should not** occur.
- Due to the high concentration of nitrogen in septage, land to which septage is applied **should** be monitored for soil health, nutrient levels, and other potential environmental impacts.
- Following application, septage **should** be incorporated into the soil as soon as reasonable and practicable to prevent odour leaving the site. Septage should be applied at a rate to allow rapid drying to reduce the risk of odour and vector attraction (eg birds, flies, mosquitos and rodents).
- Crops **should** be established soon after application to minimise leaching of nutrients to groundwater.

Application rate

Licensed waste transporters

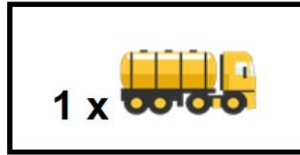
A licensed waste transporter **must not** apply septage to land at a rate greater than 128 kL per hectare for each application.

Land-owners

A land-owner **must** ensure that septage is not applied to land at a rate greater than 128 kL per hectare for each application.

To prevent downward movement of water through the soil profile, the maximum application rate for septage is 100 kg of nitrogen per hectare per year. This maximum application rate is determined by the nitrogen-loading rate. Septage from a septic tank contains an average of 700 mg/L total Kjeldahl nitrogen (TKN; a measure of the concentration of organic nitrogen plus nitrogen as ammonia). To achieve the recommended rate, apply the septage from one 8 kL tanker evenly and thinly over a minimum of 600 m².

As an example, each year a 1-ha plot of land can receive septage from 16 x 8-kL tankers. Where a site is used for septage application, each disposal event should be pegged or marked in some way so that the area is identifiable to avoid repeat applications.



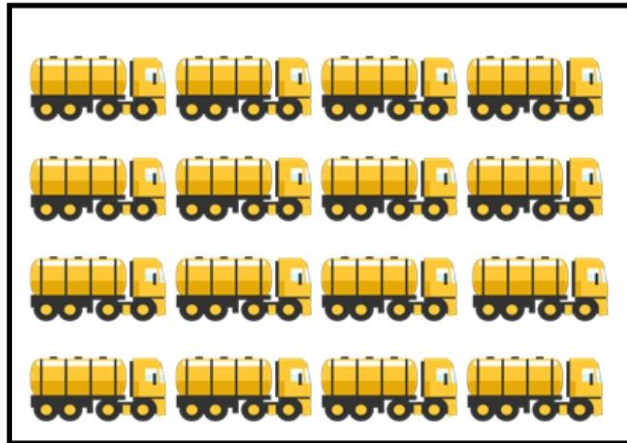
Area = Minimum 600 m²

One 8-kL tanker of septage

Contains on average 700 mg TKN / L

Minimum application area = 600 m²

16 x  = 1 ha



1 hectare

Maximum of 16 x 8-kL tankers of septage

Exclusion of the public and separation distances

Licensed waste transporters:

- **must not** apply septage to land in such a way that causes environmental nuisance in the form of off-site odour impacts
- **must not** apply septage to land within 400 m of any dwelling on neighbouring properties.

Land-owners:

- **must** ensure that land to which septage is applied is adequately fenced to prevent access by the public
- **must** ensure that septage is not applied to land in such a way that causes environmental nuisance in the form of off-site odour impacts
- **must** ensure that septage is not applied to land within 400 m of any dwelling on neighbouring properties.

Appropriateness of weather conditions (such as prevailing wind directions and predicted rainfall events) should be considered prior to applying septage to land so as to prevent the transmission of odour to any residence.

Record keeping

Licensed waste transporters **must** keep records (for not less than 12 months) relating to the transport and application of septage under their licence conditions, including:

- the address of the premises to which septage is applied
- consent from the land-owner for septage application at the premises
- the date that septage is applied to land at the premises
- the volume of septage that is applied to land at the premises.

Land-owners **must** also keep records including:

- the address of the premises to which septage is applied
- the EPA licence number of the licensed waste transporter that transported the septage
- the date that septage is applied to land at the premises
- the volume of septage that is applied to land at the premises.

You may need to check with the EPA if a [waste transport certificate](#) (WTC) is needed to be completed for the transport of the septage.

Currency of this guideline

This guideline offers advice to assist with compliance with EPA licence requirements, the general environmental duty and specific environmental policies. They are subject to amendment and persons relying on the information should check with the EPA to ensure that it is current at any given time.

Legislation

Legislation relevant to this guideline includes:

- *Environment Protection Act 1993*
- *Environment Protection (Water Quality) Policy 2015*

- *Livestock Act 1997* (also contact [Primary Industries and Regions South Australia – PIRSA](#))

Further reading

[South Australian On-site Wastewater Systems Code 2013](#), SA Health

Disclaimer

This publication is a guide only and does not necessarily provide adequate information in relation to every situation. This publication seeks to explain your possible obligations in a helpful and accessible way. In doing so, however, some detail may not be captured. It is important, therefore, that you seek information from the EPA itself regarding your possible obligations and, where appropriate, that you seek your own legal advice.

Further information

Legislation

[Online legislation](#) is freely available. Copies of legislation are available for purchase from:

Service SA Government Legislation Outlet
Adelaide Service SA Centre
108 North Terrace
Adelaide SA 5000

Telephone: 13 23 24
Facsimile: (08) 8204 1909
Website: <https://service.sa.gov.au/12-legislation>
Email: ServiceSAcustomerservice@sa.gov.au

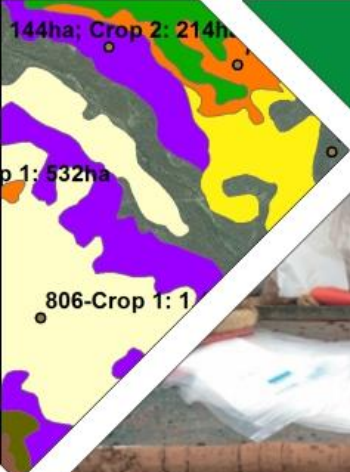
General information

Environment Protection Authority
GPO Box 2607
Adelaide SA 5001

Telephone: (08) 8204 2004
Facsimile: (08) 8124 4670
Freecall: 1800 623 445 (country)
Website: <https://www.epa.sa.gov.au>
Email: epainfo@sa.gov.au

For licensing information please contact:

Telephone: (08) 8204 2058
Email: EPALicensing@sa.gov.au



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EPA Reference: PDI 777

27 June 2024

Adelaide Hills Council
63 Mount Barker Road
Stirling SA 5152
Attention: James Booker

jbooker@ahc.sa.gov.au

Dear James Booker

EPA Development Application Referral Response

Development Application Number	22007004
Applicant	Luxury Lodge Group, c/- Intro Architecture
Location	5 Ravenswood Lane, Balhannah SA 5242 (CT 6060/311)
Proposal	Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks.

This application was referred to the Environment Protection Authority (EPA) by the Assessment Panel at the Adelaide Hills Council in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the *Planning, Development and Infrastructure Act*.

As referenced in the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay (which forms part of the Planning and Design Code), the triggers for this development application ('DA') being referred to the EPA were:

- *tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment), and*
- *development that generates human wastewater with a peak loading capacity of more than 40 persons (or more than 6,000 litres/day).*

The Planning and Design Code states that the purpose of referring such a DA to the EPA is ‘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’.

When assessing development applications of this nature, Section 57 of the *Environment Protection Act 1993* (‘EP Act’) also requires the EPA to have regard to, and seek to further, the objects of the EP Act and have regard to:

- the general environmental duty, as defined in Section 25 of the EP Act, and
- the *Environment Protection (Water Quality) Policy 2015* (‘WQ Policy’).

As the Planning and Design Code triggers for referral to the EPA relates to water quality, the EPA has only provided an assessment of potential water quality impacts associated with the proposed development.

PROPOSAL

The proposed development comprises:

- 20 accommodation units with a total maximum capacity of 48 guests (16 of these will be single bedroom units and four will contain two bedrooms and two bathrooms)
- A day spa offering massages and showers for up to 10 people per day
- A dining room with capacity to seat 30 people with food preparation occurring offsite
- Laundry activities will also occur off site
- 20 x 2 kilolitre and 1 x 10 kilolitre rainwater tanks for collection of rainwater from the villas for reuse
- 45 kilolitre holding tank for wastewater, and
- Four aerobic baffled reactor (‘ABR’) tanks for initial treatment, followed by a Rhizopod system.

Multiple documents have been provided in support of the application and include the following:

- *Wastewater System Design for the Lane Winery Accommodation Development* report prepared by Arris Environmental and Agriculture, dated 1 November 2023 and 31 January 2024
- Response prepared by Arris to the EPA’s request for further information dated 5 March 2024
- Response prepared by Arris, uploaded to the PlanSA portal 12 April 2024, and
- *The Lane Winery Accommodation - Stormwater Calculations* report prepared by MCG Consult and dated 28 May 2024.

SITE

The site of the proposed development is part of a 36 hectare allotment which is located approximately 1.7 kilometres north-east of Hahndorf and has no existing sewer or community wastewater management in place. There is an existing approved cellar door and restaurant at the site. The EPA notes that wastewater from the restaurant and cellar door facilities is treated and disposed of via an SA Health approved (in 2019) on-site wastewater disposal system located approximately 150 metres south-west of the cellar door and restaurant building.

The proposed tourist accommodation buildings would be located in the south-west portion of the allotment and situated around the top of the hill. The proposed wastewater holding tank will be situated

at the south-eastern corner of the site, immediately adjacent to the driveway for ease of access.

The subject site is located within the Onkaparinga River catchment which drains into the Happy Valley Reservoir and provides approximately 40% of metropolitan Adelaide's public water supply per year.

APPLICATION HISTORY

The proposal was originally referred to the EPA in 2022, with the EPA directing the relevant authority to refuse the application. The EPA identified concerns with the proposed onsite wastewater system due to the scale of the proposal and the amount of wastewater expected to be generated, as well as the slope of the disposal site and sensitivity of the locality. The DA did not sufficiently demonstrate that wastewater would be contained to the site during the high-rainfall period.

The proposal was amended, with an alternate wastewater management strategy, resulting in this DA.

During the EPA's assessment, the EPA has made four Requests for Information ('RFIs') to seek clarification on wastewater and stormwater matters, particularly noting the lack of test data for the nutrient removal capability of the proposed Rhizopod system. In addition, the EPA met with the applicant to discuss the proposal, highlighting the lack of evidence to support the capabilities and long-term performance of the Rhizopod system. The DA was subsequently amended to include the off-site disposal of excess wastewater.

ENVIRONMENTAL ASSESSMENT

Water Quality

Wastewater

Expected wastewater volumes for the proposal have been calculated based on the following staffing and occupancy figures:

- Catering for 48 persons over weekends (maximum capacity of the accommodation units)
- Estimated occupancy of 15 persons during weekdays
- Average occupancy based on the above is estimated to be 29 persons across the entire week, and
- Staffing numbers expected to be two onsite Monday to Thursday, and four onsite from Friday to Sunday, averaging three staff across the entire week.

In addition to this, it has been assumed that an extra 1,000L/day of wastewater could be generated from the spa facilities and 450L/day from the dining room. These specifications mean that the total daily peak flow for the site has been calculated at 6,370 litres.

The EPA understands that the wastewater management for the proposal will consist of the following:

- all wastewater to be directed to four Aerobic Baffled Reactor ('ABR') tanks for initial treatment
- treated wastewater from the ABR tanks then sent to a Rhizopod system (to be planted with bamboo), and
- A 45 kilolitre holding tank would contain excess wastewater from the Rhizopod system.

The Rhizopod system is described as a recirculation evapotranspiration system and will be constructed below ground level in ten trenches (being 30 metres long, 1.5 metres wide and located 3 metres apart). The Rhizopods will be lined with flexible polyethylene ('FPE') and due to the slope of the site, the land will be terraced. An earthen bund will be established uphill of the Rhizopods to prevent surface runoff entering the area.

The EPA has referred to the [Wastewater Lagoon Guideline \(2019\)](#) in its assessment of the proposal. These guidelines recommend a liner of 1.5mm thickness to prevent potential leakage from wastewater systems. Arris confirmed in its response to the EPA's RFI (dated 5 March 2024) that two layers of 0.75mm thick liner would be used. Arris also stated that the roots of the bamboo are fibrous rather than woody, and consequently there is minimal risk of damage to the liner from the roots.

The 45 kilolitre wastewater holding tank is proposed to contain any excess wastewater above the water needs of the bamboo, with this tank to be periodically emptied. The tank will be a thick-walled high-density liquid storage tank and will include a high-level alarm consisting of a wireless tank monitoring system that will have a desktop display and mobile phone connection. The tank will be located at the south-eastern corner of the site, immediately adjacent to the driveway for easy truck access. It will take three truck movements (each 13 kilolitre) to nearly empty the storage tank. Arris has stated that three truck loads could be removed in one day, with no additional wastewater removal being required for another seven days.

In the first year of operation, it is estimated that 100 truck loads will be required to remove the excess volume of wastewater unable to be taken up by the bamboo. However, as the bamboo grows, the amount of excess wastewater is expected to reduce, with 60 truckloads predicted in the second year and 30 loads in the third year. Off-site removal of excess treated wastewater from the Rhizopods and details regarding service inspections to be undertaken has been proposed by Arris to be included in the Installation and Maintenance Manual for the Rhizopod system.

The proposed onsite wastewater system and management measures demonstrate a neutral or beneficial effect on water quality and are acceptable to the EPA. A condition to this effect is directed below.

Stormwater

The stormwater management measures proposed for the site have been provided in the report '*The Lane Winery Accommodation - Stormwater Calculations*', prepared by MCG Consult and dated 28 May 2024. This includes the following components:

- a bio-retention basin (to be situated near the southern boundary of the site) sized for a 1% AEP rainfall event.
- rainwater tanks to capture roof runoff from accommodation buildings - 20 x 2kL tanks and 1 x 10kL tank. Water to be re-used for irrigation or toilet flushing, and
- a drainage swale adjacent to the access road to capture overflow from the rainwater tanks.

MUSIC modelling has been conducted and has demonstrated that the targets should be achieved with the use of the bioretention basin and rainwater tanks. Rock-protected swales are also proposed throughout the site to direct stormwater to the basin. Any overflow from the bio-retention basin will be directed to

a rock-lined swale located along the driveway. This is acceptable to the EPA, and a condition is directed to this effect.

Construction Impacts

Construction impacts of the proposal are managed according to the *Stormwater Calculation* report prepared by MCG Consult and dated 28 May 2024. During the construction phase of the units, a catch drain on the downhill side will be used to capture any runoff from the construction zone. This runoff will be directed in a south-east direction towards the basin. A note to the applicant is included to highlight considerations for the construction, particularly in relation to the bio-retention basin.

To minimise the extent of soil disturbance and erosion, construction will be staged and groundcover established. Sediment fences, silt traps and diversion drains are also proposed to be used during the construction phase. Stockpiles will be surrounded by a sediment fence and will not be located in drainage pathways. These soil erosion and control measures are acceptable to the EPA and a note to the applicant is included to address ongoing maintenance of these sediment control devices.

The Rhizopods will be constructed from the top down and rock swales will be installed on the uphill side of each trench to channel overflow away from the Rhizopods and towards the stormwater basin, to mitigate the risk of stormwater incursion into the Rhizopods. The proposed stormwater basin, and a stormwater bund to be located above the Rhizopods, will both be in place prior to construction commencing.

The EPA is satisfied that the proposed stormwater management measures demonstrate a neutral or beneficial effect on water quality, and a condition is directed to this effect.

CONCLUSION

Provided the wastewater disposal system and measures and the stormwater runoff measures are implemented in accordance with the plans provided in the application, the EPA considers that the proposal would have a neutral or beneficial effect on water quality.

DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. The on-site wastewater system must be installed in accordance with the *Wastewater System Design for the Lane Winery Accommodation Development* report prepared by Arris Environmental and Agriculture, dated 31 January 2024 and the responses prepared by Arris dated 5 March 2024 and 12 April 2024 which includes:
 - a. The installation of four Aerobic Baffled Reactor ('ABR') tanks
 - b. The establishment of ten Rhizopod trenches, double lined with 0.75mm flexible polyethylene ('FPE'), to be at least 30 metres long by 1.5 metres wide, planted with bamboo and located on a benched (terraced) slope
 - c. The installation of a 45 kilolitre storage tank to be connected to a high-level alarm, and

- d. The installation of an earthen bund uphill of the Rhizopods to prevent surface runoff from entering the area.
2. Appropriate soil erosion and control measures should be used during the construction phase, in accordance with those specified in the *Stormwater Calculation* report prepared by MCG Consult, dated 28 May 2024 and include, but not be limited to, sediment fences, silt traps, diversion trenches and bunds, and stormwater basins.
3. On-going stormwater management of the site should be established in accordance with the *Stormwater Calculation* report prepared by MCG Consult, dated 28 May 2024 and include:
 - a. The establishment of a bio-retention basin, sized to contain runoff from the site in a 1% AEP rain event
 - b. Swales to direct runoff to the bio-retention basin, and
 - c. Rainwater tanks to capture roof runoff, with water to be re-used on site.

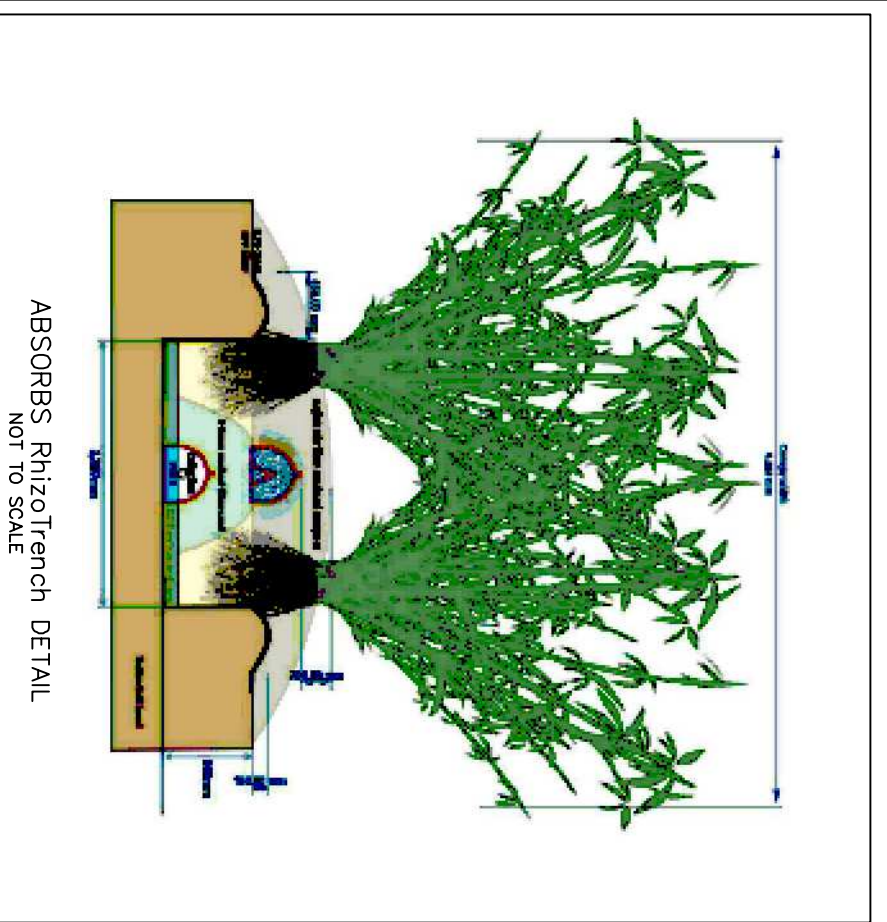
The following notes provide important information in relation to the development and are requested to be included in any approval:

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- Reasonable and practicable measures to avoid the discharge of pollution into waters and ensure a neutral or beneficial effect on water quality may include (but not be limited to):
 - establishing the bio-retention basin as a detention basin before construction begins and transforming to a bio-retention basin after construction is completed
 - establishing plants in the bio-retention basin after the construction phase of the development has been completed to avoid smothering effects and in case construction soil accumulated in the basin needs to be removed
 - ensure sediment control devices are maintained and checked regularly when work is occurring onsite and before and after rain events.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au.

If you have any questions about this response, please contact Alexandra Winston on (08) 8204 2129 or email alexandra.winston@sa.gov.au.

Yours faithfully

Melissa Chrystal
Delegate
ENVIRONMENT PROTECTION AUTHORITY



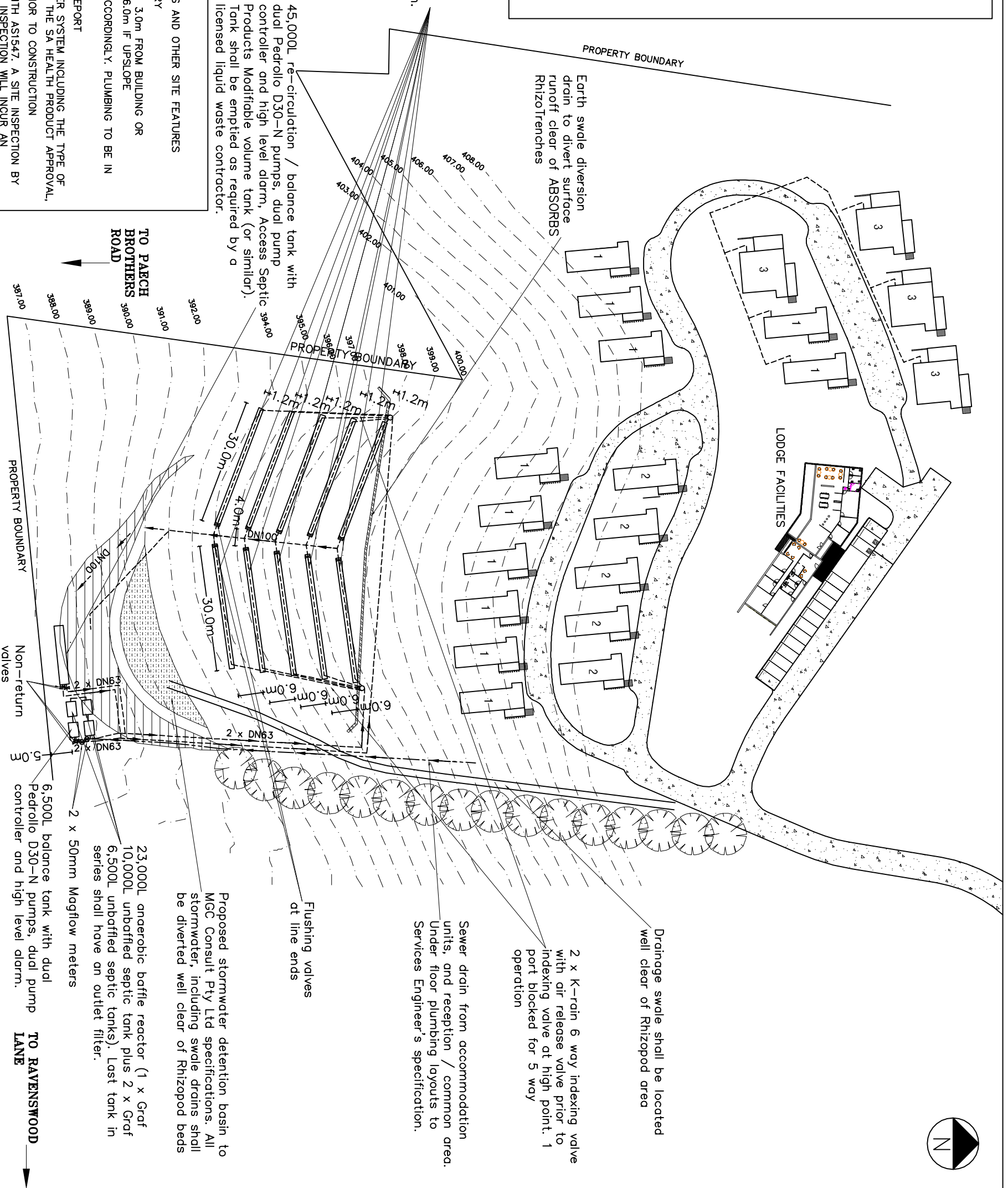
384m² ABSORBS RhizoTrench
(10 x zones of 38.4m² each), installed in accordance with Arris Pty Ltd specification.

FLEXIBLE FITTINGS FOR PLUMBING CONNECTIONS WILL BE REQUIRED, REFER TO PLUMBING JOINT MANUFACTURER, SUCH AS STORM PLASTICS FOR APPROPRIATE FITTING

A 4000L GREASE ARRESTOR SHALL BE PROVIDED AT THE KITCHEN OUTLET. GREASE ARRESTOR SHALL BE VENTED AND INSTALLED IN ACCORDANCE WITH SA WATER "BASIC PRE-TREATMENT DEVICES – DESIGN, INSTALLATION AND ACCESSIBILITY"

NOTES:

1. REFER TO ARCHITECTURAL PLANS AND SITE SURVEY FOR EXACT LOCATION OF BUILDINGS AND OTHER SITE FEATURES
2. SEPTIC TANK SHALL BE SET BACK 2.5m FROM ANY BUILDINGS AND PROPERTY BOUNDARY
3. SAND FILTER SHALL BE SET BACK 2.5m FROM SEPTIC TANK AND PROPERTY BOUNDARY. 3.0m FROM BUILDING OR SWIMMING POOL IF BED IS LOCATED DOWNSLOPE OF BUILDING OR SWIMMING POOL, AND 6.0m IF UPSLOPE
4. LAYOUT OF PLUMBING IS SCHEMATIC ONLY. PLUMBER TO CHECK ON-SITE AND MODIFY ACCORDINGLY. PLUMBING TO BE IN ACCORDANCE WITH AS3500-2018
5. SITE PLAN IS TO BE READ IN CONJUNCTION WITH ON-SITE WASTEWATER MANAGEMENT REPORT
6. THE INSTALLER OF THE RHIZOPODS SHALL PROVIDE CERTIFICATION THAT THE WASTEWATER SYSTEM INCLUDING THE TYPE OF SAND USED FOR THE FILTER CONSTRUCTION HAS BEEN INSTALLED IN ACCORDANCE WITH THE SA HEALTH PRODUCT APPROVAL.
7. PLUMBER SHALL UNDERTAKE DIAL BEFORE YOU DIG ENQUIRY AND SERVICE LOCATION PRIOR TO CONSTRUCTION
8. PRECOMMISSION TESTING SHALL BE UNDERTAKEN PRIOR TO BACKFILL IN ACCORDANCE WITH AS1547. A SITE INSPECTION BY THE DESIGN ENGINEER SHALL BE UNDERTAKEN DURING PRECOMMISSIONING TESTING. THIS INSPECTION WILL INCUR AN ADDITIONAL FEE AND SHALL BE ALLOWED FOR BY CONTRACTOR
9. AUDIBLE / VISUAL ALARM SHALL BE INSTALLED BY LICENSED ELECTRICIAN AND SHALL BE LOCATED IN THE OFFICE. PUMP AND CONTROL PANEL SHALL BE INSTALLED ON SEPARATE CIRCUITS
10. ALL STORMWATER RUNOFF SHALL BE DIVERTED AWAY FROM WASTEWATER DISPERSAL AREA
11. DN40 DISTRIBUTION LATERAL PIPES SHALL BE LILAC COLOUR PRESSURISED PVC CLASS 12 (PURPLE). DN63 PUMP LINE TO INDEXING VALVE SHALL BE PRESSURISED PE CLASS 12 (PURPLE STRIPE)
12. VALVE BOXES, NON-RETURN VALVES, FLUSHING VALVES ETC SHALL BE LILAC, FLUSHING VALVES SHALL BE INSTALLED SO THAT DISCHARGE IS DIRECTED SAFELY INTO SOAKAGE BEDS DURING FLUSHING OPERATION
13. ABSORBS RHIZOTRENCH VEGETATED RECIRCULATING EVAPOTRANSPIRATION BEDS IS A PROPRIETARY WASTEWATER MANAGEMENT SYSTEM, & SHALL BE CONSTRUCTED BY ARRIS PTY LTD. ARRIS SHALL PROVIDE AN OPERATION AND MAINTENANCE MANUAL TO THE OWNER.



45,000L re-circulation / balance tank with dual Pedrolio D30-N pumps, dual pump controller and high level alarm, Access Septic 394.00 Products Modifiable volume tank (or similar). Tank shall be emptied as required by a licensed liquid waste contractor.

Earth swale diversion drain to divert surface runoff clear of ABSORBS RhizoTrenches

Drainage swale shall be located well clear of Rhizopod area

2 x K-rain 6 way indexing valve with air release valve prior to indexing valve at high point. 1 port blocked for 5 way operation

Sewer drain from accommodation units, and reception / common area. Under floor plumbing layouts to Services Engineer's specification.

Flushing valves at line ends

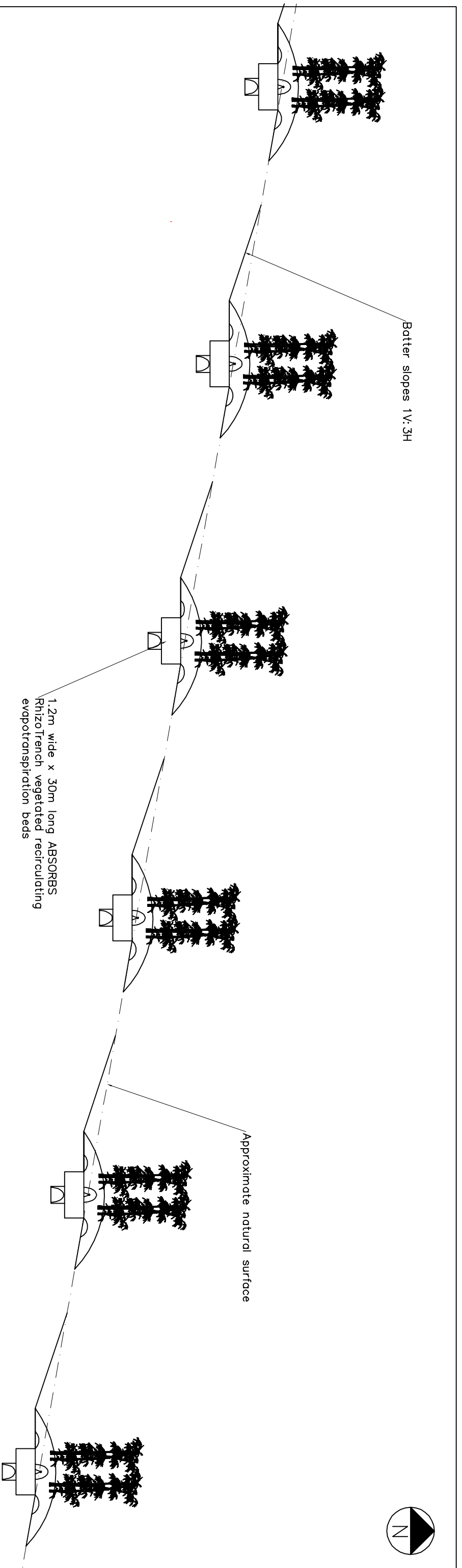
Proposed stormwater detention basin to MGC Consult Pty Ltd specifications. All stormwater, including swale drains shall be diverted well clear of Rhizopod beds

23,000L anaerobic baffle reactor (1 x Graf 10,000L unbaffled septic tank plus 2 x Graf 6,500L unbaffled septic tanks). Last tank in series shall have an outlet filter.

2 x 50mm Magflow meters
6,500L balance tank with dual Pedrolio D30-N pumps, dual pump controller and high level alarm.

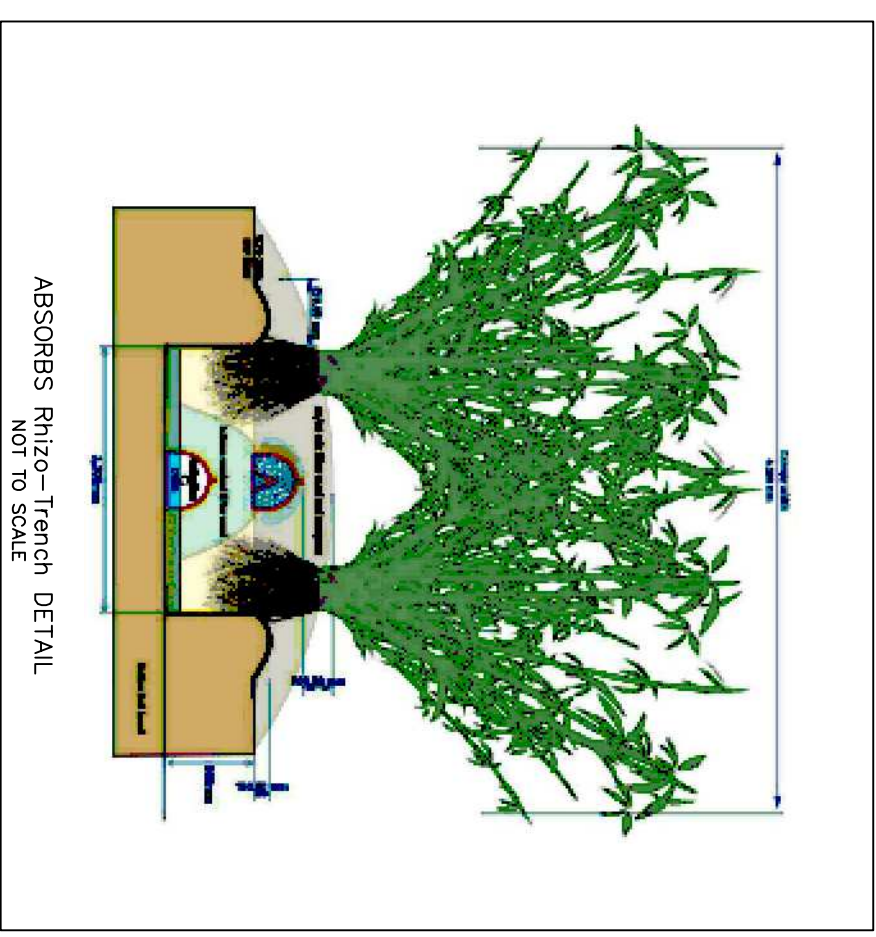
Non-return valves TO RAVENSWOOD LANE

<p>MACE ENGINEERING SERVICES</p> <p>6 LENNON STREET CLARE 5453 A.B.N. 89 615 046 930 TEL. (08) 88 421242</p>	<p>TITLE: ON-SITE WASTEWATER MANAGEMENT SITE PLAN</p>	<p>DATE: REVISION SEPT 2024</p>
	<p>SITE: 5 RAVENSWOOD LANE, BALHANNAH</p>	<p>SCALE: 1:1000 @ A3</p>
<p>CLIENT: LUXURY LODGE GROUP PTY LTD</p>	<p>DWG No.: 14359 - 01</p>	



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MACE	6 LENNON STREET CLARE 5453	TITLE:	ON-SITE WASTEWATER MANAGEMENT SITE PLAN	DATE REVISED SEPT 2024
ENGINEERING	A.B.N. 89 615 046 930 TEL. (08) 88 421242	SITE:	5 RAVENSWOOD LANE, BALHANNNAH	SCALE
SERVICES		CLIENT:	LUXURY LODGE GROUP PTY LTD	DWG No. 14359 - 02

Deryn Atkinson

From: Anthony Gatti <a.gatti@intro.com.co>
Sent: Tuesday, 22 October 2024 10:11 AM
To: Deryn Atkinson
Cc: Blake Oneil
Subject: Re: The Lane - SA Health Approval and Consolidated docs package

[EXTERNAL]

Hi Deryn,

Thanks for this.

Responses below in red:

Kind Regards,

Anthony Gatti
+61 402 424 403

From: Deryn Atkinson <datkinson@ahc.sa.gov.au>
Date: Monday, 21 October 2024 at 6:48 pm
To: Anthony Gatti <a.gatti@intro.com.co>
Cc: Blake Oneil <boneil@ahc.sa.gov.au>
Subject: RE: The Lane - SA Health Approval and Consolidated docs package

Hi Anthony

I have just sent you a Teams Meeting invitation. I have seen you have uploaded the plans to the Portal.

A couple of quick questions:

How far away do you think the waste approval is?

SA Health advised that it is forthcoming this week.

The elevations show a sandstone external colour but this is not on the palette of materials? Can you provide clarification on this?

This is a rendering thing, the intent is for it to be a surfmist or equivalent colour.

Are the massage rooms available to other customers or just accommodation guests?

There is a maximum of 10 visitors to the massage rooms on any given day. This can be a mix of internal or external guests.

Is the lodge and accommodation proposed to be operated by a third party still?

It is likely a third party operator will operate the facility. There are agreements with the Lane around the use of the commercial kitchen, and further the owner of the lane will form part of the decision making group once it is operational.



Contact: Callum Brady
Telephone: (08) 8226 7100
Email: healthwastewatermanagement@sa.gov.au

Health Protection and Regulation

Citi Centre Building
11 Hindmarsh Square
Adelaide SA 5000

PO Box 6
Rundle Mall SA 5000
DX 243

Tel 08 8226 7100
Fax 08 8226 7102

ABN 97 643 356 590
www.sahealth.sa.gov.au

Our reference: WWI-11354

Attn: Anthony Gatti
Intro Architects
C/O Luxury Lodge Group Pty Ltd
123 Greenhill Road
UNLEY SA 5061

Dear Mr Gatti,

RE: ON-SITE WASTEWATER SYSTEM SERVICING ACCOMMODATION BUILDINGS AND ANCILLARY LODGE AT THE LANE, 5 RAVENSWOOD LANE, BALHANNAH SA (CT 6060/311)

I refer to your application relating to on-site wastewater management at the above address.

Pursuant to the South Australian Public Health (Wastewater) Regulations 2013, the application has been approved by the Minister for Health and Wellbeing (DHW) subject to the following conditions:

1. The approved system incorporates:
 - 1.1. A 4kL grease arrestor
 - 1.2. A primary treatment unit consisting of a 10kL tank and two 6.5kL tanks in series
 - 1.3. A 6.5kL pump sump
 - 1.4. Ten ABSORBS™ RhizoTrench® lined vegetated recirculating evapotranspiration beds, arranged in two groups of five beds operating in parallel, with each group dosed via an indexing valve
 - 1.5. A 45kL recirculating balance tank.
2. The system is to be installed, commissioned, operated and maintained in accordance with:
 - 2.1. The plans, specifications and reports referenced in this approval.
 - 2.2. Designers, manufacturers, installers and equipment suppliers' instructions and recommendations.
 - 2.3. AS/NZS 3500 Plumbing and drainage.
 - 2.4. The South Australian On-site Wastewater Systems Code.
 - 2.5. Operation and maintenance manuals for the system.

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On-site wastewater system servicing accommodation buildings and ancillary lodge at The Lane, 5 Ravenswood Lane, Balhannah SA (CT 6060/311)

OFFICIAL

- 2.6. All other relevant standards and codes.
- 2.7. Conditions of this approval.
3. A suitably qualified person, as defined under the South Australian Public Health (Wastewater) Regulations 2013, must install the sanitary plumbing and drainage components of the system.
4. Within **eight weeks** of practical completion of the installation, engineering certification by a wastewater engineer is to be submitted to the Minister for Health and Wellbeing (c/o Wastewater Management Section, DHW). The certification is to verify that:
 - 4.1. The wastewater system and land application system have been installed as per the referenced plans and design requirements.
 - 4.2. Compliance with manufacturer's requirements and all relevant standards and codes is achieved.
 - 4.3. Relevant components are structurally sound, watertight and have satisfied pressure testing requirements.
 - 4.4. Materials used and installation methodology are suitable.
 - 4.5. Pipework is marked and colour coded in accordance with industry standards.

The applicant is responsible to ensure that auditing of the wastewater system during installation is undertaken as per the standards, guidelines and specifications referred to by this approval and that compliance is maintained with installation methods, correctness of materials used, and the testing of the system. The engineering certification is to be based on the assessment results, including tests carried out during construction of the wastewater system.
5. Within eight weeks of practical completion of the installation, "as constructed" drawings must be provided to the DHW.
6. System lids and access openings must be childproof, and gas and watertight.
7. The following discharges must not enter the on-site wastewater system:
 - 7.1. Stormwater.
 - 7.2. Backflush waters from a swimming pool or water softener.
 - 7.3. Discharge or backflush from a spa bath/pool in excess of 680 litres.
 - 7.4. Sanitary napkins, clothing, plastic material, wet wipes or liners.
 - 7.5. Paint, petroleum products, strong alkaline, acids or other flammable or explosive substance, whether solid, liquid or gas.
 - 7.6. Trade wastes, other than those receiving pre-treatment as per Condition 1.1.
8. There shall be no pooling or runoff of recycled water.
9. Accessible valves and fittings are to be painted purple and/or marked to indicate that recycled water is in use and is not suitable for drinking.

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On-site wastewater system servicing accommodation buildings and ancillary lodge at The Lane, 5 Ravenswood Lane, Balhannah SA (CT 6060/311)

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10. The wastewater system must not be subject to vehicle traffic or structural loadings.
11. Primary treatment tanks must be de-sludged on a minimum 4-yearly basis.
12. The trade waste pre-treatment device shall be maintained in accordance with manufacturer's instructions and de-sludged at a frequency that ensures the device is operating as intended.
13. Removal of wastewater and sludge must be undertaken by an EPA licenced waste transporter. Records of pump-outs shall be maintained by the wastewater system operator.
14. Personnel responsible for the operation and maintenance of the system must be adequately trained to do so in accordance with the manufacturers' procedures and supporting systems.
15. The following operational monitoring must be undertaken for the system:
 - 15.1. Totalised flow discharged to the ABSORBS™ RhizoTrench® system must be recorded monthly.
 - 15.2. Pump sump and recirculating balance tank levels must be monitored using an audible and visual high-level alarm meeting the requirements of the On-site Wastewater Systems Code.
 - 15.3. The ABSORBS™ RhizoTrench® system must be inspected monthly, to ensure that run-off or pooling is not occurring.
16. Monitoring records, including records of corrective action, must be maintained for a period of at least 4 years.
17. Non-compliance with the conditions of approval shall be reported as soon as practicable by email to the Minister for Health and Wellbeing (c/o Wastewater Management Section, DHW).
18. Extensions, upgrades or modifications to the wastewater system will be subject to approval from the Minister for Health and Wellbeing (c/o Wastewater Management Section, DHW).

Approved by:

Date: 30 October 2024



Callum Brady

Acting Manager, Wastewater Management

Delegate of the Minister for Health and Wellbeing

WWI-11354

On-site wastewater system servicing accommodation buildings and ancillary lodge at The Lane, 5 Ravenswood Lane, Balhannah SA (CT 6060/311)

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CC: Adelaide Hills Council
Mace Engineering Services
Arris Pty Ltd

References: - "On-site Wastewater Management Report" for The Lane Vineyard, 5 Ravenswood Lane Balhannah, job no. 14359, by Mace Engineering Services, revised 20 September 2024 (and associated appendices)

Note 1. The approval does not abrogate responsibilities under other Acts or Regulations to obtain the necessary approvals, permits or licences from other agencies, including but not limited to:

- Environment Protection Authority
- Water Industry Entity
- Department for Environment and Water
- Office of the Technical Regulator
- Department of Primary Industries and Regions SA
- State Planning Commission
- Local Council

Note 2. This approval is issued on the basis of information provided by Mace Engineering Services and Arris Pty Ltd, and that operation and maintenance of the scheme will be carried out by the facility owner or their agents.

Note 3. Expiry of approval

(1) A wastewater works approval expires if the works are not commenced, or are commenced but are not substantially completed, within 24 months after the date of the approval.

(2) A relevant authority may, on application and payment of the prescribed fee, postpone the expiry of a wastewater works approval for a specified period.

Note 4. The DHW may vary the approval conditions, and require the repair, replacement, rectification, or alteration of the system or any part thereof should:

- The system be considered defective and unable to perform the function for which the approval is issued.
- The system be operated in a manner that is prejudicial to public and environmental health, or cause environmental nuisance.

WWI-11354

On-site wastewater system servicing accommodation buildings and ancillary lodge at The Lane, 5 Ravenswood Lane, Balhannah SA (CT 6060/311)



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6060 Folio 311

Parent Title(s) CT 6030/357
Creating Dealing(s) RTC 11399574
Title Issued 25/06/2010 Edition 4 Edition Issued 29/07/2014

Estate Type

FEE SIMPLE

Registered Proprietor

VESTHEY VINEYARDS PTY. LTD. (ACN: 152 893 911)
OF 90A SYDNEY STREET RIVERSTONE NSW 2765

Description of Land

ALLOTMENT 36 DEPOSITED PLAN 83760
IN THE AREA NAMED BALHANNAH
HUNDRED OF ONKAPARINGA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE MINISTER FOR INFRASTRUCTURE (T 3488978)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED E AND F (TG 11063685)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED C AND B TO DISTRIBUTION LESSOR CORPORATION
(SUBJECT TO LEASE 8890000) (TG 7745657 AND TG 8989926 RESPECTIVELY)

Schedule of Dealings

Dealing Number	Description
11720221	LEASE TO THE LANE WINE CO. PTY. LTD. COMMENCING ON 31/10/2011 AND EXPIRING ON 30/10/2021 OF PORTION (AA IN FP 56062)
12167081	MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

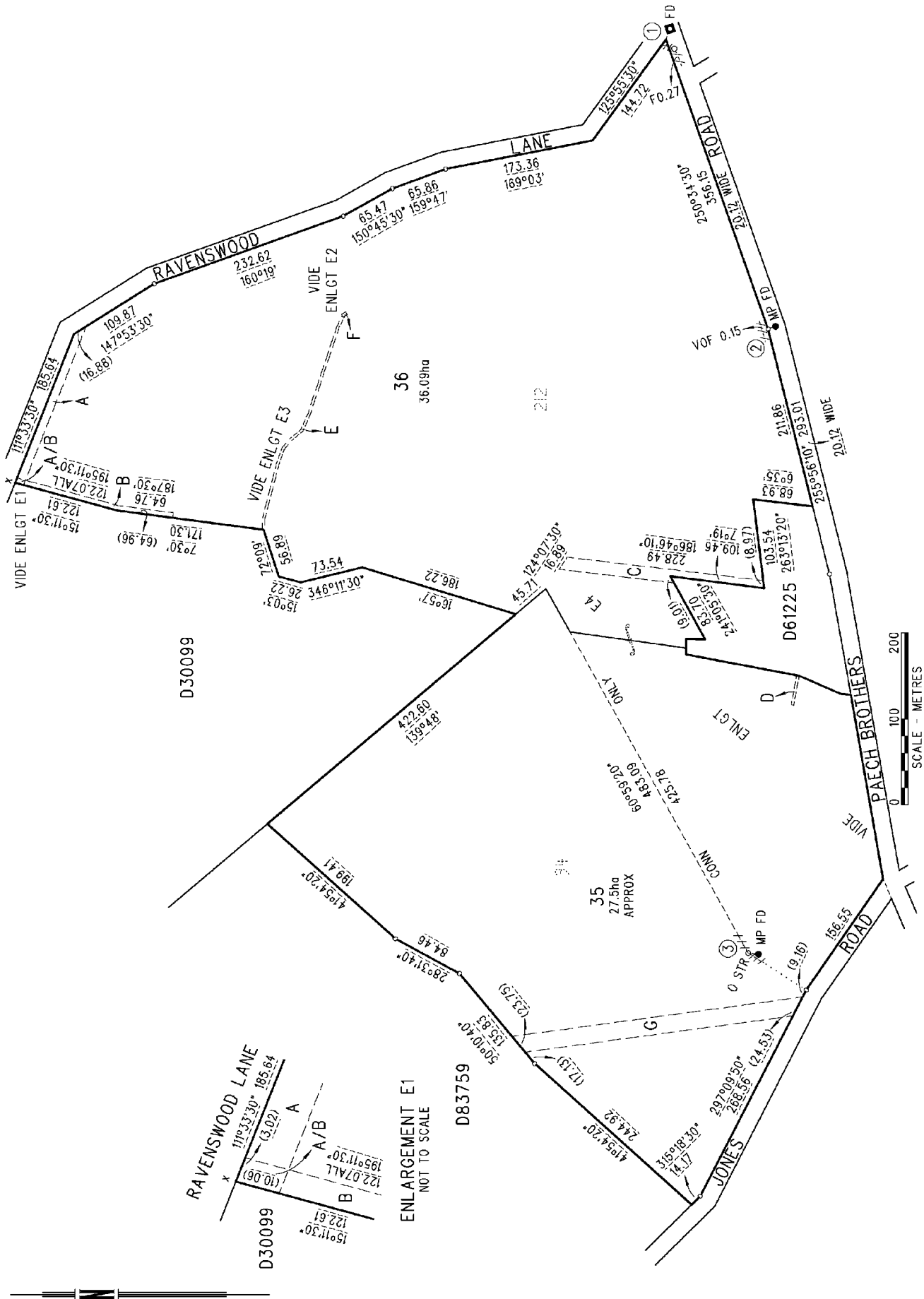
Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL

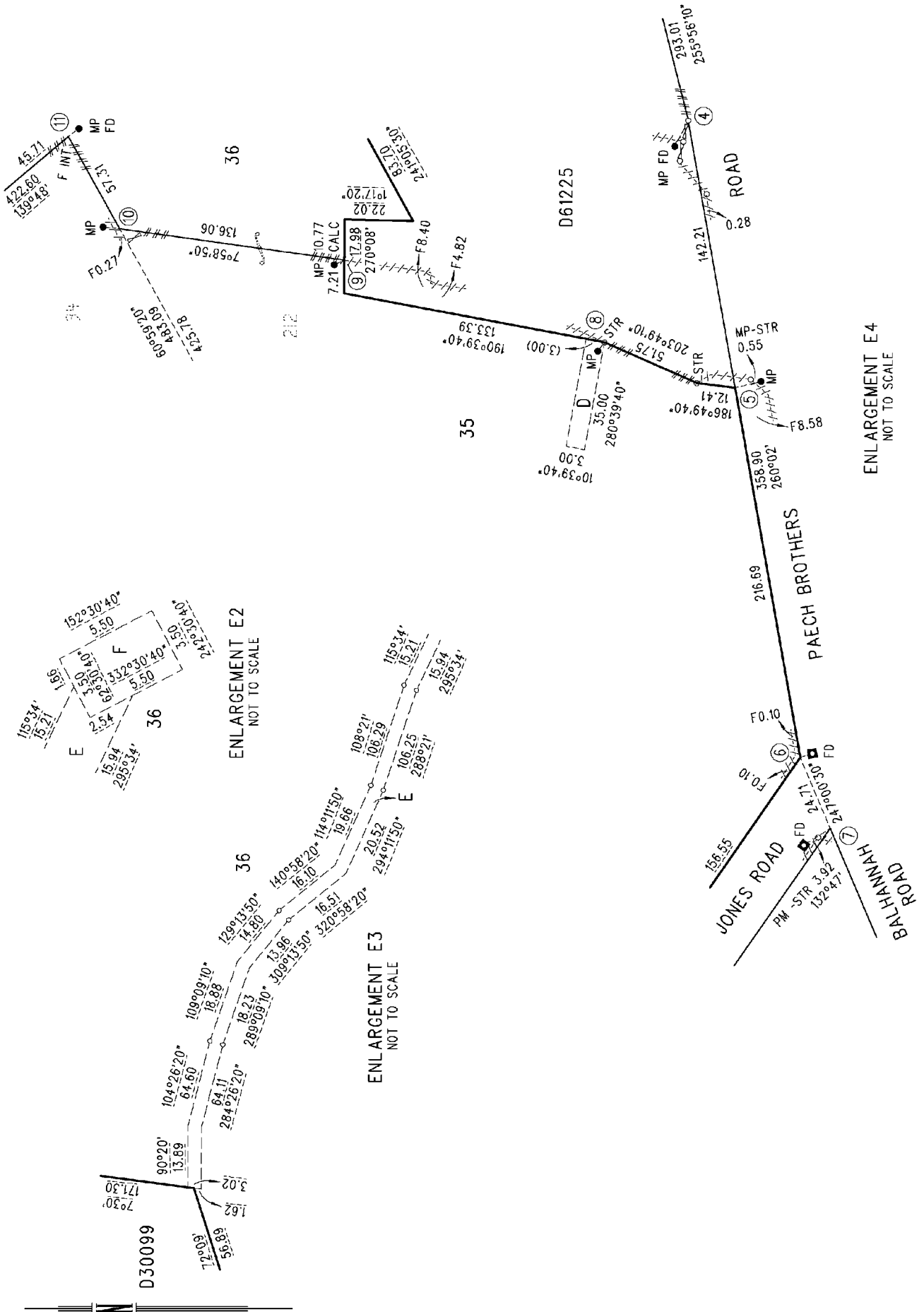
Registrar-General's Notes

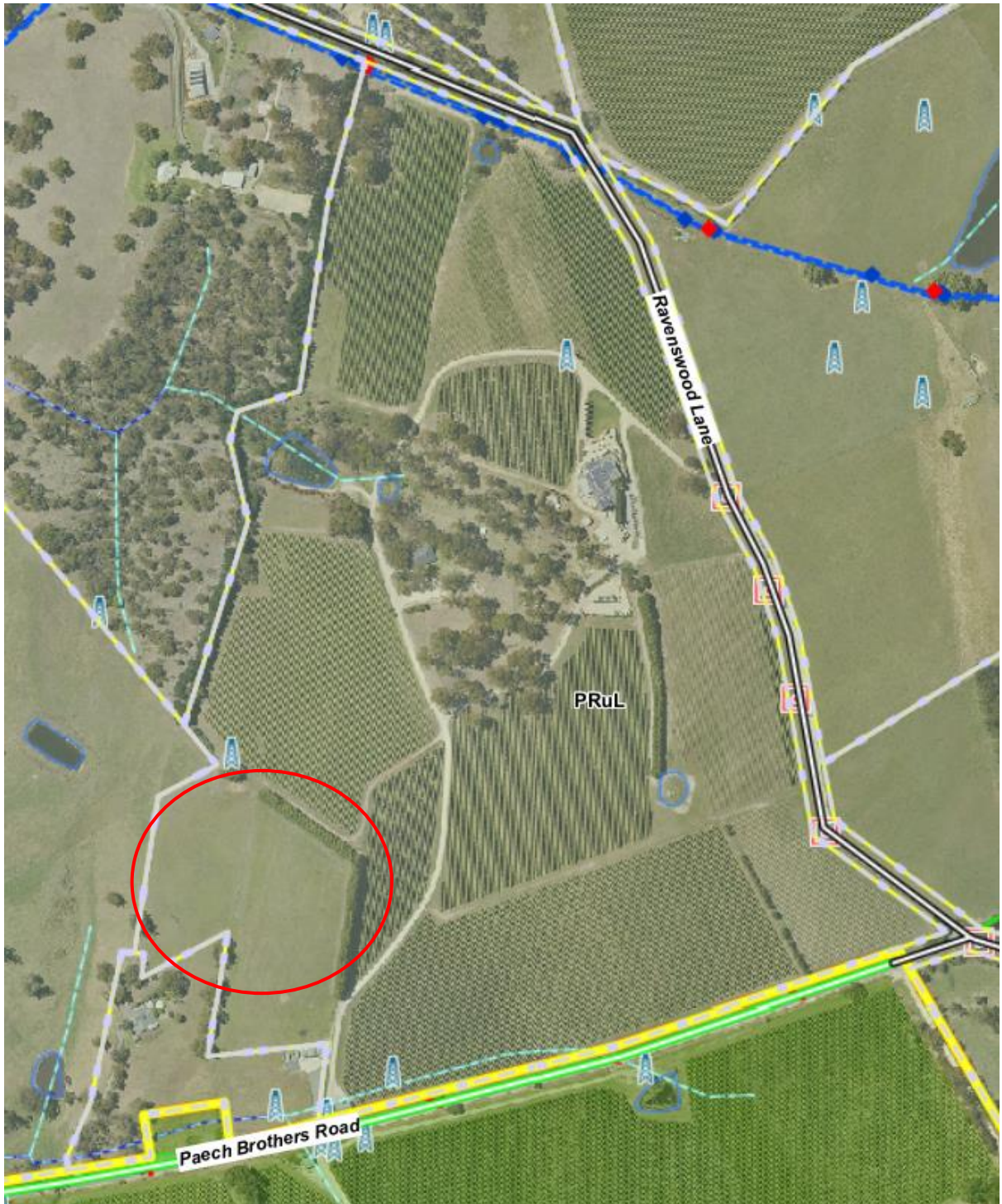
APPROVED FILED PLAN FOR LEASE PURPOSES FX56062
APPROVED FX50140

Administrative Interests NIL

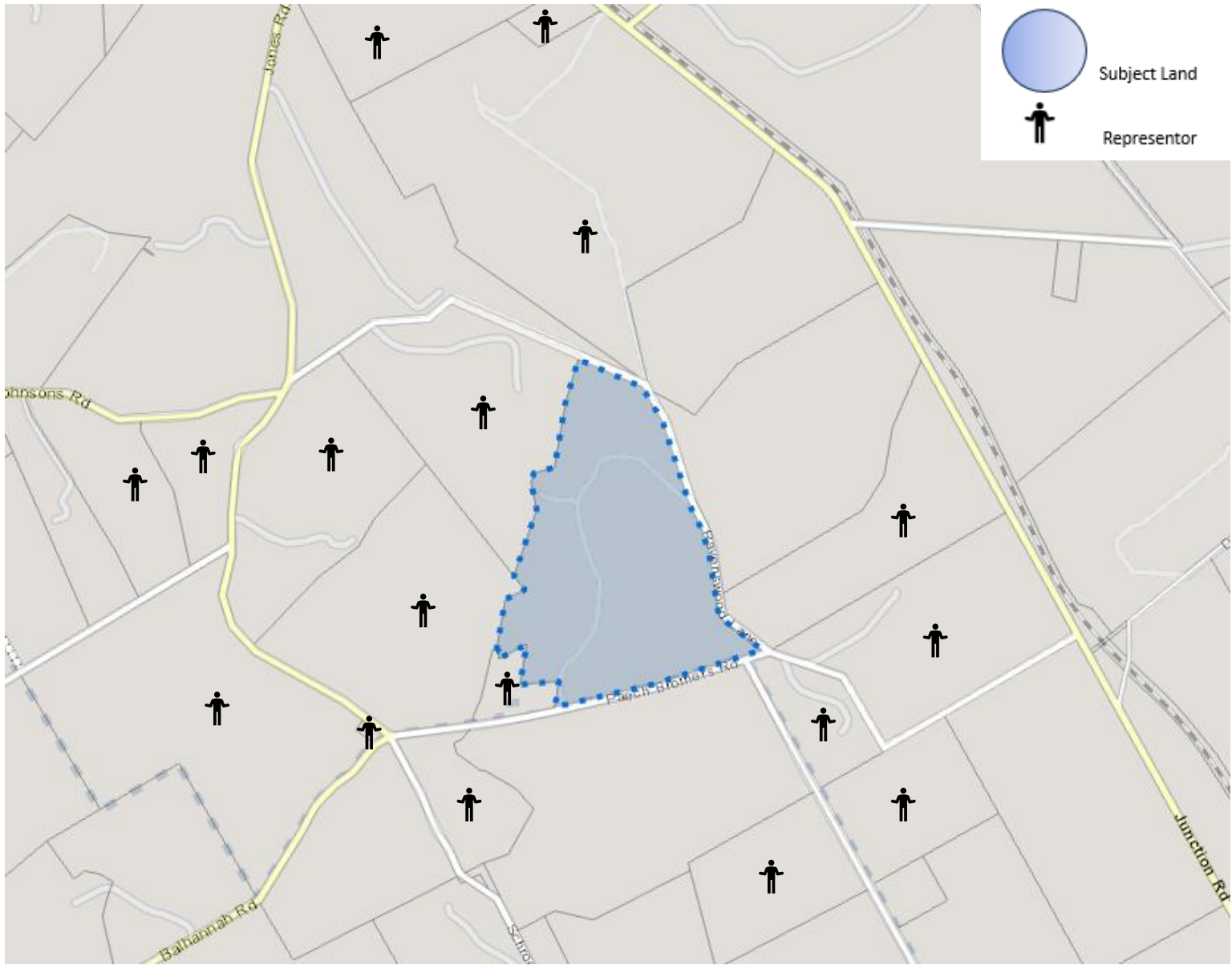


SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 83760





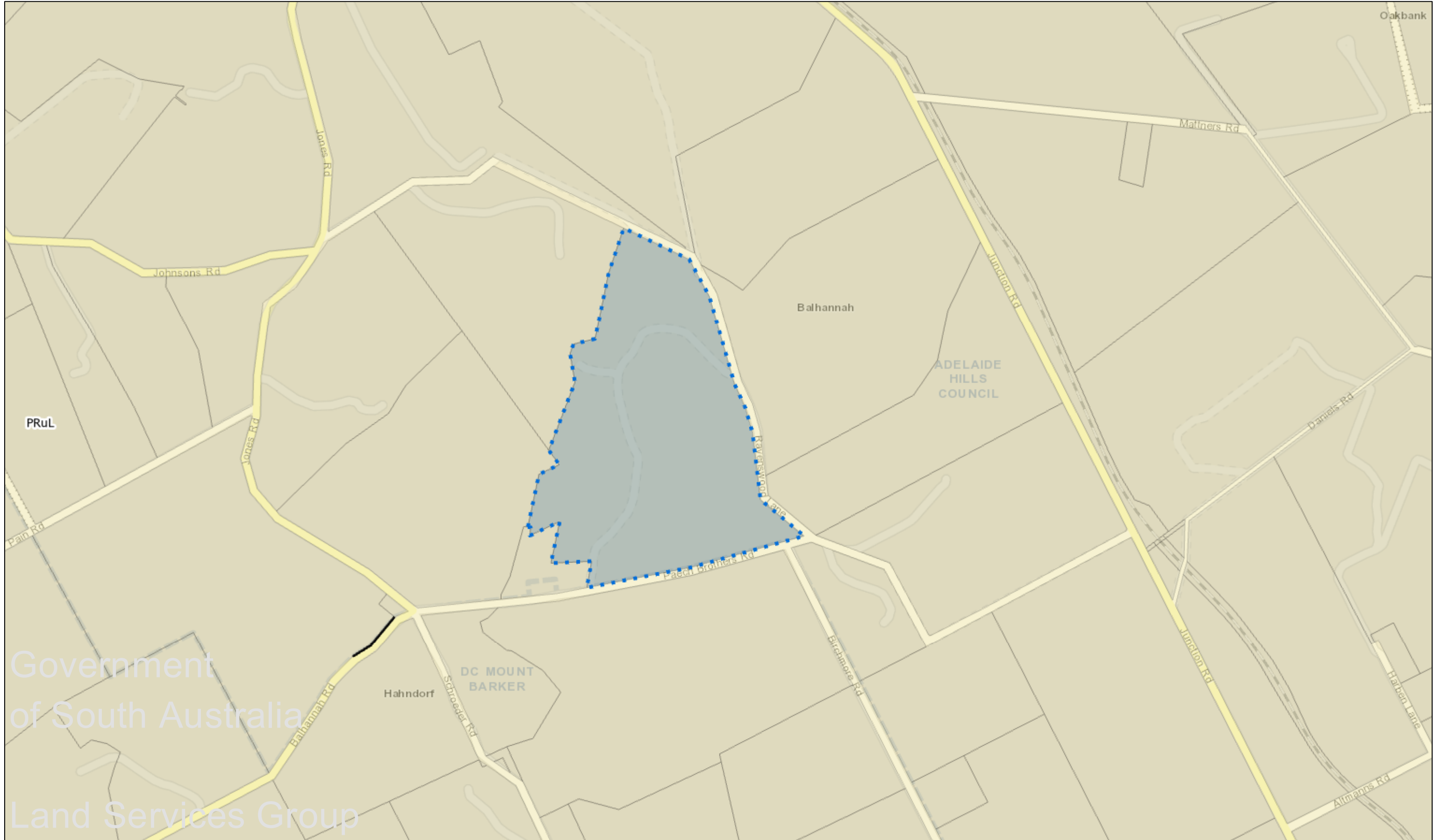
 Proposed area of development



SAPPA Report

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

Date created:
November 27, 2024



Government
of South Australia
Land Services Group

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

Details of Representations

Application Summary

Application ID	22007004
Proposal	Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks
Location	5 RAVENSWOOD LANE BALHANNAH SA 5242

Representations

Representor 1 - Sandra and John Tarrant

Name	Sandra and John Tarrant
Address	1/14 Braun Drive HAHNDORF SA, 5245 Australia
Submission Date	25/02/2023 04:10 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The sheer volume of helicopter traffic over Hahndorf will be unsafe, noisy, and a real nuisance to local residents. The airway should be kept clear for Polair and CFS only, particular in relation to regular bushfire attendance in the Adelaide Hills. Frequency of helicopter flights to service the 48 proposed guests enhances the risk of a helicopter crash. Again, a bushfire threat and proposed properties are not even on mains water. Guests could be driven from airport in less than one hour. Helicopter noise at the proposed side would be a real nuisance to the guests considering they were on a wellness vacation, set in the peace and tranquility of the Adelaide Hills, so not a good tourist attraction for Hahndorf's reputation. Too many villas being proposed, with 48 occupants. If the latter arrive by car, the Balhannah Road and the winding country road leading to The Lane restaurant and winery as well as the villas the traffic will become extremely dangerous, even moreso than it is now. The Lane does very well for custom as it is as restaurant is always full any day of the week, so it does not need to have the villas. The local countryside is absolutely beautiful and should not be spoilt in this way for other tourists and especially the locals/Hahndorf ratepayers to lose.

Attached Documents

Representations

Representor 2 - Rachel Rudiger

Name	Rachel Rudiger
Address	PO Box 59 HAHNDORF SA, 5245 Australia
Submission Date	26/02/2023 03:30 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The town of Hahndorf is already overrun with inconsiderate tourists who continually mistakenly use our private driveway and property as a road or turnaround. This influx will only increase the intrusion of our privacy. The traffic up and down Balhannah road is dangerous, and vehicles do not slow down at the 50 sign, impacting my family's safety daily; this danger will only increase with the increased tourist traffic in the region. I am also concerned about the noise pollution and aviation fuel particulate fallout from increased air traffic over my property. We live in the country to avoid overexposure to these pollutions. The town itself will not benefit from these tourists; the only people to benefit from this will be the developers. They will not spend money in the town; they will further degrade our roads, overload us with their rubbish, use ridiculous amounts of water to clean, wash linens and towels and run showers, let alone the amount of water it will take to run a day spa. If the developers genuinely are foreign, this most certainly will not positively contribute to the area, my family, or my community. The area is zoned a protected water area, and this proposal will most definitely have a negative impact on the water supply of Adelaide. The development will have an intrusive visual impact on the skyline, the rural area, and, most importantly, the surrounding properties.

Attached Documents

Representations

Representor 3 - Jonathan Nitschke

Name	Jonathan Nitschke
Address	PO Box 473 HAHNDORF SA, 5245 Australia
Submission Date	26/02/2023 05:51 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please see attached documentation.	

Attached Documents

230226-Refuse-Planning-Concent-J-Nitschke-1190402.pdf

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

26th February 2023

To Whom it may concern,

Firstly, I would like to question the Adelaide Hills Council as to how such a non-conforming and incomplete development application can even be released to the public for comment. There is no Wastewater Management Plan, Stormwater Concept Plan and Appendix B of The Bushfire Management Plan is not included in the documentation.

The development is also located in the Mount Lofty Ranges Water Catchment Area and must be subject to those requirements. It also doesn't meet numerous aspects of the Planning Codes or the Land Use & Zoning requirements for the area.

I have major material concerns with the proposed application as I have lived my whole life in the area, and I am a direct neighbor to the Lane Vineyard and its proposed development. My family and I are already impacted by the current operations of the Lane Vineyard.

Current existing impacts:

- Loud music at night when they have functions which echo's throughout the area creating noise pollution which prevents my family from getting to sleep.
- Helicopters regularly flying at low levels over my property which spooks the stud horses and other animals such as stud cattle and sheep. All these animals are high valued asset's and this is an invasion of my privacy.

I also want to make it very clear that the Lane Vineyard cannot wavier its own obligations by leasing the proposed land for the development to a third party such as the foreign owned Luxury Lodge Group.

Has the Council seen the Lease or Scheme of Arrangement between the parties and assessed its legality and conditions?

The local landholder "The Lane" is responsible and must be accountable for all development rules and requirements.

The proposed development will have a material impact on my family, the environment and the local rural community. I wish to highlight the following major items of concern:

- **Land Use & Zoning:** The current zoning is primary production and I do not see how 20 units, large lodge/wellness center and shops meet the zoning requirements. All this development is to be built on only 10 acres of land which will create a high-density living area.

I am unable to build a new dwelling on our property unless we have a Title to do so and I don't see why there should be any exceptions to the rule.

If this development was successful, you would be creating a precedent for all other landholders in the area to undertake similar developments and totally change the land use for the area. Our family has nearly 400 acres of land in the area and that could support a sizable development based on the Luxury Lodge application.

- **Biosecurity:** The introduction of a large number of tourists into a rural area will only increase the potential for a biosecurity issue that will have the potential to have a dramatic impact on the local farmers and the SA rural economy. Eg. Foot & Mouth Disease.

Helicopter Traffic: This development will result in a substantial increase in low-level helicopter traffic directly over and adjacent to my property. Creating noise pollution, high levels of greenhouse emissions and spooking our livestock and stud animals, especially during calving and lambing season.

The current proposal has no reference to a Helicopter traffic management plan and CASA requirements for frequent use landing site (Heli Pad) in the submission, yet it has been widely promoted in the media.

Mount Lofty Ranges Water Catchment Zone: The proposed development sits within the high rainfall water catchment zone. Such a large development on only 10 acres of land will create a large amount of water runoff and wastewater that will have an increased risk to contamination. The proposed development is also on a hill and will increase the risk of erosion and runoff.

There is no Wastewater Management Plan or Stormwater Concept Plan included in the documentation, why wasn't it included?

Bushfire Hazards: The high-density dwellings proposed and the increasing number and turnover of people staying or visiting the development will have a direct relation to the increased risk of a bushfire for the area.

The position of the development on a sloping hill will make it difficult for fire fighters to access the area to control such risks. Fire regulations also require that a 50m setback from boundaries is required to allow suitable access for fire appliances and personnel to defend building structures in all directions. They cannot gain access from my property as it is not suitable for fire trucks due to the steep incline.

Proposed Development Site with the required 50m setback from boundaries:



There is also a scrub area called "Wood Cutters Glen" near the proposed development that is full of native animals and plants that such a development would pose an increased fire risk to such an environmentally sensitive area.

Appendix B of The Bushfire Management Plan is not included in the documentation.

Impacts to Privacy: As a direct neighbor to this proposed development the plans show buildings are positioned within 5m of our boundary fence. This is totally unacceptable and doesn't comply with the required 40m building setback from boundaries that is required under the development code.

My family have lived in the local Hahndorf area since 1839 and we are custodians of the land that we own. It is an asset that we care for and take pride in.

The proposed non-conforming and incomplete development application for such a high-density development on only 10 areas of land does not meet the requirements for this rural area and must be denied.

I would also like to invite and believe it is imperative that every member of the Council Assessment Panel takes the time to visit the development site and see with your own eyes the actual location and hazards associated with this development.

Regards,

A handwritten signature in blue ink that reads "Jonathan Nitschke". The signature is written in a cursive, flowing style.

Jonathan Nitschke

Representations

Representor 4 - Dave Cal

Name	Dave Cal
Address	4/581 Portrush Road GLENUNGA SA, 5064 Australia
Submission Date	27/02/2023 09:39 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

In Adelaide there are many places we visit and take interstate and overseas guests to visit, one being the beautiful Hahndorf. The main street of Hahndorf has lots to offer including accommodation and great restaurants to dine in. The Lane winery is also a great venue to visit, their wine is amazing and great surrounding sceneries. The development they are proposing simply takes away the wine region feeling and will be an eyesore when visiting the winery. It is a winery and by building twenty accommodation units will take away the great feel experience and create unnecessary noise in the area. The Hahndory Resort already caters for people wanting to stay and for a while this resort was a ghost town and run down. Lets keep the guests in the main street over night, have them visiting wineries in the area during the day and not interfere with the sweeping valleys of the wineries and farms in this area.

Attached Documents

Representations

Representor 5 - Nicol Morrison

Name	Nicol Morrison
Address	P.O. Box 105 BALHANNAH SA, 5242 Australia
Submission Date	27/02/2023 10:41 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

My family has lived at Balhannah since 1980 & we have seen consistent over development of pristine agricultural land. I believe that if this development is to go ahead this will lead to a precedent to sub-divide what is now to be considered rural land into smaller and smaller blocks. Our road infrastructure is not coping currently and further development via splitting of titles will only put more pressure on the current infrastructure. I also do not believe there will be a financial benefit to the overall hills community by this development.

Attached Documents

Representations

Representor 6 - Jo Marsh

Name	Jo Marsh
Address	UNIT 2 2 JOHNSTON STREET STIRLING SA, 5152 Australia
Submission Date	27/02/2023 11:04 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons See attached	

Attached Documents

Representation_on_application_-_performance_assessed_development-4971663.docx

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	JM <i>[applicant name]</i>
Development Number:	22007004 <i>[development application number]</i>
Nature of Development:	Shop, Tourist accommodation & Water tank <i>[development description of performance assessed elements]</i>
Zone/Sub-zone/Overlay:	Click here to enter text. <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	Click here to enter text. <i>[street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	Click here to enter text. <i>[relevant authority name]</i>
Phone Number:	Click here to enter text. <i>[authority phone]</i>
Close Date:	Click here to enter text. <i>[closing date for submissions]</i>

My name*: JM	My phone number: 0407162882
My postal address*: 2/2 Johnston St Stirling	My email: jo@ahhot.com.au

** Indicates mandatory information*

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

<p>The specific reasons I believe that planning consent should be granted/refused are:</p> <ul style="list-style-type: none">- <i>Precedence</i>- <i>FIFO tourism- nil money going back to the local community.</i>
--

[attach additional pages as needed]



Government of South Australia

Department for Trade
and Investment

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

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

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

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

Signature: JM

Date: 27/02/2023

Return Address: 2/2 Johnston St Stirling SA *[relevant authority postal address]* or

Email: jo@ahhot.com.au *[relevant authority email address]* or

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

Representations

Representor 7 - Jody Rowe

Name	Jody Rowe
Address	22 Swift DULWICH SA, 5065 Australia
Submission Date	27/02/2023 11:44 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	
There are many issues why this should not go ahead: Water storage and contamination More traffic and more congestion Its a peaceful country location why ruin this and make it congested Helicopter traffics Dust and trucks interrupting livestock More risk to bushfires Trespassing and criminal activity These plans invite more people to the area where there is no improvement of roads, infrastructure etc. Why change what is working the Lane?	

Attached Documents

Representations

Representor 8 - Sandra Nitschke

Name	Sandra Nitschke
Address	PO BOX 473 HAHNDORF SA, 5245 Australia
Submission Date	27/02/2023 11:45 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
I have outlined the specific reasons why planning consent should be refused in my attachment. Please read.	

Attached Documents

The_Lane-1190648.pdf

The specific reasons I believe that planning consent should be refused.

Thanks for this opportunity. I live with my family on 215 Jones Road, BALHANNAH, which is the hill slope behind the proposed tourist accommodation. I will outline how we will be detrimentally impacted and my concerns. They are all equally important to me so they are in no particular order.

The main reason we live where we do is because we love rural landscapes and all the seclusion and privacy that grants us. We believe this development would seriously affect that. There are many points to consider however my main ones are noise pollution, light pollution, increased traffic, helicopters going over house (disturbing us, our cattle, our horses and the native animal population).

We have also very much felt secure in the knowledge we live in a protected area that is zoned for primary production. My family has farmed the land we live on for generations providing much needed domestic food supply for Australia. I am concerned that other people will see this as a precedent and also develop their properties and more precious high rainfall, high yielding farming country will be gone forever. Where will that leave our kids? The overseas companies putting these sorts of things in don't care about that at all.

On the matter of high rainfall, I have walked past the site almost daily for 20 years and without fail almost every 2 years with have significant rainfall events that almost completely wash away Paech Brothers Road as your council will be well aware of. It was recently laid with bitumen and this has helped somewhat however I have seen the force and volume of water literally lift bitumen. I couldn't begin to calculate how much water runs off from that area for domestic water supply however without exaggeration, I imagine it's a lot. I am also not an engineer however where they are intending to build these units (on a really sloping hill side) will be quite a feat as well as creating a lot of erosion and more trouble for the already struggling Paech Brothers Road. In case it is not procedure, please make sure everyone who is involved with this actually comes out and has a look so they can get a good idea of what we are going on about. I would be more than happy to show you. I was also wondering why there is no waste water management plan for us to see, my friend who is a developer said this is most unusual.

The other thing I believe is that the people putting in this will stop at nothing to get what they want and will say one thing but not do as they should. They will be extremely difficult to deal with and as they no doubt have lots of money will use it to get their way. I know several neighbours that have raised things with them before (The Lane) and have been told one thing and then been completely ignored. They are not liked by any neighbours, so what does that tell you.

On the topic of neighbours, I have been concerned to see how distressing this has been for all our lovely neighbours, who have all been shocked and quite rattled by this (myself included).

Anyhow, thanks again if you have any further questions please do not hesitate to reach out.

Kind regards,

Sandy Nitschke

Representations

Representor 9 - Tim Davis

Name	Tim Davis
Address	PO Box 665 HAHNDORF SA, 5245 Australia
Submission Date	27/02/2023 12:04 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

As a local resident who walks and runs 4 x weekly around this area, I am significantly concerned about the visual impact of this development on the surrounding area. One of the reasons we bought in this region was due to the planned protection of primary production land around our property, and it seems that this development goes against protection. I am concerned both about this current development, and what it means for future development of the region. This proposal is not in keeping with the character of the area. I am concerned about the potential impact of light and noise pollution from this new development, and the impact that its presence will have on local wildlife. I am concerned about the impact of helicopter usage, something that has been discussed by the developers although not present in these plans. Thank you for considering my submission

Attached Documents

Representations

Representor 10 - Nelson Green

Name	Nelson Green
Address	PO BOX 168 HAHNDORF SA, 5245 Australia
Submission Date	27/02/2023 12:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

1) All roads from the proposed site to Littlehampton/Mt Barker are inadequate for any increase in traffic, and are in my Mt Barker Council district, so I will carry the financial burden in my rates of the increased maintenance or improvements caused by this development. 2) I can see no possibility for adequate onsite wastewater and stormwater management, with the likelihood of effluent and silt draining directly into the largest irrigation dam in the area. 3) The visual impact, especially at night, of this suburban-like development would surely be completely contrary to the present rural and scenic character of the Hahndorf hills, which is a greater tourist asset than this private development could ever be.

Attached Documents

Representations

Representor 11 - Deborah Warland

Name	Deborah Warland
Address	PO Box 44 BALHANNAH SA, 5242 Australia
Submission Date	27/02/2023 02:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The development would set a dangerous precedent where anyone with land could set up accommodation of this scale. The Adelaide Hills is a major water catchment area, this development will totally change the natural water flow and the issue of wastewater management has not been included. The land is zoned primary production. This development is similar to the Mt Barker developments where food production land has been destroyed. The roads in Adelaide Hills are already in a state of disrepair, having tourists who are not familiar with the area will place other road users at risk. On Sunday three motor vehicles sped past my property on the wrong side of the road. One of the many features of the Adelaide Hills is the darkness and quietness at night. Many native animals rely on this environment to survive. This development will produce significant artificial light and noise in the area. If approved, helicopter noise would be a major issue not just for the animals but the residents anywhere near the development and under the flight paths.

Attached Documents

Representations

Representor 12 - Steve Noske

Name	Steve Noske
Address	PO Box 1157 MT BARKER SA, 5251 Australia
Submission Date	27/02/2023 02:44 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	
Development is too large for a rural area, needs to be scaled down. Also object to heavy helicopter traffic in the Adelaide hills. Finally, the development needs to have a lessor impact on the surrounding properties, or at the very least be screened from them.	

Attached Documents

Representations

Representor 13 - Greg Jamieson

Name	Greg Jamieson
Address	P O Box 258 HAHNDORF SA, 5245 Australia
Submission Date	27/02/2023 04:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
In my attached representation, I detail the excessive nature of this development, the flaunting of important planning criteria, its tenuous connection to primary production, and the dangerous precedent it will set for the Adelaide Hills rural landscape.	

Attached Documents

Submission-v3-4-1190939.pdf

INTRODUCTION

The scale and nature of this development will have an adverse impact on the natural and rural character of the region, its identity and the picturesque scenic qualities of the landscape. It will degrade the Adelaide Hill's attraction for thousands of people each year including local residents, bush walkers, cyclists, people walking their dogs, runners and visitors from the city, interstate and overseas.



A beautiful and iconic view of the Adelaide Hills showing the productive rural land under threat by this development. Photo taken from nearby Birchmore Road.

This proposal is equivalent to a tourist village development, complete with a wellness centre, a shop selling massages and day spa experiences, sealed bitumen road, street lighting, urban infrastructure and car parking.

It does not fit with the documented desire to retain the unique aspects of the Adelaide Hills rural landscape.



Render of the proposed tourist village (although 5 large water tanks are not shown) from the same angle as the photo above.

The proposed site is segregated by some distance from the cellar door precinct and will be established and managed as a separate business enterprise showing a clear disassociation with the primary agricultural enterprise of wine production.

The planning application has numerous characteristics which fail to satisfy the performance outcomes required by the Planning and Design codes and Fire Protection codes, and it has significant inaccuracies, oversights and a lack of detail on some important issues.

Quotations shown in italics are taken from the development application.

FAILURE TO MEET PLANNING CRITERIA - DESIRED OUTCOMES OR PERFORMANCE OUTCOMES

DO 1

Development is:

- **contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area**
- **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.**

The proposal does not meet DO 1

The urban nature of the development will have a negative impact on the character of the immediate area. The villas do not sit lightly on the landscape. They project aggressively from the landscape with exposed undercrofts and hard surface car parks. The verandas have large overhead openings which will allow sunlight to highlight the deck and road.

The buildings will have very poor passive solar qualities and no consideration to energy efficiency is evident. None of the villas have northerly facing windows and therefore no solar heating in winter. Extreme heating by the afternoon sun in summer will occur through the large windows of the six units facing west. Their design does not incorporate any effective ventilation flow to purge heat from inside the building.

The combined effect is that all villas and the Lodge will rely heavily on artificial heating and cooling throughout the year. Energy consumption is not minimised through design.

DO 2

LAND USE & INTENSITY

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.

The proposal does not meet DO 2.

The 25+ buildings in the style of urban development in the heart of the zone does not promote the regional identity.

DTS/DPF 1.1

The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.

The proposal does not meet DTS/DPF 1.1.

The development covers approximately 4Ha (10 acres) of productive rural land currently used for grazing. The development will exclude the use of this land for agriculture. With the 20 villas and an oversize building housing services as obscure as Day Spas and Massages, a precedent will be set that will lead to a proliferation of land uses not associated with or sensitive to rural activities.

PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.

The proposal does not meet PO 2.2.

Most of the development is on the side of a steep hill with gradients around 1:5 (20%). There will be significant cut and fill required to provide for the building foundations, car parking, water tanks, plant rooms and the access road. This will have an associated visual impact.

DTS/DPF 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

PO 6.4 DTS/DPF 6.4

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

The proposal does not meet DTS/DPF 6.3, PO 6.4 DTS/DPF 6.4

The tourist villas will be 400 - 600 metres walking distance (10-15mins) or 1.5km by car to the winery and the outlook from all villas is away from the owner's vineyard.

As a separate business enterprise and being physically segregated from the winery, the only connection to primary production is the lease to use some of the winery's grazing land.

It will not be associated with or ancillary to the primary use of the land for primary production. It is a stand alone tourist resort and the opportunity to provide an authentic visitor experience will be limited.

This proposed development looks like a tourist village, will be owned by a company specialising in tourist resorts, and will be managed by a tourist resort operator. It is clearly an independent tourist resort which does not need to be situated on rural land.

PO 6.4 DTS/DPF 6.4

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

- **in relation to the area used for accommodation:**
 - i. **where in a new building, does not exceed a total floor area of 100m²**

The proposal does not meet DTS/DPF 6.3 or 6.4

“The tourist accommodation proposed comprises:

- *a Lodge common area including a day spa of approximately 170m²”*

The building described as the Lodge exceeds the DTS 6.3 criteria by a factor of 3 with approximately 300m² of this large building allocated to the common tourist accommodation and day spa..

The developer concedes:

“that this intensity of development exceeds the DTS 6.3 criteria. Nonetheless through its sensitive design and association with an established and reputed cellar door and restaurant, the development proposal provides the opportunity for guests to stay a short walk away in a small-scale hillside villa sensitively set amongst the rural landscape”

No valid reason for exceeding the criteria is provided.

The Lodge is a large complex building projecting up 7 metres above the natural ground level. It is a bold building demanding to be noticed and would be more suited to the cultural precinct of a major city than a picturesque rural setting. It can hardly be considered a “sensitive design”.

PO 6.4 DTS/DPF 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.

[The proposal does not meet PO 6.4](#)

The sheer scale of the development, the positioning and number of buildings will diminish the pleasant rural character and amenity.

“The carefully oriented rural hillside villas sited below the ridgeline will integrate with the landscape throughout the development.

Three of the larger villas sit on the very top of the hill are not sited below the ridgeline as stated. These villas will be clearly visible from many angles as they will be silhouetted on the skyline. They will not integrate into the landscape.

The southern cluster of the 10 single bedroom villas on two levels collectively give the appearance of a group of urban townhouses.

DTS/DPF 6.4

Tourist accommodation in new buildings:

- **is setback from all property boundaries by at least 40m**

[The proposal does not meet DTS/DPF 6.4](#)

The site plan shows ten of the villas are located within 40m of the property boundaries. Four villas are within 5m of the boundary.

HAZARDS (BUSHFIRE RISK - MEDIUM RISK) OVERLAY

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.

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.

PO 3.1

To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.

PO 3.2

Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.

DTS/DPF 3.2

Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):

- **the asset protection zone has a minimum width of at least:**
 - i. **50 metres to unmanaged grasslands**
 - ii. **100 metres to hazardous bushland vegetation**
- **the asset protection zone is contained wholly within the allotment of the development.**

The proposal does not meet PO 2.1; 3.1; 3.2 and DTS/DPF 3.2 ii.

The single bedroom villas project out from the natural slope with one end anchored to the hillside and the other raised on stilts. This will provide an ideal site for entrapment of debris and embers underneath the building structures. The structures use flammable material in a number of areas including timber decking, timber cladding, and timber portal frames.

The buildings are generally located on steep ground (1 in 5) with a number of structures on top of the hill.

No consideration has been taken for the steep heavily wooded gully immediately to the north and no asset protection zone is proposed for this hazardous bushland vegetation.

These factors would appear to place the buildings at a high risk of exposure to bushfires.

WASTEWATER

PO 2.4

Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.

“The wastewater management system will comprise a 12,000L septic tank, a 12,000L balance/dosing tank and two soakage beds which will ensure that the water quality draining from the site is of equal quality to the existing conditions. It is to be located on a site that has a grade of 19.5% and more than 1.2m to bedrock.”

The proposal does not adequately address PO 2.4

The proposal suggests that the wastewater management system will include two soakage beds but no indication of their location, extent or how they will be managed to ensure water quality draining from the site is of equal quality to existing conditions.

The proposal does not include a land capability assessment to demonstrate that wastewater will be adequately contained on site.

If the villas are fully booked, there will be in excess of 50 people contributing to the wastewater. Each unit includes a bath and the main building contains 2 large spa baths. Being a “luxury” accommodation, the guests will hardly be mindful of water conservation and minimising water usage.

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.

The development does not meet PO 3.1

The stormwater system captures upslope sheetflow (run off) from the entire upper section of the allotment plus water draining from the road surface and rainwater from all 21 buildings. This stormwater would normally run into the gully running north south through the allotment, however it is diverted into a swale located on the eastern side of the gully immediately above the southern boundary. Consequently, water leaving the swale and exiting the allotment on the southern boundary will exceed the pre-development quantities and rates.

Although it is not detailed in the application, it seems the only location available for the 2 septic soakage beds is on the hillside above the stormwater swale. This would add more water into this area and could lead to poorer quality water leaving the site.

This increase

FLOODING

DO 1 and 2

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.

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.

There is an increased risk of flooding the neighbour's buildings on the southern boundary below the swale as a consequence of the stormwater system.

FIRE WATER STORAGE

“Common static fire water supply tanks will be provided for the whole development in lieu of individual tanks for each occupancy unit as theoretically required by CFS. The common tanks will be sized with 60% diversity from the total requirement of the development (25KL multiplied by 20 occupancy unit buildings). This will equate to two tanks, each with effective capacity of 150kL”.

The application does not provide any explanation as to what authority is used to allow 60% diversity from the total fire water supply requirement.

LIGHT POLLUTION

The number of units, all with large windows, the Lodge and street lighting will contribute to a significant amount of light on this rural hillside and impact on the night environment. This will create a sense of urbanisation on this rural hillside.

VISUAL SCREENING

The proposal relies heavily on a large pine windbreak and the planting of new trees to reduce the visual impact of the development when viewed from Paech Brothers Road. It is likely that the CFS will require most of this windbreak to be removed as it is a substantial source of flammable material within 50 metres of the buildings. If this occurs, the whole development will be visible from the east along Paech Bros Road.

It will take 15 - 20 years before the new trees planted on the lower section to mature enough to provide effective screening from the south along Paech Brothers Road

The paramount desire to maintain the views for their guests and the nature of the topography will cause the development to be in full view along sections of Paech Bros Road, Birchmore Road, Schroeder Road, Jones Road, Pain Road and Windsor Avenue. There are stunning panoramas across the valley to the Mount Lofty Ranges and these unique and highly treasured vistas will be irreparably degraded by this development.

Two large rainwater tanks are to be located within 10m of the boundary immediately above the neighbours residence on Paech Brothers Road. The residence is within 50m of these structures however no screening is proposed.

LAST RESORT REFUGE and SHELTERING

“A space has been allocated in the Lodge Facility building where any staff and guests may shelter in the event that safe evacuation to a safer place is not available.”

It is surprising that the Bushfire Action Plan nominates the Lodge as a last resort refuge. The 2019 bushfire on Kangaroo Island destroyed the Southern Lodge which was fitted with an extensive sprinkler system. The staff remaining on site that day only survived when they retreated to an underground bunker.

ANOMALIES

“Access will be from Paech Brothers Road which is a Council-owned and maintained road.”

“Access / egress to Paech Brothers Road via existing access drive”

The site map shows access off Ravenswood Lane with egress onto Paech Brothers Road.

The proposal has conflicting details as to where the site access and egress points onto public roads will be.

We assume the road mentioned in the introduction as Peachy Road, refers to Paech Brothers Road.

CONCLUSION

This development is a brazen attempt to flaunt the planning, health and bushfire codes to progress a large urban style facility on productive rural land in the heart of the Adelaide Hills.

There appears to be little or no connection with the primary industry it purports to be associated with and it could easily exist without being located on rural land.

There will be a number of developers who will view this application as a test case. If approved, expect a plethora of applications to establish similar developments and the consequential degrading of the rural character of the region, its identity and the picturesque scenic qualities of the landscape.

Representations

Representor 14 - Deb Crawford

Name	Deb Crawford
Address	PO BOX 572 LITTLEHAMPTON SA, 5250 Australia
Submission Date	27/02/2023 05:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I am VERY concerned if the luxury lodge group goes ahead on our beautiful Hahndorf/Balhannah hills, the unsightly mess of buildings for the elitist, who will not support our local businesses enough to justify its existence and also this will make it easier for other Businesses developments to get approval to do similar. This is not a local SA Australian Business, so all the money earned will go off seas! Shame! After viewing this company online and seeing how they develop lodges next to beautiful country around the world and then later sell these lodges off to holiday home residence. What does the 20 year plan look like then. I am also VERY concerned about the noise of helicopters, extra traffic coming and going. Scaring our native wildlife in surrounding lands, rattling our homes, the noise affects my heart, I'm sure it does the same to wildlife too. Our sensitive water catchment zone needs to be protected. We moved to the hills for peace and quiet, please consider the locals..

Attached Documents

Representations

Representor 15 - Simone McClure

Name	Simone McClure
Address	44 Lynton Avenue GILLES PLAINS SA, 5086 Australia
Submission Date	27/02/2023 06:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	The beauty of Hahndorf is that it hasn't been developed. Please leave it as it is.

Attached Documents

Representations

Representor 16 - Brenton Kelly

Name	Brenton Kelly
Address	PO Box 45 KENT TOWN SA, 5071 Australia
Submission Date	27/02/2023 09:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I am vehemently opposed to this development for the following reasons; 1. The natural environment will be diminished, and changed forever more towards a built-up, residential, high traffic area. None of these things preserve the natural beauty of the Adelaide Hills, and the serenity, peace, and natural views that we currently enjoy 2. Permanent damage to the eco system through the loss of trees and natural bushland, thus affecting wildlife 3. In order for this development to proceed, the current zoning of the property must change, begging the question why the Rural zoning was put in place in the first place - i.e. to ensure rural type activities took place on the land. Can someone give me one good reason why this zoning should change to allow such a development....?

Attached Documents

Representations

Representor 17 - Anna Crowley

Name	Anna Crowley
Address	PO Box 401 NORTH ADELAIDE SA, 5006 Australia
Submission Date	28/02/2023 07:09 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I was resident at 17 Ravenswood Lane Balhannah until the recent sale of the property. In the 12 years we had lived there we had witnessed the growth of The Lane's operations with concern. Our peaceful rural lifestyle was constantly interrupted by helicopters buzzing very low over our property (and our livestock) as they came in to land at The Lane. Traffic on Paech Brothers Road was relatively heavy for such a narrow roadway & the dust stirred up by multiple vehicle movements every lunchtime along the driveway to The Lane (which is unsealed) was substantial. The use of the facility by numerous car clubs or businesses exacerbated this concern. The new development only serves to increase my concerns about the impact of The Lane's operations (which I note started back in the early days without the appropriate Council approvals in place at all!). These concerns are: 1. Noise pollution from helicopters - causing upset to local livestock and wildlife. 2. Vastly increased road traffic along Paech Brothers Rd and Ravenswood Lane - causing raised dust & overloading what is essentially a single lane road. 3. Visual impact of suburban style development in rural area - the plans & elevations show development of a style that is completely out of keeping with the local environment. This is a rural farming zone and should be maintained as such to preserve its heritage and the appeal to tourists and locals alike. 4. Escaping the usual restrictions on subdivision by the use of lease structure. My understanding is The Lane is applying to lease only a section of one title. They would not be permitted to sell this section so this arrangement is completely contrary to the principle that no further subdivisions will be allowed in this sensitive area. 5. Light pollution for nearby residents. 6 Stormwater management - Council is well aware that managing stormwater on Paech Brothers Rd has been a long term issue and this will only be made worse by the addition of this development on a very steep section of the adjacent land. 7. Nuisance caused during construction - the works required to build the development will be substantial & cause serious inconvenience to tge many local residents who use Paech Brothers Road. 8. Impact on wildlife - we have local populations of kangaroos and koalas which will be impacted during construction & operation of the development. 9. Fly in tourists will offer little to the local economy - they will effectively be trapped in The Lane property. 10. From past experience The Lane will further expand future operations to include weeknights once the development is finished. This will seriously impact residents' quiet enjoyment of their properties.

Attached Documents

Representations

Representor 18 - Elizabeth Kirkby

Name	Elizabeth Kirkby
Address	PO Box 225 HAHNDORF SA, 5245 Australia
Submission Date	28/02/2023 09:45 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

1. Biosecurity As a farming and cattle breeding business based in both SA and NSW (Agrarian Agriculture - ABN 70 656 072 114) I have major concerns with the biosecurity aspects of the proposal. Foot and Mouth Disease (FMD) is currently regarded as one of the most economically and socially devastating livestock disease threats to Australia. The Australian Department of Agriculture, Fisheries and Forestry (DAFF) estimates that a large extended outbreak could cost Australia around \$80 billion over a 10-year period. The Wellness centre adjoins agricultural grazing land, increasing potential exposure of livestock to FMD. To alleviate the risk of FMD, stringent biosecurity control over people's access to livestock and equipment is necessary, yet this is not addressed in the developer application. 2. Psychological Wellbeing Whilst the proposal is a wellness retreat, it does not identify the impact on existing residents mental health and wellbeing. People who live in rural areas do so for the quiet environment. Climate change research has identified the importance of our environment; as the environment a person lives in changes, the behaviour and experiences of that person are changed by the environment, usually negatively. The light pollution, increased noise and traffic (both road and air), and negative impacts on privacy will impact the mental health of existing residents and has not been considered in the developers application. 3. Sustainability The Lane website states they "take sustainability seriously", are "socially responsible" and "environmentally sound"; yet the development application does not address social (as highlighted in point 2) or ecological issues. Water contamination from wastewater and stormwater will produce significant volumes, increasing the risk of pollution to Adelaide's water supply. Bushfire CFS access (which would be restricted by the dwellings being 5 meters from the boundary fence and with steep access) and dedicated CFS water supply (whereby a 22,000 lt tank and all-weather access is required for all dwelling) puts visiting and local residents at risk. An impact statement to wildlife is notably missing.

Attached Documents

Representations

Representor 19 - Grant Coleman

Name	Grant Coleman
Address	PO Box 132 BALHANNAH SA, 5242 Australia
Submission Date	28/02/2023 10:18 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
Please see attached document for expanded argument of objection	

Attached Documents

The-Lane-Vineyard-Development-Objection-1191227.pdf

The scale and style of development within the Adelaide Hills Council Area must surely be done with sympathy to the natural setting, rural outlook and utilisation, and historical and aesthetic impact to the local community. This proposed development at The Lane Vineyard meets none of those objectives.

As residents of nearby 44 Jones Rd who often utilise the Ravenswood Lane walking track for its natural peace and beauty, while our family is not averse to the concept of a wellness retreat and some financial benefit that it may bring to the area, we absolutely object to the development proposal as it currently stands. The self-contained structure and scale of the proposal is unjustified and will be detrimental to both natural aesthetics and ecosystems, and to rural agribusinesses, residents and visitors to the Adelaide Hills.

Scale & Style

The sheer size and style of the accommodation element of this proposed development is unjustified for the function it serves....namely to house visitors to the accompanying wellness centre. Indeed, this type of modern self-contained accommodation is more in line with a new housing estate on the fringes of Mt Barker, and is totally unsympathetic to both the natural/rural setting and the heritage of the local area.

While the concept of a wellness centre within the local area is not unwelcome, the accommodation should be sympathetically contained within a single building, as in the structure of a boutique hotel – such a business structure would still achieve the aim of providing luxury accommodation to a wellness-focussed clientele, but without the disproportionate impact on the natural and rural setting within which it exists. Indeed, it seems oxymoronic that the current proposed structure aims to offer wellness to visitors, but at significant detriment of wellness to locals.

Natural/Rural Setting

The natural and rural peacefulness of this and surroundings sites is a crucial and much-loved feature of the local area, and includes both local flora/fauna (e.g. kangaroos/koalas, birdlife) as well as livestock that will detrimentally impacted by the scale of this proposed development. This will occur through the immediate impact of the destruction of habitat and ongoing through services support of the numerous accommodation footprints, but also through increased foot and vehicle traffic, and potentially through frequent helicopter landings. Further, the light pollution created in this prominent position by such a development will be a highly visible nuisance to many local residents (both near and far), and of detriment to local fauna, livestock, and the natural peaceful setting.

Further, there is likely to be considerable water issues, both in terms of catchment (an removal from the ecosystem), as well as disposal and treatment of wastewater. In such a delicate environment, there is enormous potential for environmental damage from such service, and it is crucial that all wastewater plans are both fully robust and available to the community for evaluation.

Quite simply, the environmental and aesthetic dangers presented by the size and self-contained structure of this proposed development outweigh any potential benefits to the local community.

Traffic

The inclusion of 20 fully self-contained units will also necessitate the use of 20 (plus or minus) additional vehicles to the already stretched local roads infrastructure, and is likely to particularly damaging to the numerous unsealed roads nearby, and an increased danger for both walkers (both locals out exercising, walking dogs, or practicing their own mindfulness, as well as visiting hikers/nature walkers – Ravenswood Lane walking track is a particular favourite for such locals/visitors) and the many bikeriders that have made this area a well-loved and publicised destination.

Both Main St Hanhdorf and Jones Rd, being the obvious access routes to the development, are already heavily used, with increased traffic at high speed on Jones Rd already a significant issue for my family. There is simply no need for 20 self-contained houses and the extra traffic that will accompany them.

Benefit to Local Communities/Council Area/Businesses

It is well-established that the proposed developer of this project is also the owner of The Lane Winery, namely being an extremely wealthy English Lord who has recently inherited the family cattle business from his deceased family. While this certainly does not preclude his right to engage in the Adelaide Hills area, it certainly raises the question of whether the intent is to provide much benefit to the local community, or simply to make money (it would seem at the expense of the local community) and take it back offshore.

The Lane Vineyard is already a well-visited standalone entity and the minor increase in business it would enjoy is disproportionate to the impact of such a development. Similarly, the nearby businesses of Hanhdorf would likely see limited input from such visitors, but at significant and increasing risk of losing the Adelaide Hills “heritage” that epitomise the region and is the primary reason it is the attraction that it is.

As a resident of London, and jetsetter of Europe, the developer is totally disaffected from any adverse impact that this project will have on every element of the local countryside and community.

Relationship of Entities & Dangerous Precedent

It is our experience that development rules in the Adelaide Hills Council Area are strict and consider a balance between the natural/rural environment (including water catchment), and the developmental benefit to local communities. Despite the (ultimately) common ownership (referred above) of The Lane Vineyard and this proposed development, these are separate entities and our understanding is that such a standalone accommodation development would not be entertained if proposed by a non-aligned party.

As a nearby residential landowner, I expect that any application to construct an additional standalone and unattached resident on my property would be dismissed immediately, and therefore wonder at the legal ramifications of the precedent set if this development were to be approved as it currently stands. Indeed, it is likely to “open the floodgates” to similar large-scale residential development throughout the Adelaide Hills, and is therefore a huge risk to the defining rural setting that make the Adelaide Hills the premier location for

rural/semi-rural lifestyle residential living and tourism. This development directly risks us losing that mantle.

For Your Consideration,

Grant, Hollie, Amelie & Oliver Coleman
44 Jones Rd, Balhannah

Representations

Representor 20 - Jason White

Name	Jason White
Address	PO Box 297 HAHNDORF SA, 5245 Australia
Submission Date	28/02/2023 11:00 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons

I have several concerns regarding the application. Firstly, the opportunity to provide an additional dwelling or dwellings on rural land is not available to many residents in Adelaide Hills and Mount Barker Council districts. For those residents deemed to be in water catchment areas, applications to build an additional living space such as a 'granny flat' are denied by council with the justification that it adds to pollution in the catchment area. I would question why residents are not allowed such minimal development on their land if permission is granted for a much larger scale development on land within the catchment area owned by a large UK company. If the water catchment issue is as important as councils maintain to their residents, should the allowed development not be considerably smaller than what is currently planned? Secondly, I have concerns over light pollution in a rural area that has the potential to affect wildlife and residents in the area. Should the development be approved, I would like to see minimal impact lighting mandated. Thirdly, there has been mention in the media of helicopter transport to the site. The noise from helicopters landing and taking off is considerable and would impact people in a wide area around the development. If the application is approved, then I would like to see as a condition that a helicopter site is not permitted.

Attached Documents

Representations

Representor 21 - Tracy Hogan

Name	Tracy Hogan
Address	Post Office Box 219 HAHNDORF SA, 5245 Australia
Submission Date	28/02/2023 11:32 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

To whom it may concern , My name is Tracy Hogan and my family and I live on Windsor Ave Hahndorf. Our family has had the privilege to live on this property for 5 generations and while progress is and inevitable part of life I am concerned that a development of this magnitude will have a negative impact not only on us but also on the wildlife and surrounding vegetation. No matter how thoughtfully the development is done there is no getting around the damage it is going to do to the landscape, the natural water course and loss of habitat for native animals. From a personal view point there will undoubtedly be increased road and air traffic, light and noise pollution and more worryingly it sets a precedent for further development on rural land. I believe the Adelaide Hills is in danger of over developing what has previously been rural zoned land and sadly once it is gone there is no going back, the natural beauty of the area will be lost not only to us but also future generations. Kind Regard Tracy Hogan.

Attached Documents

Representations

Representor 22 - Valentina Zaytseva

Name	Valentina Zaytseva
Address	1 Hawke street RIDGEHAVEN SA, 5097 Australia
Submission Date	28/02/2023 11:51 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
<p>My biggest concern is that the project does not meet Planning and Design code aspects. The land is supposed to be used for farming, agriculture and not for commercial purposes. The project will bring too many people in, which will create discomfort for land owners of the adjoining properties: it will create noise, scare animals (sheep, cows...), possibly unauthorized trespassing, it can create garbage pollution, additional risk for bushfires, It will also put stress on the water, suage and garbage disposal facilities.</p>	

Attached Documents

Representations

Representor 23 - Meegan Pezzotta

Name	Meegan Pezzotta
Address	28A Karawirra Avenue ROSTREVOR SA, 5073 Australia
Submission Date	28/02/2023 01:56 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I have numerous concerns over this development. I always thought the Hahndorf hillsides were considered prime farming (agricultural land), after visiting this site all boundaries are of this nature. Also after visiting this site, how will the water pollution be dealt with. This land is part of the Mount Lofty Ranges water catchment zone, so I am wondering how this development can happen when a residential landowner up until now is rejected due to water catchment zone. I have noticed the wastewater management plan has not been included with the plans for public consultation. The scale of this development will not maintain the lovely rural character of the area. It also seems both The Lane Winery Accommodation and The Luxury Hotels Australia are both foreign owned, so how can this be good for our community, this development will leave our hillside looking like a suburban subdivision. After visiting this site, I really recommend the the members of the assessment panel visit the site because you will see the devastating impact on the proposed development to the landscape of the hillside. Numerous points should be raised, lighting, water contamination, helicopter usage, biosecurity problems all these are a real concerns for the local community. Lastly if this development goes ahead what does this mean for the whole rural community in the Adelaide Hills. The council does have to factor in, people live in this community because of the beautiful hillsides and quiet lifestyle not the suburban subdivision living. Thanks for your time.

Attached Documents

Representations

Representor 24 - Richard Shipman

Name	Richard Shipman
Address	29A Leonard road, Hahndorf ADELAIDE HILLS SA, 5245 Australia
Submission Date	28/02/2023 02:39 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I feel there are too many developments in the Adelaide hills, the infrastructure just can not cope sufficiently, the huge increase in traffic is becoming a real problem, this development will only add more traffic with guests, workers, delivery trucks etc, the development will only pollute the area with noise, light pollution, waste disposal and scare the landscape, it certainly will not add to the environment ! Some time ago there was talk of trying to get the Adelaide Hills a World Heritage Area, if mass development continues the Hills are scared for life and will not even be a nice place to visit never mind World Heritage! Too many developments are happening, a line has to be drawn, I strongly appose this development.

Attached Documents

Representations

Representor 25 - Nicholas Baranikow

Name	Nicholas Baranikow
Address	PO Box 56 GLENSIDE SA, 5065 Australia
Submission Date	28/02/2023 02:52 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

My wife and I have family that live in close proximity to this area and we visit them quite frequently. We also enjoy the historical nature of Hahndorf, Balhannah and surrounds, including the various wineries, food, art and craft outlets. While we support initiatives that encourage tourism to the area, we believe that this proposed development is completely out of scale and context to the area and its environment. I would have thought an intelligent 'balance' between 'commerce' and 'environment' would be a development of no more than 5 villas, but 20 villas plus a 'wellness centre' is effectively a high density commercial subdivision. Many people have bought homes in the area because of the rural nature of the environment with low volumes of traffic and minimal impact on the environment. This proposed development tramples all over their incumbent rights in that regard. We also note that the area requires rezoning to permit the development and that would undoubtedly set a major precedent that would open the flood gates to numerous similar development applications that could not be refused.

Attached Documents

Representations

Representor 26 - Noel and Patricia Halloran

Name	Noel and Patricia Halloran
Address	PO Box 361 BALHANNAH SA, 5242 Australia
Submission Date	28/02/2023 03:10 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

We have only become aware of the proposed development at 5 Ravenswood Lane Balhannah consisting of Luxury Tourist Accommodation in the past week, and we are both shocked and extremely disappointed that the application process did not inform the many nearby residents of this intrusive non-complying proposal. Why is a development of this magnitude and use even being considered on land zoned as Primary Production? Twenty Luxury Apartments plus a large Lodge and Spa complex would be excessively visible from Paech Brothers Road, especially in the proposed location on the hillside. We are concerned Paech Brothers Road will become very busy with increased traffic due to guest movements, staff trips to service the operation, delivery trucks for laundry and food requirements along with general maintenance operations. The proposed complex will presumably be well lit at night producing unwanted light pollution along with the possibility of noise pollution from guest units. It is unclear what if any restrictions will be placed on guests in relation to noise. In our opinion the proposal would be an ugly blot on the currently peaceful rural landscape. The beautiful natural environment of the Adelaide Hills is why we chose to live here. If this proposal is allowed it could set a precedent for many other wineries or landholders throughout the Adelaide Hills to attempt to follow suit. We value the unspoilt beauty which surrounds us and if this is decimated now it will be lost forever.

Attached Documents

Representations

Representor 27 - Andrew Webber

Name	Andrew Webber
Address	P.O. Box 158 HAHNDORF SA, 5245 Australia
Submission Date	28/02/2023 03:11 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please see attached document.	

Attached Documents

Lane-Winery-Development-1191560.pdf

My name is Andrew Webber and I have lived in Hahndorf for the past 43 years. No-one should need to remind the decision makers at a Local or State Government level, what a unique and special environment we are blessed and privileged to live in - the Adelaide Hills and surrounds. Of my 4 children and 2 Step children, 5 have chosen to live in the Adelaide Hills; 2 in Mt Barker, 1 in Lobethal, 1 in Macclesfield and 1 in Balhannah – all with young families.

On perusing the documentation available on the proposed development for a Luxury Lodge Accommodation Application #22007004 at the Lane Winery, I wish to raise a number of concerns. I recently downsized from my property on Kangaroo Reef Rd to 2 Jaensch Rd, approx. 1.5km from the Lane Winery. However, my opposition to this proposed development goes way beyond any impact on me personally. This development, as described in the application is not as accurate in its visual representation as the plans would seem to indicate. If I, as an individual, proposed something similar, it would not see the light of day. What is being proposed, amounts to a high density residential subdivision, resembling what has happened to Mt. Barker over the past few years. My biggest fear is that this development application will be rushed through without the decision makers even visiting the site and truly listening to all genuine concerns of us, the residents and rate payers.

This development would create a dangerous precedent if it were given approval in its current form. I have listed the reasons below, in no order of priority.

1. The proposal does not appear to meet the current planning and design code – particularly as the site is in the water catchment area of the Hills and in addition, details of any protection against bushfires are missing.
2. The plans for the development indicate a significant displacement/removal of an existing tree line.
3. With the backing of a foreign owned entity such as the Luxury Lodge Group, apart from profit, what concerns will they genuinely have for the impact on the environment by this development?
4. There will be increased environmental noise pollution created by this development. The majority of tourists to this area would not make use of the helicopter rides and the helipad construction would only benefit a few visitors. The potential impact on the environment from noise and pollution is not worth the risk to the majority for the benefit of a few.
5. The hills surrounding Hahndorf form part of Hahndorf's heritage. There is a clear indication that the proposed development is threatening to degrade and possibly remove the attraction of Hahndorf's history.

Thank you for your consideration toward the issues that have been raised.

Representations

Representor 28 - alister haigh

Name	alister haigh
Address	37 wellington square NORTH ADELAIDE SA, 5006 Australia
Submission Date	28/02/2023 03:35 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I cannot support any development application that does not address the waste water/storm water treatment and other environmental plans. It also is a visual blight on the landscape and the units are nothing like the design on their original plans. These look like a cheap tourist park not a development that blends into the natural beauty of the area. Also it is so close to an existing residence they will not enjoy the peace and serenity they currently experience. This also sets a precedence for further developments from anywhere in the Adelaide Hills to allow suburbia to take over prime farm land and affect the viability of current farming operations. The dust impact and traffic noise along Ravenswood Lane on our farming land on the lee side of the road would create an undesirable location for a future residence on the current arable land not to mention the increase of helicopter noise upsetting our sensitive horses. By my estimate the 20 units and the proposed Day Spa would create over and extra 100 cars per day as well as several helicopter flights which depending on the wind direction would be low level approaches over our land to the landing area.

Attached Documents

Representations

Representor 29 - Stephen Symons

Name	Stephen Symons
Address	26 Ravenswood Lane BALHANNAH SA, 5242 Australia
Submission Date	28/02/2023 04:29 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

Noise - we have ongoing concerns at the increasing levels of noise that are being generated by The Lane Winery. Noise levels have increased in recent years including music, gatherings near the dam and helicopters in particular. The proposed development will be the next step in increasing noise levels in areas to which we are directly exposed. There will be a new source of noise from the proposed development itself alongside increased noise from the cellar door area and adjacent areas such as roadways etc. Ecology - the proposed facility sits beside "Woodcutters Glen" which is an area of approximately 25 acres that is ecologically sensitive and being preserved by us for future generations. It is home to many species of bird life including parrots, wrens, finches, kookaburras, ducks, raptors and owls. It is also regularly visited by and home to other species of reptiles and kangaroo all of which are affected by noise and light, particularly those produced by aircraft and increased levels of ambient noise. We are playing our part in genuinely responding to the dire predicament of global warming and leaving a legacy for future generations to enjoy in the tranquil surroundings of the Adelaide Hills. We believe that this development will compromise the work we are putting into protecting the special place that is Woodcutters Glen. Development in a Rural Environment - the facility is not in keeping with the local area. Building a facility of this type and plonking it in a paddock will affect the aesthetics of the area and will also cause light, wastewater management, bush fire and biosecurity issues to name a few. Greenwashing - The Lane website acknowledges ownership of an "enviable piece of pristine Adelaide Hills terroir", that allows visitors to "quickly feel a world away", being passionate about "creating and delivering ... memorable sensory experiences" through "... thoughtful expressions of their original place of origin" which culminates in a "vision to honour and preserve the unique 'sense of place' ... when visiting our estate". The website addresses sustainability through being "socially responsible" and "environmentally sound". It discusses the approach to "minimise the use of precious pumped water from an underground bore or being harvested through rainwater tanks". The proposed development flies in the face of these observations, statements and assertions. Third party - the vehicle being used involves leasing the land to others resulting in the proposed development being under the management of a third party. How can the community obtain certainty that the third party is cognisant and bound (legally, ethically, morally, environmentally etc) to manage the deeply held concerns of the community? The leasing arrangement enables deflection and allows The Lane to take the position of - it's not us, go and talk to them. On this issue alone, the development should be dismissed. Social Responsibility - we all have a "burning platform" before us being climate change and the effects humans are having on the planet for the sake of proposed progression which is economically based at its core. We have a responsibility to play our part in reigning in the unnecessary and considering the effects we are having on habitat and society more broadly. The proposed development is an enigma, driven for the sake of a single metric being profits that benefit very few. It does not fit the area, requires changes to land use and zoning, is environmentally and ecologically risky, aesthetically flawed and sets a dangerous and unacceptable precedence that will affect future generations for who we should take a stand and reject this proposed development.

Attached Documents

Representations

Representor 30 - Stephen Symons

Name	Stephen Symons
Address	26 Ravenswood Lane BALHANNAH SA, 5242 Australia
Submission Date	28/02/2023 04:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

Noise - we have ongoing concerns at the increasing levels of noise that are being generated by The Lane Winery. Noise levels have increased in recent years including music, gatherings near the dam and helicopters in particular. The proposed development will be the next step in increasing noise levels in areas to which we are directly exposed. There will be a new source of noise from the proposed development itself alongside increased noise from the cellar door area and adjacent areas such as roadways etc. Ecology - the proposed facility sits beside "Woodcutters Glen" which is an area of approximately 25 acres that is ecologically sensitive and being preserved by us for future generations. It is home to many species of bird life including parrots, wrens, finches, kookaburras, ducks, raptors and owls. It is also regularly visited by and home to other species of reptiles and kangaroo all of which are affected by noise and light, particularly those produced by aircraft and increased levels of ambient noise. We are playing our part in genuinely responding to the dire predicament of global warming and leaving a legacy for future generations to enjoy in the tranquil surroundings of the Adelaide Hills. We believe that this development will compromise the work we are putting into protecting the special place that is Woodcutters Glen. Development in a Rural Environment - the facility is not in keeping with the local area. Building a facility of this type and plonking it in a paddock will affect the aesthetics of the area and will also cause light, wastewater management, bush fire and biosecurity issues to name a few. Greenwashing - The Lane website acknowledges ownership of an "enviable piece of pristine Adelaide Hills terroir", that allows visitors to "quickly feel a world away", being passionate about "creating and delivering ... memorable sensory experiences" through "... thoughtful expressions of their original place of origin" which culminates in a "vision to honour and preserve the unique 'sense of place' ... when visiting our estate". The website addresses sustainability through being "socially responsible" and "environmentally sound". It discusses the approach to "minimise the use of precious pumped water from an underground bore or being harvested through rainwater tanks". The proposed development flies in the face of these observations, statements and assertions. Third party - the vehicle being used involves leasing the land to others resulting in the proposed development being under the management of a third party. How can the community obtain certainty that the third party is cognisant and bound (legally, ethically, morally, environmentally etc) to manage the deeply held concerns of the community? The leasing arrangement enables deflection and allows The Lane to take the position of - it's not us, go and talk to them. On this issue alone, the development should be dismissed. Social Responsibility - we all have a "burning platform" before us being climate change and the effects humans are having on the planet for the sake of proposed progression which is economically based at its core. We have a responsibility to play our part in reigning in the unnecessary and considering the effects we are having on habitat and society more broadly. The proposed development is an enigma, driven for the sake of a single metric being profits that benefit very few. It does not fit the area, requires changes to land use and zoning, is environmentally and ecologically risky, aesthetically flawed and sets a dangerous and unacceptable precedence that will affect future generations for who we should take a stand and reject this proposed development.

Attached Documents

Representations

Representor 31 - Sandra Loveband

Name	Sandra Loveband
Address	7 Avenue Road HIGHGATE SA, 5063 Australia
Submission Date	28/02/2023 05:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

1. I can't comprehend how such a significant development can go ahead in the Primary Production Landscape Zone. It will destroy the peace, tranquility and beauty of the Adelaide Hills. These are the reasons people buy homes and live in this beautiful area. 2. A big concern to me is the possible contamination of Adelaide's water supply. 3. Why hasn't the waste water management plan been released for public scrutiny? 4. Another question that is very relevant is, how can the proposed development be tendered when it does not meet many aspects of the Planning and Design Code? Are they hiding something? Where's the transparency in this proposed development? 5. The serenity of this area will be greatly jeopardized by the noise from the increased helicopter flights in and out of the property. 6. There is the issue of privacy for the neighbours to the development and I don't feel that the surrounding roads can sustain the increased traffic. 7. I am also concerned about the destruction and removal of vegetation that will obviously be required. 8. I would like to know who the developers are. Are they a foreign consortium? Do we want this? 9. I sincerely feel that the visual impact of the development would destroy the rural character of the hills. This quiet rural life is why people live in the hills. They don't want extra traffic on the roads which would spoil the ambiance of this peaceful setting. 10. Hahndorf is a wonderful tourist destination for all. The proposed development isn't in keeping with the historic nature of the area. 11. I strongly recommend and hope that the members of the Council Assessment Panel visit the proposed site. This is imperative that this be done before a decision is made. 12. Allowing this development would set a dangerous precedent to permit other large developments in the Adelaide hills. We certainly don't want that to happen!

Attached Documents

Representations

Representor 32 - Susan Haigh

Name	Susan Haigh
Address	"Elton" Box 161 BALHANNAH SA, 5242 Australia
Submission Date	28/02/2023 06:41 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

As a neighbouring major landowner of cattle and thoroughbred horses, I don't believe an overseas owner and development company should have priority over local landowners who "own the views and ambience of the area" in over riding protections and attempts to rezone use of land. There is inadequate waste water, storm water, bushfire management plans that will impact us. The scale of development is inappropriate for the area nominated. Increased use of helicopters which are supposed to be limited currently already pose a risk of injury from noise and close impact to valuable thoroughbred racing horses and breeding horses and cattle. Increased vehicle, foot and air traffic has huge potential for introduction of disease and soil instability. I see the development as a monetary greed to the winery rather than adding value to the local tourism area, residents and local landowners.

Attached Documents

Representations

Representor 33 - Marilyn Hein

Name	Marilyn Hein
Address	PO Box 409 HAHNDORF SA, 5245 Australia
Submission Date	28/02/2023 08:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

-LAND USE AND ZONING. As a rural property owner of a nearby property, We are unhappy that these development is even being considered! How come we are unable to build another house on our property because we do not have another title, and this application is for 20 units, plus a shop and other facilities. This is beautiful rural land - we do not want to see this beautiful Hahndorf farmland eaten up by development and housing, as is the case in Mount Barker!. - WATER CONTAMINATION. We need to protect the water catchment zone which provides drinking water to Adelaide. If a residential landowner in the Mt Lofty Ranges watershed area was to apply to construct an additional residence on their property, the application would be rejected outright. Why then is this application even being considered! - TOURISM. This developer is from overseas. If this goes through, the tourists would fly in, spend their money at the Lane etc, and fly out. And all this money would go straight back overseas! Also the visitors to these units, if they fly directly in, would not have access to the main street of Hahndorf, or other Australian owned Adelaide Hills tourist spots, and this would not benefit the locals. -BOISECURITY. We do not want to risk tourists bring Foot & Mouth disease to our livestock.

Attached Documents

Representations

Representor 34 - Pauline Willy

Name	Pauline Willy
Address	20 wood Road PARADISE SA, 5075 Australia
Submission Date	28/02/2023 09:38 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I have family at Hahndorf that I frequently visit. The proposed development is not designed to maintain the rural character of the Hills area. It would significantly increase both noise & light pollution from the extra traffic as well as the helicopters. These helicopters being totally out of sync with the primary production landscape, which are considered to be farming, grazing, and agricultural. The land is part of Mount Lofty Ranges water catchment area, which would become contaminated by waste water & storm water. The waste water management plan has not been released for public consultation. Also the livestock currently around this area will be impacted by the helicopters and become stressed. The Adelaide Hahndorf hills should be preserved for future generations. I am not in favour of foreign owned entities that have no regard to the environment. As described above, I believe the Council Assessment Panel should reject the development application in its current form on the basis that it does not meet many areas of the performance-based outcomes for the rural zone.

Attached Documents

Representations

Representor 35 - Luke Rudiger

Name	Luke Rudiger
Address	Po Box 59 HAHNDORF SA, 5245 Australia
Submission Date	28/02/2023 10:25 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	

Attached Documents

Representations

Representor 36 - Ethel Stanton

Name	Ethel Stanton
Address	PO Box 491 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 12:03 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

[content transcribed from the handwritten letter provided] To the Adelaide Hills Council I am writing in response to the development of the Lane Winery application 22007004. I am very much against this proposed development. I live on Birchmore Road and over the last couple of years the traffic has increased and will only increase more if this development goes ahead. Tourists have no regard for the people who live in the area. Speed, dust which is a problem already will only get worse. The already rough road will only become a bigger problem. Some years ago we made enquiries about building another home on our property for a family member. We were told this was not possible. We were in the Mt Lofty Water Catchment Area. So how could you be thinking of allowing 20 self-contained units to be built? (Surely not). What about the terrible visual impact to the beautiful country side we live in and people come to see. Once it's gone it's gone forever (don't spoil this). If this development goes ahead other wine makers will want to do the same. Will this just keep growing? Ethel Stanton 14 Birchmore Road Balhannah SA 5242 Postal Address P/O Box 491 Hahndorf SA 5245

Attached Documents

Representation-for-Application-ID-22007004-Ethel-Stanton-1191831.pdf

27/2/2022

To The Adelaide Hills Council

I am writing in response to the
development of The Lane Winery
APPLICATION 22007004

I am very much against this
proposed development.

I live on Birchmore Road and
over the last couple of years the
Traffic has increased and will
only increase more if this
development goes ahead.

Tourist have no regard for the
people who live in the area speed,
dust which is a problem already
will only get worse. The already
rough road will only become a
bigger problem.

Some years ago we made enquiries
about building another home on our
property for a family member.
We were told this was not possible
we were in the MT Lofty water
catchment area. So how could you
be thinking of allowing 20 self
contained units to be built (surely not)

What about the terrible
visual impact to the beautiful
country side we live in and people
come to see. Once its gone its gone
forever (don't spoil this).

If this development goes ahead
other wine makers will want to do
the same. Will this just keep growing?

ETHEL STANTON
& Stanton

14 BIRCHMORE Road
Bathannah 5242

Postal Address

P/O Box 491
Hahndorf.
5245

Representations

Representor 37 - Kathleen Smith

Name	Kathleen Smith
Address	PO BOX 512 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 07:08 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I believe that the scale of the development is too large and despoils the rural outlook of the region. The infrastructure such as poor roads will deteriorate further due to increased traffic damage and water management is a major concern with storm water and wastewater impacting on the watershed. We will also see a further degeneration of our rural landscape as rural agricultural land is swallowed up by housing development with all that comes with it, particularly the light pollution further washing away our night skies. We are already seeing an increase in light aircraft activity and helicopters in particular, are extremely intrusive. Noise levels have increased dramatically in Hahndorf over recent years, and this will add further to the level of pollution. This high-density building proposal requires exemptions within the planning act that are not usually granted in this area and would set a precedent for further similar developments. The further addition of 'tourist accommodation would also heavily reduce the existing occupancy rates of smaller accommodation business and family-owned B&B's within the local area. The sprawling development of Mt. Barker which is now reaching Wistow should not be repeated ever again, but this development could easily be the wedge others will use to open development north and west of Mt. Barker. It strikes me, along with many others I have spoken to, that we never seem to understand the parable of 'destroying the goose that laid the golden egg'. In the pursuit of the dollar we destroy the very reason people visit our region with continued expansion of housing, commercial structures, roads, trucks, busses and cars, street lighting and advertising, signs, carparks bleeding out across our rural landscape. It wouldn't surprise me to see a multi-story carpark application being submitted for the main street of Hahndorf in the near future. Mt Barker is already well on track to become South Australia's second largest city, and this will also bring with it the increased risk of bushfires and flooding due to increased population density and the associated infrastructure wiping away the existing and rapidly dwindling rural land, replacing our natural soakage with roads, gutters and stormwater drains. The addition of 24 units in the currently trendy, minimalist square box style, in sheet metal, so beloved of architects today, is in my opinion, a blot on a tranquil and relaxing landscape. The scale of the development in this particular area is excessive and appears not to be landscaped in a way that would enhance the rural outlook. The reduction of natural vegetation and trees planted in the past will continue to urbanize this landscape. Where will it stop? The Lane today, Nepenthe and then Shaw and Smith tomorrow, Bird in Hand the next? The door is opening, and the consequential end is insight. How long will it take to have urban development swamp our region from Mt. Barker to Strathalbyn, Kanmantoo, Lobathal, Echunga, Mylor to Meadows. Enough is enough, but, as usual, will common sense prevail. Given a past track record I doubt it. Surely a line needs to be drawn in the sand before the last goose is cooked. For all of us who have environmental concerns this development is the next stage in what will be the destruction of our Adelaide Hills landscape. Kathy Smith. Hahndorf.

Attached Documents

Representations

Representor 38 - Anthony Smith

Name	Anthony Smith
Address	PO BOX 512 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 07:10 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I believe that the scale of the development is too large and despoils the rural outlook of the region. The infrastructure such as poor roads will deteriorate further due to increased traffic damage and water management is a major concern with storm water and wastewater impacting on the watershed. We will also see a further degeneration of our rural landscape as rural agricultural land is swallowed up by housing development with all that comes with it, particularly the light pollution further washing away our night skies. We are already seeing an increase in light aircraft activity and helicopters in particular, are extremely intrusive. Noise levels have increased dramatically in Hahndorf over recent years, and this will add further to the level of pollution. This high-density building proposal requires exemptions within the planning act that are not usually granted in this area and would set a precedent for further similar developments. The further addition of 'tourist accommodation would also heavily reduce the existing occupancy rates of smaller accommodation business and family-owned B&B's within the local area. The sprawling development of Mt. Barker which is now reaching Wistow should not be repeated ever again, but this development could easily be the wedge others will use to open development north and west of Mt. Barker. It strikes me, along with many others I have spoken to, that we never seem to understand the parable of 'destroying the goose that laid the golden egg'. In the pursuit of the dollar we destroy the very reason people visit our region with continued expansion of housing, commercial structures, roads, trucks, busses and cars, street lighting and advertising, signs, carparks bleeding out across our rural landscape. It wouldn't surprise me to see a multi-story carpark application being submitted for the main street of Hahndorf in the near future. Mt Barker is already well on track to become South Australia's second largest city, and this will also bring with it the increased risk of bushfires and flooding due to increased population density and the associated infrastructure wiping away the existing and rapidly dwindling rural land, replacing our natural soakage with roads, gutters and stormwater drains. The addition of 24 units in the currently trendy, minimalist square box style, in sheet metal, so beloved of architects today, is in my opinion, a blot on a tranquil and relaxing landscape. The scale of the development in this particular area is excessive and appears not to be landscaped in a way that would enhance the rural outlook. The reduction of natural vegetation and trees planted in the past will continue to urbanize this landscape. Where will it stop? The Lane today, Nepenthe and then Shaw and Smith tomorrow, Bird in Hand the next? The door is opening, and the consequential end is insight. How long will it take to have urban development swamp our region from Mt. Barker to Strathalbyn, Kanmantoo, Lobathal, Echunga, Mylor to Meadows. Enough is enough, but, as usual, will common sense prevail. Given a past track record I doubt it. Surely a line needs to be drawn in the sand before the last goose is cooked. For all of us who have environmental concerns this development is the next stage in what will be the destruction of our Adelaide Hills landscape. Tony Smith. Hahndorf.

Attached Documents

Representations

Representor 39 - Joshua Silwood

Name	Joshua Silwood
Address	53 Hurling Drive MOUNT BARKER SA, 5251 Australia
Submission Date	01/03/2023 09:05 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

Growing up in Mt Barker since 2000, I have seen firsthand how development can completely change the charm of an area. However, while I understand development in Mt Barker was necessary to cater for growing demand, this is completely different. Not only is this gravely unfair on the residents who have chosen to settle on this beautiful landscape, but this is also an attack on our cultural identity in the Hills. While many other places get built up, sometimes a line needs to be drawn and the admirable rural landscape of the Adelaide Hills just needs to be left alone. Eventually there's going to be nowhere left in our area where it hasn't been stained by excessive development. Much of the above is about image and maintaining the beauty of the area but I would also like to cite the legitimate concerns of the impact on the surrounding farmland - from highly questionable shortcuts that undermine existing council standards and the impacts that FIFO tourism will have on the peace of residents and their livestock. Please consider my appeal from someone who has lived in the area for almost 23 years and the appeal of my fellow respondents voicing of many legitimate concerns and say no to the development.

Attached Documents

Representations

Representor 40 - Perry Kelly

Name	Perry Kelly
Address	14a Hooking Avenue ROYSTON PARK SA, 5070 Australia
Submission Date	01/03/2023 09:09 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

Although not living in the hills, we are in the Hahndorf area every week visiting family & friends, It's come to our notice that the proposed development on Paech Brothers Rd has been submitted for comment. This area is a beautiful part of Hahndorf not only the vineyards, but the livestock that can be seen in this area, to mention a few, cows, donkeys, and a farm yard with chicken, geese, duck, goats not to mention the Kangaroos that frequent the area including the abundant bird life. All these natural attractions are in question with this development that's been proposed, creating more traffic, noise, pollution, vehicles using Paech Brothers Rd day and night. It's mostly a quiet road except for the increasing traffic going to The Lane Vineyard for dining & tastings during the day, this will now change dramatically. This size development puts all this at risk, of course, the environmental impact is unimaginable, the increase traffic alone, there are 20 units plus an ancillary wellness centre all needing support & staff. This size Development just doesn't fit into this area. I understand this area is the water catchment for Adelaide's drinking water, how can that be protected with all this activity occurring in this sensitive hills area zoned Rural. Another of my concerns is how the waste water will be handled, this is a steep hill where the units are located therefore runoff from the winter rains would already have saturated the hillside, what will happen with the waste water if unable to soak into the ground? This is very significant environmental challenge to ensure our Water catchment is not polluted. If more tourist accommodation is required the township of Hahndorf is much better suited for that and would benefit the town itself as well. This development would mainly benefit The Lane Vineyard as guests would be catered for in house for all their needs, only visiting the town for its historic value. I'm not in favour of this size development, once this is established it sets a precedence for others to follow. Keep the ADELAIDE HILLS SPECIAL and it will return pleasure to all who visit . According to some of the planning & design code regulations this development falls short in many areas. Including PRODUCTIVE RURAL LANDSCAPE Zone, Desired Outcome DO1 A diverse range of land uses at an appropriate scale & intensity that capitalise on the region's proximity to the metropolitan area & the tourist & lifestyle opportunities this presents while also conserving the natural & rural character, identity biodiversity & sensitive environmental areas & scenic qualities of the landscape. PRODUCTIVE RURAL LANDSCAPE Zone, Performance Outcome PO1.1 The productive value of rural land for a range of primary production & horticultural activities & associated value adding of primary produce (such as beverage production) retailing & tourism is supported, protected & maintained. The proliferation of land uses that may be sensitive to those activities is avoided. GENERAL DEVELOPMENT POLICIES (Tourism Development) PO1.2 Tourism development comprising multiple accommodation units (including any facilities & activities for use by guest & visitors) is clustered to minimise environmental & contextual impact.

Attached Documents

Representations

Representor 41 - Tom Gilbert

Name	Tom Gilbert
Address	PO Box 76 MOUNT BARKER SA, 5251 Australia
Submission Date	01/03/2023 09:16 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons	
Fabulous for growth in the Hills and jobs for our residents	

Attached Documents

Representations

Representor 42 - Kyle Hewitt

Name	Kyle Hewitt
Address	5 CORBUSIER DRIVE ST AGNES SA, 5097 Australia
Submission Date	01/03/2023 10:25 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The specific reasons I believe that planning consent should be refused are: This development looks like a residential subdivision and will completely spoil the Hahndorf rural landscape which is so unique. We're regulars to the Hahndorf & the surrounding hills areas and love this area because of the beauty and absence of subdivisions! This development would destroy that natural beauty. We particularly enjoy Paech Brothers Rd as the kids love to stop and see the donkeys and sheep etc. I have friends that live in the hills and know this area can't be subdivided to create additional titles in order to protect the rainfall catchment area for Adelaide. Given this it staggers me that a development for 20 villas & a large lodge wellness/spa can even be considered. I'm in the construction industry and know that there is no way that the proposed buildings could be constructed on the hill like that without creating significant impacts to natural stormwater flows which would result in concentration of flows. I do not see evidence of how this would be managed within the plans which could result in erosion and affect neighbouring properties. Placing 20 villas and a lodge on a section of land that small creates a high density of buildings that would produce a large volume of wastewater. Given the small amount of land that isn't being built upon, how is that going to be handled in order to prevent contamination the environment and the drinking water of Adelaide? Where is the wastewater plan that should accompany a development submission like this? The submitted plans seem incomplete and on face value appear to be environmentally damaging. It is my firm belief that the Council Assessment Panel should reject this application in it's current form as it doesn't meet many areas of the planning and design code or performance-based outcomes for the rural zone. Thanks Kyle

Attached Documents

RepresentationForm-22007004-KyleHewitt-4993155.pdf

Representation22007004-KyleHewitt-4993156.pdf

REPRESENTATION ON APPLICATION – PERFORMANCE ASSESSED DEVELOPMENT

Planning, Development and Infrastructure Act 2016

Applicant:	Luxury Lodge Group <i>[applicant name]</i>
Development Number:	22007004 <i>[development application number]</i>
Nature of Development:	Tourist accommodation comprising 20 units with ancillary lodge and shop <i>[development description of performance assessed elements]</i>
Zone/Sub-zone/Overlay:	Title CT6060/311 Plan parcel D83760AL36 <i>[zone/sub-zone/overlay of subject land]</i>
Subject Land:	5 RAVENSWOOD LANE BALHANNAH SA 5242 <i>[street number, street name, suburb, postcode]</i> <i>[lot number, plan number, certificate of title number, volume & folio]</i>
Contact Officer:	Adelaide Hills Council <i>[relevant authority name]</i>
Phone Number:	08 8408 0555 <i>[authority phone]</i>
Close Date:	01/03/2023 23:59:59 <i>[closing date for submissions]</i>

My name*: Kyle Hewitt	My phone number:
My postal address*: 5 Corbusier Drive St Agnes 5097	

* Indicates mandatory information

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

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

This development looks like a residential subdivision and will completely spoil the Hahndorf rural landscape which is so unique.

We're regulars to the Hahndorf & the surrounding hills areas and love this area because of the beauty and absence of subdivisions! This development would destroy that natural beauty. We particularly enjoy Paech Brothers Rd as the kids love to stop and see the donkeys and sheep etc.

I have friends that live in the hills and know this area can't be subdivided to create additional titles in order to protect the rainfall catchment area for Adelaide. Given this it staggers me that a development for 20 villas & a large lodge wellness/spa can even be considered.

I'm in the construction industry and know that there is no away that the proposed buildings could be constructed on the hill like that without creating significant impacts to natural stormwater flows which would result in concentration of flows. I do not see evidence of how this would be managed within the plans which could result in erosion and affect neighbouring properties.



Government of South Australia

Department for Trade
and Investment

Placing 20 villas and a lodge on a section of land that small creates a high density of buildings that would produce a large volume of wastewater. Given the small amount of land that isn't being built upon, how is that going to be handled in order to prevent contamination the environment and the drinking water of Adelaide? Where is the wastewater plan that should accompany a development submission like this? The submitted plans seem incomplete and on face value appear to be environmentally damaging.

It is my firm belief that the Council Assessment Panel should reject this application in it's current form as it doesn't meet many areas of the planning and design code or performance-based outcomes for the rural zone.

Thanks Kyle

[attach additional pages as needed]

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

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

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

By: appearing personally
 being represented by the following person: Myself or a representative I will nominate

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

Signature: Kyle Hewitt

Date: 28/02/2023

Return Address: **Adelaide Hills Council** *[relevant authority postal address]* or

Email: **developmentadmin@ahc.sa.gov.au** *[relevant authority email address]* or

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

From: Kyle Hewitt
Sent: Tuesday, 28 February 2023 8:55 PM
To: Development Admin
Subject: Representation to Council for Application ID 22007004
Attachments: Representation for Application ID 22007004 - Kyle Hewitt.pdf

Categories: Kim

[EXTERNAL]

--

Kyle Hewitt

Director

Hewcrete Constructions



Representations

Representor 43 - Scott Crawford

Name	Scott Crawford
Address	PO BOX 572 LITTLEHAMPTON SA, 5250 Australia
Submission Date	01/03/2023 10:31 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

-The increased helicopter usage and associated noise is very much not welcomed. -Impacts to privacy ignores neighbours' concerns including 40m setbacks from boundaries. - The development is directly overlooking the neighbouring property dwelling. I would be horrified if this were to occur next to us!! - Luxury Lodge Group overseas developments leave a lot to be desired. Often developing, then on selling each "Lodge Unit" to separate buyers. - The potential for this development if approved to create a precedent for allowing similar developments to occur' is very concerning. -Having driven past the proposed site a number of times, and viewing the proximity of neighbouring properties affected, I strongly urge the Council assessment panel to conduct an onsite inspection prior to any decision being made. -It is for these reasons I do not support the development.

Attached Documents

Representations

Representor 44 - Richard Harris

Name	Richard Harris
Address	PO Box 732 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 11:12 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

0e9c139e7108ae5ccc007cc81cad40ac2eb688ff-1192037.pdf

Adelaide Hills Council submission ref Application 22007004 Luxury Lodge Group and The Lane Winery

I would like to make the following points for Council to consider in relation to this application which should be rejected as it does not meet a number of the planning codes for the lands' current zoning of Productive Rural Landscape.

Zoning

The proposal to construct 20 villas plus a shop and lodge is not in character and of a scale that is in keeping with or enhancing the rural outlook of the Adelaide Hills

The natural beauty of the Adelaide Hills need to be protected and preserved for future generations to enjoy, just as our forefathers have done for us. This is Councils' responsibility to uphold and is why AHC has stringent planning and design guidelines that this application ignores on so many points.

This development would have the visual impact of a small residential subdivision which is compounded as it is on the top and the slopes of the bare hill it making it visible for a considerable distance.

The land is zoned as primary production. The world needs more food and once this farmland is built on it will be non productive and lost for ever.

If there is a need for more accomodation build it in the town precinct zone.

Water Catchment

The planning and zoning in the rural areas of the Hills outside the town boundaries is restricted to single residential dwellings on larger acreages to maintain minimal impact on the water catchment area so how can 20 units plus amenities be considered at all. If allowed to proceed it will set a precedent that will only encourage further applications and how will Council be able to turn then down.

The land is in the Mt Lofty water catchment area and the quality of Adelaide drinking water has to be protected, and by putting what is in effect 20 houses plus a shop and spa on this 10 acre site which is subject to high annual rainfall and is steep sloping risks storm water and sewage waste water mixing. This will then flow into the large dam down the valley on Jones Road and potentially into Mt Bold reservoir via the Onkaparinga River system. Mount Bold reservoir supplies water to Happy Valley reservoir which provides drinking water to the Adelaide Hills and Adelaide.

Bush Fire Danger

The density of the development and the slope of the site has the potential to be a bushfire risk to the guests and staff as well as surrounding properties. All it takes is one discarded cigarette butt, a broken glass or a guests' hot car exhaust to start a fire. Overseas and interstate holiday makers may not be as aware of the potential risk the whole of the Adelaide Hills face every fire danger season which could be disastrous.

Traffic and Light Pollution

The developer is spruiking that the potential 40 guests will use The Lane restaurant for evening meals, which is 400 meters away, I believe many guests will not walk but drive their cars so there will be car lights and vehicle movements after dark which will be a light pollution that does not currently exist at this level of concentration across the Hills. When the current move is towards "dark skies" this high density development on the top of the hill will be visible for kilometres.

The local road network is not designed to cope with the significant increase in traffic, not only from guests but also staff and service vehicles. The closest intersection at the junction of Schroeder Road, Jones Road and Balhannah Road is not well sighted. Additionally guest and service traffic that goes to Hahndorf Main Street will travel down Balhannah Road and have to pass St Michaels Lutheran school and exit onto Mount Barker Road which is a congested and difficult junction to exit already.

The targeted higher end tourist market will inevitably add to the helicopter traffic that already periodically visits The Lane, increasing noise pollution and impacting livestock and wildlife.

Sustainability

The Lane website quotes sustainability, responsibility to look after the abundant natural resources, and protect the Mount Lofty water catchment area. This proposal is not sustainable, it will use more electricity from the already overstretched SA grid for cooling and heating, more drinking quality water that the developer says will be supplied by water trucks! and is not constructed of natural materials that will blend in with the landscape. A new development of this standard should surely aim to be as self sufficient as possible, and even fully off grid, as is Southern Ocean Lodge on KI.

Any new development that is not in keeping with the historic appearance of Hahndorf will not add to the attraction of the area and will contribute to diminishing the appeal to visitors. The trend in tourism is to seek out unspoilt

pristine unique destinations which is exactly what the Adelaide Hills are, they must not be compromised. I quote from the Adelaide Hills Council website titled UNESCO World Heritage Bid

“ Heritage is our legacy from the past, what we live with today and what we pass on to future generations, and the Mount Lofty Ranges are a precious asset of cultural and natural significance and must be protected and preserved”

I urge the members of the Council Assessment Panel to visit the proposed development site before making their decision, the hilltop and slopes and the impact 20 units and a lodge building would have are very difficult to envisage from paper plans alone.

Representations

Representor 45 - Rosslyn Hendrick

Name	Rosslyn Hendrick
Address	141 BIRCHMORE ROAD HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 11:17 AM
Submission Source	Over Counter
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons See attached	

Attached Documents

RepresentationOnApplication-RosslynHendrick-Oppose-WishesToBeHeard-Da22007004-4994225.pdf

ADELAIDE HILLS COUNCIL
RECEIVED

ADELAIDE HILLS COUNCIL
RECEIVED

27 FEB 2023

**REPRESENTATION ON APPLICATION –
PERFORMANCE ASSESSED DEVELOPMENT**
Planning, Development and Infrastructure Act 2016

WOODSIDE

Applicant: <u>Roslyn Hendrick</u>	<u>Luxury Lodge Group</u> Click here to enter text. [applicant name]
Development Number: <u>22007004</u>	Click here to enter text. [development application number]
Nature of Development: <u>Tourist Accom.</u>	Click here to enter text. [development description of performance assessed elements]
Zone/Sub-zone/Overlay:	Click here to enter text. [zone/sub-zone/overlay of subject land]
Subject Land: <u>5 Ravenswood Lane Bahannah</u>	Click here to enter text. [street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume & folio]
Contact Officer: <u>Melanie Scott</u>	Click here to enter text. [relevant authority name]
Phone Number: <u>042</u>	Click here to enter text. [authority phone]
Close Date: <u>1/3/2023</u>	Click here to enter text. [closing date for submissions]

My name*: Roslyn Hendrick Click here to enter text.
My phone number: 042 Click here to enter text.
My postal address*: 141 Birchmore Rd Wahndorf Click here to enter text.
My email: roslyn.hendrick@luxurylodges.com.au Click here to enter text.

*Indicates mandatory information

My position is:

I support the development
 I support the development with some concerns (detail below)
 I oppose the development

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

[attach additional pages as needed]

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

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

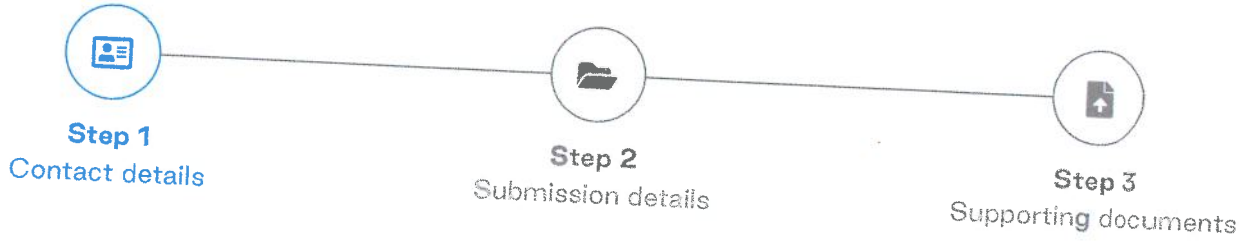
By: Nominated speaker
 appearing personally
 being represented by the following person:
Darren Kelly [Click here to enter text.](#)

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

Signature: _____ Date: 27/2/2023

Roslyn Hendrick

You can view more details for this application in the [Development Application Register](#). To understand what you should include in your submission, see our guide on [how to have your say](#).



! **A representation that has been confirmed to be 'valid' is provided to the applicant at the conclusion of the public notification period and will be made publicly available (including your name and address)**

To make a representation via email, please complete the [public notification representation document \(DOCX, 345 KB\)](#) and submit to the Relevant Authority via the [email address](#).

Feedback

Contact Details

First Name* (required)

Roslyn

Last Name* (required)

HENDRICK

Postal Address* (required)

PO Box 218

Suburb* (required)

BALHANNAH

Post Code* (required)

5242

Country* (required)

Australia

State* (required)

-- Please Select -- SA

Email* (required)

Daytime Phone

Please enter a phone in format of 0412345678 or 0812345678

1. Water Management.

The proposed development is on a steep slope and every winter there is a lot of erosion + washaway of existing Road. Also water damage to existing shedding of Neighbours. So with extra Runoff from 20 plus buildings will be disastrous.

2. I have full vision of proposed development from my land, so will be a real negative to the beautiful landscape and character of the Hills

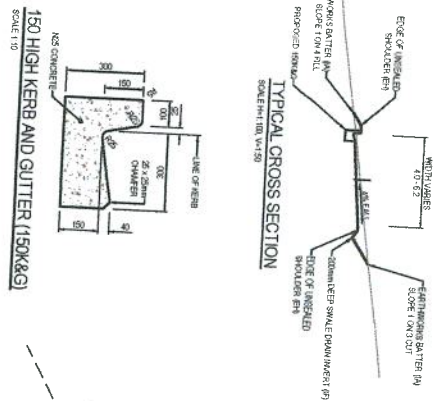
3. The use of Birchmore Road - a one ~~lane~~ lane dirt Road which already deteriorates with pot holes + corrugation + dust is an issue, and last development at the Lane the trucks used this Road as a quick way to Quarries etc causing a lot of damage and danger on Road.

4. The proposed development is far too close to neighbours fence.

5. More use of the helicopter with increased tourists - already an issue, but with our cattle + horses + viewing into our Backyards.

6. Sewage, Power, Fire Risk, light at night all an issue. - why could not be more environmentally ~~also~~ minded

Return Address: [Click here to enter text.](#) *[relevant authority postal address]* or
Email: [Click here to enter text.](#) *[relevant authority email address]* or
Complete online submission: planninganddesigncode.plan.sa.gov.au/haveyoursay/

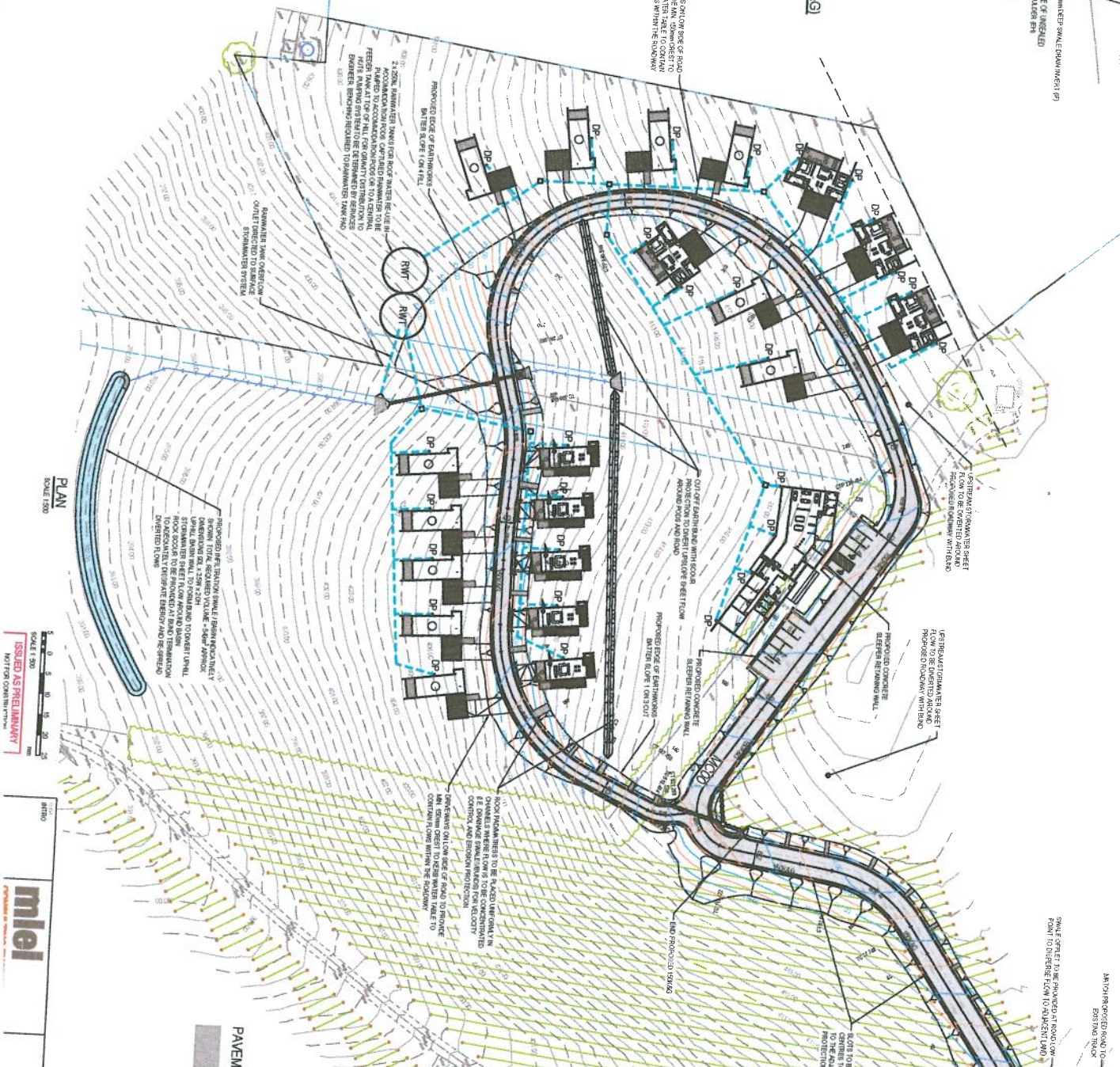


LEGEND

SYMBOL	DESCRIPTION
[Square]	PROPOSED ROAD PAVEMENT
[Triangle]	EDGE OF FINISH
[Circle with cross]	150 HIGH KERB AND GUTTER
[Circle]	PROPOSED STORMWATER CASTLE
[Circle with dot]	PROPOSED STORMWATER MANHOLE WITH REINFORCING RINGS
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- NOTES**
1. ROOF DRAINAGE SYSTEM TO BE SET OUT IN TO SURFACE AND ROAD DRAINAGE SYSTEM TO ALLOW FOR MANHOLE SETTING AND SERVICE.
 2. DOWNHOLE LOCATIONS SHOWN.
 3. 150mm HIGH KERB AND 150mm GUTTER TO BE SET OUT TO ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.
 4. SOIL TYPE IS TO BE DETERMINED BY A REGISTERED GEOTECHNICAL ENGINEER.
 5. STORMWATER LAYOUT TO BE CONFIRMED BY A REGISTERED DRAINAGE DESIGNER.

NO.	DATE	BY	CHKD.	REV.
C	08.11.2023	J.M.	M.H.	1.0
B	08.11.2023	J.M.	M.H.	0.1
A	08.11.2023	J.M.	M.H.	0.0



PAVEMENT TREATMENT LEGEND

THE A - ROAD PAVEMENT

- 150mm 9.5% DGE PM3.50 COMPACTED TO 95% MFD (A2)
- 150mm 7.5% DGE PM3.50 OR COMPACTED TO 95% MFD (A2)
- 150mm 10% DGE PM3.50 OR COMPACTED TO 95% MFD (A2)

THE LAKE VINEYARD
PROPOSED CONCEPT DESIGN

ISSUED AS PRELIMINARY
NOT FOR CONSTRUCTION

Scale 1:300



INTRODUCTION

The scale and nature of this development will have an adverse impact on the natural and rural character of the region, its identity and the picturesque scenic qualities of the landscape. It will degrade the Adelaide Hill's attraction for thousands of people each year including local residents, bush walkers, cyclists, people walking their dogs, runners and visitors from the city, interstate and overseas.

This proposal is equivalent to an urban tourist resort development, complete with a large wellness centre containing a shop selling massages and day spa experiences, sealed bitumen road, street lighting, urban infrastructure and car parking.

It does not fit with the documented desire to retain the unique aspects of the Adelaide Hills rural landscape.

The proposed site is segregated by some distance from the cellar door precinct and will be established and managed as a separate business enterprise showing a clear disassociation with the primary agricultural enterprise of wine production.

The planning application has numerous characteristics which fail to satisfy the performance outcomes required by the Planning and Design codes and Fire Protection codes, and it has significant inaccuracies, oversights and a lack of detail on some important issues.

Quotations shown in italics are taken from the development application.

FAILURE TO MEET PLANNING CRITERIA - DESIRED OUTCOMES OR PERFORMANCE OUTCOMES

DO 1

Development is:

- contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area
- 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.

The proposal does not meet DO 1

The urban nature of the development will have a negative impact on the character of the immediate area. The villas do not sit lightly on the landscape. They project aggressively from the landscape with exposed undercrofts and hard surface car parks. The verandas have large overhead openings which will allow sunlight to highlight the deck and road.

The buildings will have very poor passive solar qualities as none have any northerly facing windows. There will be no passive heating throughout winter to most of the units. Extreme heating will occur in summer through the large windows of the six units facing west. The design does not incorporate any effective ventilation flow to purge heat from inside the building.

The combined effect is that all villas and the Lodge will rely heavily on reverse cycle air-conditioning for both heating and cooling throughout the year. This is not minimising energy consumption through design.

DO 2

LAND USE & INTENSITY

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.

The proposal does not meet DO 2.

The clustering of 25+ buildings in the style of urban development in the heart of the zone does not promote the regional identity.

DTS/DPF 1.1

The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.

The proposal does not meet DTS/DPF 1.1.

With a new building housing services as obscure as Day Spas and Massages, a precedent will be set that will lead to a proliferation of land uses not associated with or sensitive to rural activities.

PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.

The proposal does not meet PO 2.2.

Most of the development is on the side of a steep hill with gradients around 1:5 (20%). There will be significant cut and fill required to provide for the building foundations, car parking, water tanks, plant rooms and the access road. This will have an associated visual impact.

DTS/DPF 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

PO 6.4 DTS/DPF 6.4

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

The proposal does not meet DTS/DPF 6.3, PO 6.4 DTS/DPF 6.4

There is an old saying "If it looks like a duck, swims like a duck and quacks like a duck, it is probably a duck"

This proposed development looks like a tourist resort, will be owned by a tourist resort operator, and will be managed by a tourist resort operator. It is clearly an independent tourist resort.

It is approximately 600 metres walking distance (10-15mins) or 1.5km by car to the winery and the outlook from all accommodation units is away from the owner's vineyard.

As a separate business enterprise and being physically segregated from the winery, the only connection to primary production is the lease to use some of the winery's grazing land.

It will not be associated with or ancillary to the primary use of the land for primary production. It is a stand alone tourist resort and the opportunity to provide an authentic visitor experience will be limited.

PO 6.4 DTS/DPF 6.4

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

- **in relation to the area used for accommodation:**
 - i. **where in a new building, does not exceed a total floor area of 100m²**

The proposal does not meet DTS/DPF 6.3 or 6.4

“The tourist accommodation proposed comprises:

- *a Lodge common area including a day spa of approximately 170m²”*

The building described as the Lodge exceeds the DTS 6.3 criteria by a factor of 3 with approximately 300m² allocated to the common tourist accommodation and day spa, not 170m² as stated.

The developer concedes:

“that this intensity of development exceeds the DTS 6.3 criteria. Nonetheless through its sensitive design and association with an established and reputed cellar door and restaurant, the development proposal provides the opportunity for guests to stay a short walk away in a small-scale hillside villa sensitively set amongst the rural landscape”

No valid reason for exceeding the criteria is provided.

The Lodge is a large complex building projecting up 7 metres above the natural ground level. It is a bold building demanding to be noticed and would be more suited to the cultural precinct of a major city than a picturesque rural setting. It can hardly be considered a “sensitive design”.

PO 6.4 DTS/DPF 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.

The proposal does not meet PO 6.4

The sheer scale of the development, the positioning and number of buildings will diminish the pleasant rural character and amenity.

"The carefully oriented rural hillside villas sited below the ridgeline will integrate with the landscape throughout the development.

Three of the larger villas sit on the very top of the hill are not sited below the ridgeline as stated. These villas will be clearly visible from many angles as they will be silhouetted on the skyline. They will not integrate into the landscape.

The southern cluster of the 10 single bedroom villas on two levels collectively give the appearance of a group of urban townhouses.

DTS/DPF 6.4

Tourist accommodation in new buildings:

- **is setback from all property boundaries by at least 40m**

The proposal does not meet DTS/DPF 6.4

The site plan shows ten of the villas are located within 40m of the property boundaries. Four villas are within 5m of the boundary.

HAZARDS (BUSHFIRE RISK - MEDIUM RISK) OVERLAY

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.

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.

PO 3.1

To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation

and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.

PO 3.2

Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.

DTS/DPF 3.2

Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):

- the asset protection zone has a minimum width of at least:
 - i. 50 metres to unmanaged grasslands
 - ii. 100 metres to hazardous bushland vegetation
- the asset protection zone is contained wholly within the allotment of the development.

The proposal does not meet PO 2.1; 3.1; 3.2 and DTS/DPF 3.2 ii.

The single bedroom villas project out from the hill slope by 14m with one end raised on stilts. This will provide an ideal site for entrapment of debris and embers underneath the building structures. The structures have a multitude of inflammable structures including timber decking, timber cladding, and timber portal frames.

The buildings are generally located on steep ground (1 in 5) with a number of structures on top of the hill.

No consideration has been taken for the steep heavily wooded gully immediately to the north and no asset protection zone is proposed for this hazardous bushland vegetation.

These factors would appear to place the buildings at an unacceptable risk of exposure to bushfires.

WASTEWATER

PO 2.4

Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.

"The wastewater management system will comprise a 12,000L septic tank, a 12,000L balance/dosing tank and two soakage beds which will ensure that the water

quality draining from the site is of equal quality to the existing conditions. It is to be located on a site that has a grade of 19.5% and more than 1.2m to bedrock.”

The proposal does not adequately address PO 2.4

The proposal suggests that the wastewater management system will include two soakage beds but no indication of their location, extent or how they will be managed to ensure water quality draining from the site is of equal quality to existing conditions.

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.

The development does not meet PO 3.1

The stormwater system captures upslope sheetflow (run off) from the entire upper section of the allotment, water draining from the road surface and rainwater from all 20 buildings. It diverts this stormwater from both sides of the gully running north south through the allotment into a swale located on the eastern side of the gully immediately above the southern boundary. Consequently, water leaving the site on the southern boundary will exceed the pre-development quantities and rates.

FLOODING

DO 1 and 2

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.

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.

There is an increased risk of flooding of the neighbours buildings on the southern boundary below the swale as a consequence of the stormwater system.

Although it is not detailed, it seems that the only location available for the 2 septic soakage pits is on the hillside above the stormwater swale. This would add more water into this area and could lead to poorer quality leaving the site.

FIRE WATER STORAGE

“Common static fire water supply tanks will be provided for the whole development in lieu of individual tanks for each occupancy unit as theoretically required by CFS. The common tanks will be sized with 60% diversity from the total requirement of the development (25KL multiplied by 20 occupancy unit buildings). This will equate to two tanks, each with effective capacity of 150kL.”

The application does not provide any explanation as to what authority is used to allow 60% diversity from the total fire water supply requirement.

LIGHT POLLUTION

The number of units all with large windows, the Lodge and street lighting will contribute to a significant amount of light on this rural hillside and impact on the night environment.

VISUAL SCREENING

The proposal relies heavily on a large pine windbreak and the planting of new trees to reduce the visual impact of the development when viewed from Paech Brothers Road. It is likely that the CFS will require most of this windbreak to be removed as it is a substantial source of flammable material within 50 metres of the buildings. If this occurs, the whole development will be visible from the east along Paech Bros Road.

It will take 15 - 20 years before the new trees planted on the lower section to mature enough to provide effective screening from the south along Paech Brothers Road

The paramount desire to maintain the views for their guests and the nature of the topography will cause the development to be in full view along sections of Paech Bros Road, Birchmore Road, Schroeder Road, Jones Road, Pain Road and Windsor Avenue. There are stunning panoramas across the valley to the Mount Lofty Ranges and these unique and highly treasured vistas will be irreparably degraded by this development.

Two large rainwater tanks are to be located within 10m of the boundary immediately above the neighbours residence on Paech Brothers Road. The residence is within 50m of these structures however no screening is proposed.

LAST RESORT REFUGE and SHELTERING

“A space has been allocated in the Lodge Facility building where any staff and guests may shelter in the event that safe evacuation to a safer place is not available.”

It is surprising that the Bushfire Action Plan nominates the Lodge as a last resort refuge. The 2019 bushfire on Kangaroo Island destroyed the Southern Lodge which was fitted with an extensive sprinkler system. The staff remaining on site only that day only survived when they retreated to an underground bunker.

ANOMALIES

"Access will be from Paech Brothers Road which is a Council-owned and maintained road."

"Access / egress to Paech Brothers Road via existing access drive"

The site map shows access off Ravenswood Lane with egress onto Paech Brothers Road.

The proposal has conflicting details as to where the site access and egress points onto public roads will be.

We assume the road mentioned in the introduction as Peachy Road, refers to Paech Brothers Road.

CONCLUSION

The proposed development is an urban style tourist resort which does not fit into or belong to the Adelaide Hills Rural zone.

There appears to be little or no connection with the primary industry it purports to be associated with and it fails to meet a multitude of design criteria and bushfire codes.

There will be a number of developers who will view this application as a test case and if it is approved, there will be a plethora of future applications to establish tourist parks in the region.

And that would be a shame!

Representations

Representor 46 - Valerie Harris

Name	Valerie Harris
Address	PO Box 732 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 12:03 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I believe that planning consent should be refused as it does not comply with the current Productive Rural zoning of the land. It does not meet Desired Outcome DO 1 on scale and intensity, conserving the natural and rural character, identity, biodiversity sensitive environment and scenic quality It does not meet Performance Outcome PO 1:1 on the use of productive rural land for primary food production, horticulture and value adding of primary produce It does not meet General Development Policies for Tourism Development PO 1.2 which states that any development comprising of multiple accommodation units and guest and visitor facilities are clustered to minimize environmental and contextual impact Zoning areas are the protection residents and businesses rely on to protect their investments. They are the rules and laws we are all subject to. The Adelaide Hills are beautiful and this is a result of keeping to these rules I am concerned that this proposal for 20 units and the lodge are in effect a sub division and if allowed would set an irreversible precedent They would present a risk to the designated water catchment protected areas to Adelaide's drinking water Pose a threat to the Bushfire risks the Hills face every fire danger season Detract from the natural beauty of the Hills and will be visible for miles Increase traffic on unsuitable local roads Add noise and light pollution Impact on native wildlife Has no off grid sustainable design qualities and just increases the demands on services and infrastructure already under pressure I urge the members of the assessment panel to visit the site before making their decision Thank you Valerie Harris

Attached Documents

Representations

Representor 47 - Christie Rogers

Name	Christie Rogers
Address	35 ENGLISH ST HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 12:08 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	It does not meet planning requirements and if approved will set a precedence for such developments.

Attached Documents

Representations

Representor 48 - Christine Reed

Name	Christine Reed
Address	8 Paech Brothers Road HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 12:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	I reject the development as it does not meet the planning and design code for the Zone or associated overlays My representative will address each breach of the code at the council assessment meeting

Attached Documents

Representations

Representor 49 - Daniel Rossouw

Name	Daniel Rossouw
Address	PO Box 267 BALHANNAH SA, 5242 Australia
Submission Date	01/03/2023 02:04 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

It violates the Land Use and Zoning for that area. Why should developers be able to have these strict requirements waved for the benefit of their own pockets. It appears that helicopters will be used by people utilising the facilities at this venue. This would be HIGHLY irritating, not only for us but for many other land owners in a very wide area around this development.

Attached Documents

Representations

Representor 50 - Carl Nitschke

Name	Carl Nitschke
Address	PO Box 473 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 03:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I represent myself, my sister and my cousin, as the future generation of my family to be entrusted with the honour of living on and caring for this land. Our family has lived here continuously since 1838, when Hahndorf was first settled. We have a deep connection to this land. It is our home and the home of our ancestors and the future home of our descendants. Our well being and lives are inextricably linked to this land and surrounds. We care deeply about the future of the land that adjoins ours. We care deeply about the future of the wildlife and the water that travel over this land to ours. Whatever happens on this land affects us - mentally, emotionally, physically and spiritually. This land provides our food, water and livelihood. It nourishes us and we protect it. We, the young people of this area, and future custodians, are deeply troubled and concerned about the proposal that seeks to build a tourist resort immediately next to our property. If the proposal was to be accepted we would be plagued by the many negative impacts of this potentially for the rest of our lives. Developers and city-based shareholders, people who don't live here cannot understand this deep spiritual connection between us and this place. A high density tourist resort does not belong here. It would create much conflict and suffering in the community. It would disturb the land, the water and air. It would attract many people who do not respect this land and the people and animals it sustains. The development would interfere in how the animals and wildlife live. It would interfere with how we live our life. Imagine living next to a high density tourist resort with helicopters flying overhead and strangers, watching us, living 5 metres over the fence, with large windows that directly face us. From their decks they will look straight into our grandparents bedroom. My grandparents will be forced to look at this proposed eyesore from their bedroom window everyday. This will be very stressful for them. We are not used to this. We do not want this. This image is very disturbing for us. This is a rural community. People don't live on top of each other here. We give each other space. Space is very important for our health. Space is necessary for the health and delicate balance of this unique environment and its creatures. This development would fill up the existing space with strangers seeking pleasure and comfort at our expense. The developer and shareholders wish to make money at our expense and the expense of the land, air, water, wildlife and animal. They do not see the potential suffering. They do not care about us. They do not live here so it doesn't directly affect them. They create problems which we didn't ask for, yet we have to solve or live with the consequences. This is a heavy burden for us to bear. We stand together as a community and clearly say, this development does not belong here. Not at our expense!

Attached Documents

Representations

Representor 51 - Michael Cornish

Name	Michael Cornish
Address	47 Orontes Avenue BRIDGEWATER SA, 5155 Australia
Submission Date	01/03/2023 03:34 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	Significant concern about additional helicopter overflight over Bridgewater residential areas, but also the significant change of landscape use in what is meant to be an agricultural and country lifestyle living area.

Attached Documents

Representations

Representor 52 - Jo Christie

Name	Jo Christie
Address	18 Walker street MACCLESFIELD SA, 5153 Australia
Submission Date	01/03/2023 04:21 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I would like to express my sincere concerns regarding the application for this proposed development. This type of development is completely contradictory to the Planning and Development code for the Adelaide Hills area and out of touch with the desired community vision. Most importantly the fact that this land is a prime food production resource and such a development would set a precinct that will literally eat away at such a valuable resource. We need to protect it for our own communities, not sell it off to foreign ownership! If this development were to proceed the impact to the environment would be significant, particularly in relation to the disposal of wastewater. Why has this issue not been mentioned in the public consultation plan? Storm water flow has not taken into consideration the significant rainfall in the area and extensive excavation of the site. I implore you to visit the site yourselves, as plans cannot fully demonstrate the significance of the slope and what the visual impact would be from the surrounding areas. Please consider the impact on the surrounding community with additional traffic, noise and light pollution that this development would create. Not to mention the use of helicopters to transport guests and provide 'joy flights' of the area as representatives from 'The Lane' have mentioned many times in their discussion articles. I feel such a development would serve no benefit to the community or local tourism and in fact would be detrimental to it for the reasons I have mentioned. Allowing such a development would set a dangerous precedent in that Council would be overriding existing protections and granting an exemption .. for what .. so some rich developer can get richer at everyone else's and our environment's expense?!

Attached Documents

Representations

Representor 53 - Geoff Fisher

Name	Geoff Fisher
Address	3 Albert Avenue, CRAFERS WEST SA, 5152 Australia
Submission Date	01/03/2023 05:10 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The proposal does not demonstrate that it will not have adverse impacts on others and should not be supported based on the information presented. There are a number of significant concerns relating to this proposed development in relation to water quality. The submission lacks sufficient detail to demonstrate that stormwater runoff from the site will not have an impact downstream. The site is steep and bedrock relatively shallow, so infiltration or storage of stormwater, particularly in winter will be difficult to achieve. At the very least, a seasonal water balance, complete with assumptions and calculations relating to peak runoff rates, seasonal runoff volumes, rainwater tank storage behaviour, surface storage along with infiltration and water reuse rates is required to demonstrate effective stormwater management can be achieved on site and to clarify the scale of measures required, and how they will be maintained. These requirements could significantly alter the form of the development and scale of works associated with it. Similarly, the documents lack detail with respect to wastewater management. The slope of the disposal area for the development is reported in the documents to be 19.5%. This is considered steep and presents a high risk of generating runoff from the disposal area and/or failure to maintain an effective subsurface disposal system. A seasonal wastewater balance is required that demonstrates the ongoing behaviour and effectiveness of the wastewater disposal system, particularly given the shallow soils, steep terrain and high rainfall of the site. The proponent has not provided sufficient waste generation volumes or soils information or assumptions to support their application and hence the ongoing effectiveness and requirements of the wastewater system is not demonstrated. In addition, whilst the documents appear to be silent on this matter, there have been reports in the media suggesting that one form of transport to the site for visitors would be by helicopter. I am opposed to this. Any increase in flights over the Adelaide Hills would further degrade the peaceful ambiance and rural character of the region. It would have impacts on many existing residents well away and otherwise not impacted by the development, simply because they are located beneath helicopter flight paths. A condition on the development, should it be approved, should ensure that helicopter flights to the development are not permitted, so that there is no increase in flights to the property.

Attached Documents

Representations

Representor 54 - John Koumi

Name	John Koumi
Address	97-99 Glen Osmond Road EASTWOOD SA, 5063 Australia
Submission Date	01/03/2023 05:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I have inspected the site of the proposed development from Ravenswood Lane and Windsor Avenue and have driven around the locality. I live on a 58 acre primary production property on Easlea Road which is the continuation of Windsor Avenue - a road we use frequently. In brief, I object to the location of the development in that it will be highly visible from a variety of locations. The visibility of the development will make it highly inconsistent with the character of a rural land use. Tourist accommodation may be ancillary to rural land uses, primarily to improve the viability of a farming enterprise and to help stimulate the local economy but that does not mean it should occur without any other consideration or merit. If other planning elements do have merit then a more sensitive location could be utilized, perhaps behind the pine hedge or in a valley or gully where it is not as visible from the surrounding area. If the land is to be leased to the developer then the development is not ancillary to the primary use of the land, unless a primary production enterprise is also being leased and operated. The location of the development in such close proximity to the home of a neighbor demonstrates a lack of consideration for that neighbor. An approved wastewater plan should form part of any application that is being considered. I make no comment on the design of the buildings however the visibility of this mass of buildings will from many vantage points, make the development look like a suburb.

Attached Documents

Representations

Representor 55 - jillian Awerbuch

Name	jillian Awerbuch
Address	32 Bradshaw Avenue CRAFERS SA, 5152 Australia
Submission Date	01/03/2023 06:10 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

i do not live in Hahndorf but I live in the hills and regularly visit the area in question. I often bring family and friends to the surrounding wineries, we picnic and photograph the old buildings, trees and wild life. The most important aspect for my family is the beautiful rural views from every vantage point, and a huge development (village) on the top of the hill will destroy the views, destroy the environment. This is one of the few primary production areas left in the Adelaide Hills and it is time that what we have and what we live here for is protected for us and future generations. Primary production land that has been lost in Mt Barker is a perfect example. There will be a huge increase in noise pollution from the traffic, the roads are totally inadequate to cope with this and there will be dust pollution. Noise pollution also from a small village Light pollution not only for neighbouring properties but for the wild life ,which is integral for so many birds and fauna and our endangered Koalas. Water contamination not only from runoff from this huge development but wastewater management and the infrastructure involved. The wineries and houses in the area should be very worried. We as custodians of this land need to look after and nurture it for now and future generations. We all know what we need to do and that is not allow huge developments to eat up our precious resources and few remaining open spaces.

Attached Documents

Representations

Representor 56 - Debbie Nulty

Name	Debbie Nulty
Address	PO Box 343 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 06:26 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

AHC-submission-Nulty-1192747.pdf

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

We recently purchased Ravenswood, a beautiful heritage listed property that shares a boundary with The Lane Winery. Had we known about the existence of this proposal we may have thought twice about this decision. We were very distressed and shocked to hear that the developer wishes to build such a high density, high impact tourist resort on our doorstep.

The site plans show eleven units located 5 metres from the boundary fence. We all know that planning law requires a 40 metre setback from the boundary for privacy and that CFS requires a 50 metre setback from the periphery for access for emergency vehicles. We await the assessment from the CFS should the plan ever reach that stage.

How can this developer apply to build 20 new free standing dwellings plus a large lodge/wellness centre on a parcel of land that already contains a house, sheds, stand alone dining room, winery, cellar door, function centre and restaurant? It doesn't make any sense for the Adelaide Hills Council to even consider this outlandish proposal. This is part of what makes this proposal so shocking to the surrounding community because it is such a stunning deviation from existing planning rules and laws in the Mount Lofty Water Catchment Area.

If this change in land use was approved, from primary production to high density tourism, this would set the dangerous precedent for all other wineries in the Adelaide Hills to seek to build high density tourist accommodation. And if the wineries are allowed to, why not the farmers? We could then seek to put tourist accommodation all over the farms to value add to primary production by offering farm stays.

We run cattle and sheep on our property. We are bound by the laws of Biosecurity. This means no unauthorised access to our paddocks which shares a common boundary with The Lane. Tourists cannot wander wherever they want due to the risk of introducing pest and diseases that could decimate our herds and destroy our livelihood. For example, travellers who have visited

any of the affected countries in Asia, Africa, Middle East or South America with Foot and Mouth Disease are not meant to visit an Australia farm for 7 days upon arrival. Their shoes must be thoroughly cleaned and disinfected along with any of their equipment that could carry traces of soil. Again, this is a very serious threat carrying with it sizeable fines and visa cancellation.

It should be a major and fundamental priority for all local councils and SA Government to protect our productive rural land from developments such as these. Farmers must be enabled to continue to feed South Australians. The protections are vitally and doubly important in this case, because the quality of the Adelaide water supply is at risk. Over development in the Mt Lofty Ranges Water Catchment Area and the Adelaide Hills hurts all of us.

It appears that the planning document is withholding critical information (lack of wastewater and stormwater management, no mention of a helicopter or landing site, no mention of who will run the Lodge, what will take place there and the staffing requirements)

Major concerns of ours with the development application and proposed tourist resort and wellness centre include:

- the insensitivity to and not in keeping with existing land uses (primary production) and the heritage of the area
- it is out of harmony with the environment, the wildlife and the community where it could sit
- it diminishes the existing delicate balance of an ecosystem in the water catchment area, and
- it threatens the sustainability of local food production and water security which could impact the entire State.

It is a very self-centred proposal that only benefits the developer and shareholders and temporarily the wealthy tourists it seeks to attract. There will be little to no flow on economic benefit to the local community with the encouragement of guests to eat, sleep, stay on site.

We hope the warning offered by those who care most about the welfare and health of this environment is clear to both the Assessment Panel and the

developers. The warning is this: that the very features that make this area unique and attractive is exactly what this development plan inadvertently seeks to destroy.

I ask that the Council Assessment Panel inspect the site in question before making their decision, as many of the arguments made in objection to this project can only be understood when you stand on the land and travel through the surrounding areas.

As described above, I believe the Council Assessment Panel should reject the development application in its current form on the basis it does not meet many of the relevant policies in the planning and design code for the rural zone.

Representations

Representor 57 - Chris McMichael

Name	Chris McMichael
Address	144 Johnsons Road, (PO Box 91) BALHANNAH SA, 5242 Australia
Submission Date	01/03/2023 06:40 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I personally have been down this road before. and make the following comments:- I believe the Council Assessment Panel should reject the development application in it's current form on the basis, it does not meet a number of relevant policies in the planning and design code. It does not meet the following outcomes. Productive Rural Landscape Zone Desired outcome DO 1 Productive Rural Landscape Zone Performance Outcome PO 1.1 General Development Policies (Tourism Development) PO 1.2 These policies are or should be well known to the assessment panel. Apart from those items, Bushfire management given this particular location, traffic management, aviation (which is already an issue) and water effluent management given we are a water catchment area are just some of the issues of concern.

Attached Documents

Representations

Representor 58 - Lyn Nitschke

Name	Lyn Nitschke
Address	PO Box 4 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 07:44 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

AHC-Submission-Lyn-1192776.pdf

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

We do not want, need or support any high density development of premium rural land within the Mount Lofty Water Catchment Area.

The Mt Lofty Water Catchment Area contributes up to half of Adelaide's water supply. Surely this area needs ongoing protection from high density developments such as this one. The proposed site is a steeply sloped 10 acre hillside that slopes down into a waterway that regularly floods in heavy downfalls of rain (flooding the sheds belonging both to The Lane and the immediate downstream neighbour). Placing the equivalent of 24 dwellings in this location will generate more effluent and wastewater than the site can treat properly. Given this is a rural block outside of town boundaries, there is no mains water nor sewage. All sewage must be treated on site using septic tanks. It is highly doubtful the site has the capacity to support the wastewater generated from accommodating 48 guests in addition to the unspecified needs of the lodge/wellness centre and staff. Such a high density development could severely compromise the health and safety of Adelaide's drinking supply.

The Wastewater and Stormwater reports are conspicuously absent from the proposal. The developer needs to include these details in their application to Council and the public.

I am an immediate neighbour of the proposed development site. I have lived here for over 50 years. Throughout this time, the law has protected the integrity of the Mt Lofty Water Catchment area and the prime agricultural land from over development. One title = one dwelling. We, the landholders of Adelaide Hills Council in the water catchment zone, can't build a new dwelling on a title with an existing dwelling. This is not new. It seemed to be an established fact.

This development proposal completely ignores those long existing laws. If we can't build 1 more dwelling on a title, how can this developer apply to build 20 new free standing dwellings plus a large lodge/wellness centre on a parcel of

land that already has a house, sheds, stand alone dining room, winery, cellar door, function centre and restaurant? It doesn't make any sense for the Adelaide Hills Council to even consider this audacious proposal. This is part of what makes this proposal so shocking to the surrounding community because it is such a stunning deviation from existing planning rules and laws. Who would even think of such an outrageous idea let alone act on it?! Are they even sane? Have they thought through the implications on the environment, wildlife, neighbours, broader community and the city of Adelaide. other than how much profit they could make? This reminds me of making an application to council seeking to carry out acts of bioterrorism. It wouldn't occur to a reasonable person to even think this way. This is the thinking of a developer only interested in profits, used to getting what they want regardless of the cost to the locals. They could care less about this land and the impact of their business practices. All they care about is the money.

We are surprised that Council is even considering this application based on this issue alone. If it was approved, this would set the dangerous precedent for all other wineries in the Adelaide Hills to seek to build high density tourist accomodation. And if the wineries are allowed to, why not the farmers? We could seek to put tourist accomodation all over the farms to value add to primary production by offering farm stays.

However, I shall continue to highlight other flaws with this application even though the primary argument should be a sound enough basis to reject it without going any further. However, because the developers are well funded by shareholders in Adelaide and well connected and have access to smart lawyers who specialise in sneakily getting around the law by carefully crafting the narrative they feed their neighbours, public, Local Council and State Government. This proposal smells very fishy or shall i say "sewagey" to anyone who looks closely. It appears that their application is withholding critical information (lack of wastewater and stormwater management, no mention of a helicopter or landing site, no mention of who will run the Lodge, what will take place there and the staffing requirements). Their application is telling the council what it wants to hear, that it is a wonderful addition to high end tourism for the Adelaide Hills, but it is not in anyway connected to the reality and limitations of the site and the planning laws that govern it.

It has been my experience in dealing with The Lane over the years that they have a tendency to say one thing, what you want to hear, and then do quite another. Examples include: laying baits to kill foxes over the area that abuts the public road where many local people and neighbours walk their dogs who could die if they eat a bait. Another is the culling of kangaroos on their land by shooting them.

Another is encouraging their guests to access the venue via helicopter and to fly them around our properties at low altitudes to enjoy the spectacular scenery without ever seeking our permission or concerning themselves with the impact this disturbance has on our stock, our livelihood, our horses, pets and our privacy. While they claim to be friends of the environment on their website, their practices don't match the warm fuzzy rhetoric. They seem to take a very paternalistic and colonial view that the local environment is here is for their use, to exploit at will for profit.

I note that the developer who submitted the application is backed by a group of shareholders who appear to live in Adelaide. They lease the site from the Lane which is owned by Lord Vestey, a young multi-millionaire who lives in the UK. It is doubtful that Lord Vestey or the shareholders in Adelaide give much thought to the area where we live and work and the many problems the development would bring to us if it was approved. To them, it is just another investment. But to us, this is our home, our heritage, our connection to our ancestors and the place we protect so that we can pass it onto our children, hopefully in better shape than when it was passed to us.

This area is one of the prime food growing regions in the State. We need to look after our productive rural land so we can continue to feed South Australia like we have since the Germans arrived here in 1838. One of the key ways to do this is to protect the remaining farmland from development. Surely we learnt our lessons about food security that became so obvious during the pandemic and problems affecting the supply chain. We cannot rely on 'someone else' to feed us. Local food supply is key. Healthy local farming communities deserve our support. Local food systems are the most sustainable, the healthiest for the environment and community. We need to

support healthy local food systems and farmers not exclusive tourist developments that destroy the land upon which they sit and negatively impact the areas that grow food around them.

The water run-off from the proposed development site runs into a creek that flows through our property and our large dam, our main water supply. This dam supplies water to the 3 families who live on this property, our stock and animals. It is used for fighting fires by us and the CFS. It is a vital part of our bushfire management plan. Without it we couldn't survive. So the threat of polluting our water supply and ultimately the water supply of Adelaide is very serious indeed.

Our dam, a local landmark, supports rare native water birds and native water life. If this project was approved, there is a danger that improperly treated sewage and wastewater from the development would end up polluting our main water supply which ends up polluting Adelaide's water supply because it is the same water system. I believe this is another fundamental reason to reject the application.

The site appears to be too small to properly handle all the wastewater and sewage created by large numbers of people. It is impossible to comment further on the details, because the wastewater plan is missing from the application. This is why water catchment areas are protected from intense development and there are laws and codes to ensure it remains sparsely populated. There is a very fine ecological balance in these important landscapes that can be easily upset by greedy developers who have no appreciation for the local conditions and the land.

We run cattle and sheep studs on our property. We are bound by the laws of Biosecurity. This means no unauthorised access to our paddocks which shares a common boundary with the proposed development site and surrounds the site to the north and west. Tourists cannot wander wherever they want due to the risk of introducing pest and diseases that could decimate our herds and destroy our livelihood. For example, travellers who have visited any of the affected countries in Asia, Africa, Middle East or South America with Foot and Mouth Disease are not meant to visit an Australia farm for 7

days upon arrival. Their shoes must be thoroughly cleaned and disinfected along with any of their equipment that could carry traces of soil. Again, this is a very serious threat carrying with it sizeable fines and visa cancellation.

If this proposal was accepted, and I can't imagine how that could be, however, if for some unfathomable way the development proposal was accepted, could the developer and management (and for that matter, management of The Lane) guarantee that their guests would never step foot on our property to prevent the risk of wiping out the entire populations of sheep, cattle, goats and pigs in Australia which would have to be destroyed in the occurrence of an outbreak of FMD.

Farmers study these things all their lives, we live in symbiosis with this land. We look after it and it looks after us. We pass down this vital information through our families so each generation understands how to be good custodians. So if you want to know if this proposed development is:

- sensitive to and in keeping with existing land uses and the heritage of the area?
- If it is in harmony with the environment and the wildlife and the community where it could sit?
- Will it enhance the existing delicate balance of an ecosystem in the water catchment area?
- Will it support and help sustain food security and the health of the SA water supply?

If you want a sensible answer backed by generations of experience and real knowledge from people who spend time with this land all day, everyday ask a local farmer. You don't need the idealised theoretical opinion of some city expert chained to their desk in an office all day who has no understanding or feeling for this community or land. We are multigenerational custodians of this land and the answer is a loud and resounding "no".

If this proposed high density tourist resort was to go ahead, it would devalue all neighbouring properties, because no one in a rural area wants to live next door to a high density, noisy, light polluting tourist development with helicopters flying in and out. People are attracted to this area because it is quiet, peaceful, tranquil, the humans are well out numbered by the wildlife

and animals. It is the natural beauty of the agrarian landscapes painted by Sir Hans Heysen that is appreciated and valued. This proposal would destroy and undermine all these qualities that it seeks to capitalise on. It would wreck this environment for everyone else. It is a very self-centred proposal that only benefits the developer and shareholders and temporarily the wealthy tourists it seeks to attract. Can the Assessment Panel and the developers see what the neighbours clearly see? That the very features that make this place special and beautiful is what they inadvertently seek to destroy?

The site plans show eleven units located 5 metres from our boundary fence. We all know that planning law requires a 40 metre setback from the boundary for privacy and that CFS requires a 50 metre setback from the periphery for access for emergency vehicles. Why did the developers even submit this plan? It is a complete waste of the Assessment panels time and energy to review and a highly resented waste of the community's time and energy to have to rebut such an outrageous proposal. The only purpose the application serves is to incense neighbours and put the entire community offside.

I can't wait to hear what the CFS has to say about this plan. I imagine they will laugh at it.

No one in their right mind, who has an appreciation for the local context and significance of the impact of this proposal on the local community and the State as a whole, due to the disturbing precedents it would set if passed, would even consider passing this application. It needs to be torn up and the developers told to start from scratch or go somewhere else.

I urge the members of the Assessment Panel to visit the site in question well before they make any decisions and the surrounding areas to gain a much better understanding of why the neighbours and community are so upset about his proposal and completely against it.

As described above, I believe the Council Assessment Panel should reject the development application in it's current form on the basis it does not meet many of the relevant policies in the planning and design code for the rural zone.

Representations

Representor 59 - Marge Kelly

Name	Marge Kelly
Address	14A Hooking Ave ROYSTON PARK SA, 5070 Australia
Submission Date	01/03/2023 07:46 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

To Whom It May Concern We frequent 23 Paech Brothers Road Hahndorf on many weekends, and feel this over scaled development would ruin the rural character of the entire country side. It would also impose severely on my son's property both from a privacy and noise point of view given the close proximity of guests. The development would also produce significant light at night which would impact the dark sky at night and again change the long distance view of the area. The target land is part of the Mount Lofty Ranges water catchment and zoned for primary production. It is considered to be prime farming, grazing, and agricultural land. I understand there is a need for tourism but it can't come at the expense of the environment and water quality for Adelaide. The stormwater runoff produced from the steep target land already causes a significant problem for my son's property. The existing storm water runs under the Lanes Driveway onto the land where this development is to be built, this has caused both huge problems and expense (many thousands of dollars) to manage the water that flows on my sons property. Apparently this is an illegal activity however the owners of the land refuse to address the issue. Land division and land title creation has been restricted in the Adelaide Hills to provide protection to the water catchment zone. The use of Helicopters is of concern due to the noise, impacts on humans and livestock a like. The beauty and tranquility of the Adelaide Hills is a major draw card for tourism, and with every new development in the area this diminishes. As described above, I believe the Council & Council Assessment Panel should reject the development application in its current form on the basis it does not meet a many of relevant policies in the planning & design code for the zone. Specifically it does not meet the following outcomes. Productive Rural Landscape Zone Desired Outcome DO1 Productive Rural Landscape Zone Performance Outcome PO1.1 General Development Policies (Tourism Development) PO1.2

Attached Documents

Representations

Representor 60 - John Nitschke

Name	John Nitschke
Address	PO Box 4 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 08:01 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Ahc-Submission-John-1192786.pdf
Image-1-1-1192787.jpg

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

I refer to the applicant's Planning Assessment document submitted to Adelaide Hills Council (direct quotes from this document in *italics*).

04.3 Land Use & Intensity

The development will foster increased tourist visitation to the Adelaide Hills

- The most direct road route to the proposed site of development goes through the Main Street of Hahndorf, then Balhannah Road which turns into Paech Brothers Road.
- The Hahndorf Community Association and local residents are currently engaged in lobbying the State Government to build the Heavy Vehicle Bypass that was funded by the previous State and Federal Governments. Increased development in the outlying areas of Hahndorf put more cars and heavy vehicles on the already inadequate road infrastructure which is not designed for such a high volume of traffic. In peak tourist times, the traffic approaching Hahndorf from the freeway can be backed up to the freeway exit and at a stand still in the Main St all the way until Beerenberg.
- Paech Brothers Road was until recently a dirt road servicing the small number of residential properties on Birchmore Road and Ravenswood Lane. Due to increasing traffic visiting The Lane it was bitumised. It is still a narrow road of only 4.8 metres width. Normal dual carriageway width is 6 metres. There is also pedestrian traffic on this road as it is a popular route for people to hike and walk their dogs.
- The existing road infrastructure problems need to be fixed first before considering adding to them.
- The rest of the guests to the proposed development will access the site via helicopter causing multiple impacts on the environment, wildlife, livestock, privacy, noise pollution and stress to all who live near by. The helicopters are currently used for guests visiting The Lane Winery and Restaurant. They often take guests on a 10 minute joy ride flying at low altitude over neighbouring properties. This is very distressing for all neighbours, and greatly stresses wildlife and livestock. Increasing the frequency of helicopter flights is a major impact.

by providing high-quality, architecturally designed single storey villas which will be sympathetic in colour, materiality and form to the picturesque rural landscape.

The original designs shown to neighbours by the CEO of The Lane were much more sympathetic to the landscape and in keeping with the heritage of the area, being made of stone. The current designs are ultra modern boxes jutting out of the hillside on stilts. They are extremely imposing structures because of their shape (you never find right angles in

nature) and because they are raised off the ground making them appear as two storey structures instead of one.

Landscaping is to be integrated throughout the development to visually settle the built form into the rural landscape whilst enhancing the arrival experience and supporting passive solar design of the guest villas.

The building designs are entirely insensitive to the surrounds and no amount of trees or bushes will hide this fact because of the slope of the block, making them clearly visible for kilometres. It is obvious that the architect is solely focused on the needs of the developer and has given little to no thought to the impacts on neighbours and the greater Hahndorf community. The current design is a visual eyesore suited to high density large scale housing developments in the suburbs not a sparsely populated rural area famous for its agrarian landscapes. I also note that The Lane neighbours Ravenswood, a Heritage listed property.

The siting of the accommodation has been strategically selected to overlook a steep gully of pasture on the adjacent allotment to the west which is not suited to intensive agriculture or viticulture.

- This is an outright lie. We own the adjacent allotment to the west so I think we have a much better grasp on what our land is suited to than a city based developer.
- The siting of the accommodation is determined by the many topographical constraints of a small, narrow, steep and irregular shaped block. The developer has chosen to locate the proposed villas on the highest part of the site. This position maximises exposure of the development to the surrounds. It is the most conspicuous place to put it.
- **Privacy.** By situating the proposed development on the highest points of the land the development is clearly visible from kilometres away in all directions apart from the north. Even though our house, the historic farm homestead is 700 metres away as the crow flies, from our bedroom window we will look straight onto the development and the guests will look straight into our bedroom.
- This land has historically been used for intensive agriculture. Potatoes were grown there. The land has historically and is currently zoned for primary production. Changing the land use, making exceptions to the current rules, could set a precedent for further significant development of the prime agricultural areas of the Adelaide Hills. Once the land has been built over, it rarely if ever returns to farm land.
- The developer has no idea what they are talking about. One only has to visit the intensive cherry, apple and pear farming in nearby Lenswood, Uraidla and Summertown where the terrain is much steeper to see this claim is false. There are many vineyards in the Adelaide Hills with vines planted on steeper slopes.
- The accommodation has been sited so that it looks directly onto the neighbouring properties only five metres off the boundary fence. From our property the visual impact will be immense with four Type 2 villas and three of the larger Type 3 villas sitting right on the boundary fence facing in our direction.

- Part of solar passive design is to not have large areas of glazing facing northern or western aspects. The villas along our boundary fence all face the sun. This increases the need for air-conditioning in the summer when the sun hits the glazing.

Given the scale and topography of the adjacent landholding, the development of tourist accommodation at this location is expected to have no adverse impact upon the use and enjoyment of primary production and rural living on the locality.

- The style of the proposed tourist accommodation is that of a high density resort. This is akin to a high density housing subdivision in the suburbs. Who in their right mind could suggest that this volume of high density housing would have no adverse impact on the use and enjoyment of our land and rural living? Another flawed assumption made by the applicant.
- As the people who are most impacted by this proposal we are telling the developer and the assessment panel loud and clear, that this project poses huge adverse impacts on our use and enjoyment of our land, not to forget the significant impacts on the environment - soil, water and airspace, water catchment and water ways, native wildlife and water-life and our livestock and our livelihood. We will doggedly pursue all avenues available to us to ensure this plan is outrightly rejected.

The topography and existing windbreak on the subject land additionally provide a buffer between the viticultural activities and proposed accommodation mitigating typical interface impacts on the sensitive land uses such as dust, noise and spray drift.

- The existing row of conifers, part of which would be removed by the applicant, does not and will not significantly reduce dust, noise or spray drift. Wind simply flows over and around the trees carrying dust, noise and toxic chemicals with it.
- And there is no barrier, existing or proposed, to shield neighbours to the north, south and west from the light and noise pollution that a tourist resort would generate or to prevent unauthorised access to our private property which is subject to the laws of biosecurity or to provide any **privacy**.
- The neighbours are already subject to noise pollution from The Lane. Adding a high density tourist resort will only compound this problem.
- The Lane winery and the proposed development site share the same land title. It is the same parcel of land, regardless of any leasing arrangements.
- When I bought land from The Lane, they couldn't sell the land with its own title because they didn't have one.
- The planning protections that exist in the Mt Lofty Water Catchment Area prevent any further subdivisions on rural land.
- Existing buildings on The Lane include: sheds, a house, winery, cellar door and sales, function centre, restaurant and a free standing dining space. How is it conceivable to add even more dwellings to this one title?
- It appears that the developer seeks to get around the existing protections codified in planning rules and law by leasing the land from The Lane.

- If the development was accepted, this sets a **very dangerous precedent** for all the wineries of the Adelaide Hills to seek to do the same, to build resort style accommodation.
- And if the wineries are allowed to do it, then the farmers should be able to as well.
- If allowed to proceed, this would irreparably destroy water and food security of the Adelaide Hills.
- A reminder to urban dwellers that you are dependent on farmers in the Adelaide Hills for your significant amounts of your water (up to 50%) and food. SA is reliant upon their government at all levels to protect our food and water security because it provides the fundamental capacity for South Australians to survive. Not all food comes out of a factory as some of you think.

Is providing high-end, transient accommodation for tourists and a return on investments to a handful of shareholders worth risking the food and water security of over a million people (including the shareholders)?

Our farm is subject to **Biosecurity** Rules and Regulations. **No unauthorised access is permitted** due to the threat of bringing in pests and diseases. The main risk is introducing an outbreak of Foot and Mouth Disease which severely affects sheep, cattle, goats, deer and pigs. Visitors travelling from affected parts of Asia, Middle East, Africa and South America pose a significant threat to spreading this disease which would destroy all those industries in Australia. Can the developer guarantee that no one who enters the proposed site will set a foot onto our property?

- Given the lack of details on wastewater and stormwater handling, it is hard to specifically comment on this.
- I am very concerned about the potential impacts on my property and the waterways from the large amount of **wastewater** a tourist resort and wellness centre will generate. The potential threats are increased **flooding** (adding to the existing flooding) of the waterways, **pollution** entering the waterways and our dam that provide water supply for 3 families, livestock, a function centre, CFS in emergency situations and our own Bushfire Management Plan. Polluted water affecting the water fowl and water-life that live in the creek and our dam, including rare and threatened bird species and amphibians.
- The project seeks to direct and concentrate large volumes (significantly more than currently exist with the introduction of hard and non-porous surfaces like roads, car parks and roofs, and earthworks that will change the current grass covered surface which helps to mitigate these problems) of **stormwater** run off, travelling down steep slopes at high speed.
- The swale is too small and improperly designed to meet these needs. In heavy downpours, which are common in this part of the Hills, the water will hit that swale and when it is full, continue down the slope into the waterway at the bottom through the sheds belonging to both The Lane and the immediate neighbour before entering the creek on my property that flows directly into our dam which flows directly into the Hahndorf Creek before entering the Onkaparinga River one of the major carriers of water in this water catchment area.
- I am concerned about the capacity for the small site to safely and adequately deal with the large amount of wastewater generated by 48 guests plus the staff, plus the wellness centre.

- Again, any details regarding the operation of the Lodge/Wellness Centre is omitted making direct comment on the impacts impossible. I find it strange that the planning document even made it to public notification stage given the number of key sections that are missing.

I ask that the Council Assessment Panel inspect the site in question before making their decision, as many of the arguments made in objection to this project can only be understood when you stand on the land and travel through the surrounding areas.

As described above, I believe the Council Assessment Panel should reject the development application in it's current form on the basis it does not meet many of the relevant policies in the planning and design code for the rural zone.

Full plans: <https://plan.sa.gov.au/en/pn?aid=5363>

SITE WITH 50MTR BUFFER ZONE



Representations

Representor 61 - David Loveband

Name	David Loveband
Address	7 Avenue Road HIGHGATE SA, 5063 Australia
Submission Date	01/03/2023 08:29 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

1. The sheer size of this development is out of character with the natural beauty and picturesque landscape that is the Adelaide hills. 2. This development represents almost a new housing subdivision because of the sheer size and configuration of buildings and the related infrastructure required (earth works, roads, water supply, waste water management, electricity, street lighting etc) to establish and maintain it. This will be totally out of character and a subsequent huge blot on the pristine landscape where it is intended. The shear glow from this development's night lighting requirements alone would be hugely significant and impact severely on the night sky due to its elevated position. The proposal is completely out of character in this particular location and in relation to the surrounding beauty which is the Adelaide hills. 3. Because of the size of this proposed infrastructure there will be an immense increase in road traffic by day and night and presumably helicopter traffic pertinent to this location and it's functioning, seven days a week. 4. The proportions for this development completely are out of balance and out of kilter with the magnificent landscape that is a major aspect to this part of the Adelaide hills. There is an impression that a completely new housing development will be developed.

Attached Documents

Representations

Representor 62 - Matt Kelly

Name	Matt Kelly
Address	23 Paech Brothers Road HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 08:41 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation-for-Application-ID-22007004-v1-MattKelly-1192799.pdf

Senior Assessment Officer
Adelaide Hills Council
developmentadmin@ahc.sa.gov.au

01/03/2023

To whom it may concern,

My name is Matt Kelly, and I do not support this development.

I have lived at 23 Paech Brothers Road for over 15 years. The majority of my life has been spent at this address, and I have witnessed the Adelaide Hills and neighbouring suburbs become murdered with subdivisions and developments similar to these that are proposed by the developers Luxury Lodge Group (LLG).

As South Australians, we are incredibly lucky to have such beautiful agricultural land that is within a reasonable distance from suburban areas. This rural land should be preserved and kept for our future generations to love and admire. This natural and unspoiled land is what makes the Adelaide Hills the "Adelaide Hills" and without a doubt, this development and many others like it continue to destroy the most important thing we have as a state every day.

As currently proposed, there are several underlying issues that come with this development, and they are outlined below.

Visual Impacts

As outlined briefly in my first paragraph, a development of this nature will completely ruin and spoil the beautiful landscape. This will not only directly impact neighbouring properties who have chosen to live in this area for its peaceful and natural state, but also our tourists who travel frequently through these parts of the Adelaide Hills as they enjoy and explore. Other than this eyesore of a concrete jungle that will be seen during daylight, another major impact includes light pollution from what will be an incredibly well lit, high density series of units during the night.

Noise

Having lived at a property neighbouring The Lane for over 15 years, I can share first-hand experience that noise from their venue can be heard at literally any time without warning. This includes noise relevant to parties and events such as loud music, intoxicated human behaviour and loud vehicles/aircraft. When you provide the capacity for the population of the area to increase substantially, I would expect nothing less than for the noise pollution to escalate to an amount that is essentially unbearable for a neighbouring resident.

Traffic including Helicopter use

Vehicle traffic at Paech Brothers Road is already at its limit for the poor quality and narrow road that exists. For a start, this road is a single lane that is barely wide enough to drive cars alongside in opposite directions. The proposed development will bring about an unsustainable increase in traffic. Paech Brothers Road does not have a "signed" speed limit meaning there is a significant amount of cars that travel the road frequently at excessive speeds to and from The Lane. If traffic is effectively doubled or tripled, it is only a matter of time before fatal accidents occur.

Helicopter use at The Lane is recurring, and this comes with significant and ongoing noise nuisance to neighbouring residents.

Bushfire Hazards

As Adelaide Hills residents we are blessed with 6 months of each year where we enjoy hot temperatures and dry summers. During this time there is an excessively high risk of bushfires. The Paech Brothers Road area is prone to bushfires as it is situated on a hill, surrounded with dry grass and is subject to high winds. The development that has been proposed increases the risk of bushfire casualties as a result of increasing the population in the area. The guests that utilise this facility will NOT be aware of the fire dangers this area presents which is a dangerous combination.

The proposed development does not comply with regulations that exist to ensure free and unrestricted movement of firefighting appliances and this increases the fire danger for all in the area.

Change of Land Use

The target land for this development is zoned primary production and it is considered to be of high standard. This land is suitable for a wide variety of purposes including livestock grazing or food production. There appears to be insufficient justification to change the land use and effectively lose this land from the primary product pool forever.

Wildlife

Kangaroos, koalas and other precious Australian wildlife can also be seen frequently in this area. The changed environment and population increase that comes from this development negatively impact wildlife in the area.

Lack of Benefit to the Community

Given the fly-in and fly-out mode of operation that The Lane are promoting for this facility, it would appear that guests will have little opportunity to support other businesses in Hahndorf and the surrounding area during their stay.

I would urge all decision makers involved with this development to think about the unacceptable impacts this development brings and also the precedence it would set for similar developments throughout the Adelaide Hills.

In light of the issues that I have highlighted, I believe the Council & Council Assessment Panel should reject the development application in its current form on the basis it does not meet a numerous policies in the planning and design code for the rural zone.

Sincerely,

Matt Kelly

PO Box 530
Hahndorf SA 5245

Representations

Representor 63 - Jo Marshall

Name	Jo Marshall
Address	PO Box 654 HAHNDORF SA SA, 5245 Australia
Submission Date	01/03/2023 09:30 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

To Whom it May Concern, I write as my partner and I are long term tenants living on Birchmore Road, Balhannah. I am concerned about the prospect of 20 units and an ancillary lodge with shop being built on a hill overlooking Paech Brothers Road. Our main concerns are increased traffic, light pollution and Helicopter use. Over the past 10 years the roads around The Lane have been increasing getting busier and busier, chaffured vehicles, limousines, mini busses, interstate plated cars and taxis all frequent the local roads and we are concerned that in particular on our narrow, unsealed, gum tree lined (normally peaceful) road will become a major throughfare. As it is the amount of near misses which happen on our road is too many, I hate to think how visitors from the city are going to coap with the 3 blind crests and very loose gravel when they are faced with an oncoming car or truck. Also if visitors decide they want to take a walk around the local area we will then have to be looking out for pedestrians on this narrow gravel road. The dust pollution is another major concern with increased traffic as even now when some cars and trucks travel at speed it sends a plume of dust into our property covering our plants, vegetables, vehicles and roof which can contaminate our only drinking water source. An increased amount of cars will also lead to more corrugations in the summer and mud in the winter. As it is our road dosen't get graded often enough with the level of traffic we have now. My partner and I moved to this location to live "in the country" we do not want to be faced with significant lights coming from over the hill. 20 brightly lit units will look so odd against the rural backdrop of some of the Adelaide Hills best blue ribbon farming land. The current use of Helicopters at The Lane is disruptive enough as it is. Our dogs and horses get spooked and the constant noise over the weekends when they operate joy flights is enough already. We hate to think what it could be like should they offer private flights for distinguished guests to and from Adelaide or simply increase joy flights during the week too. I sincerely hope the Adelaide Hills Council takes ours and all the other submissions into very very careful consideration. Kind Regards, Jo Marshall & Brian Czech

Attached Documents

Representations

Representor 64 - Darren Kelly

Name	Darren Kelly
Address	PO Box 530 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 09:31 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	
The refer to attached documents.	

Attached Documents

Representation-for-Application-ID-22007004-v5-Darren-Kelly-1192814.pdf

Masterplan-53324LET01-Luxury-Lodge-Group-v2-1192815.pdf

Senior Assessment Officer
Adelaide Hills Council
developmentadmin@ahc.sa.gov.au

01/03/2023

To whom it may concern

Representation – Application ID 22007004, 5 Ravenswood Lane Balhannah SA 5242

Thank you for the opportunity to make a representation regarding the abovementioned development application which reads as follows.

‘Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks’

The proposed development site is a 36 ha allotment situated at 5 Ravenswood Lane Balhannah SA 5242 however the subject land is a relatively small 8 acre section of land situated directly behind and alongside my own property at 23 Paech Brothers Road.

I have been the owner of this property for over 20 years and I feel that I have a deep and meaningful connection to the land such that I feel compelled to protect and preserve it, while also attempting to protect and preserve the amenity of the surrounding area.

IMPACTS

Given the intensity and scale of the proposed development and the close proximity of the proposed buildings and structures to the property boundary, I understand that my property becomes what is known as a sensitive receiver with respect to this application.

The overbearing impacts of the proposed development to my personal property cannot be understated.

- a) This is a high intensity development that is in very close proximity to my property that would create an overbearing visual impact when viewed from my property.
- b) The development would also erode the privacy enjoyed on my property, and not just in one direction but over a 180 degree viewpoint.
- c) The peaceful enjoyment of my property would be lost due to noise that will be created by having 48 people and 20 or more cars coming and going at all hours of the day and night in such close proximity. In many cases guests will be onsite to have “a good time” so it is unlikely they will be sensitive to neighbours. Essentially the paddocks adjacent to my residence will be transformed from grazing animals to a high density tourist resort that will be noisy and unpredictable.
- d) The development would also remove the feeling of seclusion and isolation that the property currently provides.
- e) The development would eliminate the dark night sky due to constant light being emitted from nearby villas and illumination for the private road within the resort.

This is not just the case of a couple of eco-huts being positioned along the ridge line but rather is a significant resort style tourist facility with 20 dwellings and massive lodge. The icing on the cake is that it also comes with a sealed road to make it look just like a residential subdivision.

Due to the sensitive and impactful nature of the proposed development and the complexities of the relevant planning and design codes I have engaged MasterPlan to produce an independent technical assessment and the resulting document has been included with my submission.

I will not attempt to duplicate or summarise the Masterplan assessment here however I will take the opportunity to highlight some additional points that MasterPlan have not covered.

ALTERNATE SITING OPTIONS EXIST

The applicant will no doubt claim & argue that there is significant demand for high end tourist accommodation within the Hahndorf & Balhannah area. While I cannot speak to the legitimacy of this claim I can say with some degree of certainty that other siting options exist for locating guest accommodation within the property located at 5 Ravenswood Lane Balhannah.

The current application has opted for a resort style development which is no doubt the style that would produce the best commercial outcomes however these outcomes would be achieved at the expense of the rural aspect, visual amenity and of the environment. This is demonstrated by the sheer number of non-complying aspects of the current application.

The subject land size is 36 ha and appears to include numerous locations where free standing Eco-style Villas could be situated where this style of development would have far less impact on the rural aspect and visual amenity of the area with improved environment outcomes also. This alternate approach would achieve the goal of producing high end guest accommodation while at the same time preventing the area from becoming a victim of its own success which the current application would stand to do.

HISTORICAL & ONGOING STORMWATER ISSUES

There have been ongoing issues relating to stormwater management concerning the property located at 5 Ravenswood Lane Balhannah and these have escalated in recent years. The issues relate to considerable volumes of stormwater originating from the vineyards being concentrated and directed at a piece of land directly above outbuildings on my property. To make the problem worse, these flows often contain silt, aggregate and debris that has been washed from the unsealed private road at 5 Ravenswood Lane.

The source and direction of these flows has been highlighted on the site plan included in Appendix A.

It is my understanding that the stormwater flow arrangements described above are **not** permitted under the relevant planning and development codes.

As a result of these flows, considerable damage has been experienced by the outbuildings resulting in extensive clean-up operations being necessary on many occasions. These issues were reoccurring frequently enough that a decision had to be made to undertake considerable civil works in order to mitigate the issue. The cost of these works was borne entirely by me.

Photos showing the ongoing stormwater/debris damage and resulting mitigation works have been included on the subsequent appendix pages.

While it is noted that the applicant of this development is **not** the owner of the property located at 5 Ravenswood Lane Balhannah, the applicant must be put on notice that all pre-existing stormwater management issues involving the subject land must be resolved if any sort of development is to occur at all.

Furthermore, given my knowledge of the subject land, I feel that stormwater design that has been put forward is grossly inadequate to cope with the high volume flows experienced and the slope of the land. It also attempts to redirect water that would normally be shed on the land directly above my residence to the right hand side of my property where this would further compound the pre-existing issues.

To make matters even worse the additional water/effluent flows from wastewater treatment would increase the overall volume even further.

The fact that the subject land does NOT have a direct path to the water course is in my view is a significant problem and demonstrates that the targeted land is inappropriate for the proposed development.

I have attached a number of videos in Appendix D that demonstrate the volume of water that any development and stormwater management system would need to cater for. These videos will remain accessible until 30/03/2023 so please download and store if they need to be referenced beyond this date.

SITE INSPECTION

I would encourage members of the Council Planning team and also the Council Assessment Panel to arrange a visit the site prior to forming a decision. Due to the extreme contour variations in the landscape, it is an extremely difficult site to fully comprehend from paper plans alone and the use of topography software tools doesn't give a full appreciation either.

CONCLUSION

The detailed MasterPlan document included clearly demonstrates that the proposed development cannot comply to the relevant planning and design codes applicable to the rural zone.

Therefore we call on the Adelaide Hills Council and ultimately the Council Assessment Panel to uphold the Desired Outcomes and Performance measures of the SA Planning & Design Code, and to reject this development application in its current form.

Yours sincerely,

Darren Kelly

23 Paech Brothers Road Balhannah SA 5242
PO Box 530 Hahndorf SA 5245

INCLUDED FILES

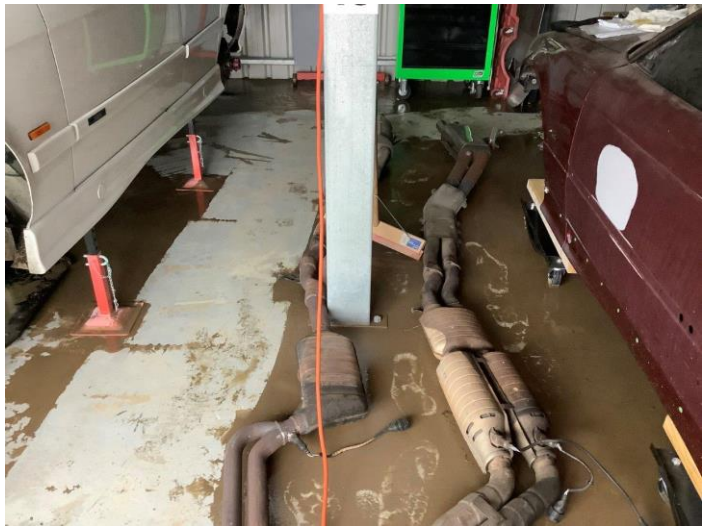
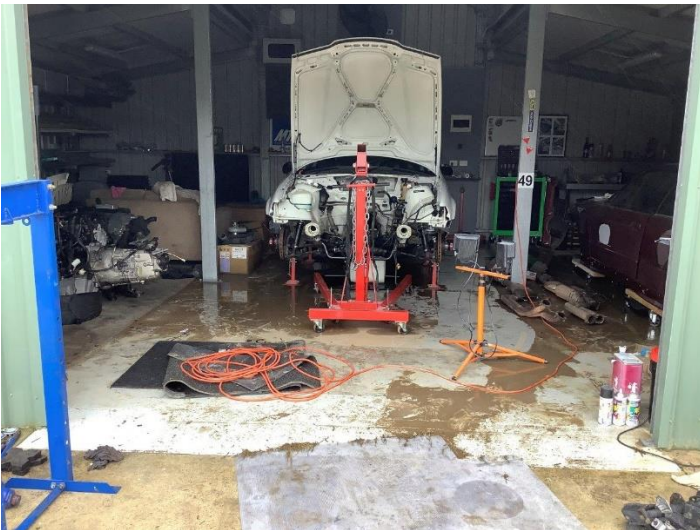
Masterplan 53324LET01 - Luxury Lodge Group v2.pdf

APPENDIX A: EXISTING CONCENTRATED STORMWATER FLOWS FROM 5 RAVENSWOOD LANE



APPENDIX A: DAMAGE FROM STORMWATER FLOWS ORIGINATING FROM 5 RAVENSWOOD LANE







APPENDIX C: CIVIL WORKS UNDERTAKEN TO MITIGATE ONGOING FLOODING



APPENDIX D: VIDEOS

The following link includes 3 videos from 2016 which demonstrate the prior water flow situation where the bulk of the stormwater flows down the private unsealed road of 5 Ravenswood Lane.

<https://share.icloud.com/photos/094zYjuzU0r6Xt-Ev5aSa6hQQ>

The next link includes 2 videos that demonstrate the high volume water flows that are experienced in the area. These demonstrate why stormwater management is such a critical issue and why as a sensitive receiver this is such a concern for me.

<https://share.icloud.com/photos/04byu0LFrs1neRPf5rSvzfLtA>

1 March 2023

Darren Kelly
23 Paech Brothers Road
BALHANNAH SA 51242

Attention: Darren Kelly

Dear Darren

Re: Development ID: 22007004
**Assessment of Proposed Tourist Accommodation with ancillary lodge and shop,
water tanks, access road and associated earthworks at 5 Ravenswood Lane, Balhannah**

We confirm that you have sought our assessment and opinion regarding the proposed development by Luxury Lodge Accommodation to construct tourist accommodation together with an associate lodge and day spa on a portion of the land at 5 Ravenswood Lane, Balhannah.

We confirm that your property is located adjacent the southern boundary of the development site and contains a single-storey detached dwelling, ancillary outbuildings and paddocks for the seasonal grazing of sheep on the land. Your dwelling is sited approximately 30 metres from the southern boundary of the development site.

From our review of the application documents made publicly available, we note the proposed development comprises the following elements:

- Tourist Accommodation in the form of sixteen (16) one-bedroom units and four (4), two-bedroom units.
- Communal guest lodge facility with kitchen, bar, informal dining area, library/games area, fireplace, toilets, store, office and reception area and external deck.
- Shop (Personal Services Establishment or "Day Spa").
- Private Road.
- Essential/Basic Infrastructure.
- Water tanks.
- Earthworks.
- Landscaping.





We believe it is justified for you to have concerns with the proposed development following our review of the following:

- The application documents made available for public inspection.
- The relevant Desired Outcomes (DO) and Performance Outcomes (PO) of the relevant Overlays, the Productive Rural Landscape Zone, and General Development Policies of the Planning and Design Code.
- The input from other consultants on technical matters.

Deficiencies of Information Available

The application documents made available for public notification fail to provide any technical or expert support in respect to the following matters critical to determining the suitability of the land to accommodate the proposed development:

- Wastewater Management.
- Bushfire Hazard Assessment.
- Acoustic Impact.
- Visual Impact Assessment.

While the planning report dated February 2022 prepared by INTRO accompanying the development application asserts that there are accompanying documents, we note that these have not been made available during the Public Notification period of the proposed development, specifically:

- On Page 9 of the Planning Report, it is asserted that a Wastewater Report forms an attachment to the submission. No such wastewater design or report prepared by Water Technology accompanies the application documents.

Furthermore, the following critical information is considered necessary for the Relevant Authority to undertake a fully informed and robust review of the proposed development:

- Wastewater Management Plan and Report.
- Bushfire Hazard Assessment.
- Operation plan for personal services establishment.
- Operation plan for lodge.
- Traffic and Parking Assessment Report.
- Acoustic Assessment Report.



- Visual landscape impact assessment.
- Tenure arrangements for the proposed accommodation and shop on the subject land (and possibly a different assessment pathway being required).
- Existing approvals or permits relating to the use of helicopters to transport guests to and from the proposed development.

We believe the above documents/information should have been made available to the public during the notification process.

The lack of the above information fails to demonstrate whether the land is suitable to accommodate the proposed development and fails to provide any justification for the design and siting of the proposed development when considered against the relevant Desired Outcomes and Performance Outcomes of the Planning and Design Code.

Nevertheless, and the above notwithstanding, the following discussion, references the elements of the proposed development that we consider do not meet the relevant policies of the Planning and Design Code.

Assessment of Proposed Development

Land Use

It is acknowledged that tourist accommodation facilities are envisaged within the Productive Rural Landscape Zone, however, the construction of twenty (20) accommodation units providing accommodation for up to forty-eight (48) guests with associated communal guest lodge and separate shop (Day Spa – Personal Services Establishment) is an intensive use of the subject land.

The nature, scale and siting of the proposed Tourist Accommodation facilities fails to conserve the natural and rural character, identity and scenic qualities of the landscape and therefore does not satisfy the following Desired Outcome for the Zone, Performance Outcome 1.1 or General Development Policy Performance Outcome 1.2 for Tourism development.

Productive Rural Landscape Zone 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.

Productive Rural Landscape Zone 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.



General Development Policies (Tourism Development) 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.

The proposed development will be sited within a relatively small area of the subject land (Approximately 3.1 hectares of the overall 36-hectare allotment) and on the undulating topography of the south-facing aspect of a hill. The scale of the proposed development within the context of its site is considerable given the number of buildings to be erected and the associated works required to support the development on sloping land.

Furthermore, the proposed accommodation, communal guest lodge and shop will not be sited amongst existing tourist attractions on the land and instead will be in excess of 400 metres from the existing cellar door and restaurant and on the opposite side of the subject land. Guests will need to traverse much of the subject land to get from one site to the other, and primarily by motor vehicles.

As identified in *General Development Policies (Tourism Development) PO 1.2*, tourism development, including facilities and activities for guests and visitors, should be clustered together to minimise environmental and contextual impacts. Not only does the separation between the existing cellar door and restaurant facilities, and the proposed accommodation and shop make for a tenuous link, but the siting of the new development may also prove harmful to the productive value of surrounding rural land for a range of primary production and horticultural activities.

Sited adjacent the south-western boundary of the subject land, the development will intensify the nature of sensitive activities (tourist accommodation and other attractions) close to rural activities occurring on surrounding properties, instead of being consolidated with the existing visitor facilities. We do not find this arrangement to be conducive to supporting, protecting and maintaining the productive value of surrounding rural land and therefore fails to satisfy Desired Outcome 1 and Performance Outcome 1.1 of the Productive Rural Landscape Zone and PO 1.2 of the General Development Policies (Tourism Development).

Furthermore, the documents made available for public inspection provide limited information on the operation of the Day Spa. The hours of operation, the number of staff to be employed, nor confirmation on whether the premises will service only guests staying at the tourist accommodation units, is not provided. There are also few details provided on the operation of the lodge which as discussed below brings into significant question whether the proposed development satisfies Zone PO 6.1 or General Development Policies (Out of Centre Development) PO 1. 1 and .1.2 respectively.

Productive Rural Landscape Zone 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.



General Development Policies (Out of Centre Development) 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.*

General Development Policies (Out of Centre Development) 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.*

Although the communal lodge and Day Spa will be accommodated in the same building, it is evident from the floor plans the two (2) uses will be managed in separate occupations and with the Day Spa activities possibly operated independently to the tourist accommodation facilities, restaurant and cellar door facilities entirely. The proposed Day Spa would appear to have a relationship of locational convenience more so than being an integrated and essential activity required to support the accommodation.

This casts considerable doubt over the appropriateness and suitability of the Day Spa “wellness facilities” operating from the land given the services and activities provided by the premises will not be associated with the existing primary production or related value-adding industry occurring on the subject land and the absence of it showcasing local and regional products to guests or visitors.

We believe the Day Spa activity of the proposed development neither promotes agriculture, horticulture, or value-adding opportunities, nor the sale and consumption of regional based products.

The scale and siting of the proposed tourist accommodation and the nature of services provided by the personal services establishment does not promote co-existence with adjoining land use activities nor mitigate potential land use conflicts. The proposal is not considered compatible with Desired Outcomes 1, 2 or 3 of the Productive Rural Landscape Zone

Impact on Landscape and Visual and Rural Amenity

The proposed development fails to satisfy the following Performance Outcomes 6.2, 6.4 and 11.1 of the Productive Rural Landscape Zone in that the buildings are not sited and designed to maintain a pleasant rural character and amenity in the locality.



Productive Rural Landscape Zone 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.

Productive Rural Landscape Zone 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.

Productive Rural Landscape Zone 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.

Productive Rural Landscape Zone 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.*

Following a site visit of your land, a viewing of the subject site from different parts of your property, and taking in views of the subject land from other locations within the locality, it is evident the scale, design and works associated with the proposed development will have a significant visual presence upon your land and considerable impact upon the scenic and rural vistas from the adjacent public roads and surrounding properties in the area.

The following photos clearly illustrate that the proposed development will present a significant visual intrusion from key vantage points on your land and from within your dwelling.



Photograph 1: View of Development Site from Living Room Window (Facing East).



Photograph 2: View of Western Fenceline from where Accommodation Units are proposed within 5.0 metres of the fence line and within 20 metres from your property boundary (Facing North).



Photo 3: View North of Development Site across to established pine tree row from your property boundary (Facing North).



Photo 4: Long Distance Views of the Landscape Setting and Site from the south.



The combined communal lodge and Day Spa building, three (3) of the two-bedroom accommodation units and three (3) of the western most single accommodation units and associated road will be sited upon the ridgeline of the hill. A further ten (10) accommodation units further down the hill will project off the hill slope courtesy of supporting columns that will see their finished floor levels elevated, in some instances, approximately 3.0 metres above the existing ground level directly beneath the buildings.

The steep, south-facing hillside located directly above and to the side of your property, on which the proposed development is to be sited will be both visually imposing and a visual intrusion to the pleasant rural character and amenity of the Productive Rural Landscape Zone. To purport anything the contrary would be a complete failure to consider the existing character and amenity of the locality.

DTS/DPF 6.4 of the Productive Rural Landscape Zone identifies that one way of achieving the associated Performance Outcome 6.4 is to ensure that Tourist accommodation in new buildings is setback at least 40 metres from all property boundaries.

The **attached** Planning and Design Code Setback Overlay Plan prepared by our office demonstrates that eight (8) of the proposed accommodation units are located wholly within the recommended setback from property boundaries with another two (2) units partially located within the 40-metre setback exclusion.

Each of these units are clearly visible from your land with the northern and western units sited with views over the adjacent ridgelines of the undulating hillside and accordingly highly visible above these ridgelines.

The proposed development also seeks to locate the proposed lodge and Day Spa facility on a portion of the land that necessitates the substantial removal of the row of mature pine trees that make a significant landscape contribution to the character and amenity of the landscape.

The proposed development is not considered to conserve the amenity of the existing natural and rural character enjoyed at your property or by other properties in proximity to the site of the development. Accordingly, we consider the proposal does not satisfy the following General Development Policies (Interface between Land Uses) PO 2.1, 4.1, PO 4.2, PO 6.1 and General Development Policies (Design) PO 7.2. The proposed development will therefore fail to satisfy Desired Outcome 1 of the Productive Rural Landscape Zone.

General Development Policies (Interface between Land Uses) PO 2.1

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

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



General Development Policies (Interface between Land Uses) PO 4.1

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

General Development Policies (Interface between Land Uses) PO 4.2

Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor workspaces (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*

General Development Policies (Interface between Land Uses) 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

General Development Policies (Interface between Land Uses) 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).

General Development Policies (Design) 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

The proposed tourist accommodation units; associated internal road, rainwater tanks and earthworks (including stormwater swales and detention swale/basin) will be sited very close to the northern and eastern boundaries of your property. Accordingly, the concerns you have regarding the amenity impact to your property are, in our opinion, considered logical and with strong foundation.



The code seeks new activities being of an appropriate scale that maintains character, rural function and landscape amenity. As previously noted, the scale of the proposed development will utilise much of the site immediately adjacent to your property and result in the land being given over to tourist accommodation activities, a function that varies significantly in nature to the existing rural function immediately adjacent your land.

Accordingly, the impacts you have anticipated with a development of this scale will not be typical to those currently experienced at your property, i.e., it will not result in the reasonable continuation of primary horticultural and grazing activities or occasional movements of horticultural and farm-related vehicles and equipment primarily during day-time periods and less frequently at night.

The proposed development will place tourist accommodation and its associated infrastructure “upon your doorstep” and the serene, rural setting you currently enjoy will be detrimentally altered by the introduction of increased noise and light emitted by the occupation of the tourist accommodation units, the associated movement of visitor, staff and service vehicles, and infrastructure equipment, i.e., air conditioning compression units and water pumps.

Modifications to Landform

The proposal is inconsistent with respect to the relevant Code outcomes that encourage development limit disturbance to the natural topography as outlined in the following policies:

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay PO 4.1

Development minimises the need to modify landscapes and natural features.

Zone PO 2.2

Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.

General Development Policies (Design) PO 8.1

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

General Development Policies - Design 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.*

The proposed development will require significant modifications to the landform directly above, and to the side, of your property. These modifications will be required to support the construction of the internal road, the cutting and retaining of land for stormwater tanks and for the various stormwater swales and earth bunds that will be cut into the land. It is also appreciated that concrete sleeper walls will be provided adjacent to the communal lodge and Day Spa building.



The documents provided for public view provide primarily indicative representations of the proposed finished floor levels of the accommodation units and communal lodge and Day Spa building. Further, no details were provided in respect to the extent of excavation that will be required for the two (2) water tanks.

In accordance with the **attached** advice prepared by Melissa Mellen from MFY who has undertaken a traffic assessment of the proposed application, it is noted that to meet the relevant Australian Standards for access, movement and parking, the extent of cut and fill has been significantly understated and that the proposed access and parking areas will require a significant amount of more cut and fill than that specified in the Civil plans provided.

It can be reasonably anticipated that the extent of earthworks required to the whole of the development site will result in extensive modifications to the existing landscape and natural features. Such works are likely to exacerbate the visual impacts of the proposed buildings, road and associated infrastructure.

Hazards (Bushfire)

Having regard to the relevant policies of the Hazard (Bushfire – Medium Risk) Overlay, we are of the opinion that the proposed development **fails** to be sited and designed in a manner that will minimise the threat, impact and potential exposure to bushfires on life and property and accordingly does not satisfy the relevant policies identified below, reinforcing the inappropriateness of the proposed development in this location.

Hazard (Bushfire- Medium Risk) Overlay DO 1

Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk

Hazard (Bushfire- Medium Risk) Overlay PO 2.1

Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

Hazard (Bushfire- Medium Risk) Overlay PO 3.1

To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.



Hazard (Bushfire- Medium Risk) Overlay PO 3.2

Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk

Hazard (Bushfire- Medium Risk) Overlay DTS/DPF 3.2

Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):

- (a) the asset protection zone has a minimum width of at least:
 - (i) 50 metres to unmanaged grasslands*
 - (ii) 100 metres to hazardous bushland vegetation**
- (b) the asset protection zone is contained wholly within the allotment of the development.*

We note that the documentation accompanying the application includes a Bushfire Management Plan, but in none of the documentation are there any details assessing or demonstrating that the proposed development is sited and designed to ensure that are not at risk from Bushfire.

An assessment of the proposed development against the relevant policies of the Hazard (Bushfire – Medium) Risk Overlay reinforces that the proposed development is inappropriately sited and that the land is not suitable to accommodate the scale of the proposed development. Despite the assertions to the contrary in the planning report accompanying the application the proposed development is not setback and provided asset protection zones (APZs) in accordance with PO 3.2 and DPF 3.2.

Unmanaged grasslands are vegetated areas that are not under the control of the property owner upon which the proposed development is located. This is reinforced by the need for APZs to be “*contained wholly within the allotment of the development*”. DPF 3.2 identifies that one way of satisfying the Performance Outcome is to include a setback of 50 metres from unmanaged grasslands or in this instance from the property boundary, noting that the property abuts cultivated fields of grassland to the north and west that are not under the care and control of the land owner or the applicant.

The proposal seeks to establish tourist accommodation as close as 6.0 metres from the boundaries of the site and accordingly does not establish asset protection zones wholly within the allotment of the development.

This is further reinforced when the Zone Policies are read as a whole, which identifies that the realignment of property boundaries should maintain a minimum setback of 40 metres to accommodate an APZ wholly within the relevant allotment.

The attached Planning and Design Code Setback Overlay Plan prepared by our office demonstrates that twelve (12) of the proposed accommodation units are located wholly within the Asset Protection Zone with another three (3) units partially located within the Asset Protection exclusion zone and accordingly **fail** to satisfy DO 1 and PO 3.2 of the Hazard (Bushfire – Medium Risk) Overlay.



Furthermore, the proposed development is sought to be located on steep sloping land and not on the flatter portions of the allotment and accordingly **fail** to satisfy Performance Outcome of the Hazard Overlay 3.1 in that the siting on sloping land does not minimise the threat, impact and potential exposure to bushfires on life and property, associated with the proposed tourist accommodation.

We also note that while the design of the proposed development has sought to minimise the impact of cut and fill by designing the proposed accommodation on stilt like framing to counter the slope of the land, this results in a design that is contrary to achieving PO 2 noting that the elevated floor design will result in the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level and accordingly the design is not suitable to mitigate the risk of bushfire in the area.

The **attached** assessment by Melissa Mellen from MFY also notes that the roads are not designed to facilitate the safe and effective access operation and evacuation of fire fighting vehicles and emergency personnel noting that the road system results in the access driveways exceeding 600 metres in length from a public road.

Wastewater Management

Without the assistance of technical documentation, it cannot be determined whether the development will generate human wastewater at an intensity and in a manner that might have a potentially adverse impact on water quality within the catchment areas and can be managed and contained wholly within the subject land.

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

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay PO 2.4

Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay PO 2.5

Surface and groundwater protected from wastewater discharge pollution.

General Development Policies (Design) 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.



General Development Policies (Infrastructure and Renewable Energy Facilities) PO 12.1

Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:

- 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.*

General Development Policies (Infrastructure and Renewable Energy Facilities) 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.

As mentioned earlier, while the planning report prepared by INTRO accompanying the development application asserts that there are accompanying documents, we note that these have not been made available to the public during the Public Notification period of the proposed development. Specifically, no such wastewater design or report prepared by Water Technology accompanied the application documents.

It is difficult to comprehend that the on-site wastewater disposal generated from 20 tourist accommodation units with a capacity to accommodate up to 48 persons, and supporting Day Spa and lodge could be managed to result in a neutral or beneficial effect on the quality of water draining from the site.

Preliminary wastewater calculations have been undertaken based on the available data and the following assumptions:

- It is assumed that high water use fixtures will be in use in the villas given they are stated as being of a luxury standard.
- On this assumption it is estimated that 200 litres of wastewater influent will be generated per person per day.



- Given the 48-person maximum capacity of the accommodation facilities, this would equate to 9,600 litres of wastewater influent being generated per day or an annual production of 3.5 megalitres.
- These estimates should be considered conservative as they make no allowance for wastewater generated by staff or any use of the supporting Day Spa and Lodge. The absence of an operational plan for the Day Spa facility makes it impossible to ascertain the volumes of wastewater that would be generated by this facility.

Using the annual volume of wastewater effluent, it can be estimated that the following pollutants will leech into the groundwater of the site on an annual basis:

- 42 Kilograms of Phosphorus.
- 175 Kilograms of Nitrogen.

This calculation is based, conservatively, on the influent water quality required under AS1546.3:2017. It is quite conceivable that the pollutant load will be higher.

It is noted that there are many other pollutants both chemical and microbial (bacteria, virus and protozoa) associated with wastewater that will have a negative impact on catchment water quality.

Due to the acid sands of the region and the low PRI index these pollutants will also make their way into the watercourse just a short distance away. There is, as discussed, the microbial pollution to be considered.

These calculations demonstrate that the proposed development would not meet SA EPA, Catchment research centre for water quality and treatment and *SA Water (2007) Protecting drinking water quality into the future: Priority area and land use compatibility in Adelaide's Mount Lofty Ranges Watershed (PDWQF,2007)*.

Clearly, these calculations also demonstrate that the proposed development would not meet PO 2.4 as stated above and far exceed the asserted maximum wastewater volumes (maximum of 3,000 lpd) outlined in the planning report accompanying the application. Accordingly, the wastewater volumes fail to satisfy the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay PO 2.1 and associated DPF which seeks activities within an allotment do not generate a combined total of more than 1,500 litres of wastewater per day.

The site is surrounded by identified watercourses and water bodies which as noted by the impacts arising from existing surface water runoff has the potential for water quality to be significantly affected by such an intense development and the requirement for on-site disposal on land that exhibits a significant slope.

In the absence of any technical documents, your concerns regarding the capabilities of the development site to support an on-site wastewater disposal service that can meet the requirements of the development, and in accordance with the requirements of the *South Australian Public Health Act 2011*, are justified.



Given the scale of the proposed development, its associated infrastructure requirements, and the modification required to the landform to facilitate appropriate stormwater management, it is quite possible the development will be built on, or encroaches within, an area that is, or will be, required for a waste control system.

Furthermore, if the land is not capable of supporting the level of wastewater that may be created by the proposed development, it is quite realistic to anticipate the development having a negative impact on the delicate natural hydrological systems of the immediate catchment of the greater the Mount Lofty Ranges Water Supply Area, especially if the quantity of surface water and groundwater is compromised by wastewater.

You should reserve the right to review and comment on any wastewater report that may eventually be provided by the applicant to determine the suitability of the land to accommodate such a use.

Given the siting of your property in respect to the site of the proposed development we believe it is critical that a technical assessment be provided for your review.

Stormwater Management

We do not consider that the proposed method of stormwater capture appropriately manages the capture and discharge of stormwater without further potential impact on your property and therefore would be considered to satisfy the relevant policies of the Planning and Design Code, having regard to the following Planning and Design Code Policies.

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

General Development Policies (Design) 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.

During our recent site visit of your land, you highlighted the impacts directed and concentrated stormwater run-off from the subject land property had caused to your property.

You described how directed and concentrated water flows often carry large volumes of silt and aggregate material from the unsealed roadway into your property resulting in the degradation of your land and inundation of your workshop on many occasions over the past 3-4 years. Subsequently you have been frequently forced to clean-up and dispose of the silt and aggregate material deposited upon you land by the run-off from the subject land.



You also provided footage of extreme volumes of water flowing within the creek at the bottom of your land and adjacent Paech Brothers Road which restricted access to your land and resulted in parts of your land being washed out. Stormwater from the subject land would have contributed to the volume of water that was flowing within the watercourse.

Given a watercourse runs through your land and stormwater from the subject land currently causes considerable nuisance to the condition of your land, your concerns regarding the possibility exacerbation of stormwater nuisance that might be caused by the development is reasonably given the owners of the subject land are not currently capable of appropriately managing the impact of stormwater that runs off their land.

While a technical review of the MLEI stormwater details regarding volume and water quality has not been undertaken, it is concerning to see that part of the stormwater drainage design includes an open swale directing water straight down a 1:6 slope to the proposed detention basin with no details of how the swale will mitigate the potential for erosion and capture the stormwater in the basin without overflow onto your land.

Traffic and Parking Matters

In addition to the matters of Cut and Fill and Emergency Services Access identified in the preceding sections, the MFY assessment (**attached**) of the proposed development identifies a number of deficiencies including:

- Limited passing opportunities.
- Design of intersection is not capable of accommodating two-way movement.
- The narrow driveway widths constrain access for guest from the individual driveway locations.
- Inadequate grade transitions.
- Sight distance requirements are not met for the internal intersection of the proposed access driveway.

Accordingly, we submit that the proposed access and parking arrangements do not satisfy the relevant design standards expected.

Procedural Matters

Tenure

We note that the applicant for the proposed development is a different entity than that of the current landowners and operators of the Lane Vineyard Winery and Function Centre. No details have been provided that demonstrate the tenure arrangements that will be entered into for the development and operation of the proposed Tourist Accommodation.



The applicant should fully disclose what tenure arrangements are proposed to enable a full assessment of the development impact.

Helicopter Service

No details have been provided with respect to the asserted helicopter transfers to the site. Media Reports assert the increased use of the existing informal helicopter landing area at the Lane Winery to transfer guests to the site.

Such an increase in the occasional use of an unregulated landing area to transfer guests to the site has the potential to result in significant impacts on the quiet and peaceful landscape setting and amenity enjoyed by existing residents in the locality.

Accordingly submit that any such increase in transfers will be contrary to General Development Policies (Interface between Land Uses) PO 2.1 and PO 4.1.

Additional details should be provided to fully assess the impact of the proposed helicopter transfers and determine whether this should be considered a development element in its own right as part of the assessment of the application currently before Council.

Conclusion

In summary, we are of the opinion that:

- The scale and intensity of the proposed development will detrimentally impact on the desired natural and rural character and scenic qualities of the landscape.
- The scale and intensity is such that the proposal will have a detrimental impact on adjoining sensitive uses in a number of ways.
- The buildings will be visually intrusive from surrounding properties, local roads and from land outside the immediate locality resulting in a visual imposition on the visual amenity and landscape character of the locality.
- The development will be sited on relatively steep land which will require substantial earthworks.
- The development will result in the removal of an existing mature tree line that makes a valuable contribution to the visual amenity and landscape character of the locality.
- The siting of the proposed buildings does not provide for an Asset Protection Zone to protect life and buildings from the threat of Bushfire located wholly on the allotment of the proposed development and will therefore unacceptably require the operators to rely upon appropriate fire management measures to be engaged by the owners of adjoining land to safeguard the development from bushfire risk.



- The design and siting of some of the buildings will be exposed to fire risk due to the potential trapping of burning debris underneath the buildings and their siting on steep sloping land.
- The subject land is at the interface with a high bushfire risk area.
- The relationship between the proposed tourist accommodation facilities and the existing winery facilities is tenuous given the proposed facility will be in excess of 400 metres from the cellar door and restaurant.
- The proposed personal services establishment has the siting and characteristics to be operated independently to the horticultural and winery activities. The activity being an ancillary or value-adding activity to existing use of the land is a tenuous link.
- There are concerns that the location of associated wastewater management infrastructure and drainage areas will present a water quality and odour risk to your property and risk pollution of adjacent water resources in the Mount Lofty Ranges Water Catchment Area.
- The tenure arrangements may require long-term leasing which will require land division approval.
- The siting of the development will significantly increase activity that will be detrimental to the amenity of the locality.
- Your property is currently exposed to directed and concentrated stormwater run-off from the subject land which is a source of damage and nuisance. These directed and concentrated water flows often carry large volumes of silt and aggregate material from the unsealed roadway into your property resulting in damages to your land on many occasions over the past 3-4 years. The proposed stormwater management plan submitted with the application fails to address this existing deficiency and additional development has the potential to exacerbate these surface water flows.
- The existing roadway used by the horticultural and winery activities is unsealed and currently presents a dust issue. There is concern that the extended use of the roadway will exacerbate this problem further.
- A spokesperson for the development has been reported in the media stating guests may access the land via helicopter. This presents concerns with respect to acoustic impact on amenity and the status of any aviation related authorisation.

We are of the opinion that the proposed development in its current form, scale and siting is inappropriately sited due to the direct impacts on your land, the detrimental impact it will have on the landscape setting and rural amenity and the risk it will present to natural assets.



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

You will be given the opportunity to make a verbal submission in support of your objection to the proposed development, either in person or through a representative, to the Council Assessment Panel (the CAP). The Council will provide you of the date and time this application will be presented to the CAP so you have the opportunity to make the aforementioned verbal submission.

If you have any questions regarding any of the above matters, please contact me on 8193 5600 or via email: gregv@masterplan.com.au.

Yours sincerely

Greg Vincent
MasterPlan SA Pty Ltd

enc: MFY Traffic and Parking Advice Assessment.
Planning and Design Code visual setback and Asset Protection Zone overlays.



EXISTING CELLAR DOOR AND RESTAURANT

EXISTING ACCESS ROAD / EGRESS ROAD

NEW CONNECTION TO EXISTING FACILITIES

NEW LODGE FACILITIES

ACCOMMODATION BUILDINGS

ACCOMMODATION BUILDINGS

EXISTING ACCESS ROAD / EGRESS ROAD

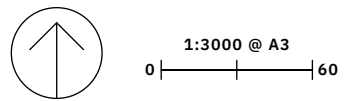
- Subject Site
- Asset Protection Zone - PO 3.2, DTS/DPF 3.2
- 40m Buffer - PO 6.4, DTS/DPF 6.4

SITE PLAN
PLANNING AND DESIGN CODE SETBACK OVERLAY

5 RAVENSWOOD LANE, BALHANNAH

for DARREN KELLY

Source: Plan (Dr no.DA01) created by Intro for DA22007004 Public Notification





NEW CONNECTION TO EXISTING FACILITIES

ACCESS ROAD FROM PAECH BROTHERS ROAD

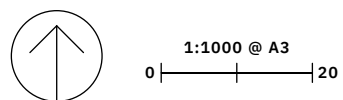
- Subject Site
- Asset Protection Zone - PO 3.2, DTS/DPF 3.2
- 40m Buffer - PO 6.4, DTS/DPF 6.4

SITE PLAN ENLARGEMENT PLANNING AND DESIGN CODE SETBACK OVERLAY

5 RAVENSWOOD LANE, BALHANNAH

for DARREN KELLY

Source: Plan (Dr no.DA02) created by Intro for DA22007004 Public Notification



MLM/23-0049



1 March 2023

Traffic • Parking • Transport

Unit 6, 224 Glen Osmond Road
FULLARTON SA 5063

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MFY Pty Ltd

ABN 79 102 630 759

Dear Greg,

LUXURY ACCOMMODATION, THE LANE WINERY 5 RAVENSWOOD LANE BALHANNAH

I refer to the proposed development of luxury accommodation units at The Lane Winery in Balhannah. As requested, I have completed a review of the proposal as it relates to traffic and parking matters. In completing the review, I have considered the Development Application documents lodged in relation to the proposal. Specifically, I have reviewed the report prepared by Intro and the plans prepared by MLEI. It is noted that Stantec provided advice for the proposal, albeit no traffic report was included with the Development Application documents. In reviewing the plans I have considered relevant Australian Standards and the requirements of the Planning and Design Code.

The subject site is located on cleared land within the site of The Lane Winery. The subject area of land fronts Paech Brothers Road. Paech Brothers Road is a local road within the care and control of Council. The road is sealed but the width varies along its length, narrowing to approximately 4.8m. Unprotected hazards are located along the length of the road and the drop between the pavement and the verge is relatively significant in a number of locations.

Austrroads Guide to Road Design Part 3: Geometric Design provides advice in respect to the width of rural roads. Figure 1 illustrates an extract of ADRD03 which provides recommendations in respect to the widths.

Table 4.5: Single carriageway rural road widths (m)

Element	Design AADT				
	1–150	150–500	500–1000	1000–3000	> 3000
Traffic lanes ⁽¹⁾	3.7 (1 x 3.7)	6.2 (2 x 3.1)	6.2–7.0 (2 x 3.1/3.5)	7.0 (2 x 3.5)	7.0 (2 x 3.5)
Total shoulder	2.5	1.5	1.5	2.0	2.5
Minimum shoulder seal (2),(3),(4),(5),(6)	0	0.5	0.5	1.0	1.5
Total carriageway	8.7	9.2	9.2–10.0	11.0	12.0

Figure 1: Table 4.5 of *Austrroads Guide to Road Design* with recommended Rural Road widths



It can be seen from the above table that the recommended width of the road is related to the traffic volume. Traffic volumes on Paech Brothers Road were not reported in the application. However, this road provides access to the existing Lane Winery in addition to a number of other properties. It also provides a direct connection between Hahndorf and Junction Road (the major collector road between Littlehampton and Balhannah).

The existing winery has a capacity for at least 100 seated guests (and higher for a cocktail function). On this basis, there could be in the order of 80 trips associated with a function or higher volumes when there is more than one seating at the restaurant during a lunch dining period. Additional traffic volumes will also be generated by adjacent properties and there will be drivers who use the road to travel between Hahndorf and Junction Road.

Access to the site is via Paech Brothers Road and Ravenswood Lane. Contrary to the information in the report, the access via Paech Brothers Road provides for two-way traffic movements. While guests at the restaurant are encouraged to use this access for egress movements only, delivery vehicles enter and exit at this location and there are no signs prohibiting entry.

The proposal includes the development of 20 Luxury Villas, a communal facility, personal services establishment and on-site parking. Access to the site is proposed via a new internal driveway which will connect to the existing driveway servicing the lane. The driveway is illustrated on plans by MLEI (Drawing No. A2020-10590 Sheets 01 to 09).

A reference to the forecast traffic volumes associated with the subject type of development is not available. However, the RMS Guide to Traffic Generating Developments recommends a generation rate of three trips per unit be adopted for a motel. If this rate was to be applied, the development could generate approximately 60 trips per day.

Whether the proposal impacts the existing road network is, in my view, a matter as to whether it changes the existing nature or function of the road. Paech Brothers Road could currently meet the requirements of either of the first two categories in Table 4.5 of AGRD03. Further investigations are required to understand if the proposal would change the nature and function of this road so that it needs to be upgraded to have a carriageway width of 6.2m

Access to the site is proposed via the existing driveway. Drivers will enter and exit the site via this access, thus increasing the number of two-way traffic movements. The access road is approximately 4m in width.

There are a number of deficiencies with the current design; namely:

- The proposed intersection is located approximately 370m from Paech Brothers Road. Australian Standard, Parking Facilities Part 1: Off-Street Parking identifies that a Category 1 driveway can be as narrow as 3.0m but that passing opportunities should be provided. The Standard indicates that passing opportunities should be provided every 30m where volumes exceed 30vph. The volume of traffic exiting the existing restaurant will be expected to exceed

this volume at the end of a dining period. The proposal will increase traffic volumes entering at the existing access and therefore increase the potential for conflict along this narrow driveway. The driveway is substandard in respect to width and, hence, passing opportunities should be provided along the existing driveway;

- the intersection of the driveways has not been designed to accommodate the turning movements of a refuse vehicle or a fire appliance, as illustrated in Figure 2.



Figure 2: Swept path of a CFS Appliance

- the narrow width of the driveway will result in constraints for drivers exiting from individual driveways, as illustrated in Figure 3;

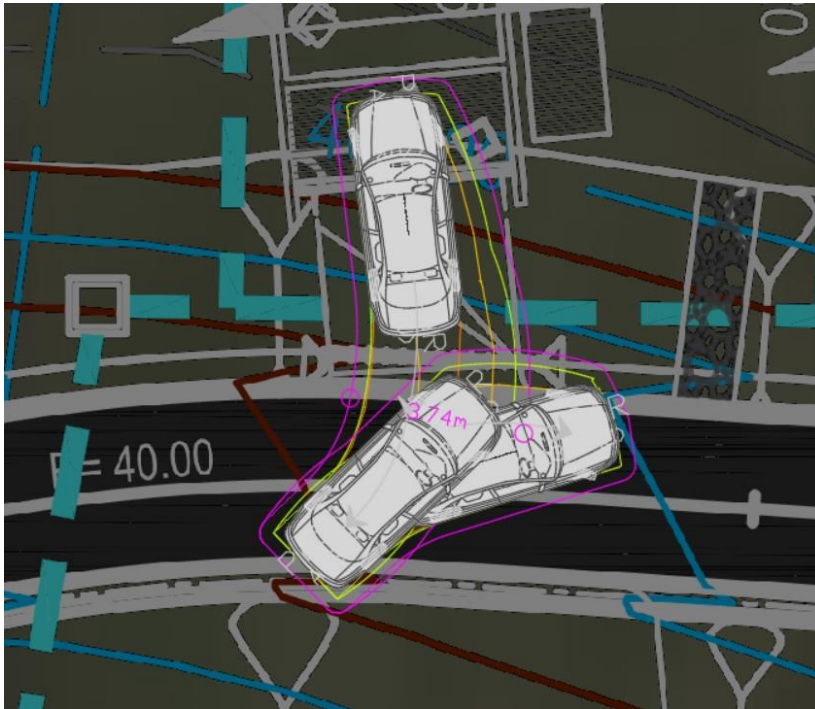


Figure 3: Swept path of vehicle exiting an individual driveway will be constrained by the narrow width

- the grade of the site has not been adequately considered in the design. The longitudinal section identifies that the grade of the driveway will be as steep as approximately 18.5%. This will result in the crossfall of a number of the driveways on the site significantly exceeding the recommended maximum grade of 6% (which is close to the limit of stability for some trucks);
- the cross sections illustrate that the batter adjacent the driveway will typically be 3% or 4% along the length of the driveway. For example, Figure 4 is an extract of the cross section prepared by MLEI for the proposed driveway at chainage 360.

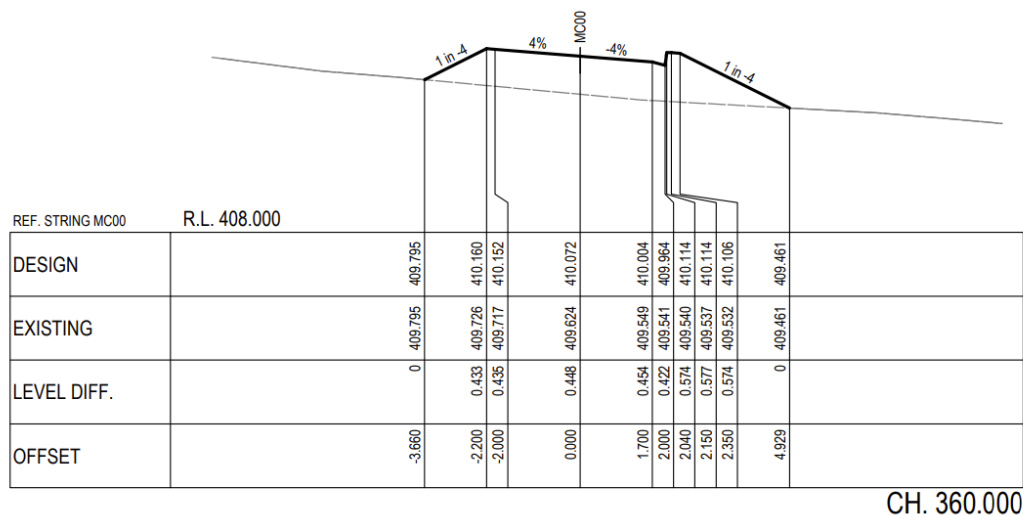


Figure 4: Cross section of proposed driveway (source: MLEI design plans)

It can be seen on the above figure that the batter has a grade of at least 1:4.

The site plan identifies that an access to an individual unit is proposed at chainage 360, as illustrated in Figure 5.

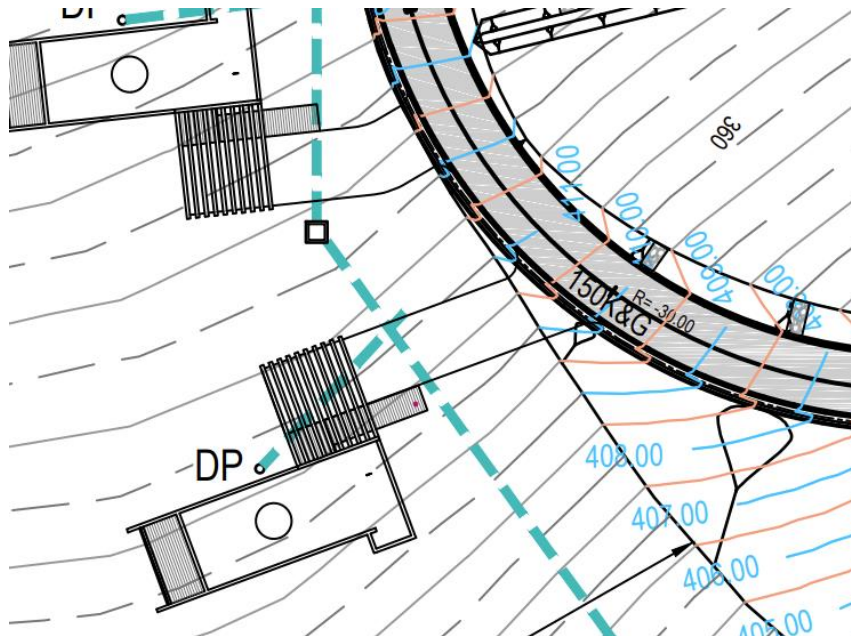


Figure 5: Driveway to unit at Chainage 360

Based on the above plans, the driveway would be on a 1 in 4 grade batter. Such a grade is excessive and would not meet the requirements of AS/NZS2890.1:2004. Further, transitions would be required to facilitate access where such a steep grade is provided. Figure 6 illustrates the cross section required at Chainage 360 to facilitate driveway access;

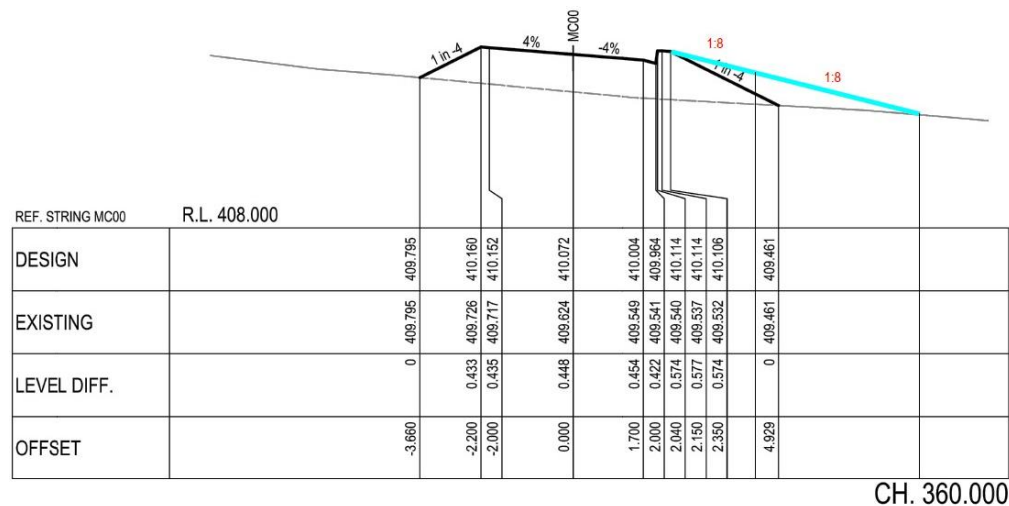


Figure 6: Cross section required at driveway to facilitate access

Comparing Figure 6 with Figure 4 identifies that there will be considerably more earthworks than identified on the plan to enable safe and convenient access to the units;

- Figure 5 also demonstrates that while a cut and fill line is illustrated adjacent the proposed driveway, the unit is illustrated as being positioned across a drop in level of 1.0m. While it is reported that earthworks will be minimised due to the nature of the construction and the siting of the units. In reality this will require earthworks to enable the driveways to be constructed such that a vehicle can be parked at each unit. These additional works, plus the additional earthworks required to establish a cross section of flat enough grade to enable turning safely to and from a driveway, will result in substantial more earthworks on the site than is currently documented. Such an outcome would be inconsistent with PO 8.1 of the Planning and Design Code;
- the longitudinal design of the driveway will not comply with minimum sight distance requirements, as illustrated in Figure 7.

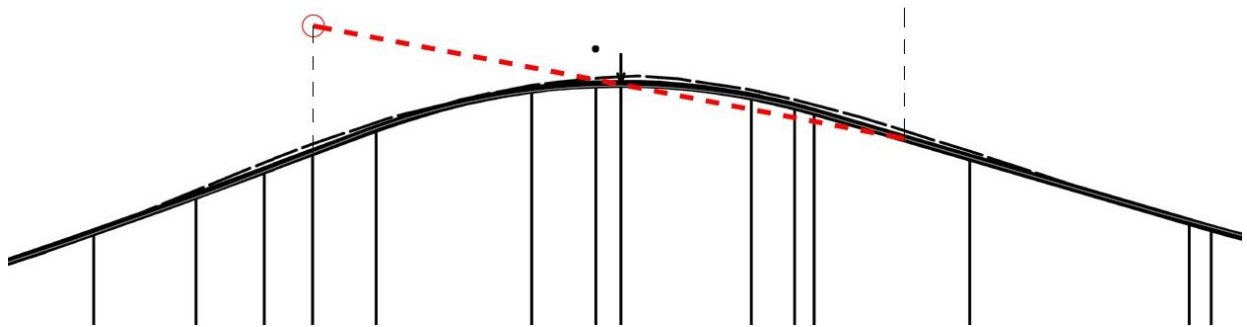


Figure 7: Sight distance requirements will not be met on the crest of the proposed access road

- Sight distance would also be constrained by the vines at the internal intersection, as illustrated in Figure 8.

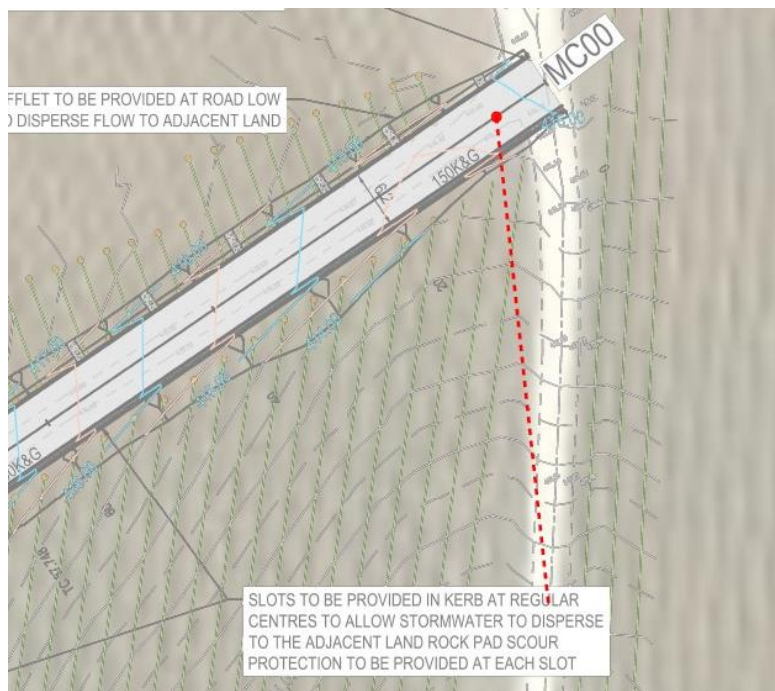


Figure 8: Sight distance constraints at proposed internal intersection

- DTS/DPF 5.2 of the Planning and Design Code specifies the following:
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)*

The proposal has reported the length of the driveway from the existing internal driveway. The driveway, for the purposes of the assessment of the above requirements, is measured from the public road. The total length of the driveway will exceed 600m and hence will not comply with the above requirements.



The creation of the one-way loop does not avoid the need to create passing opportunities for fire appliances as these vehicles can access the loop in any direction. Further, the criteria must be met on the existing driveway in addition to the proposed driveway.

The above design issues identify that there has not been adequate assessment completed to understand the extent of works on the site to deliver the proposal. Considerable changes to the design will be required to reduce grades to provide for safe and convenient turning movements to and from individual driveways. In particular, establishment of a crossfall which would provide for turning movements and match to the proposed dwellings will result in a much greater requirement for earthworks than identified in the plans.

The existing driveway will need to be upgraded to facilitate safe and convenient access to the land. The existing driveway is not a public access road for the purpose of this assessment. The requirements to cater for CFS Appliance access will not be met if the proposal is adopted. Further, the increase in two-way traffic movements on the existing driveway will result in an increase in deficiencies when compared with the requirements of the Australian Standard.

In addition to the further design requirements, which will likely identify considerable cut and fill requirements to achieve a safe access route, further investigations are warranted in respect to any change in nature and function of Paech Brothers Road. In completing these investigations, it would be pertinent to review any safety issues associated with an increase of traffic using the Paech Brothers Road/Schroeder Road/Balhannah Road/Jones Road intersection. The sight distance at this intersection is currently obstructed and a review of any increased safety risk at the intersection as a result of the additional volume is warranted. Should the proposal result in the change in nature and function of Paech Brothers Road there would be an increased risk for drivers and a potential requirement for widening of the road.

Yours sincerely,
MFY PTY LTD

A handwritten signature in black ink, appearing to read 'Melissa Mellen'.

MELISSA MELLEN
Director



2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN
BUSINESS WOMAN OF THE YEAR

Representations

Representor 65 - Cathryn Nitschke

Name	Cathryn Nitschke
Address	PO Box 4 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 09:44 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

AHC-submission-final-1192824.pdf

Image-1-1-1192825.jpg

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

I am a direct descendant of the original Prussian pioneers who settled Hahndorf. My family has lived on and looked after the land next to the proposed development site for close to 200 years. Consequently we have deep roots in this area, it is of spiritual significance to us. It is our ancestral home. My family's property shares a boundary fence with the proposed site.

We are multigenerational farmers, grazing and breeding stud cattle and stud sheep in the paddocks adjacent. We also keep horses in close proximity to the site, where my brother and his family live. The proposed development will significantly impact us and our ability to make a living. It also sets an extremely dangerous precedent in change of land use and allowing high density development in the Mt Lofty Water Catchment Area. If The Lane is allowed to build a wellness resort with accomodation for 48 guests, the rest of the hundreds of wineries in the Adelaide Hills will want the same options available to them. Passing this proposal and thus, setting these precedents would be akin to opening a development Pandora's box.

The developer seems to think that our land that abuts their western boundary is a useless wasteland not suited for intensive farming. Perhaps we would should show them how wrong they are by intensively farming this land again?

The proposed plan looks like a high-density housing development taken from Adelaide suburbs and dropped onto the side of a hill, in sharp contrast to the sparsely populated premium, primary production land that surrounds it.

This description really encapsulates the glaring and obvious problems of locating a 20 high-density free-standing ultra-modern boxes on stilts plus a large lodge at the top of a hill on a site known for flooding and bushfires. This eye sore will stick out like a sore thumb. Whilst being perfectly suitable in a suburban housing development, it is almost insulting to suggest that this design and concept is sensitive to and in keeping with the natural beauty and quiet tranquility of local rural landscapes made famous by Sir Hans Heysen in his paintings. According to the developer the villas are meant to look like

“huts”. They must have a very good imagination. I have never seen huts remotely like these in rural areas where I have lived these past decades. The proposed development threatens to undermine all that we love and cherish about living in this very special and unique part of the Adelaide Hills. Sadly the greater Hahndorf area is a victim of its own success.

“Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.”

It is the developers opinion that their development doesn't dominate the setting of the Place. This is a subjective opinion with which the local community strongly disagrees.

If we are to believe the sentiments expressed on The Lane's own website, they too acknowledge the importance of protecting our world recognised agrarian landscape. This development proposal undermines the very features that they seek to capitalise on, to make money from the agrarian landscape that their development would destroy.

“A UNESCO World Heritage bid is in progress to internationally recognize the Adelaide Hills agrarian landscape as being of “outstanding universal value” and quintessentially Australian.”
<https://www.thelane.com.au/about-us/our-region/>

There are so many objections to this proposal that if one had the time, I could submit an objections document as lengthy as the proposal itself. There are so many objections, that community stake holders have held discussions and meetings that go on for hours trying to cover them all.

Firstly, I would like to point out the omissions which are supposed to be in the Development proposal and are not: *The Wastewater Report* and *Stormwater Concept*. How does Council accept an incomplete development application? How can people comment on missing parts of the application? I suggest that if Council wants to be seen following due process, they should extend the closing date for public submissions until the missing documents are publicly released. Otherwise, risk to be seen as practicing cronyism.

The owner of The Lane Vineyard and the proposed development is a multimillionaire, foreign Lord. It appears that AHC is promoting Lord Vestey's interests and that of the developer by turning a blind eye to their own and existing SA planning rules. If any of the neighbours wished to build just one more dwelling on their land, Council would never agree. We know from experience! For many years, land division and land title legislation has rightly protected the water supply of Adelaide that is partly sourced from this land. It would be pointless for us to make a development application based on this long standing set of laws that allows one dwelling per land title. And here we have AHC considering 20 free standing dwellings plus a wellness centre on one title in the Mount Lofty Ranges Water Supply Catchment Area. This is the same title that currently boasts a sizeable house, a restaurant, a cellar door and sales, a winery, a function centre, a freestanding dining area and sheds. This is simply outrageous! How is it possible for them to get away with that?

This would explain why the Luxury Lodge Group (the developer) has taken a long term lease for the land in question from The Lane, which is essentially the same parcel of land artificially divided into two. In effect they are carrying out a **land division by lease to create another title**. A very sneaky way for large corporates to get around the rules that stop the common people doing the same. Corporate cronyism. What a disgrace! This is how the corporate world runs roughshod over local communities and the local environment, doing whatever they please to line their pockets. And all levels of government seem happy to turn a blind eye to these criminal activities.

If this application is approved it clearly demonstrates one law for the rate payers which obviously does not apply to the ultra wealthy and titled foreign elites. How can there be any grounds for exemption? If there is, this **sets a very dangerous precedent for inappropriate, large-scale high-density development in all water supply catchment areas within SA**. I don't think the citizens of Adelaide and their councils and political representatives would agree with that. And if Council does set the precedent, what is to stop The Lane for expanding its accomodation to more buildings. Where is the limit if you override the current limits? And surely in fairness, Council would then need to pass any application for development from any Adelaide Hills primary producer who decided they too would like to value add though tourism

accommodation to create a farm stay experience, or an apple/strawberry/ cherry/brussel sprout experience. If this project is accepted then you should accept all others like it.

This leads me to the next objection: **profits funnelled off shore**. The owner of The Lane's primary residence is in the United Kingdom. Whilst complicated arrangements are in place for one of the Lord's companies to lease the land to the developer, this distances The Lane Winery from potential controversy associated with the development proposal and future problems should the resort go ahead. Namely, the results of building a high density housing development on a steep slope subject to bushfires in the summer and flooding in the winter. The Lane management and its owner are still the landholders and should be held accountable and responsible for the conflicts created from leasing this land to a developer to build a high density tourist resort should this proposed development be accepted. They cannot wash their hands of this project so easily.

As is common practice for foreign, rich elites owning global corporations, their tax responsibilities in the country of operation are usually minimised and the **profits are not circulated through the community where they operate**. Guests can helicopter into The Lane, have treatments in the on site wellness centre, eat in the onsite restaurant, drink the onsite wine and leave without supporting any of the local businesses. This is not a tourist model that "expands the economic base" (Planning Assessment page 1, 04.3 DO 2) of anyone except The Lane, Lord Vestey and the shareholders of the development.

Helicopters

Elites are accustomed to travel by private jet. Given there is no room for a landing strip, a helicopter landing site is the next best thing. Why has the significant issue of the **helicopter been entirely omitted from the development proposal**? This alone could be a reason to reject the plan. The Lane currently lands a helicopter in their paddock and have been doing so for some years along with 10 minute scenic joy rides of the area surrounding their restaurant and vineyard, ie over our animals, paddocks and houses. Ironically on the day of writing this submission, a helicopter heading to and

from The Lane has flown over our property twice in one afternoon. According to the CEO of The Lane, both anecdotally and in the Advertiser in mid February 2023 and Courier newspaper article of 22nd February 2023, helicopters will be used for guests travelling to and from the proposed tourist development.

Helicopters are extremely noisy. This is why the pilot and passengers wear ear protection. They also have a **threatening presence** to animals and humans alike when they fly close by. Animals are extremely scared of them. They really stress one's nerves. Has The Lane and Council considered **helicopter noise, disturbance and flight path impact** on: local wildlife including the endangered wedge tail eagles and threatened yellow-tailed black cockatoos that live and fly in the area, neighbours privacy, neighbours stress levels, livestock - cattle and sheep, especially when pregnant and giving birth, horses and race horses that live in the surrounding paddocks?

And how could Council and other interested parties consider this important issue, given it is absent from the proposal? Why is it missing from the application? Is it to avoid raising a red flag, namely that *frequent use* **helicopter landing sites fall under the jurisdiction of CASA and are heavily regulated**? Again, I implore that if Council is to follow due process, the application should be rejected and resubmitted with all the missing information and the public given another opportunity to make submissions based on the actual specifics of the project rather than some inaccurate, idealised version. How can Council accept this?

This project claims **only 4 staff** are required. This is illogical and impossible. Again, the true details have been omitted in order to minimise the impact of this development. The developer needs to provide a detailed operational plan for the Lodge/Wellness Centre that answers the following questions:

- What is the purpose of this large building?
- What specific activities will occur here?
- Who will run it?
- How many staff are required to carry out these operations?

The claim that a General Manager, maintenance person and two cleaners can run this entire operation is simply ludicrous. Who will staff reception in the lodge entrance and the other reception in the wellness centre? Who will provide services in their multiple treatment rooms? Who will staff the bar and dining area? I don't think the General Manager, 2 cleaners and a maintenance person can carry out all these duties in addition to their primary job descriptions.

- What is the true number of staff and expected number of extra guests to the Wellness Centre?
- Is lodge car parking for 12 cars adequate for so many staff let alone guests?

The **Bushfire Management Plan BMP** (p. 11) states that:

*There will be an allocated **CHIEF WARDEN at the Lodge at all times during the bushfire season***

A reasonable person would interpret this claim to mean that from November or December through to March or April of any given year (depending on start and finish dates of the declared bushfire season) the Chief Warden will be living on site 24 hours per day for 4-5 months. Given that there is to be only four staff, will the General Manager, maintenance person or cleaners live on site and act as the Chief Warden? Where will they live exactly? Is this indicated in the proposal anywhere? How will management ensure that the Chief Warden is permanently onsite for 4 or 5 months? This seems an absurd claim to make.

The Bushfire Management Plan (p. 11) goes onto say that:

On days that are forecast to be Catastrophic, the decision will be to leave at the earliest possible time..

Guests and staff with personal or shared transportation are expected to use that means of transportation to travel to a safer precinct, or emergency accommodation where applicable...

Bus or other appropriate transportation will be provided for any guests without personal transportation...

The nearest designated safer precinct is the Hahndorf township. The next nearest alternatives are Mount Barker and Balhannah.

We cannot assume guests will have their own cars, especially those who arrive by helicopter. And we cannot assume that staff will show up for work on these high fire danger days as stated on p. 14 of the BMP.

Staffing and Staff shortages / absence

It must be recognised and expected that some staff members may be unable or reluctant to attend on days of extreme or catastrophic fire danger. Apart from the inability to access the Lodge due to possible road restrictions and closures, emotional preparedness may be lacking, and it is best to be prepared for this situation. Backup and / or replacement staff must be allocated to cover each position of responsibility when staff members are absent, for whatever reason.

So on forecast Catastrophic Fire Days (and Extreme Fire Days at the discretion of the Chief Warden), the 4 or less staff (if they show up for work) will drive in their own cars up to 48 overnight guests as well as any extra visitors to the Wellness Centre, dropping them off in Hahndorf, Mount Barker or Balhannah. If possible they are to find them accommodation.

There is no accommodation for 48 plus people in Balhannah and I believe you would struggle to find that in Hahndorf or Mount Barker, or a bus for that matter, in an emergency situation. So what then? Just drop their foreign and interstate guests off with a bottle of water in the Main St on a catastrophic fire day and wish them good luck.

How can The Lane **evacuate all these people with 4 or less staff**? This Bushfire Management Plan seems flawed at best and at worst, dangerous, written by someone who lives in the city and works in West Lakes with no local understanding of the area, or real life experience of bushfire emergencies in the Adelaide Hills. Is it realistic to expect that on Extreme and Catastrophic Fire Days in the Adelaide Hills of which there can be many in a hot, dry summer, that The Lane will evacuate all of its clientele from the accommodation and close the Wellness Centre? That is not the practice in their winery and restaurant. That isn't very good for business. It could be tempting for management not to heed their own Bushfire Management Plan due to potential loss of income.

I note that the proposed plan has **no back-up power supply**. In the case of a bushfire, power to the affected area is cut. If the buildings contain smart features that rely on technology (such as keyless access) and computers, none of this will work. There will be no mobile phone reception or wi-fi. There

is no mention of alternative communications options. It appears these problems has been overlooked.

Note that Appendix B: Fire Fighting Provisions - Fire Water Storage, Fire-fighter External Hosereels, Fire Equipment Register and Check List and Fire Equipment Training Register ie the **details of this plan are all either missing or incomplete** (Planning Assessment pages 18-21).

The landscape immediately surrounding the subject allotment comprises grazing land with trees dispersed throughout, There are no unmanaged grasslands or hazardous bushland vegetation within 50 metres of the development.

PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities is sited away from vegetated areas that pose an unacceptable bushfire risk.

False. Just because the paddocks around the property have the potential for grazing doesn't mean they will be grazed. This year with abundant summer rainfall the surrounding paddocks were full of long dry grass. Woodcutter's Glen which adjoins the proposed site to the north is heavily wooded in parts, especially those closest to the proposed site.

PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities is sited on the flatter portion of allotments away from steep slopes.

PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.

Not only are these buildings proposed to sit on a steeply sloped site, they also are raised from the ground to increase the potential for trapping burning debris underneath the structure or between the ground and the building in the case of buildings on stilts. Sounds dangerous to me.

It will be interesting to read the **CFS report** of this proposed development if planning reaches that stage. It could easily be argued that this is an

undefendable site and that the CFS refuse to enter the property in an emergency event because the risk of loss of life or injury to their volunteers is too high.

The Lane is potentially endangering the lives of their staff and paying customers by building high density tourist accommodation on a steep slope on an arguably undefendable site in a bushfire area. For those of us who have lived through Ash Wednesday and countless other bushfires, we can only try to warn them. Bringing large groups of tourists into hazardous environments exacerbates an emergency situation and puts people's lives at risk.

“Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): a. the asset protection zone has a minimum width of at least: i. 50 metres to unmanaged grasslands”

The Country Fire Service (CFS) requires a **50 metre buffer zone** around the perimeter of this development where it adjoins the paddocks of neighbours “unmanaged grasslands” to allow **access for fire fighting** vehicles and equipment. This plan does not comply. Please see **attached image of what a 50 metre setback looks like**. It leaves very little room for buildings.

“DTS/DPF 6.4 Tourist accommodation in new buildings: a. is setback from all property boundaries by at least 40m”

Similarly, the development code requires a **40 metre setback** of buildings from the boundary of the property to maintain **privacy** for neighbours. Again, this plan does not comply and the setback significantly shrinks the land available for building. Why does the developer blatantly ignore these rules?

“It is noted that this intensity of development exceeds the DTS 6.3 criteria.”

Yes it is noted!! No matter what the developer claims, this is a high density development that is non-compliant.

If the AHC approves this proposal, it **sets a dangerous precedent** for high density, large scale development in the formerly protected and restricted Mt Lofty Ranges Water Catchment area. The Lane may wish to expand their accommodation venture in the future. If Council approves the current application, why wouldn't they approve more. It is noted, that when the CEO

of The Lane first approached neighbours about this project a few years ago, it was much smaller in scale. This development application has doubled the number of buildings and double the impact compared to what was originally intimated to neighbours (04.3 Land Use & Intensity DO1: *land uses at an appropriate scale and intensity... conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape*).

Change in Land Use

The proposed development site is zoned as Primary Production (*a zone that promotes agriculture and horticulture 04.3 DO 2 p. 1*) and has been since zoning laws began. All surrounding properties are zoned for Primary Production. The proposed development site is surrounded by vineyards and farm land. If the land use zoning was changed this would create usage conflicts. (04.3 DO 3 p. 2 *Create local conditions that support... to promote co-existence with adjoining activities and mitigate land use conflicts.*)

A Change in Land Use would create many and overlapping points of conflict:

- Immediate and surrounding neighbours carry out primary production, namely viticulture and grazing: sheep, cattle and horse breeding. Tourist accomodation, worsened by helicopter access, is incompatible with primary production.
- The tourist facilities and guests create noise disturbance and light pollution unwelcomed by farmers because of the impacts on their animals and thus livelihoods. If animals are stressed by helicopters and abort or abandon their young will The Lane compensate them for loss of income?
- The vineyards which surround the site on the eastern and southern sides routinely spray their grapes with pesticides, insecticides and fungicides which pose possible health hazards for the visitors to the Wellness Centre and those who stay overnight. Will the overnight guests tolerate the noise and lights of tractors and machinery operating all through the night during grape harvesting?

- Many of the surrounding farms are subject to **strict quarantine and biosecurity laws**. This forbids unauthorised access to their land. Curious tourists are known to wander about and trespass without realising the implications. This brings the threat of unwittingly introducing serious, highly contagious diseases such as Foot and Mouth Disease which has the potential to completely destroy Australia's livestock industries as the animals would have to be destroyed in order to prevent the spread of the disease. That would result in major economic loss and job loss for the whole country, as well as the slaughter of millions of animals. The introduction of pests and diseases to these properties can easily wipe out the livelihoods of neighbours. According to the Australian Government Website on Biosecurity, international tourists should avoid visiting farms for 7 days upon arrival in Australia. Fines for breaching these rules include fines of \$5000 and visa cancellation. This is a very serious issue.
- An example of how **tourists can easily and unwittingly break biosecurity laws, threaten animals and wildlife, risk injury to themselves and disturb the peace and our right to privacy**. Recently, a group of tourists from Sydney who were staying in Hahndorf for a weekend, decided to record video footage of our property using a drone at 5.30am on a Sunday morning. They did not seek permission. They just did it. My neighbour saw them in our paddock and asked them what they were doing there? The drone was stuck in a 12 metre gum tree and they were trying in vain to retrieve it by throwing sticks and rocks up into the tree. Unbeknownst to them, 20 bulls were only a few metres away from them over a small rise.
- Let's look at all the problems created by tourists for farmers in this situation as it is an excellent illustration of **incompatible land use between tourism and primary production**. 1. They breached biosecurity laws, entering the paddock without authorisation. This creates the possibility of introducing pests and diseases. 2. They put their own lives at risk without realising. If the bulls had attacked them, they could face serious injury and death for which the farmer would be liable. 3. They could have injured our animals by throwing large projectiles around the paddock. 4. They trespassed by entering private property without permission. 5. They breached our privacy

by filming our property, again without permission. 6. The drone threatened the habitat of native swans, ducks and waterfowl that live on our dam.

- The neighbours who aren't engaged in primary production, choose to live in the area for its **rural outlook, peace, quiet, privacy, ability to see stars at night, listen to bird song, lack of people and cars and abundance of wildlife**. Again this is in direct conflict with the introduction of high density tourist accommodation and facilities, a subdivision style development, which compromises or obliterates all of these.

The Lane already boasts an established and successful cellar door and restaurant, which is in keeping with the existing land use. If Council allows this development application to pass, this gives the green light to building large-scale high-density tourist accommodation projects throughout the Mount Lofty Water Catchment Area, opening the flood gates for the many wineries of the Adelaide Hills to want to do the same.

The siting of the development is borne out of a desire to capitalise on views, minimise disruption to the vineyards and utilise existing access roads associated with the winery. Planning Assessment PO 2.2 p. 2

This myopic self-centred view may work for The Lane but completely ignores the **impact of the development on the land, neighbours, greater community, wildlife, water catchment, environment and the visual aspect** from the perspective of all parties other than The Lane and their clients.

The built form will be set back by more than 160m from Paech Brothers Road and will not be prominent when viewed from the road.

The buildings are set on the highest part of the slope in full view from Paech Brothers Rd and sections of Birchmore, Windsor, Jones, Schroeder and Balhannah Roads and Ravenswood Lane. The **subdivision style development will dominate the landscape and is completely out of character with existing land use**. The scale is large and the buildings are densely packed into the highest part of the block making it even more conspicuous. This eyesore will be clearly visible from as far away as Windsor Avenue. It is also clearly visible from my parent's bedroom window which is 700 metres away as the crow flies on Balhannah Rd.

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. Planning Assessment PO 1.1 p. 2

Using the arguments put forth by the developer, **the primary production and horticulture carried out by neighbours must be supported, protected and maintained.** The **proposed large scale, intensive retailing and tourism must be avoided because it is a land use in direct conflict with the primary production zoning that currently exists.**

Locating high density, large scale tourist accommodation (the equivalent of 24 houses) on a steeply sloped site that runs into neighbouring dams, then Hahndorf Creek and the Onkaparinga River within the Mt Lofty Water Supply Catchment Area 2 and Prescribed Water Resources Area adds to the risk of **polluting the surrounding area and the drinking supply of Adelaide.** It also threatens the significant **breeding ground of native turtles** located downstream of the site.

This area of the Adelaide Hills has a high rainfall. This coupled with 48 people taking showers and baths who aren't aware of water wise practices and the water the wellness centre uses for their treatments and the significant amount of laundry created by 48 people needing clean bedding and fresh towels on a regular basis plus the wellness centre massage and treatment areas which requires fresh linens changed for every client.

It is difficult to comment in any detail on the proposed **waste water and storm water management**, because those sections of the plan are conspicuously absent. However, it is clear to see that this development will use huge amounts of water, generate large volumes of sewage and wastewater and on a steep 10-acre block, the question is do they have the capacity to safely deal with this volume of water without polluting the ground water and the water way at the bottom of the site which directly impacts on all properties downstream.

04.7 Hazards (**Flooding**)

Existing flood issue. The development proposal ignores the existing flood problems. This site is steep, sloping towards Paech Brothers Rd and the sheds belonging to The Lane and the neighbouring property. The proposed development will worsen this existing hazard due to the introduction of high-density built up surfaces (roads, footpaths, car parks, rooftop run off, etc). Water run-off, volume and speed, will be worse than it currently is because the grasslands presently slow down and minimise water run-off.

Water currently runs off the site during heavy rain and causes flooding at the bottom of the slope. This floods both the sheds of The Lane Vineyard and the neighbour's sheds. The development would worsen this problem because increasing built up areas (roads, footpaths, car parking) and the degree of slope with earthworks to cut into the hillside for roads and carparks and buildings will concentrate water flows that may erode the hill face.

In conclusion, one could say that this is a battle between common Adelaide Hills farmers and residents pitted against the global corporate economic interests of a multimillionaire foreign Lord and consortium of shareholders from Adelaide! Instead of Adelaide Hills Council standing up for their own constituents and rate payers, and protecting the unique characteristics of this environment that are so attractive to residents and tourists alike, I fear they will side with the developers, in fear of upsetting an incredibly rich and powerful individual with very powerful friends and contacts. The current Lord Vesty is friends with the King of England and the former Lord Vesty was a close friend of the former Queen of England.

It is also worth noting that the Luxury Lodge Group is trying to push forward a similar project in the Barossa Valley, referred to as "The Slug". The development proposal is similarly controversial and vehemently opposed by the Barossan community and neighbours.

If AHC accepts this poorly put together proposal as it stands, it proves that there is one set of rules for its ratepayers which it is willing to ignore in favour of the wishes of the ultra rich and powerful. Can I hear cries of cronyism and corruption echoing through the Hills?

I strongly encourage members of the Assessment Panel to visit the site and area in person. One cannot appreciate the significant impact on the surrounding community and how out of character this proposed development is unless you see it and experience it first hand. Google maps and digital imagery give no sense of the slope of the land and the topography of the land surrounding it.

The passing of this development application would have the power to radically and irreparably alter our world famous agrarian landscape and land use of rural areas in the Adelaide Hills and in particular, the Mount Lofty Water Catchment Area. We will do whatever we can to save our heritage, history, homes and livelihoods, we vow to continue to protect the land, waterways, air and soil, the fauna and flora from any outside forces that threaten it.

For all the reasons mentioned above and many more that other people have included in their submissions, I believe the Council Assessment Panel should unanimously reject the development application in it's current form on the basis it does not meet many of the relevant policies in the planning and design code for the rural zone.

My hope is that the developer realises just how widespread and how strong and passionate community opposition is against this highly flawed proposal. We will continue to protect our livelihoods, our privacy, our lifestyles, our community, our lands, our wildlife, our waterways, our skies, our peace, natural beauty and tranquility.

The proposed development profits the greed of very few individuals at the expense of many and much.

Full plans: <https://plan.sa.gov.au/en/pn?aid=5363>

SITE WITH 50MTR BUFFER ZONE



Representations

Representor 66 - Kerry Martin

Name	Kerry Martin
Address	9 Wallace Court MITCHELL PARK SA, 5038 Australia
Submission Date	01/03/2023 10:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons	
1. It is a residential development in a in a primary production landscape; 2. There is risk to the contamination of Adelaide's water supply. 3. Is there a wastewater management plan for public viewing? 4. Negative impact on local wildlife; 5. I am concerned about foreign ownership; 6. The proposed buildings are not in line with the local heritage area; 7. People pay expensive prices to retire in peace, not be inundated with helicopters and traffic.	

Attached Documents

Representations

Representor 67 - Katrina Pollard

Name	Katrina Pollard
Address	PO Box HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 10:43 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Supporting Document Attached	

Attached Documents

The-Lane-Development--1192835.pdf

It is imperative in a region such as the Adelaide Hills that developments of this scale and nature meet the Desired Outcomes as set out in the Planning and Design Code for their Zone. I reject the application in its current form as it fails to meet the outcomes for the Primary Production and Landscape Zone and Overlays associated with this site. Adelaide Hills Council has a responsibility to take a strict approach to the application of the Code in this instance. The scale of the proposed development is out of proportion to the site selected and thus this application in its current form lacks merit for approval. Environmental factors including sustainability, water catchment, the topography of the site, bushfire risk and prevention and biosecurity risks all provide value to a conclusion that this particular development and this particular site cannot integrate together whilst adhering to the Code. My submission will discuss all these points further.

I have lived in this area my entire life. I have walked and rode my bike around this area and these roads for over 30 years. I now have young children who also get to enjoy this beautiful area of the Adelaide Hills. This development would have a significant negative impact on this area. More concerning if this development is approved it sets a precedent for future developments in the Adelaide Hills Council to have complete disregard to the Planning and Design Code. I would like to invite you to visit the proposed site as the topography of the site, the positioning of the development and its subsequent imposing nature within the 36 hectares of 5 Ravenswood Lane cannot fully be betrayed by the images submitted in the development application.

PROPOSED SITE

I have included 3 images of the proposed site taken while walking my dogs standing on Paech Brothers Road, Birchmore Road to the east and Windsor Ave to the south. The gradient of the slope cannot fully be depicted by these images however the prominent nature of the site is evident. 4.5 of the Development Application claims the development “will not be prominent when viewed from the road”. These images show that the development will be prominent, if not imposing, from the Paech Brothers Road. It will be prominent from other locations within the area, including Windsor Avenue to the South and Birchmore Road to the east. This development will dramatically change the rural landscape in this area. The visual buffers planned in the Concept Landscape Design will soften the impact to an extent. These trees will take many years to reach maturity and even at maturity they will not prevent the structures being prominent from Paech Brothers Road or surrounding roads. The proposed development neither conserves the natural and rural character of the area or the scenic qualities of the landscape. DO 1 for the Zone is not met with a development of this scale on this site.



Direct view of the site from Paech Brothers Road



Direct view from Birchmore Road to the east of site



Direct view from Windsor Ave to the south of site

PROPOSED DEVELOPMENT

The development fails to satisfy General Development Policies for Tourism Development and PO 1.2 is not met. This development comprises multiple accommodation units and facilities and fails to adequately cluster them to minimise environmental and contextual impact. Instead the facilities are spread across the hill face to within 5 meters of adjoining property boundaries.

WASTE WATER

The development does not meet Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay. The proposed 12,000L septic and 12,000L balance/dosing tank not will be sufficient for this development. This development features 20 baths, 24 showers and 30 toilets, plus associated basins and kitchen sinks. The site sewer system will be a septic and effluent system, delivering no greater than 3,000L per day at a rate of 500L per event to the disposal beds. A delivery rate of 3000L per day allows for a delivery allocation 62.5L per person per day if the site is at capacity 48 guests (not including staff). Australian standards for shower heads deliver up to 9L per minute, 3000L is allocated if each guest has a mere 7 minute shower (guests in Luxury accommodation tend not to be water conservative) . 4 toilet flushes for each guest per day equates to nearly 1000L of water alone. I do not believe a 12,000L Septic and 12,000L balance/dosing take will be sufficient for this site. Nor will 3000L per day delivery to the disposal beds be foreseeably feasible to manage the amount of waste water this development will produce. PO 2.1 and DTS/DPF 2.1 is not met.

SHOPS, TOURISM AND FUNCTION CENTRES

The Proposed Shop, being the day spa, exceeds the gross leasable floor area of 100m². This is exceeded by 70%. With a listed floor area of approx. 170m². The lodge common area comprises another 209m² of rentable space under the same roof. Making this facility a sizable structure at approx. 380m² plus another 56m² of decking under the same roof. This size far exceeds the scale that will maintain the rural character of the land as set out in PO 6.2 and PO 6.3. DTS 6.2 and 6.3 are not met. No exemption should be granted to the criteria as these are facilities are auxiliary to the proposed accommodation. These facilities are proposed for in house guests and the allowance of the extra size will not in any way increase tourism to the site above the allocated 48 persons max capacity of the guest villas. Allowing the increase diminishes from the rural character and amenity of the land greatly and makes this structure a prominent feature on the ridge line at the top of the slope. It is integral that the Adelaide Hills Council maintain a high standard of scrutiny and ensure future developments for the region maintain the pleasant rural character and amenity. It is this exact pleasant and rural character and amenity which draws tourism to the area. Once we begin to take that away it can never be returned.

The proposed accommodation density of 20 villas poses huge issues that simply cannot be ignored. The code requires the structures to be set back from the boundary by 40 meters, DTS/DPF 6.4 (a) is not met. To get the density of this scale onto this particular site the proposed application sites tourist accommodation approximately 5 meters from the North West boundary. Site Plan DA02 clearly shows the proposed structures overlaid on an aerial image of the proposed site. In this image you can quite clearly see the four Accommodation Type 01 villas are set too close to the 136.06m boundary with the adjoining paddock. Three Accommodation Type 03 villas are also set too close to the 136.06m boundary and the 57.31m boundary further to the North. Based on scale it also appears at least two of the most westerly Accommodation Type 01 villas on the hillside facing the south are set within 40 meters of the 109.46m boundary of the other adjoining residential property at 23 Peach Brothers Road. This is a privacy issue and will cause noise and nuisance issues going forward. The density of the development will also cause light pollution to this property and other neighbours.

Noncompliance with DTS/DPF 6.4 (a) poses concerns in terms of what this greatly reduced perimeter clearance will mean for the development and the neighbouring properties. Firstly Bushfire Risk, which warrants address in its own section later in my submission. However, equally as concerning is the biosecurity issue that this development application poses to the neighbouring farm. It is simply not acceptable to allow a fly in fly out tourism model such as this to operate accommodation within 5 meters of a farm. You can clearly see in the above mentioned DA02 cattle grazing along the boundary in question. You can also see for scale that the some villas are placed approximately 1 and a half cattle lengths from the boundary. It is completely foreseeable that these tourists housed within 5 meters of livestock may even try and interact with these animals, pat them, photograph themselves with/near them and feed them etc. It is also completely foreseeable that many of these tourist will have very recently if not directly flown into Adelaide from international destinations before arriving at this development. The Lane already offers a helicopter landing area on site for visitors to fly directly into the lane. The Australian Government Department of Agriculture Fisheries and Forestry currently has a current alert for foot- and- mouth disease stating international arrivals should "Avoid farms and livestock for the first seven days after arriving in Australia". Primary Production and farming of animals is such a huge part of the Adelaide Hills and should be supported and valued just as high if not higher than tourism. Biosecurity is bigger than just the Adelaide Hills, this important matter cannot be ignored. One case of foot - and - mouth disease would decimate the entire region and possibly have

national ramifications for our livestock industry. It would be negligent if the council was to grant an exemption to the 40m rule.

BUSHFIRE RISK

This development does not meet Hazards (Bushfire Risk – Medium Risk) Overlay DO1 or DO2.

PO 3.1 is not met. This is a vulnerable tourist accommodation as many residents will not have access to a vehicle and it is located on a steep slope. It is foreseeable to expect a large portion of these guests will arrive on site via private chauffeured vehicle or utilise The Lanes existing helicopter pad. Once on site they will have no access to a vehicle of their own.

Not meeting DTS/DPF 6.4 (a) means firefighting efforts cannot be safely undertaken on this North Westerly side of the property as there is not enough clearance for a ground appliance to safely move between the villas and the boundary. This North Westerly boundary sits at the top of a hill, any fire to the west would travel up the hill directly toward this boundary. Fuelled by the winds which also travel in the same direction this proposed development would be a non-defendable fire risk.

Approximately 50m to the East of this non-defendable boundary lies a significant row of highly combustible pine trees. These serve as not only a wind break for the land but as a dense habitat for small birds and are a significant feature in the landscape. They currently pose minimal threat in a fire emergency as they are defendable to the west. DTS/DPF 3.2 is not met as the row of pine trees that act as a wind break are hazardous bushland vegetation and boarder the development and entry and exit points at the top of the site. The Bushfire Management Plan lists the place of Last Resort Refuge and Sheltering as in the Loge Building at the top of the hill, depicted on the plan as nestled within the pine trees. It is entirely foreseeable that the CFS will require complete removal of these mature trees and windbreak as part of a site assessment. The removal of these significant trees will further add to the prominence of this development on the site, and increase the development's environmental impact.

As previously discussed the proposal has given the priority to density of dwellings over bushfire safety. While it is fantastic the associated bushfire plan for a catastrophic rating is to remove all clientele and staff from site, it is concerning they state "other than trained staff who may be rostered to remain and shelter in place in order to defend the property and provide first-attack on spot fires if directly subjected to a fire event". Rostering staff on to defend a property that has an increased fire risk resulting from poor planning and site location is intolerable in our region. This development values profits over bushfire safety and is not acceptable. There is also the real and foreseeable issue of a bushfire event on a day that is not rated high enough that clientele have been removed from site. Evacuating up to 48 guests who may have arrived via helicopter, chauffeured vehicle etc. poses a real question on logistics and safety.

DESIGN OVERLAY

DO1 is not met. A project of this scale within the Adelaide Hills region should set the bench mark for sustainability and pave the way for the future. Tourism growth in the area should work in harmony with the environment and have a neutral or beneficial impact on its surrounds. The proposed waste water plan is unacceptable. A waste water treatment system rather than a septic and effluent system should be utilised so that clean water can then be used back on site for irrigation purposes. While solar panels "will be considered during the detailed design phase" the omission of alternative power

sources and reduction of carbon footprint in this development stage is a huge oversight and prevents this project from meeting the high sustainability objectives of DO1 that Adelaide Hills Council should be striving for in future developments in the region, especially developments on this scale.

MINIMAL BENEFITS TO THE GREATER HAHNDORF COMMUNITY

The development offers minimal long term job opportunities for the region; the application lists four staff members will be required on site in business hours during peak times. This site sits over 2.5km from Hahndorf Main Street. Guests will be encouraged to eat and drink at The Lane. I would also be reasonable to conclude after a day at The Lane restaurant many guests with access to their own vehicle will be over the legal blood alcohol limit and be unable to drive. With limited to no public transport and limited ride share and taxi services in the region it is reasonable to conclude that the guests staying in this luxury accommodation are unlikely to contribute any significant money into the small business economy of Hahndorf. A business model such as is presented in the development application focusses on short term stay, with day spa facilities on site and shared lodge style spaces. I anticipate a large portion of guests would spend their entire duration in Hahndorf at The Lane and this associated luxury accommodation.

CONCLUSION

A proposed development of this magnitude within the Adelaide Hills Council should be sensitive to and enhance the landscape – not become the landscape. I would like to remind the Adelaide Hills Council that the particular site that has been selected for this development is not a title of land in its own right but forms a small section of what is a 36-hectare holding of 5 Ravenswood Lane Balhannah. A land holding of this size offers ample opportunities to present a design for progressive, site sensitive tourist accommodation that sits within the parameters set out in the Planning and Design Code. This development seeks to exempt itself from the code purely as a matter of convenience. The selected portion of 5 Ravenswood Lane Balhannah has been chosen to minimise the impact that this development will have on the existing business carried out on this land holding, being the vineyard and The Lane restaurant. The proposed density in this application is simply too high for the selected site. In this scenario the Applicant is asking that the neighbours, community, landscape and the environment bear the burden of compromise by asking for an exemption to the Planning and Design Code, a Code that is intended to protect the neighbours, community, landscape and the environment.

It is for all the reasons I have listed herein that I ask the Adelaide Hills Council Assessment Panel apply the Planning and Development Code for this Zone and the associated overlays strictly to this application and reject this development application in its entirety.

Representations

Representor 68 - Belinda Symons

Name	Belinda Symons
Address	26 Ravenswood Lane BALHANNAH SA, 5242 Australia
Submission Date	01/03/2023 10:48 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

We are in a Productive Rural Landscape, the 'overlay being heritage adjacency, environment and food production, limited land division, Mt Lofty Ranges water supply catchment Area 2 and native vegetation'. This application will not conserve 'the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape'. Reading the Rural Zone Outcomes, I don't believe it complies. Lifestyle: This is our home not a workplace where we can leave at 5pm and return rested the next day like The Lane or future Luxury Lodge staff can. My family live here and my parents work here 24/7 so it would be great if the Lane/Luxury Lodge could work with the community to develop their business in other ways through consultation first. Sadly communicating with either will add another layer of complexity and frustration for my family with Luxury Lodge Group as a third party. Environment, Water Management, Ecology, Noise, Traffic, Landscape, Sustainability: It is contrary to all The Lane writes and stands for in statements on their website pages regarding sustainability, landscape, environment and understanding their responsibilities to respecting the land and social obligations. The Lane is accountable as the landlord/lessor of the parcel of land to the Luxury Lodge Group. Who holds the tenant LLG accountable in regards to Rural Zoning? Because of the enormity of the development in the small area of land allocated, it will further add to sustainability and greenhouse emissions with air travel and extra vehicle traffic while providing a mini subdivision accommodating 45+ people. It will affect the natural landscape, water management, including waste, fresh and catchment areas, environment and wildlife. I don't believe the submission fulfills the objective of DO2. Any tourism benefit/outcome is based on profits within Luxury Lodge and The Lane which will offer little benefit, cash flow or tourism being returned to the Hahndorf community group as a whole. Objecting is based on increase noise pollution, water issues, change of landscape, biosecurity, the environment and our eco system's likely disappearance of wildlife in the glen that we committed eagerly to retain when we took ownership of the property. One only needs to walk down into the glen during differing seasons to appreciate how special it is; the abundance of colorful wildflowers and mushroom displays and beautiful bird calls throughout the year. Its a cooler climate than the rest of the property encouraging varieties of species and birdlife, butterflies and other insects important to maintaining our pastures and pollens. It encourages kookaburra nesting along with parrots, blue wren, owls, koala and kangaroo life. We have a few types of noise issues already as it is, without further events, clients, vehicles, low circling aircraft, amplified music, loud clients entertaining themselves at the new 'Boatshed' on the dam bordering our eco glen, and hearing base music and beats inside our house during the day and as we attempt to sleep. This impacts our lifestyle and peaceful environment. The Lane, and no reason why the Lodge group will be different, affects us already and this will only increase. When horse riding or having the farrier, we have already had dangerous safety issues with low flying helicopters and 'joy rides'. There's certainly no social or environmental responsibility shown to us.

Attached Documents

Glen-and-grasses-1192838.jpg

glen-and-kanga-1-1192840.jpg

glen-natural-ecology-1192841.jpg







Representations

Representor 69 - Crystal Bihun

Name	Crystal Bihun
Address	Po. Box 380 WOODSIDE SA, 5244 Australia
Submission Date	01/03/2023 10:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons	

Attached Documents

Representation-Crystal-Bihun-1192843.pdf

Senior Assessment Officer
Adelaide Hills Council
developmentadmin@ahc.sa.gov.au

01/03/2023

To whom it may concern,

My name is Crystal Bihun, and I do not support this development.

I have lived at 23 Paech Brothers road part-time for over 6 years, and in the nearby suburb of Woodside for over 14 years. My family chose the Adelaide Hills as a place to live for its peaceful, spacious and natural lifestyle. Over the years of living at Paech Brothers Road, I have come to appreciate the open space and beautiful landscape I am surrounded by. I fear that this development puts that at risk, along with many other negative aspects that inevitably come with it. As someone who was schooled and taught to appreciate and preserve the natural landscape we are blessed with in the Adelaide Hills, I have dreams to raise my children in with the same mindset so that it is preserved for many years to come.

Highlighted in this document are several reasons why I think this development does not comply with several policies in the planning and design code.

Tourism (Or lack thereof)

Having studied a Bachelor of International Tourism I was intrigued as to how this development would benefit our local tourism. However, after reading the development plan and seeing the way it was promoted by The Lane, I was shocked to find out how little benefit this really was to our state. The fly-in/fly-out accommodation promotes a gated community inside of The Lane and its new "Villas" which leads me to believe a lack of greater community benefit (eg visitation to the Hahndorf main street and surrounding suburbs). The plan promotes a "personal services establishment" including a shop and spa which leads me to believe these Villas are designed to be self-sustainable so that effectively there is no need to travel outside of the development and support other local businesses. Even if this development promoted tourism in the Hahndorf or surrounding areas, the Paech Brothers Road infrastructure could not sustain such a significant increase in traffic and population.

Traffic

Paech Brothers Road has seen a significant increase in overall traffic due to The Lane over the past 6 years. It is worth noting, that the road (that was originally not sealed) was only bitumised recently and is not sufficiently wide enough for 2 cars to safely pass each other. Some vehicles that travel this road on a frequent basis include trucks, which the road is not designed to withstand. This development will at least double the overall traffic and makes the road unsafe to travel for not only local residents but also tourists who may not have sufficient driving experience on a country road.

Wildlife

One aspect that draws me to this area is the native wildlife that resides in the targeted development zone. I fear that if this development goes ahead, native animals such as kangaroos, koalas, possums etc. will deter from this area completely as a result from the changed environment. This not only impacts the natural eco system of the area but also makes the area less attractive to tourists. There is also a potential impact on their water sources, due to the lack of a clear wastewater management plan.

Bushfires

Only having just lived through the last devastating bushfire that came through Lobethal/Woodside I know first-hand the impacts a bushfire can have on the community. The Paech Brothers Road area at best is at high risk during the hotter months of the year, and this development inevitably brings an even higher risk with not just an increase in population, but population of potentially bushfire uneducated persons. The proposed development plan does not outline a suitable risk management plan to combat this hazard. This target landscape is hard to access due to its steep nature, which means a sufficient plan must be put in place that complies with regulations for unrestricted firefighting.

In summary, I believe that this development does not provide any benefits to South Australia as a state and therefore is not worthy of sacrificing the landscape.

Sincerely,

Crystal Bihun

85 Grevillea Way,
Woodside 5244

Representations

Representor 70 - Sam Underwood

Name	Sam Underwood
Address	PO Box 136 HAHNDORF SA, 5245 Australia
Submission Date	01/03/2023 11:03 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The development application does not meet the Planning and Design Code. It proposes to build a development within 5 meters of a boundary line. It is out of scale to the landscape and size of the block that it is planned to sit on. It poses a biosecurity risk the neighboring cattle and sheep farm. The sewage system for waste water is not adequate for the density and will contaminate the water supply. It poses a bushfire risk as it is to be built too close to the boundary. It greatly diminishes the rural aspect of the land and is imposing in scale and design, the buildings are not grouped but spread across the site too close to neighbors. This site is renowned for causing storm water issues and the road erodes due to the amount of water that comes off the planted grape vine sites and this site. There is no adequate plan for dealing with this water. The plan does not meet the Desired Outcomes for the Zone or overlays and should be rejected in its current form. A dangerous precedent will be set, allowing people to disregard key Desired Outcomes in the Code, within the Adelaide Hills Council if this development application was allowed approval. I ask the council to reject this application in its current form

Attached Documents

Representations

Representor 71 - Carolyn Symons

Name	Carolyn Symons
Address	26 Ravenswood Lane BALHANNAH SA, 5242 Australia
Submission Date	01/03/2023 11:15 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

We are in a Productive Rural Landscape, the overlay 'being heritage adjacency, environment and food production, limited land division, Mt Lofty Ranges water supply catchment Area 2 and native vegetation'. I do not believe this application will conserve 'the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape'[DO1] This is our home, not a weekender, holiday property or place that we leave at 5pm to go elsewhere unlike The Lane or future Luxury Lodge staff. We live and work here 24/7. I do not accept the proposed shop/spa nor this many villas fit the desired Outcomes Rural Zone. It's contrary to The Lane being 'humbled by our responsibility to look after the abundant natural resources'. As lessors it is going to be very easy to brush issues aside during neighbourly conversations, adding complexity and frustration by complicating communication with a third party. The lessee, Luxury Lodge Group and its corporates, are making 'improvements' for The Lane's benefit as lessor. I don't believe the submission fulfills the objective DO2. Any tourism is based on retaining profits within Luxury Lodge and The Lane with little cash flow or tourism returned to the community as a whole. There are no benefits to neighbouring properties, just a number of clustered buildings [DO 1] dumped in a small grazing paddock. This already causes water issues and has potential biosecurity, environmental, greenhouse and ecological issues for neighbours[DO3]. The Lane says they are part of the overall Hahndorf heritage and 'UNESCO World Heritage bid in progress internationally recognise the Adelaide Hills agrarian landscape' but what of the lessee? Statements state 'working at being socially responsible, environmentally sound' and designed 'wastewater management, building location', to 'protect the Mt Lofty water catchment, minimise use of precious water pumped from underground bore or harvested through rainwater tanks'. Informed by prior management, bore water is apparently overflowing to our glen and our water catchment area. As I write, another helicopter flies above my home circling around to arrive at The Lane, leaving via the arena. Recently we were subjected to a number of fly in/out providing 5-10min joy rides to event guests, showing lack of regard or social responsibility for neighbours, the land, environment or emissions. This behaviour has a 'greenwash' attitude toward wellbeing or environment. It creates a dangerous work area when riding our horses and for those coming onto the property who need to stop work to ensure their safety around horses. We have had a nasty incident of riding a spooked horse due to low circling aircraft. This impacts our lifestyle and peaceful environment. Beside enviro and eco issues, noise is another concern. We have ongoing noise reduction discussions with The Lane regarding music and events. We regularly hear music inside our home and bedroom late at night and numerous issues with outdoor amplified music. The Lane have moved events to the 'Boatshed' dam bordering our ecological glen and affecting wildlife. We take great joy and pride contributing to the delicate preservation of kookaburras nesting, along with other birdlife such as owls, eagles, black cockatoos, blue wrens etc. This ecological parcel is home to stunning wildflowers and fungi helping sustain creatures alongside kangaroos, their young and koalas. We pride ourselves on this ecological strip, showing international and interstate visitors. We continue to retain Woodcutter's Glen as an ecological area passed down from previous owners with historical stories of Germanic women collecting roof shingles for Hahndorf on foot, providing natural habitat to species. The development nears our glen and will affect the balance, particularly with future development.

Attached Documents

Representation_on_application_-_carolynSymonsAgainstApld22007004-5008078.docx

Glen-5008079.jpg

glen-ecology-landscape-1192847.jpg





Representations

Representor 72 - Austen Oxlade

Name	Austen Oxlade
Address	40 Jones Road BALHANNAH SA, 5242 Australia
Submission Date	01/03/2023 11:46 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

The Lane project that encompasses a luxury wellness retreat is of great concern to me as a local neighbour of the venue. Currently, their extravagant showmanship for private functions is intrusive to our small community of neighbours in close proximity to the establishment. There are various reasons for concern when it comes to the current composition and structure of how The Lane operates, but further vilification of our quaint neighbourhood simply cannot be endorsed. The Lane attempts to portray themselves as an "eco-friendly" organisation, but the paradoxical nature of their website rambling about how they are eco-friendly, whilst simultaneously offering exorbitantly unnecessary helicopter flights/tours is the height of hypocrisy. Not only are helicopters one of the most dangerous forms of transport, but the requirements for their operation within the area have drastic impacts on a multitude of pre-existing aspects. The noise pollution alone from the helicopters flying over our houses is palpable, but the disruption to our native wildlife is far more concerning. The fauna are at a disposition when The Lane conducts their flyovers, and the manner in which they chauvinistically tout a sheer disregard for nature is just the tip of the iceberg. Even our domestic pets are discomfited by The Lane helicopters, causing unnecessary stress, uncharacteristic behaviour, and even at times reactions which endanger not only the animal but also humans and other animals. I cannot see how The Lane is morally and/or ethically considering the cost of this aspect, nor reflecting it in the pricing structure for their offered products. As a small group of households, we like to maintain the integrity of the area. Unfortunately, The Lane does not share these same values as they mock the rural living layout which is adhered to by all surrounding neighbours. Instead, The Lane proposes to erect a monstrosity which goes against the scale of every current dwelling, business, and structure in the area. As it stands, The Lane creates light pollution which can be sighted from properties that neither border The Lane, nor sit even on the same side of the road. The proposed project will increase this already problematic aspect of operation, bringing further disruption to the status quo of the neighbourhood, native wildlife, and our environment. I cannot see how The Lane is morally and/or ethically considering the cost of this aspect, nor reflecting it in the pricing structure for their offered products. Tourism is not something new to the Adelaide Hills, however with this tourism comes a level of responsibility to protect the sanctity of what makes it attractive in the first place. South Australia has some of the strictest biosecurity regulations on the planet, and wineries which are world-renowned take the matter of biosecurity seriously in order to consistently deliver exquisite products. This proposed project from The Lane will inevitably lead to biosecurity flaws, hazards, and perhaps even outbreaks which will result in potentially catastrophic impacts on the native wildlife and delicate ecosystems nearby. Drawing more tourists in to an agricultural area without stringent biosecurity checks seems like an oversight we cannot ignore or take a gamble on - especially after having seen the global impact of COVID19. I cannot see how The Lane is morally and/or ethically considering the cost of this aspect, nor reflecting it in the pricing structure for their offered products. Bushfires are prevalent in the Adelaide Hills, and they are something the community struggles with regularly. Already, our rural fire services struggle to meet the needs of protecting current homes and businesses in the Adelaide Hills. Adding to their workload is the utmost disrespect to their loyal dedication. I cannot see how The Lane is morally and/or ethically considering the cost of this aspect, nor reflecting it in the pricing structure for their offered products.

Attached Documents

Representations

Representor 73 - Teneal Elliott

Name	Teneal Elliott
Address	19 Bligh Ave PANORAMA SA, 5041 Australia
Submission Date	01/03/2023 11:49 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I believe the Council Assessment Panel should reject the development application in its current form on the basis it does not meet several relevant policies in the planning and design code, including the following: # Productive Rural Landscape Zone Desired Outcome DO 1 A diverse range of land uses at an appropriate scale and intensity that capitalise on the region's proximity to the metropolitan area and the tourist and lifestyle opportunities this presents while also conserving the natural and rural character, identity, biodiversity and sensitive environmental areas and scenic qualities of the landscape. Productive Rural Landscape Zone Performance Outcome 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. # General Development Policies (Tourism Development) 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. Though my main concern relates to the impact this development will have on the mental health and wellbeing of my aging parents who saw this place as their place of peace, privacy and serenity, I also have concerns about the following: - the disregard for adjacent properties with heritage significance. - the large amount of additional traffic, and the impact it will have on the poor road infrastructure in the area - the loss of peace and privacy for neighbouring homes and properties - the significant visual intrusion of the development in the Primary Production Landscape Zone? - the preservation of the natural beauty of the Adelaide/Hahndorf Hills region for current and future generations? -bushfire risks associated with additional human activity, as the development has not been designed to minimise risk to others or protect itself in the Medium Bushfire Hazard overlay. -the lack of transparency in relation to the wastewater management plan -noise from the ongoing use of helicopters -the impact on wildlife and vegetation caused by the development

Attached Documents

Representations

Representor 74 - Georgina Symons

Name	Georgina Symons
Address	26 Ravenswood Lane BALHANNAH SA, 5242 Australia
Submission Date	01/03/2023 11:52 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

As a neighbour who shares a fence line the lane and an active horse rider in the area. I disagree with the proposed expansion put forward by the lane. Due to the current level of fuel emission produced by the Lanes helicopters and their current flight paths over our property, it has caused some of the following issues. Whilst out for trail rides or working horses in my home arena, I have been thrown from my horse when a helicopter from The Lane come flying directly over our house and arena which has caused them to spook and attempt to flee in a panicked state. As such, I have attached an image outlining the flightpath of helicopters from The Lane in relation to my stables, paddocks, and equine facilities. To explain the attached diagram, this is what is represented: Pink - Horse stables and arena Blue - Wind direction (helicopters must land flying into the wind) Yellow - Current flightpath (not to scale) Red - Helipad Orange - Residential dwelling

Attached Documents

The-Lane-2023-Flightpath-Disruption-1192855.pdf



ATMs

Chemists

Transport

Museums

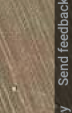
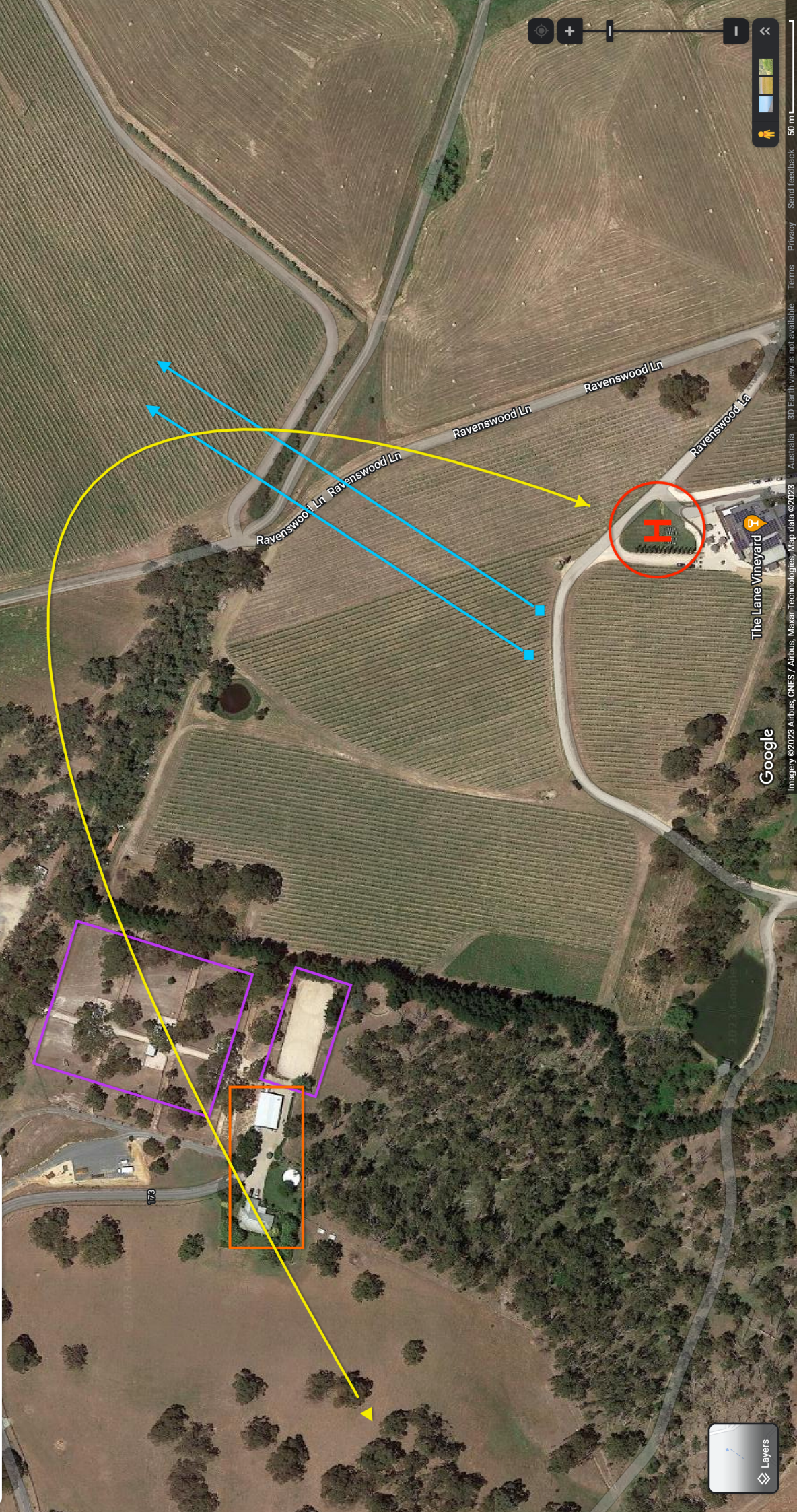
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Australia

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The Lane Vineyard

Ravenswood Ln

Ravenswood Ln

Ravenswood Ln

173

Layers

13 July 2023

Melanie Scott
Senior Statutory Planner
Adelaide Hills Council

Dear Melanie,

RE: Summary of Representations - Development Application ID 22007004

Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks.

To follow, Intro Architecture provides a summary of the representations received with respect to the proposed development 5 Ravenswood Lane, Balhannah pursuant to the Planning Development and Infrastructure Act 2016.

As a result of public notification, 74 representors made submissions. One submission was a duplicate. Of the valid representations, 1 was in support of the development, 1 supported the development with concerns and 71 were opposed to the development.

43 representors (highlighted in green below) have requested to talk to their representation at the decision-making hearing for this development.

We have reviewed the submissions and a summary of the representations is provided below:

	Name	Affected property	Supports the development	Wished to be heard
1	Sandra and John Tarrant	1/14 Braun Drive, Hahndorf	No	No
2	Rachel Rudiger	Hahndorf	No	No
3	Jonathan Nitschke	215 Jones Road Balhannah – adjacent	No	Yes
4	Dave Cal	Glenunga	No	No
5	Nicol Morrison	Balhannah	No	Yes
6	Jo Marsh	Stirling	No	No
7	Jody Rowe	Dulwich	No	No
8	Sandra Nitschke	215 Jones Road Balhannah	No	Yes
9	Tim Davis	Hahndorf	No	No
10	Nelson Green	PO Box Hahndorf	No	No
11	Deborah Warland	PO Box Balhannah	No	Yes
12	Steve Noske	PO Box Mt Barker	No	No
13	Greg Jamieson	PO Box Hahndorf	No	Yes
14	Deb Crawford	PO Box Littlehampton	No	No
15	Simone McClure	Gilles Plains	No	No
16	Brenton Kelly	PO Box Kent Town	No	Yes
17	Anna Crowley	PO Box North Adelaide	No	No
18	Elizabeth Kirkby	PO Box Hahndorf	No	Yes
19	Grant Coleman	44 Jones Road Balhannah	No	Yes

INTRO

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20	Jason White	PO Box Hahndorf	Yes with concerns	No
21	Tracy Hogan	Windsor Avenue Hahndorf	No	No
22	Valentina Zaytseva	Ridgehaven	No	Yes
23	Megan Pezzota	Rostrevor	No	Yes
24	Richard Shipman	29A Leonard Road, Hahndorf	No	Yes
25	Nicholas Baranikow	PO Box Glenside	No	No
26	Noel and Patricia Halloran	PO Box Balhannah	No	No
27	Andrew Webber	PO Box Hahndorf	No	Yes
28	Alistair Haigh	North Adelaide – local address not provided	No	Yes
29	Stephen Symons	26 Ravenswood Lane, Balhannah	No	Yes
30	Duplicate			
31	Sandra Loveband	Highgate	No	Yes
32	Susan Haigh	Elton Box 161, Balhannah	No	Yes
33	Merrilyn Hein	PO Box Hahndorf – nearby rural property	No	No
34	Pauline Willy	Paradise	No	Yes
35	Luke Rudiger	PO Box Hahndorf	No	No
36	Ethel Stanton	14 Birchmore Road Balhannah	No	Yes
37	Kathleen Smith	PO Box Hahndorf	No	No
38	Anthony Smith	PO Box Hahndorf	No	No
39	Joshua Silwood	Mount Barker	No	Yes
40	Perry Kelly	Royston Park	No	Yes
41	Tom Gilbert	Mount Barker	Yes	No
42	Kyle Hewitt	St Agnes	No	Yes
43	Scott Crawford	Littlehampton	No	No
44	Richard Harris	Hahndorf	No	Yes
45	Rosslyn Hendrick	141 Birchmore Road Hahndorf	No	Yes
46	Valerie Harris	Po Box Hahndorf	No	Yes
47	Christie Rogers	35 English Street Hahndorf	No	No
48	Christine Reed	8 Paech Brothers Road Hahndorf	No	Yes
49	Daniel Rossouw	PO Box Balhannah	No	No
50	Carl Nitschke	215 Jones Road Balhannah	No	Yes
51	Michael Cornish	47 Orontes Avenue Bridgewater	No	No
52	Jo Christie	18 Walker Street Macclesfield	No	No
53	Geoff Fisher	3 Albert Avenue Crafers West	No	No
54	John Kuomi	Easlea Road Littlehampton	No	No
55	Jillian Awerbuch	32 Bradshaw Avenue Crafers West	No	No
56	Debbie Nulty	Ravenswood Lane Balhannah	No	Yes
57	Chris McMichael	144 Johnsons Road Balhannah	No	Yes
58	Lyn Nitschke	215 Jones Road Balhannah	No	Yes
59	Marge Kelly	Royston Park	No	Yes
60	John Nitschke	215 Jones Road Balhannah	No	Yes
61	David Loveband	Highgate	No	Yes
62	Matt Kelly	23 Paech Brothers Road Hahndorf	No	Yes
63	Jo Marshall	Birchmore Road, Balhannah	No	No
64	Darren Kelly	23 Paech Brothers Road, Balhannah	No	Yes
65	Cathryn Nitschke	215 Jones Road Balhannah	No	Yes
66	Kerry Martin	Mitchell Park	No	No
67	Katrina Pollard	PO Box Hahndorf	No	Yes
68	Belinda Symons	26 Ravenswood Road, Balhannah	No	Yes
69	Crystal Bihun	23 Paech Road, Balhannah	No	Yes
70	Sam Underwood	PO Box Hahndorf	No	Yes
71	Carolyn Symons	26 Ravenwood Lane, Bahannah	No	Yes
72	Austen Oxlade	40 Jones Road, Balhannah	No	Yes
73	Teneal Elliot	Panorama	No	Yes
74	Georgina Symons	26 Ravenswood Lane, Balhannah	No	Yes

The representations relate to the:

- Statutory assessment process and the level of information available to the public
- Appropriateness of land use
- Specifics of the lease arrangement
- Built form, scale and intensity
- Visual impact and impact on the landscape character and amenity
- Siting and setbacks of the built form
- Interface of tourist accommodation with primary production
- Helicopter use
- Road safety and traffic impacts
- Stormwater management
- Wastewater management
- Bushfire Hazards
- Noise
- Light spill
- Lodge operations

I respond to these concerns below:

STATUTORY ASSESSMENT PROCESS

The proponent has been working with various consultants and authorities to ensure that technical matters pertaining to the proposed development are addressed. Importantly, the Department of Health and the Environment Protection Authority have been consulted regarding over the design of the wastewater system. At the time of public consultation there were three potential systems that would work for the proposed development. Over this period we have narrowed this down to one system.

All technical details have now been resolved relating to the proposed development.

APPROPRIATENESS AND INTENSITY OF LAND USE

Key Issues Raised:

- Dwellings inappropriate in Zone;
- Intensity of Land Use inappropriate;
- Relationship between facilities on subject land tenuous;
- Land Use incongruent with Zone; and
- Development sets a Precedent.

The proposed development does not include the requisite facilities which would satisfy the definition of *dwelling*, and as such the proposed development does not comprise residential development.

The proposed development does to set a precedent, applications lodged must be assessed on their merits against the Planning and Design Code.

The proposal satisfies the following provisions of the Planning and Design Code (my underlining):

Productive Rural Landscape Zone

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.**

The proposed development strikes a balance between providing an envisaged land use at an appropriate scale and intensity with the conservation of the character, environmental and scenic qualities of the landscape.

The scale of the development is entirely appropriate upon the subject land. The siting of the buildings is on a portion of land that is underutilised and unfit for the growing and harvesting of vines. The intensity of the development is entirely appropriate cognisant of the size of the land, being some 36Ha. In fact, the proposed development will be constrained to a small portion of this land being some 3Ha in size which minimises the impact on the character, environmental and scenic qualities of the land by allowing the balance of the allotment to function as a vineyard.

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.**

The subject land currently provides for horticultural uses, a cellar door and restaurant. The proposed development conserves all these uses by siting a tourist development and accommodation use on an underutilised portion of land. The proposal will expand the economic base of the region by providing additional visitor nights. The lodge and wellness facilities are proposed to operate as ancillary to the accommodation. The lodge will be exclusively available to the patrons of the overnight accommodation. The wellness centre will be primarily available for the patrons of the overnight accommodation, with some supplemental use by patrons of the Lane Restaurant (for example a package deal providing a meal and wellness treatment).

PO1.1 **The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.**

The proposed development is for tourist accommodation in a location which protects the productive value of the broader allotment. The accommodation is not a sensitive land use and will not impact on the function of the vineyard.

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.

A representation has described the link between the proposed development and the existing facilities at the Lane as tenuous, this is, in my opinion, a spurious claim. The Lane and the proposed development:

- are located on the same allotment and certificate of title;
- share common access and egress points;
- share infrastructure; and
- share the same bushfire management plan.

Furthermore, the proposed tourist accommodation excludes commercial kitchens such that it can leverage existing facilities at the Lane. The two facilities are physically, administratively, and operationally linked. To suggest that the tourist accommodation is not associated with the primary use of the land is erroneous.

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.

The siting of the proposed tourist accommodation facility is appropriate within the context of the subject land and locality. The proposal is sited in an area which has a minimal impact on the broader locality. The setback from the primary street creates the effect that the development is not visible from publicly accessible land except when close by on the Paech Brothers Road. The site is shielded from the north and west by existing allotments and to the east by the subject land. There will be an entirely appropriate visual impact on the property on the opposite side of Paech Brothers Road to the south.

Further, the built form is constrained insofar as each accommodation unit has constrained physical proportions and have been sited to provide space between buildings contributing to a sense of openness.

General Development Policies

DO 1 Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

The subject land is located in an area which experiences high tourism volumes. There are significant facilities within the broader area to cater for tourism demand and needs. There is however, a distinct lack of quality managed accommodation. The introduction of the proposed accommodation at the subject land will provide for an opportunity to allow visitors to stay and spend longer in the region.

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.

The Adelaide Hills is one of South Australia's premier food and wine destinations, with various business which are celebrated internationally. The proposal leverages upon this reputation by delivering high quality tourist accommodation in an area where there is the potential to showcase South Australians landscapes and produce and is located on a site which provides world class local food and wine experiences.

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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.

The proposed development has been clustered to minimise the environmental and contextual impacts on the locality. If the proposed development was sited in a single building then it would have a greater bulk and scale providing for a greater visual impact, furthermore the earthworks associated with this development would be more substantial.

LEASE OR SCHEME OF ARRANGEMENT

The proposed development will be able to function with the current tenure arrangements existing upon the land. The facility will be managed, any issues arising can be dealt with through the managers of the facility.

BUILT FORM AND VISUAL IMPACT

Key Issues Raised:

- Scale of development inappropriate;
- Setbacks inappropriate;
- Form of development inappropriate; and
- Visual impact inappropriate.

Representations raise the impacts of the built form on the locality through setbacks and the visual impact of the development on adjoining land parcels. I quote the relevant provisions below:

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.

The representations have rightly stated that a number of the accommodation units fall within the 40m setback buffer identified within DTS/DPF 6.4. DTS/DPF 6.4

represents one way in which the overarching performance outcome, being PO 6.4, can be achieved, it does not represent a rule, rather it represents a guideline.

Despite falling short of satisfying DTS/DPF 6.4 the proposal satisfies PO 6.4. The proposed accommodation units are located is closest to the singular allotment that wraps around this portion of the subject land to the north and west. This adjoining allotment is large, being some 27.4 Ha, and is solely used for agricultural practices. This allotment is of a significant size and of a land use where the visual impacts associated with a reduced setback present an acceptable impact on this lot. The subject land is also located adjacent to a smaller lot at 23 Paech Brother Road. Two accommodation units fall within the setback to this allotment, however, they are still at a substantial distance away, being some 30-35m away from this boundary. The setback to 23 Paech Brother Road, while less than requested is considered appropriate.

A number of representations argue that the proposed development will have a substantial visual impact on the locality. I reject these assertions on the following basis:

1. Three of the accommodation units are located at the ridgeline;
2. In this location, the accommodation will be visible by six properties;
 - a. the adjoining property at 23 Paech Brother Road is located some 200m away from the ridgeline
 - i. the vista from this dwelling is broken up by existing and proposed vegetation and other accommodation units;
3. the next closest dwelling is some 450m away.

Arguably the dwellings on the opposite side of Paech Brothers Road have the potential of the greatest visual impact. While the dwellings are located at the ridgeline, they do not break the skyline as the Adelaide Hills beyond provides a backdrop which exceeds the height at this ridgeline.

I am of the opinion that cognisant of the nature of the broader locality and area within which the proposal is sited, and the proposed design of the accommodation the anticipated visual impact is appropriate.

INTERFACE BETWEEN LAND USES

Key Issues Raised:

- Impact on farming activities

The proposal is for a sensitive receiver on the same site as a lawfully existing vineyard, and adjacent to a site which is used for the breeding and rearing of animals. An aerial review of the adjoining property shows that the site is not used for intensive animal husbandry. The proposal accords with the following Performance Outcome.

Interface between Land Uses

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.

The proposed tourist accommodation is classified as a sensitive receiver and consequently has been sited and designed appropriately. The location of the buildings are away from the intensive viticultural activities occurring on site. The proponent is fully aware that the subject land is located adjacent to working farms and believes that this represents a point of attraction for the proposed development. Furthermore, while the proposed development is a sensitive receiver, occupants are not living at the premises on a full time basis. Overnight visitors will be on site for a short portion of time, and the effects experienced from adverse impacts associated with farming activities are less significant than those on a purely residential premises.

DESIGN

Key Issues Raised:

- Built form has inappropriate height, configuration and orientation
- Not sustainable;
- Materials inappropriate.

A range of representations have raised concern with the design aspects of the proposed development.

The design of the accommodation has been conceived to reduce its visual impact on the locality by providing for muted colours and natural looking materials, by providing a flat roof to reduce the effective height of each building and to minimise the effects of glare from roof pitches. The accommodation also incorporates appropriate solid to void ratios and includes substantial areas for landscaping to soften how the development is perceived.

Productive Rural Landscape Zone

PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.

The subject land is sloping, and as such the proposed design has been highly considered to deliver an appropriate and sustainable built form. The proposal has been sensitively designed to work with the natural land form. The road has been designed to minimise earth works and achieve a cut and fill balance. Similarly the accommodation has been designed to have a light touch on the surface of the land by minimising the use of concrete and flattening out on pads.

General Development Policies - Design

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.

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.

The accommodation has been designed with sustainability at the forefront of consideration. The design of the accommodation minimises glazing which faces west to avoid excessive heat load in the afternoon. Where the accommodation faces west, deep awnings have been provided to shade this façade until late in the afternoon. Each accommodation unit will be fit-out with automated capabilities to reduce their energy load, highly efficient water fixtures will be selected and there are opportunities to incorporate solar and battery storage to supplement energy loads.

The accommodation has been designed with prefabrication in mind, which will reduce the amount of time and the effects on site and substantially reduces waste during the construction process.

HELICOPTER TRAFFIC

Helicopter traffic has not been considered as part of this application. There are no plans that have been made to allow for or incorporate helicopter arrival, and this form of transport will not be incorporated into the marketing of the accommodation.

TRAFFIC

A response has been provided by an expert consultant, Empirical Traffic Assessment and is attached within the portal.

I note that a representation highlighted the proposed driveway exceeds 600m (through DTS/DPF 5.2) in length and is therefore unacceptable. I find this assertion unsubstantiated. The proposal utilises an existing driveway which minimises the duplication of infrastructure on productive land and it minimises access points to the surrounding road network. The access arrangements are considered acceptable.

STORMWATER AND WASTEWATER

The stormwater concerns are noted. An appropriate stormwater management response is provided through MLEI engineers.

The wastewater response has been resolved with both the Department of Health and the EPA through an expert consultant Waterscope. A copy of this report is attached within the portal.

BUSHFIRE MANAGEMENT

The site is located within the Medium Risk overlay for Bushfire Hazard. A bushfire management response is provided and stipulates how the property and proposal will be managed.

NOISE

Use of the accommodation will be restricted at night to the occupants of the accommodation. Neither the lodge, nor the accommodation will be used to host events. Any noise emanating from the proposed accommodation would be subject to EPA regulations. Should any neighbour feel aggrieved with noise emanating from the then management should be contacted for further action.

LIGHT POLLUTION

The proposal does not feature external lighting above building height which would impact on neighbouring buildings. Should the Australian Standards or National Construction Code require it, downwards facing bollards lighting would be provided.

LODGE OPERATIONS

The lodge will be an ancillary function to the accommodation. It is a common place that overnight guests of the accommodation can congregate. The lodge will serve food supplied by the lane, and drinks during restricted time periods. At other times the lodge will be available for access by overnight guests but without full service.

The internal layout for the wellness centre is indicative at this point in time a. The maximum number of rooms and a separate reception area have been put in this space to ensure that all bases are covered. This scenario has been put forward to allow planners to assess the nature in which the facility can operate and ensure that the proposed development functions with appropriate impacts on the locality.

We trust that this response and the information uploaded to the portal is sufficient for you to finish your response.

Kind Regards,



Anthony Gatti
Senior Planning Advisor

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23 February 2024

Melanie Scott
Senior Statutory Planner
Adelaide Hills Council

Dear Melanie,

RE: Response to Representations - Development Application ID 22007004

Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks.

To follow, Intro Architecture provides a summary of the representations received with respect to the proposed development 5 Ravenswood Lane, Balhannah pursuant to the Planning Development and Infrastructure Act 2016.

As a result of public notification, 74 representors made submissions. One submission was a duplicate. Of the valid representations, 1 was in support of the development, 1 supported the development with concerns and 71 were opposed to the development.

43 representors (highlighted in green below) have requested to talk to their representation at the decision-making hearing for this development.

In response to the items raised in the public consultation and referral processes, we have made a number of changes to the scheme. These are reflected in the revised architectural plans and stormwater and wastewater reports that accompany this response. The changes comprise:

- accommodation units are setback a minimum of 20 metres from the site boundary and sit significantly lower against the ridgeline;
- all villas are now top loaded from the internal ring access road, precluding the need for access stairs;
- accommodation car parking is moved onto the side of the internal access road rather than individual attached carports;
- a revised stormwater management approach which directs stormwater through internal roadside swales along a single swale to a detention basin with overflow directed to an existing pit and pipe on the eastern side of the access drive; and
- the wastewater plan is redesigned to a fully contained treatment system that irrigates a woodlot on the site.

We have reviewed the submissions and a summary of the representors is provided below:

Wishes to be heard

	Name	Affected property	Supports the development	Wished to be heard
1	Sandra and John Tarrant	1/14 Braun Drive, Hahndorf	No	No
2	Rachel Rudiger	Hahndorf	No	No
3	Jonathan Nitschke	215 Jones Road Balhannah – adjacent	No	Yes
4	Dave Cal	Glenunga	No	No
5	Nicol Morrison	Balhannah	No	Yes
6	Jo Marsh	Stirling	No	No
7	Jody Rowe	Dulwich	No	No
8	Sandra Nitschke	215 Jones Road Balhannah	No	Yes
9	Tim Davis	Hahndorf	No	No
10	Nelson Green	PO Box Hahndorf	No	No
11	Deborah Warland	PO Box Balhannah	No	Yes
12	Steve Noske	PO Box Mt Barker	No	No
13	Greg Jamieson	PO Box Hahndorf	No	Yes
14	Deb Crawford	PO Box Littlehampton	No	No
15	Simone McClure	Gilles Plains	No	No
16	Brenton Kelly	PO Box Kent Town	No	Yes
17	Anna Crowley	PO Box North Adelaide	No	No
18	Elizabeth Kirkby	PO Box Hahndorf	No	Yes
19	Grant Coleman	44 Jones Road Balhannah	No	Yes
20	Jason White	PO Box Hahndorf	Yes with concerns	No
21	Tracy Hogan	Windsor Avenue Hahndorf	No	No
22	Valentina Zaytseva	Ridgehaven	No	Yes
23	Megan Pezzota	Rostrevor	No	Yes
24	Richard Shipman	29A Leonard Road, Hahndorf	No	Yes
25	Nicholas Baranikow	PO Box Glenside	No	No
26	Noel + Patricia Halloran	PO Box Balhannah	No	No
27	Andrew Webber	PO Box Hahndorf	No	Yes
28	Alister Haigh	North Adelaide - local address not provided	No	Yes
29	Stephen Symons	26 Ravenswood Lane, Balhannah	No	Yes
30	Duplicate			
31	Sandra Loveband	Highgate	No	Yes
32	Susan Haigh	Elton Box 161, Balhannah	No	Yes
33	Merrilyn Hein	PO Box Hahndorf – nearby rural property	No	No
34	Pauline Willy	Paradise	No	Yes
35	Luke Rudiger	PO Box Hahndorf	No	No
36	Ethel Stanton	14 Birchmore Road Balhannah	No	Yes
37	Kathleen Smith	PO Box Hahndorf	No	No
38	Anthony Smith	PO Box Hahndorf	No	No
39	Joshua Silwood	Mount Barker	No	Yes
40	Perry Kelly	Royston Park	No	Yes
41	Tom Gilbert	Mount Barker	Yes	No
42	Kyle Hewitt	St Agnes	No	Yes
43	Scott Crawford	Littlehampton	No	No
44	Richard Harris	Hahndorf	No	Yes
45	Rosslyn Hendrick	141 Birchmore Road Hahndorf	No	Yes
46	Valerie Harris	Po Box Hahndorf	No	Yes
47	Christie Rogers	35 English Street Hahndorf	No	No
48	Christine Reed	8 Paech Brothers Road Hahndorf	No	Yes

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49	Daniel Rossouw	PO Box Balhannah	No	No
50	Carl Nitschke	215 Jones Road Balhannah	No	Yes
51	Michael Cornish	47 Orontes Avenue Bridgewater	No	No
52	Jo Christie	18 Walker Street Macclesfield	No	No
53	Geoff Fisher	3 Albert Avenue Crafers West	No	No
54	John Kuomi	Easlea Road Littlehampton	No	No
55	Jillian Awerbuch	32 Bradshaw Avenue Crafers West	No	No
56	Debbie Nulty	Ravenswood Lane Balhannah	No	Yes
57	Chris McMichael	144 Johnsons Road Balhannah	No	Yes
58	Lyn Nitschke	215 Jones Road Balhannah	No	Yes
59	Marge Kelly	Royston Park	No	Yes
60	John Nitschke	215 Jones Road Balhannah	No	Yes
61	David Loveband	Highgate	No	Yes
62	Matt Kelly	23 Paech Brothers Road Hahndorf	No	Yes
63	Jo Marshall	Birchmore Road, Balhannah	No	No
64	Darren Kelly	23 Paech Brothers Road, Balhannah	No	Yes
65	Cathryn Nitschke	215 Jones Road Balhannah	No	Yes
66	Kerry Martin	Mitchell Park	No	No
67	Katrina Pollard	PO Box Hahndorf	No	Yes
68	Belinda Symons	26 Ravenswood Road, Balhannah	No	Yes
69	Crystal Bihun	23 Paech Road, Balhannah	No	Yes
70	Sam Underwood	PO Box Hahndorf	No	Yes
71	Carolyn Symons	26 Ravenwood Lane, Bahannah	No	Yes
72	Austen Oxlade	40 Jones Road, Balhannah	No	Yes
73	Teneal Elliot	Panorama	No	Yes
74	Georgina Symons	26 Ravenswood Lane, Balhannah	No	Yes

The representations relate to the:

- statutory assessment process and the level of information available to the public;;
- appropriateness of land use;
- specifics of the lease arrangement;
- built form, scale and intensity;
- visual impact and impact on the landscape character and amenity;
- siting and setbacks of the built form;
- interface of tourist accommodation with primary production;
- helicopter use;
- road safety and traffic impacts;
- stormwater management;
- wastewater management;
- bushfire hazards;
- noise;
- light spill; and
- lodge operations

I respond to these concerns below.

STATUTORY ASSESSMENT PROCESS

The proponent has been working with various consultants and authorities to ensure that technical matters pertaining to the proposed development are addressed. Importantly, the Department of Health and the Environment Protection Authority

have been consulted regarding the design of the wastewater system. At the time of public consultation there were three potential systems that would work for the proposed development. Over this period we have narrowed this down to one system.

APPROPRIATENESS AND INTENSITY OF LAND USE

Key Issues Raised:

- dwellings inappropriate in Zone;
- intensity of land use inappropriate;
- relationship between facilities on subject land tenuous;
- land use incongruent with Zone; and
- development sets a precedent.

The proposed development does not include the requisite facilities which would satisfy the definition of *dwelling*, and as such the proposed development does not comprise residential development.

The proposed development does not set a precedent. In South Australia, all development applications lodged must be assessed on their merits with specific consideration to each site context against the Planning and Design Code.

The proposal satisfies the following provisions of the Planning and Design Code (my underlining):

Productive Rural Landscape Zone

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.**

The proposed development strikes a balance between providing an envisaged land use at an appropriate scale and intensity with the conservation of the character, environmental and scenic qualities of the landscape.

The scale of the development is entirely appropriate upon the subject land. The siting of the buildings is on a portion of land that is underutilised and unfit for the growing and harvesting of vines. The intensity of the development is entirely fitting cognisant of the size of the land, being some 36ha. In fact, the proposed development will be constrained to a small portion of this land being some 3ha in size which minimises the impact on the character, environmental and scenic qualities of the land by allowing the balance of the allotment to function as a vineyard.

The siting of the accommodation units has been revised on site such that they are located at least 20 metres from the site boundary and the uppermost villas now sit a further two metres lower in elevation against the ridgeline.

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.

The subject land currently provides for horticultural uses, a cellar door and restaurant. The proposed development conserves all these uses by siting a tourist development and accommodation use on an underutilised portion of land. The proposal will expand the economic base of the region by providing additional visitor nights. The lodge and wellness facilities are proposed to operate as ancillary to the accommodation. The lodge will be exclusively available to the patrons of the overnight accommodation. The wellness centre will be primarily available for the patrons of the overnight accommodation, with some supplemental use by patrons of the Lane Restaurant (for example a package deal providing a meal and wellness treatment).

PO1.1 The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.

The proposed development is for tourist accommodation in a location which protects the productive value of the broader allotment. Given its spatial separation from the vines on site, the accommodation will not impact on the function of the vineyard. Land on adjacent sites is sloping and is not suited to intensive primary production and the potential for interface issues with activities on adjacent land is considered insignificant.

Landscaping is proposed as a visual buffer between the accommodation use and adjacent land which will further minimise any minor impacts associated with the interface of land uses.

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.

A representation has described the link between the proposed development and the existing facilities at the Lane as tenuous, this is, in my opinion, a spurious claim. The Lane and the proposed development:

- are located on the same allotment and Certificate of Title;
- share common access and egress points;
- share infrastructure; and
- share the same bushfire management plan.

The proposed development and the Lane will share the same commercial kitchen. The Lodge, and its associated tourist accommodation rooms, will:

- serve food provided by the Lane;
- provide the Lanes wines to the exclusion of other wine brands;

- be supplied by the Lane for other beverage items.

The CEO for the Lane will have oversight and be involved in the management of the accommodation facility. The CEO of the Lane will have ultimate say in the operation of the accommodation facility. T

The proposed tourist accommodation facility will be an extension of the Lanes business, and as such associated with the primary use of the land. To suggest that the tourist accommodation is not associated with the primary use of the land is erroneous.

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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.**

As stated above, the accommodation villas are now located more than 20 metres from the allotment boundaries.

The siting of the proposed tourist accommodation facility is appropriate within the context of the subject land and locality. The proposal is sited in an area which has a minimal impact on the broader locality. The setback from the primary road creates the effect that the development is not visually significant from publicly accessible land. Visibility is largely limited to close by on the Paech Brothers Road. The site is shielded from the north and west by existing allotments and to the east by the subject land. There will be an entirely appropriate visual impact on the property on the opposite side of Paech Brothers Road to the south.

Further, the built form is constrained insofar as each accommodation unit has modest physical proportions and have been sited to provide space between buildings contributing to a sense of openness.

General Development Policies

DO 1 **Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.**

The subject land is located in an area which experiences high tourism volumes. There are significant facilities within the broader area to cater for tourism demand and needs. There is however, a distinct lack of quality managed accommodation. The introduction of the proposed accommodation at the subject land will provide for an opportunity to allow visitors to stay and spend longer in the region.

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.**

The Adelaide Hills is one of South Australia's premier food and wine destinations, with various business which are celebrated internationally. The proposal leverages upon this reputation by delivering high quality tourist accommodation in an area

where there is the potential to showcase South Australia's landscapes and produce and is located on a site which provides world class local food and wine experiences.

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.**

The proposed development has been clustered further to minimise the environmental and contextual impacts on the locality. Relative to a scheme that consolidated all accommodation and facilities into a single bulkier building the proposed scheme results in reduced visual impact and reduced earthworks.

LEASE OR SCHEME OF ARRANGEMENT

The proposed development will be able to function with the current tenure arrangements existing upon the land. The facility will be managed. Any issues arising can be dealt with through the managers of the facility.

BUILT FORM AND VISUAL IMPACT

Key Issues Raised:

- Scale of development inappropriate;
- Setbacks inappropriate;
- Form of development inappropriate; and
- Visual impact inappropriate.

Representations raise the impacts of the built form on the locality through setbacks and the visual impact of the development on adjoining land parcels.

The development scheme has since been revised to increase setbacks from site boundaries to greater than 20 metres which should alleviate many of the concerns raised by the neighbours.

I quote the relevant provisions below:

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.**

The representations have rightly stated that a number of the accommodation units fall within the 40m setback buffer identified within DTS/DPF 6.4.

DTS/DPF 6.4 represents one way in which the overarching performance outcome, being PO 6.4, can be achieved, it does not represent a rule, rather it represents a guideline.

Despite still falling short of satisfying DTS/DPF 6.4, the proposal with setbacks of at least 20 metres allows for landscaping buffers and satisfies PO 6.4 in that it maintains a pleasant rural character and amenity. The proposed accommodation units are located closest to the singular allotment that wraps around this portion of the subject land to the north and west. The revised scheme results in only four of the accommodation units being located within the 40-metre buffer from this property. Three of these units are setback 20-25 metres from the boundary and the fourth is approximately 38 metres from the boundary.

This adjoining allotment is large, being some 27.4ha, and is solely used for agricultural practices. This allotment is of a significant size and of a land use where the visual impacts associated with a reduced setback present an acceptable impact on this lot.

The subject land is also located adjacent to a smaller lot at 23 Paech Brother Road. Five accommodation units fall within the setback to this allotment, however, they are still at a substantial distance away, four being some 30 to 35 metres away from this boundary whilst a fifth is setback by some 24 metres. The setback to 23 Paech Brother Road, while less than requested is considered appropriate. The accommodation units will be located at least 70 metres from the dwelling at 23 Paech Brother Road.

A number of representations contend that the proposed development will have a substantial visual impact on the locality. I reject these assertions on the following basis:

1. three of the accommodation units are located near the ridgeline;
2. In this location, the accommodation will be visible by six properties;
 - a. the adjoining property at 23 Paech Brother Road is located some 200m away from the ridgeline
 - i. the vista from this dwelling is broken up by existing and proposed vegetation and other accommodation units;
3. the next closest dwelling is some 450m away.

Arguably the dwellings on the opposite side of Paech Brothers Road have the potential of the greatest visual impact. While the accommodation villas are located just below the ridgeline, they do not break the skyline as the Adelaide Hills beyond provides a backdrop which exceeds the height at this ridgeline.

I am of the opinion that cognisant of the nature of the broader locality and area within which the proposal is sited, and the proposed design of the accommodation, the anticipated visual impact is appropriate.

INTERFACE BETWEEN LAND USES

Key Issues Raised:

- impact on farming activities

The proposal is for a sensitive receiver on the same site as a lawfully existing vineyard, and adjacent to a site which is used for the breeding and rearing of animals. An aerial review of the adjoining property shows that the site is not used for intensive animal husbandry. The proposal accords with the following Performance Outcome.

Interface between Land Uses

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.

The proposed tourist accommodation is classified as a sensitive receiver and consequently has been sited and designed appropriately. The location of the buildings are away from the intensive viticultural activities occurring on site. The proponent is fully aware that the subject land is located adjacent to working farms and believes that this represents a point of attraction for the proposed development. Furthermore, while the proposed development is a sensitive receiver, occupants are not living at the premises on a full-time basis. Overnight visitors will be on site for a short portion of time, and the effects experienced from adverse impacts associated with farming activities are less significant than those on a purely residential premises.

DESIGN

Key Issues Raised:

- built form has inappropriate height, configuration and orientation;
- not sustainable;
- materials inappropriate.

A range of representations have raised concern with the design aspects of the proposed development.

The design of the accommodation has been conceived to reduce its visual impact on the locality by providing for muted colours and natural looking materials, by providing a flat roof to reduce the effective height of each building and to minimise the effects of glare from roof pitches. The accommodation also incorporates appropriate solid to void ratios and includes substantial areas for landscaping to soften how the development is perceived.

Productive Rural Landscape Zone

PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.

The subject land is sloping, and as such the proposed design has been highly considered to deliver an appropriate and sustainable built form. The proposal has been sensitively designed to work with the natural landform. The road has been designed to minimise earth works. Similarly, the accommodation has been designed to have a light touch on the surface of the land by minimising the use of concrete and earthworks associated with pads and individual driveways.

By relocating vehicle parking for the accommodation units to the side of the ring access road, earthworks have been further reduced.

General Development Policies - Design

- 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.
- 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.

The accommodation has been designed with sustainability at the forefront of consideration. The design of the accommodation minimises west-facing glazing to avoid excessive heat load in the afternoon. Each accommodation unit will be fit-out with automated capabilities to reduce their energy load, highly efficient water fixtures will be selected and there are opportunities to incorporate solar and battery storage to supplement energy loads without creating additional visual impact.

The accommodation has been designed with prefabrication in mind, which will reduce the amount of time and the effects on site and substantially reduces waste during the construction process.

HELICOPTER TRAFFIC

Helicopter traffic has not been considered as part of this application. There are no plans that have been made to allow for or incorporate helicopter arrival, and this form of transport will not be incorporated into the marketing of the accommodation.

TRAFFIC

A response has been provided by an expert consultant, Empirical Traffic Assessment and is attached within The Portal.

I note that a representation highlighted the proposed driveway exceeds 600m (through DTS/DPF 5.2) in length and is therefore unacceptable. I find this assertion unsubstantiated. The proposal utilises an existing driveway which minimises the duplication of infrastructure on productive land and it minimises access points to the surrounding road network. The access arrangements are considered acceptable.

STORMWATER AND WASTEWATER

The stormwater concerns are noted. MCG Consult Engineers have been engaged and have provided a revised stormwater management solution. The solution involves directing the stormwater via swales to a detention basin above a vegetated berm with overflow directed to the east of the adjacent access road and then south to Paech Brothers Road via an existing pit and pipe. This solution will mitigate the existing stormwater impacts on the neighbouring allotment at 23 Paech Brothers Road.

The Stormwater Management Plan is attached within The Portal.

The wastewater response has been resolved with both the Department of Health and the EPA through an expert consultant Arris Pty Ltd. A copy of this report is attached within The Portal. The redesigned wastewater solution takes into consideration all land uses proposed and uses a treatment, containment and dispersal system. The fully contained wastewater system will result in a negligible to neutral impact on catchment water quality.

The treatment system will comprise:

- wastewater directed to an aerobic baffled reactor that will ensure high-quality effluent that will ensure long-term operation of the Rhizopod® system.
- the Rhizopod® recirculating evapotranspiration system planted with bamboo to further treat the effluent reducing water volume and nutrients through evapotranspiration and sequestration respectively; and
- the excess water directed to a 4,800L sump and then pumped to irrigate an existing eucalypt woodlot to the north-east within the site.

The complete wastewater considerations and calculations are detailed within Arris' report for your information and EPA's consideration.

BUSHFIRE MANAGEMENT

The site is located within the Medium Risk overlay for Bushfire Hazard. A bushfire management response has been provided to Council, and it stipulates how the property and proposal will be managed.

NOISE

Use of the accommodation will be restricted at night to the occupants of the accommodation. Neither the lodge, nor the accommodation will be used to host events. Any noise emanating from the proposed accommodation would be subject to EPA regulations. Should any neighbour feel aggrieved with noise emanating from the accommodation then management can be contacted for further action.

LIGHT POLLUTION

The proposal does not feature external lighting above building height which would impact on neighbouring buildings. Should the Australian Standards or National Construction Code require it, downwards facing bollards lighting would be provided.

LODGE OPERATIONS

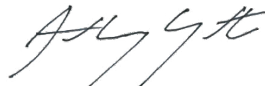
The lodge will be an ancillary function to the accommodation. It is a common space that overnight guests of the accommodation can congregate. The lodge will serve food supplied by The Lane, and drinks during restricted time periods. At other times the lodge will be available for access by overnight guests but without full service.

The internal layout for the wellness centre is indicative at this point in time. The maximum number of rooms and a separate reception area have been put in this space to ensure that all bases are covered. This scenario has been put forward to allow planners to assess the nature in which the facility can operate and ensure that the proposed development functions with appropriate impacts on the locality.

We trust that this response and the information uploaded to The Portal is sufficient for you to complete your assessment.

Please don't hesitate to contact me if you require any further clarification regarding the proposal.

Kind Regards,



Anthony Gatti
Senior Planning Advisor

ATTACHMENTS ON THE DEVELOPMENT ASSESSMENT PORTAL:

- Revised Plans
- Revised Landscape Plan
- Stormwater Management Plan
- Wastewater Management Plan
- Traffic Statement

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SHEET LIST DA SERIES

NUMBER	TITLE	REV	ISSUE DATE
DA00	TITLE	D	06.12.2023
DA01	SITE CONTEXT	E	06.12.2023
DA02	SITE PLAN	J	06.12.2023
DA10	FLOOR PLANS	G	06.12.2023
DA11	FLOOR PLANS	G	06.12.2023
DA12	FLOOR PLANS	G	06.12.2023
DA20	ELEVATIONS	G	06.12.2023
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DA22	ELEVATIONS	G	06.12.2023
DA23	ELEVATIONS	G	06.12.2023
DA24	ELEVATIONS	G	06.12.2023
DA50	MATERIALS	G	06.12.2023
DA100	PERSPECTIVES	G	06.12.2023



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SITE CONTEXT
1 : 3000

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DRAWING
SITE CONTEXT

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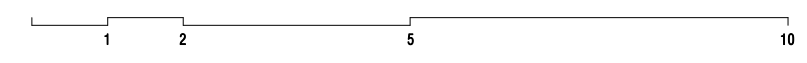
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PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
20023

REVISION
E



DATE
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NEW CONNECTION TO EXISTING FACILITIES

ACCESS ROAD FROM PAECH BROTHERS ROAD

SITE PLAN
1 : 1000

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SITE PLAN

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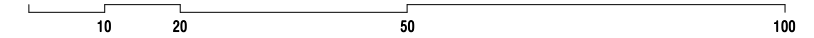
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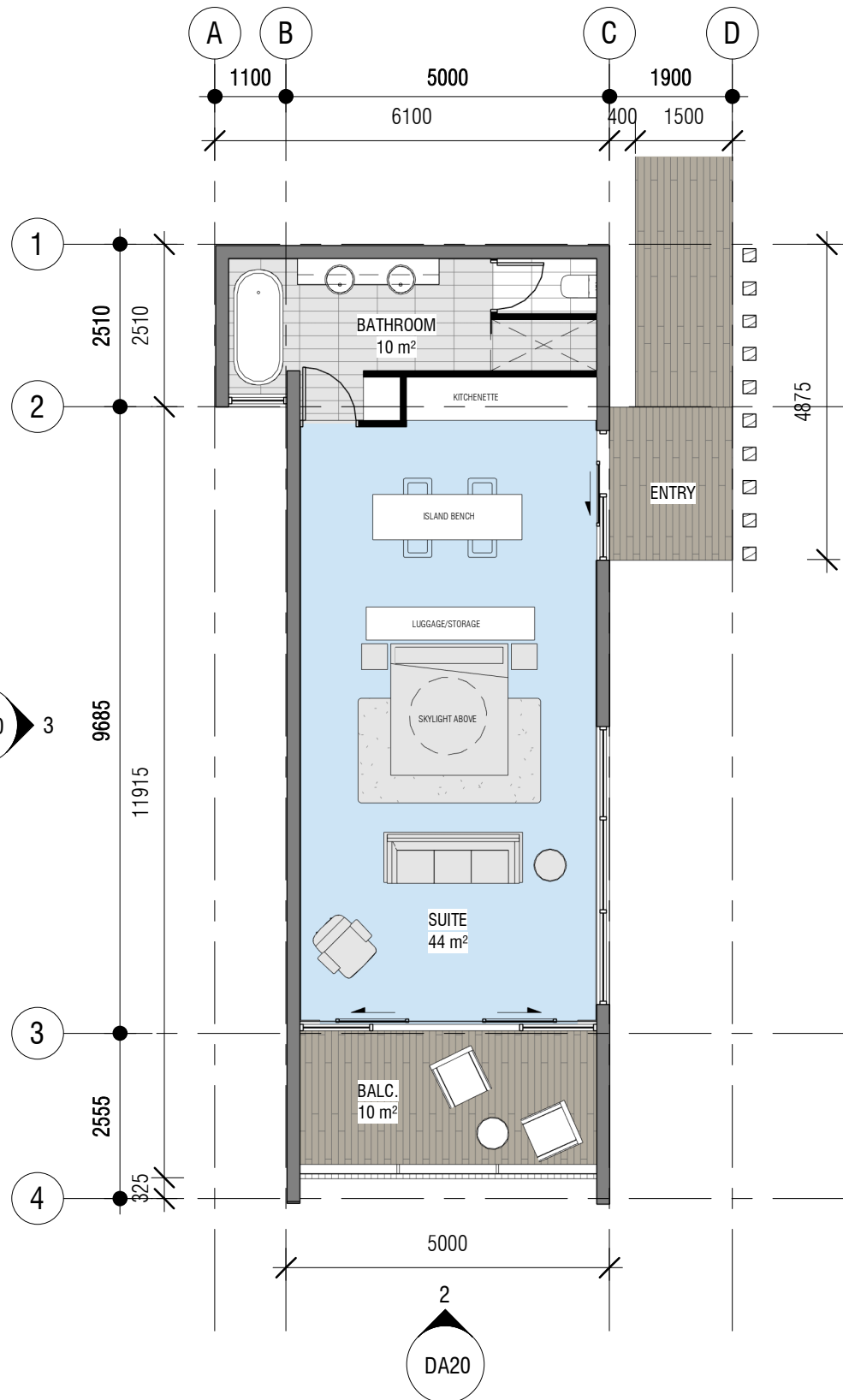
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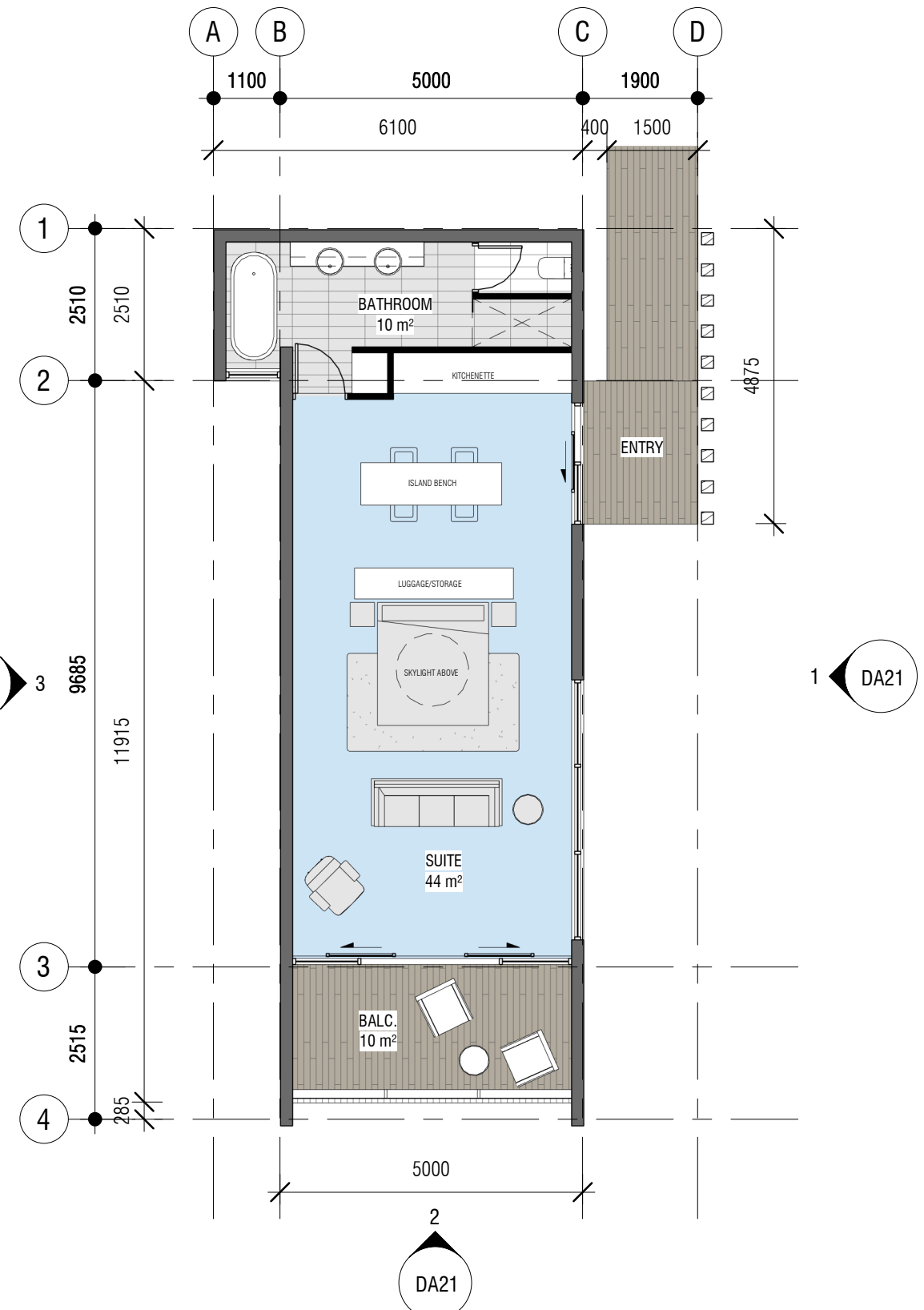
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ACCOMODATION TYPE 01
1 : 100



ACCOMODATION TYPE 02
1 : 100

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DRAWING
FLOOR PLANS

DRAWING NUMBER
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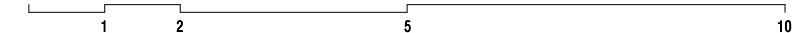
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PROJECT NO.
20023

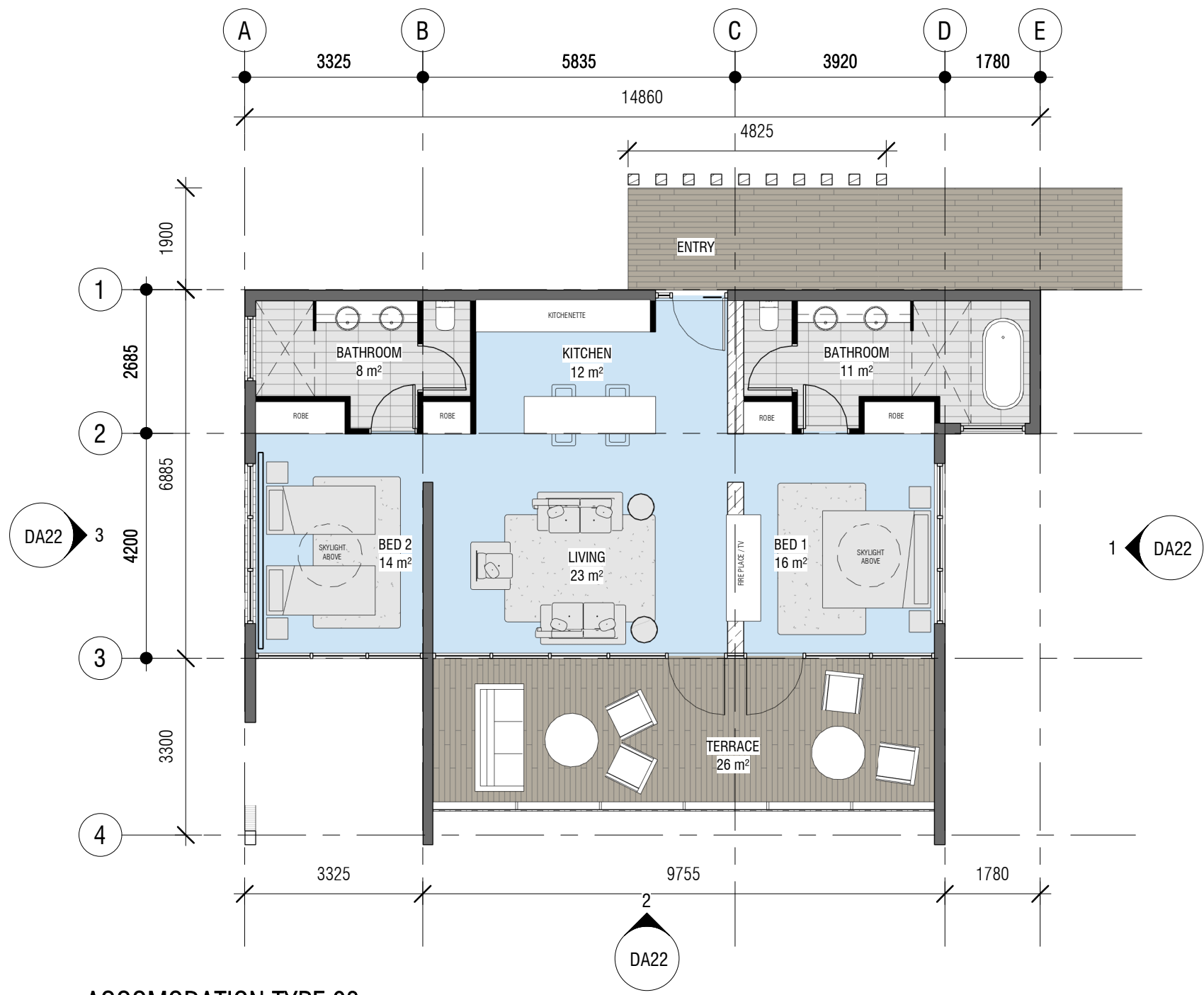
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DA22
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ACCOMODATION TYPE 03
1 : 100

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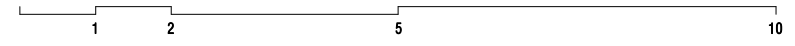
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PROJECT
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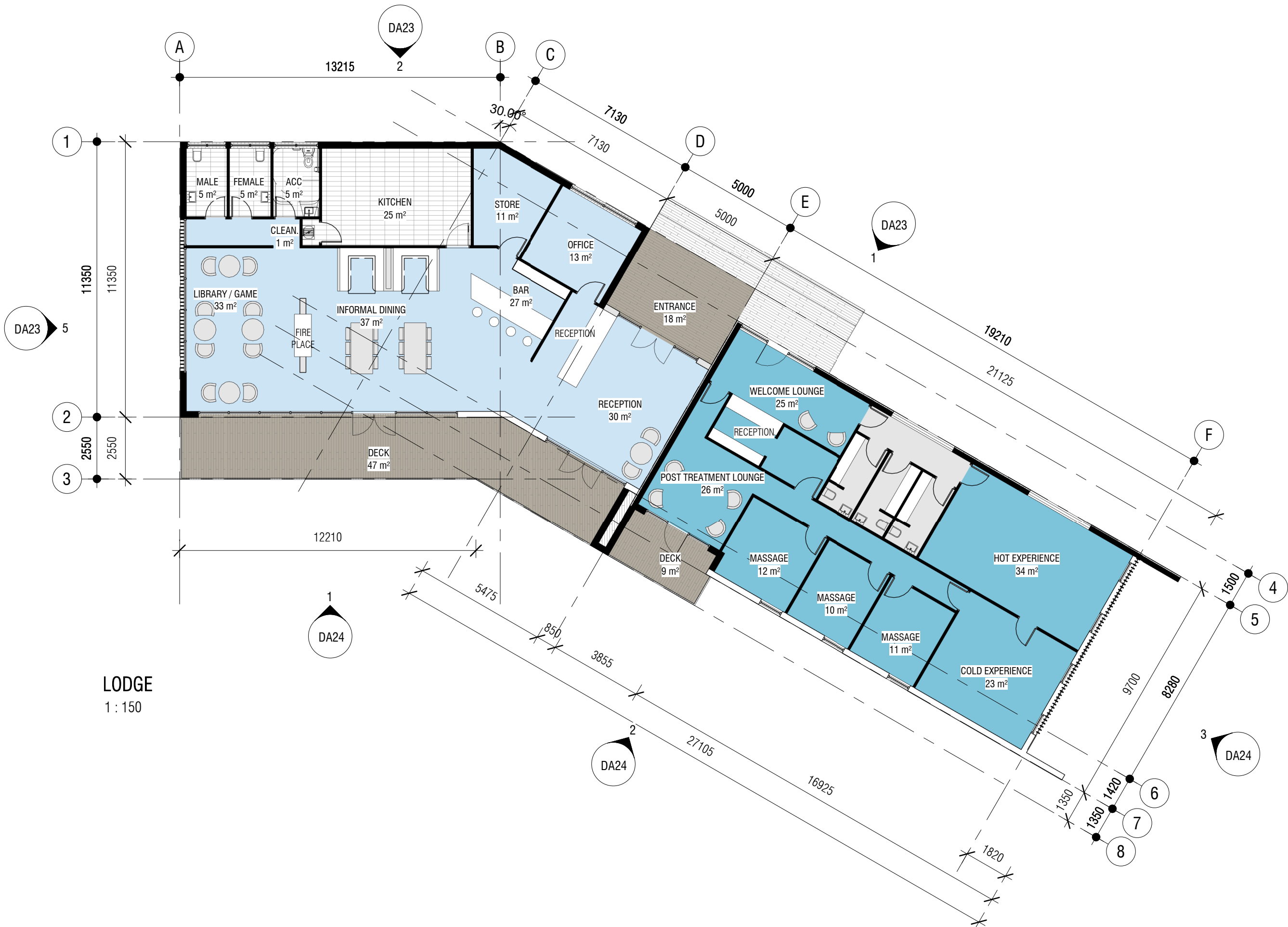
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LODGE
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DRAWING NUMBER
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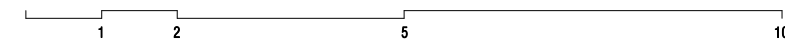
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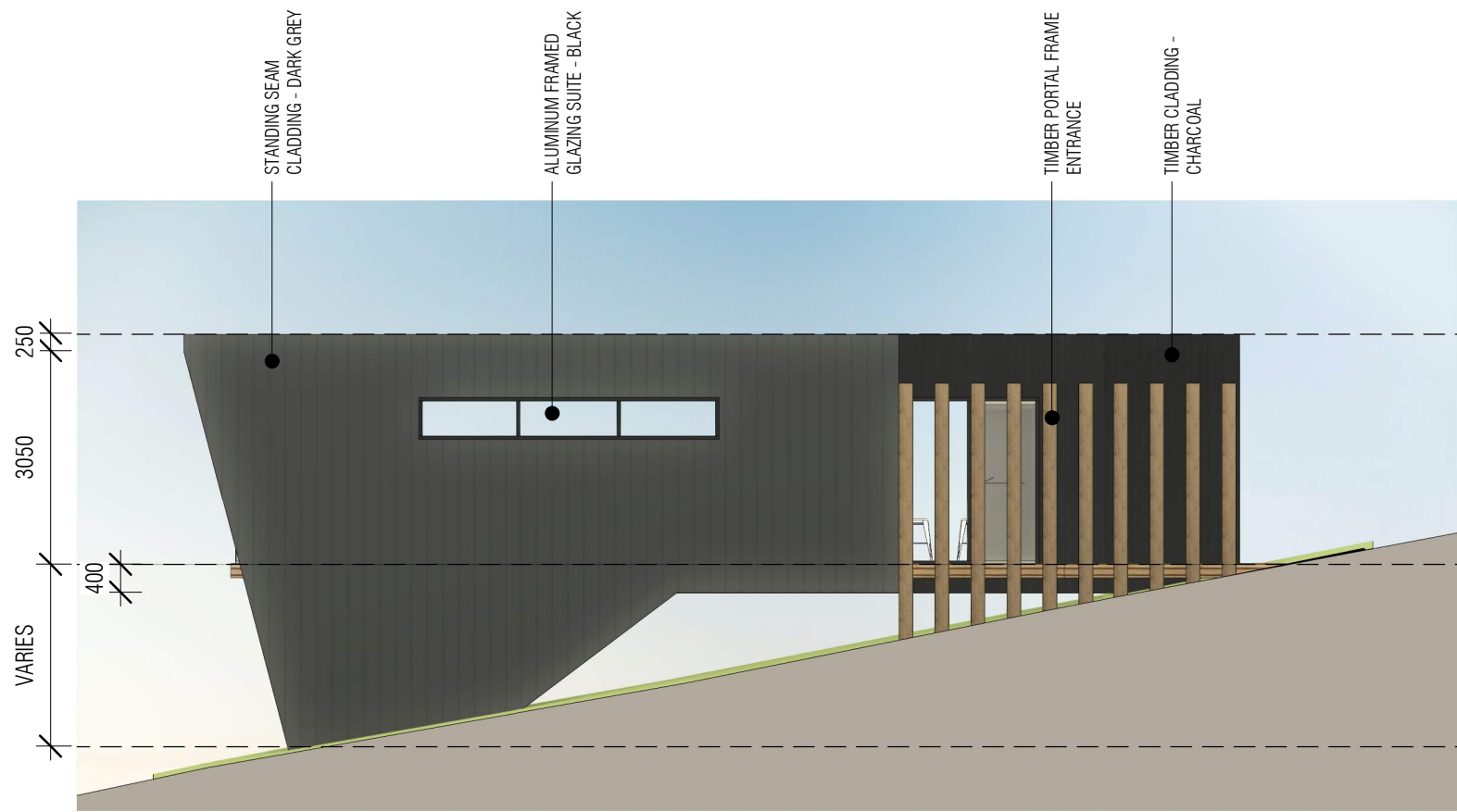
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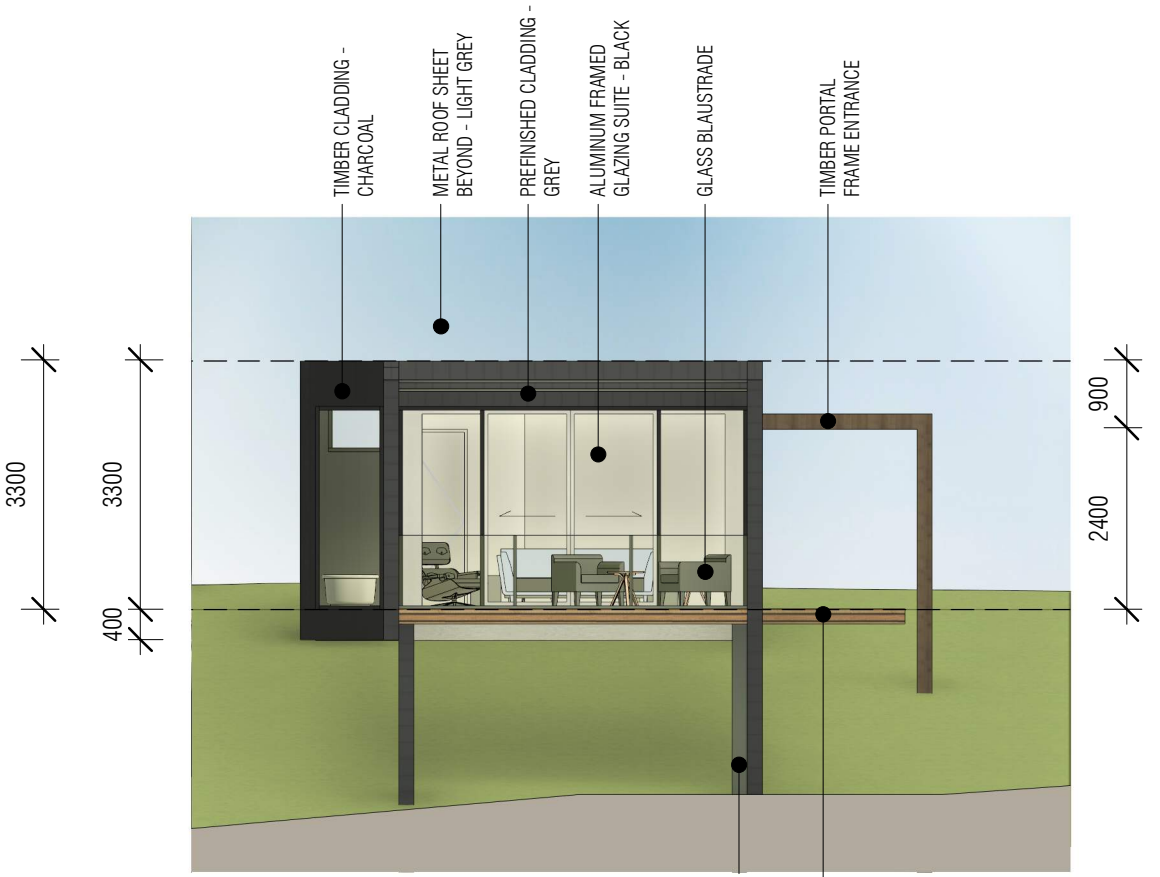
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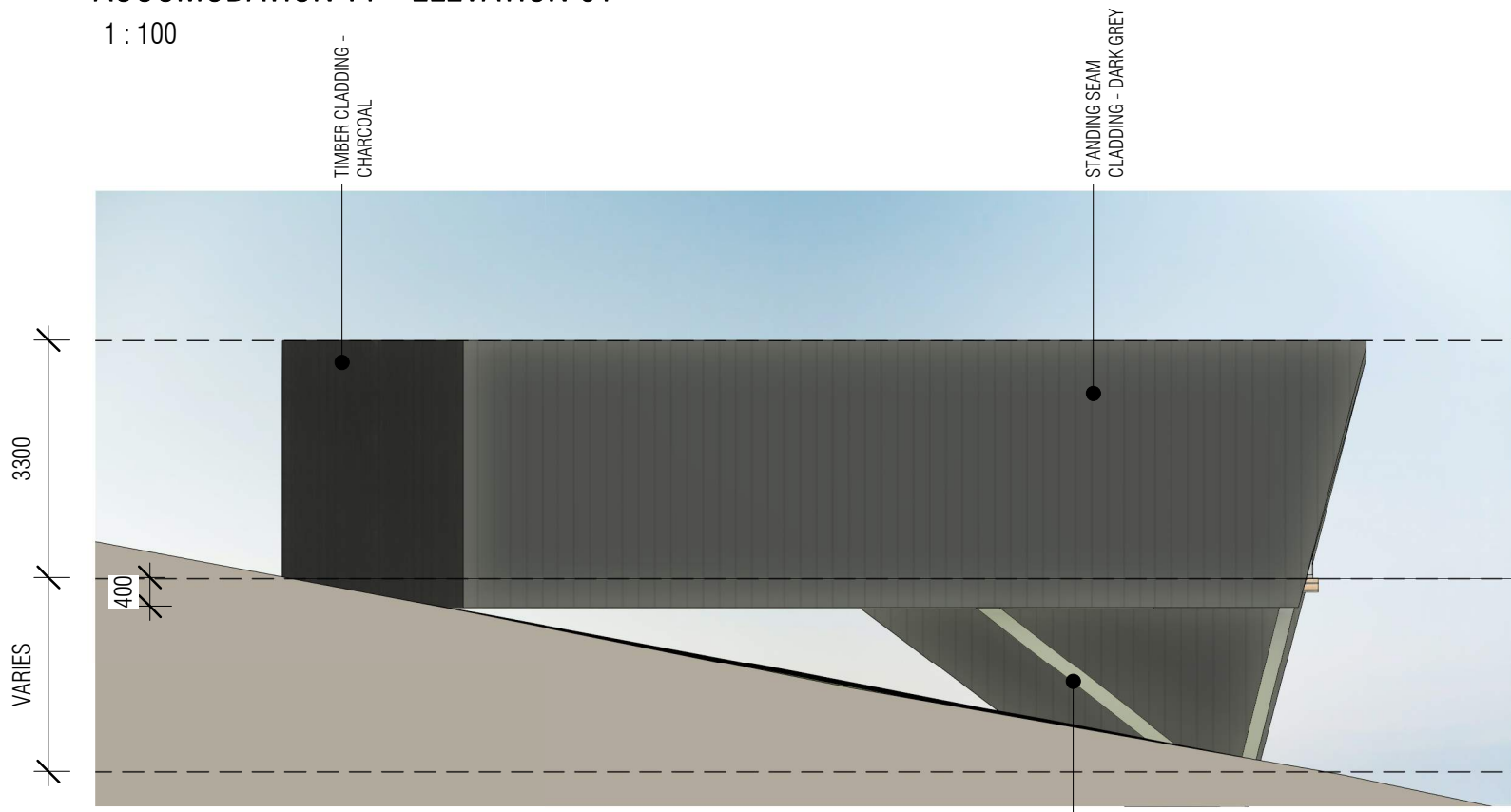
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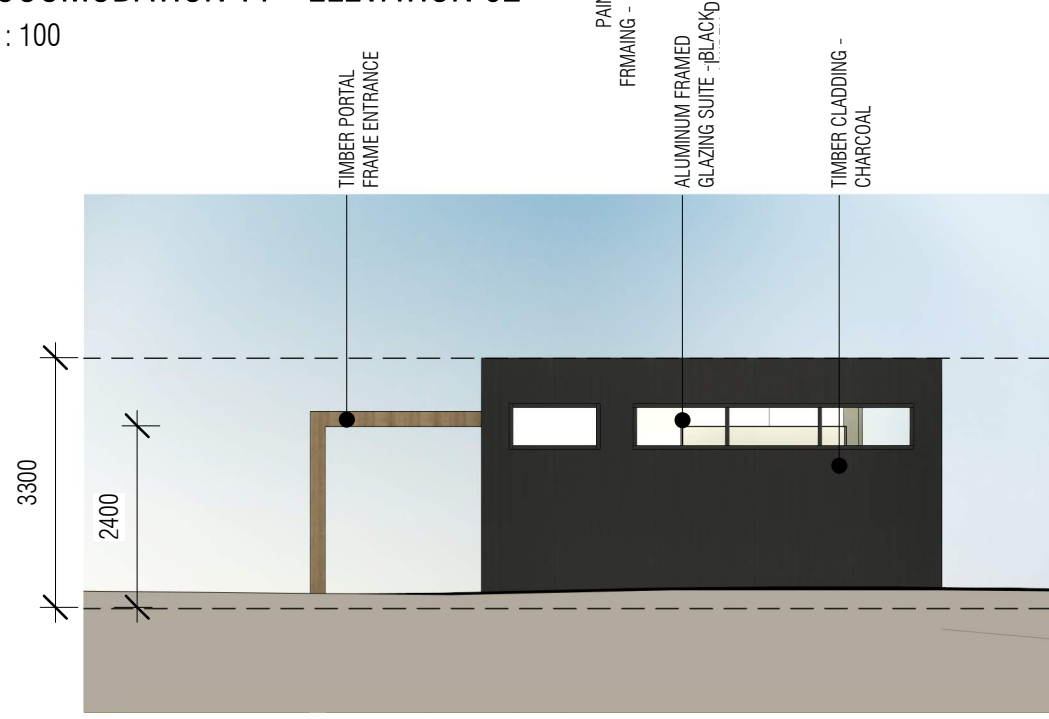
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ACCOMODATION T1 - ELEVATION 02
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ACCOMODATION T1 - ELEVATION 03
1 : 100



ACCOMODATION T1 - ELEVATION 04
1 : 100

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DRAWING ELEVATIONS

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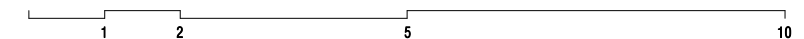
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PROJECT THE LANE WINERY ACCOMODATION

CLIENT LUXURY HOTELS AUSTRALIA

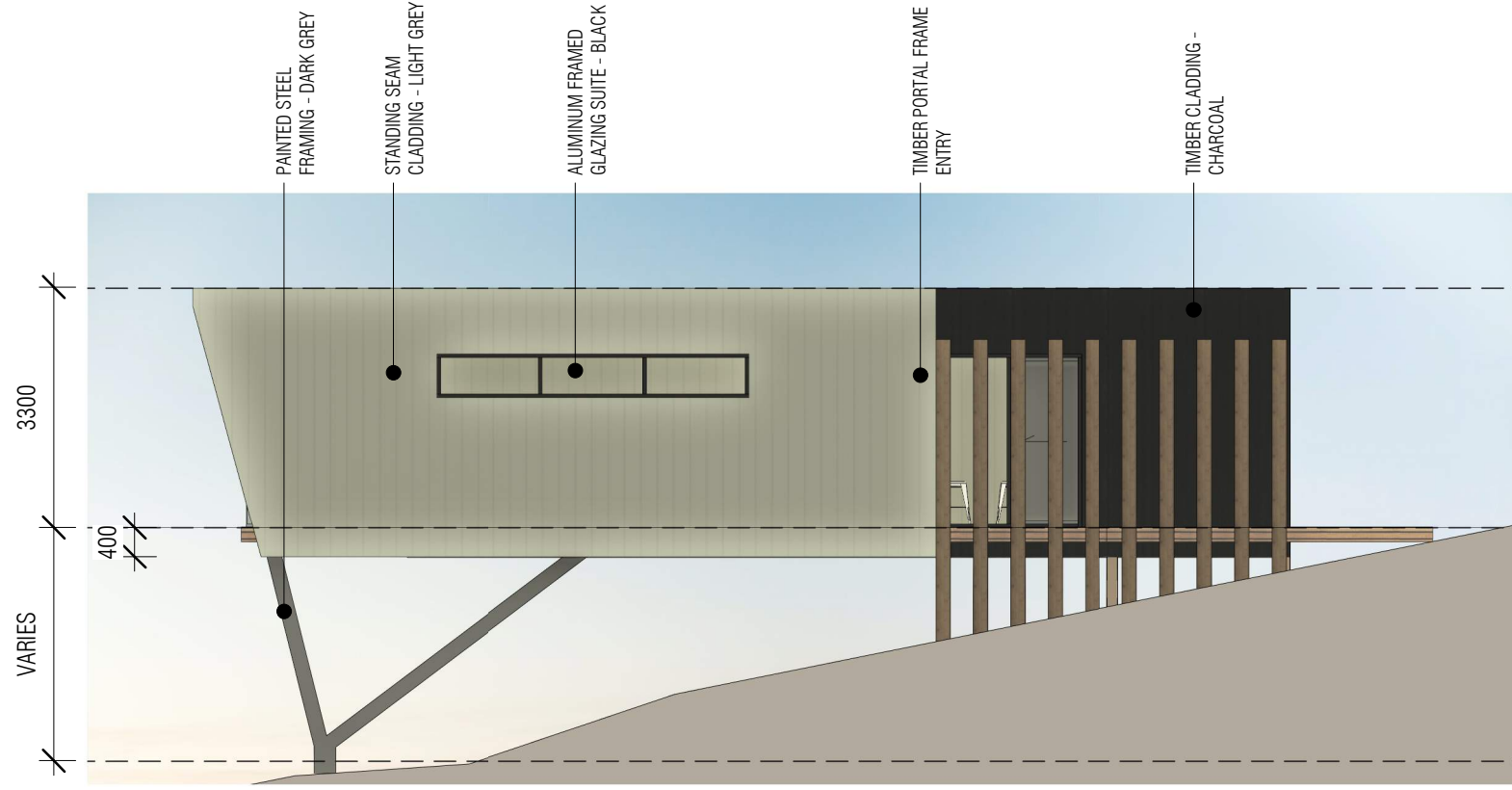
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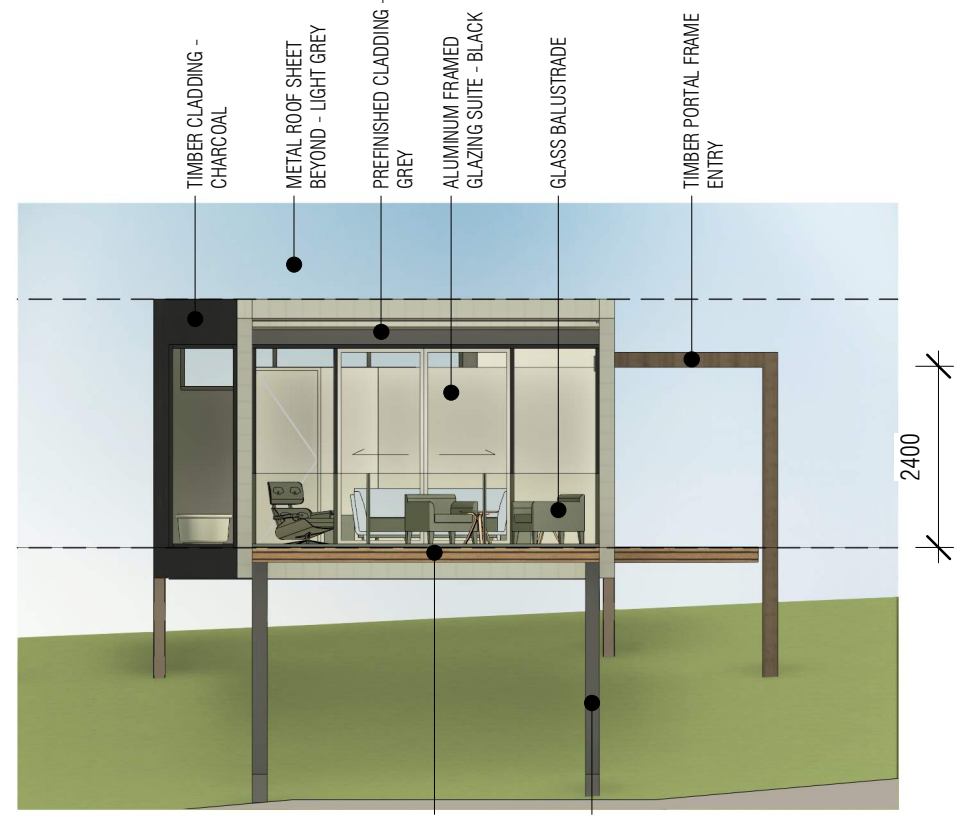


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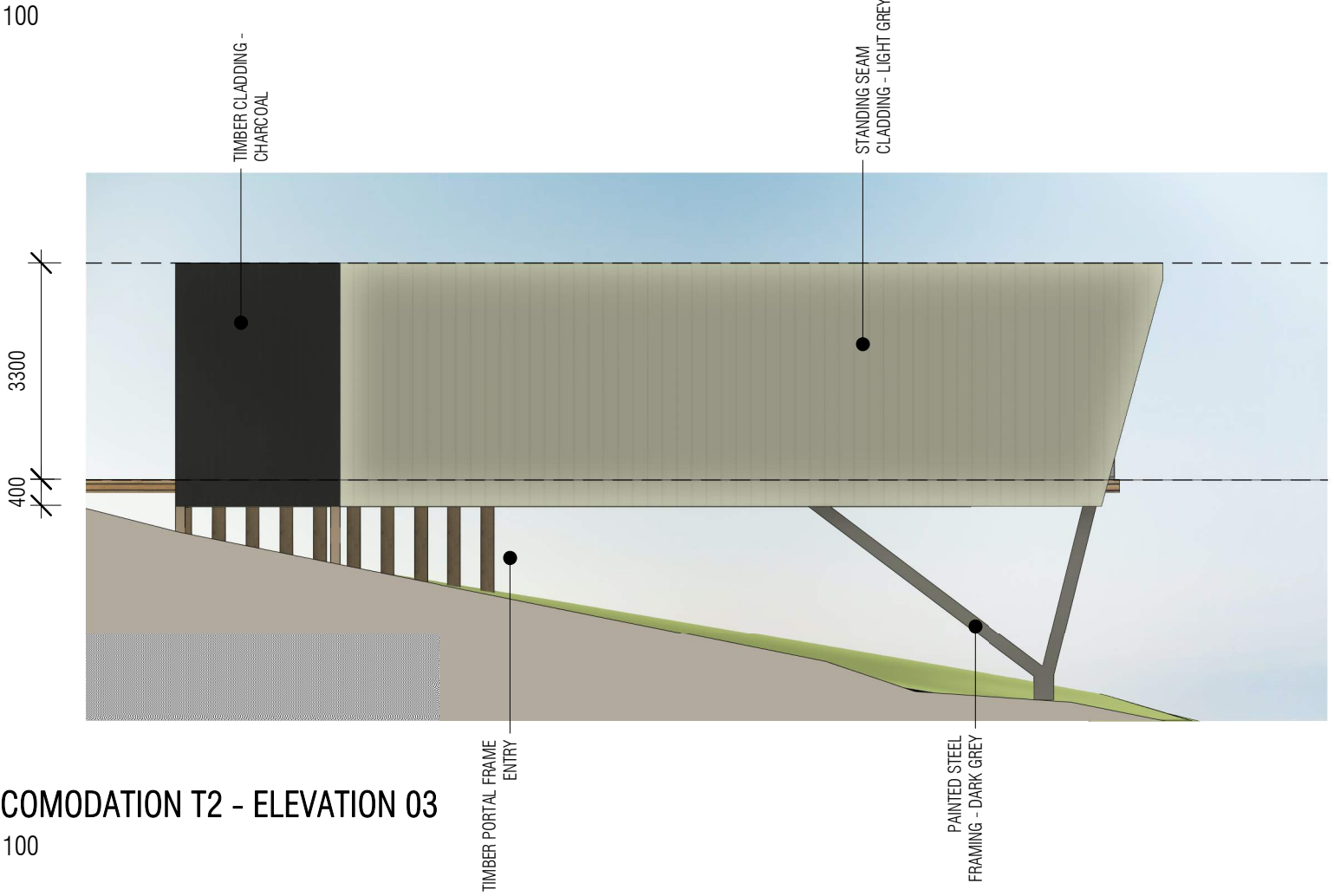
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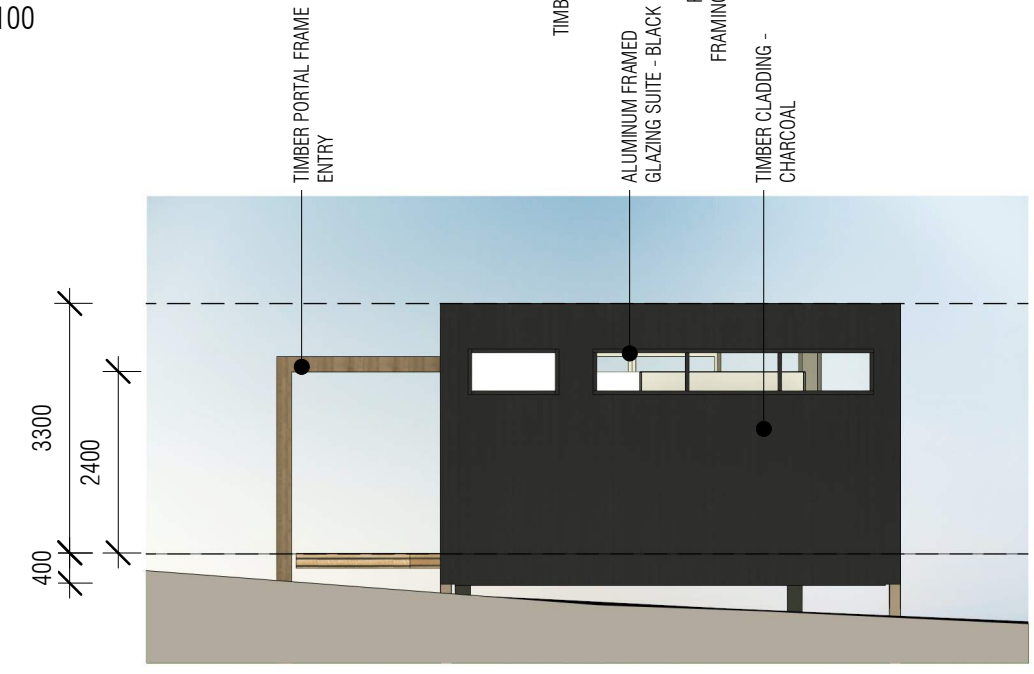
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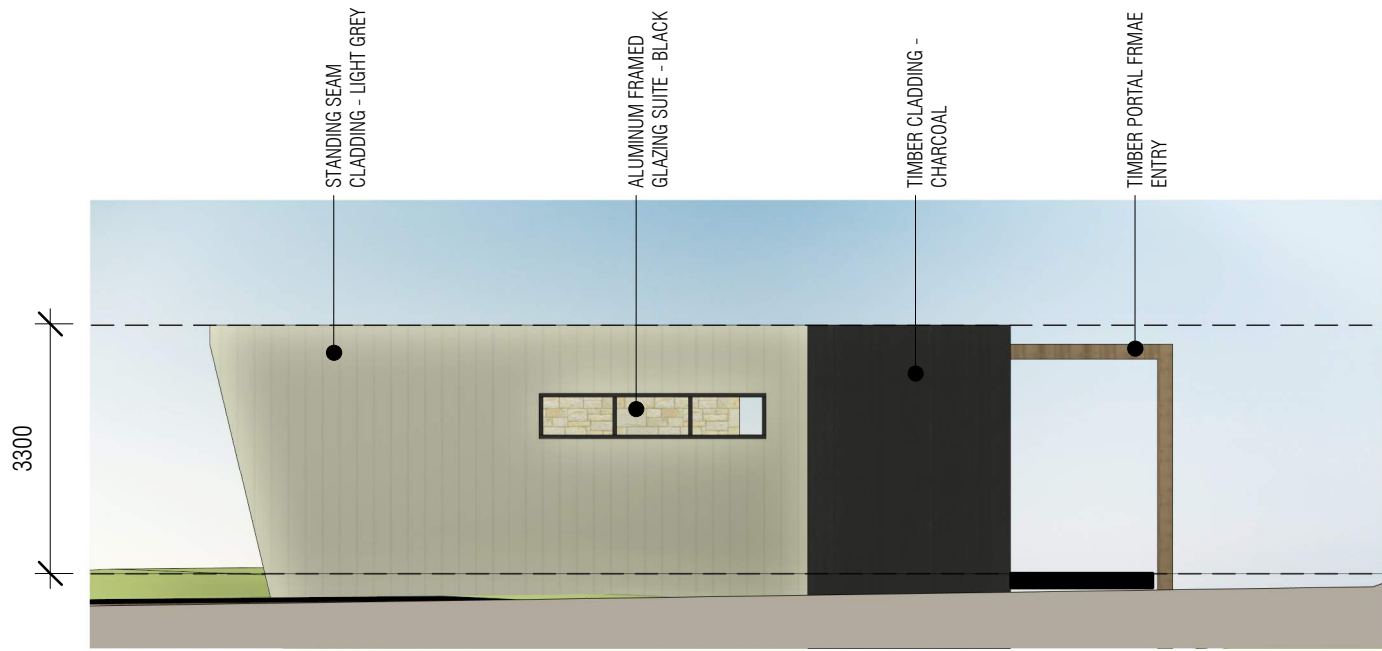
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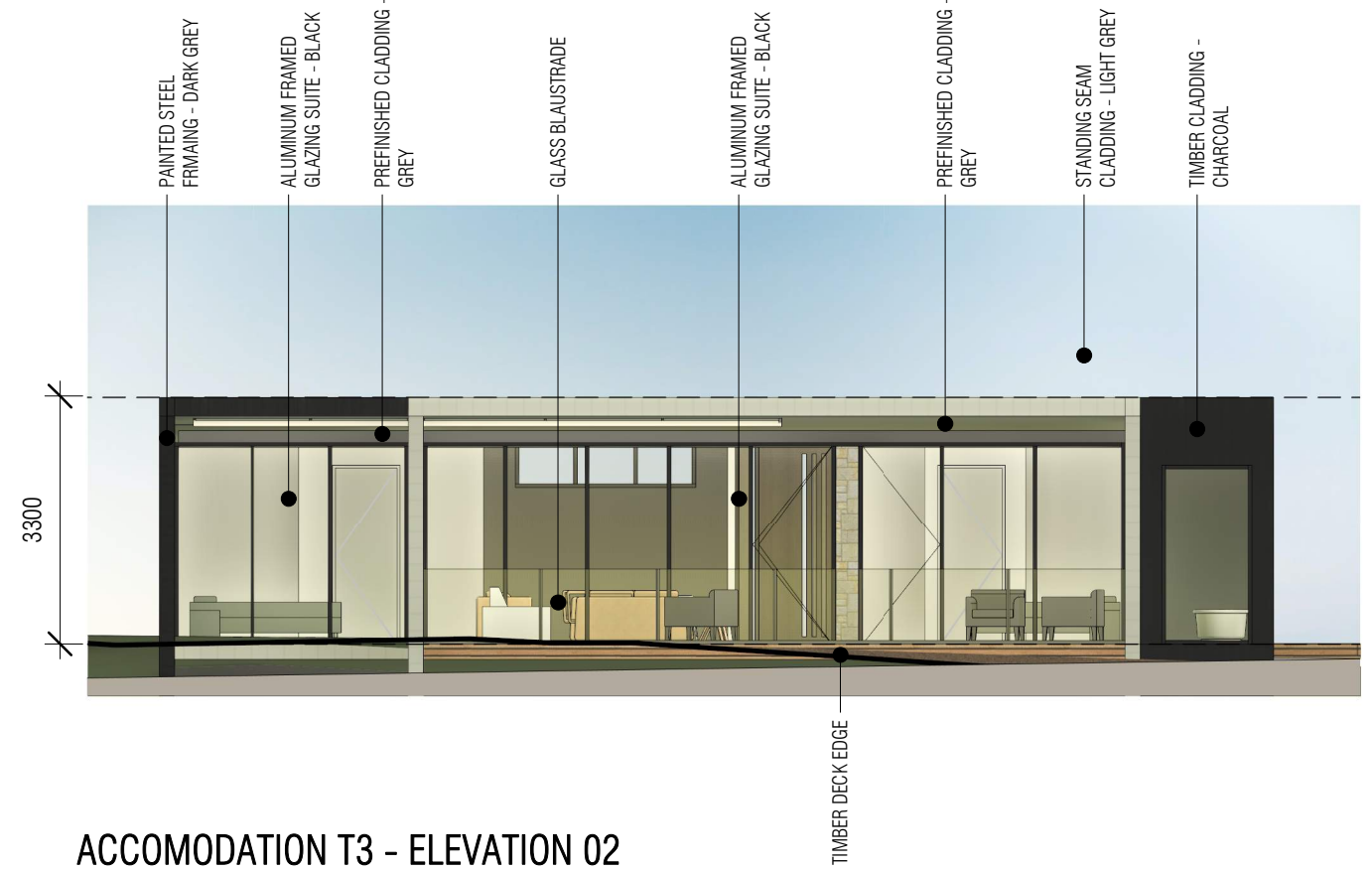


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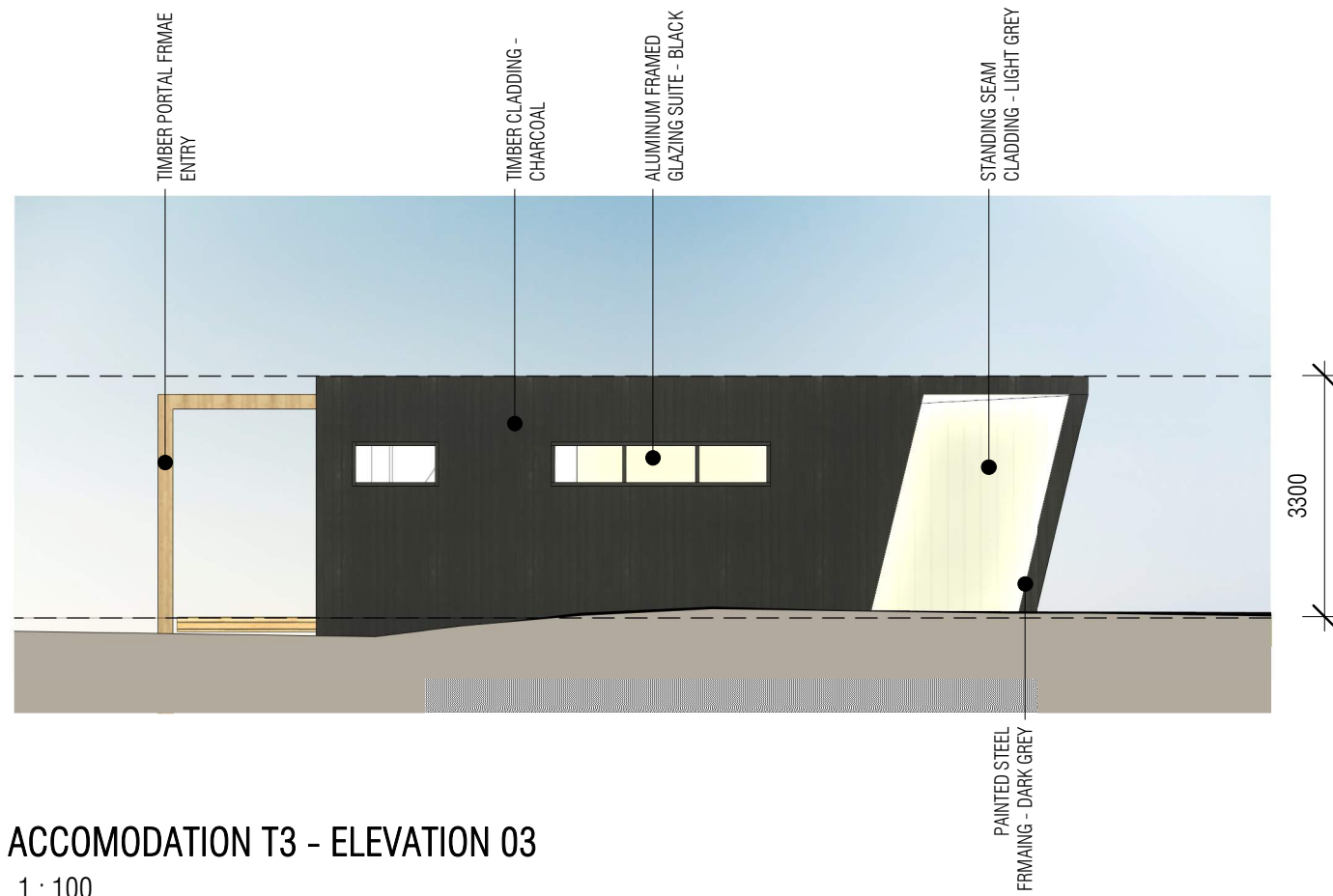
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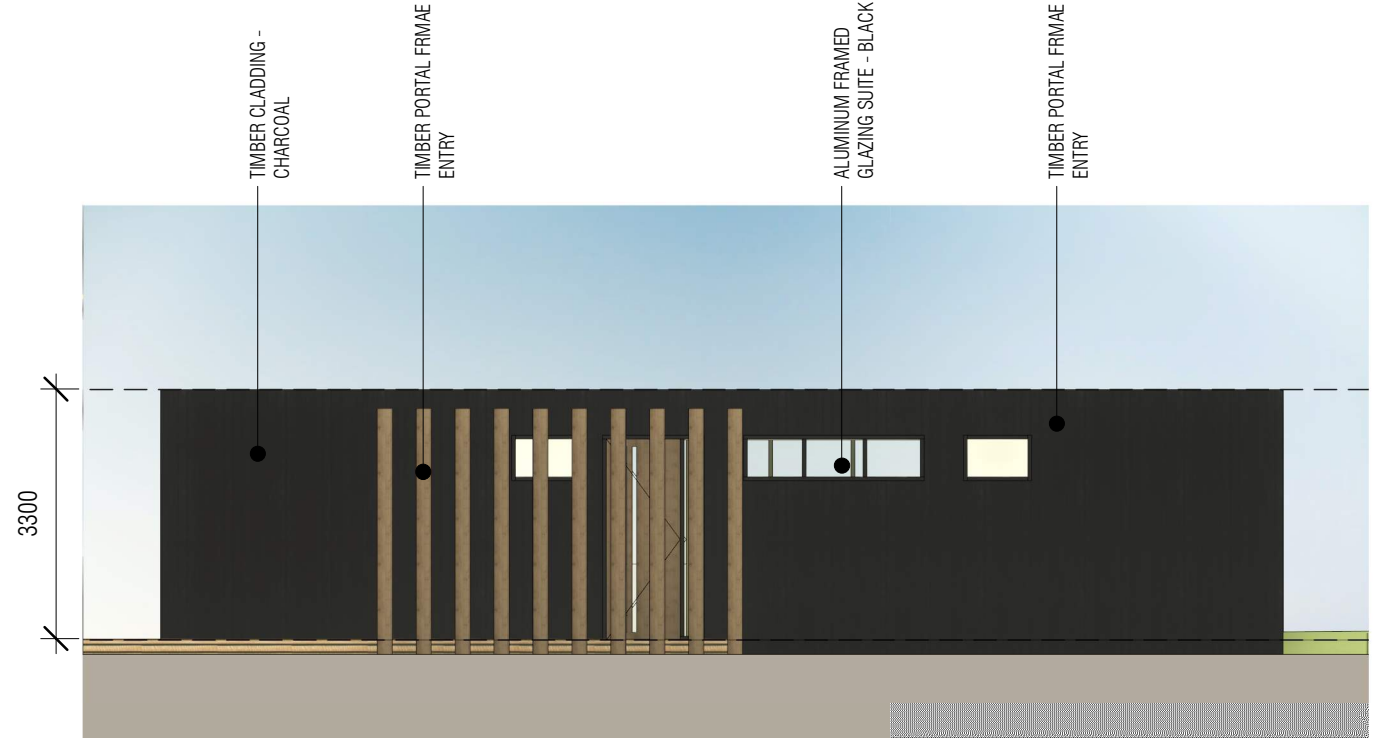
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1 : 100



ACCOMODATION T3 - ELEVATION 03

1 : 100



ACCOMODATION T3 - ELEVATION 04

1 : 100

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DRAWING ELEVATIONS

DRAWING NUMBER DA22

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PROJECT THE LANE WINERY ACCOMODATION

CLIENT LUXURY HOTELS AUSTRALIA

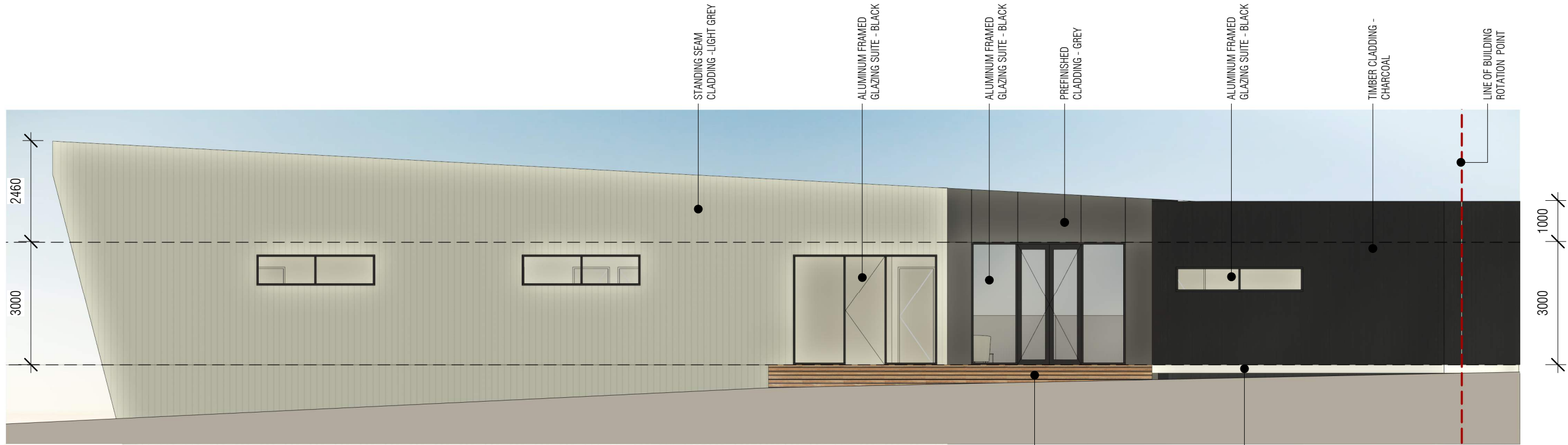
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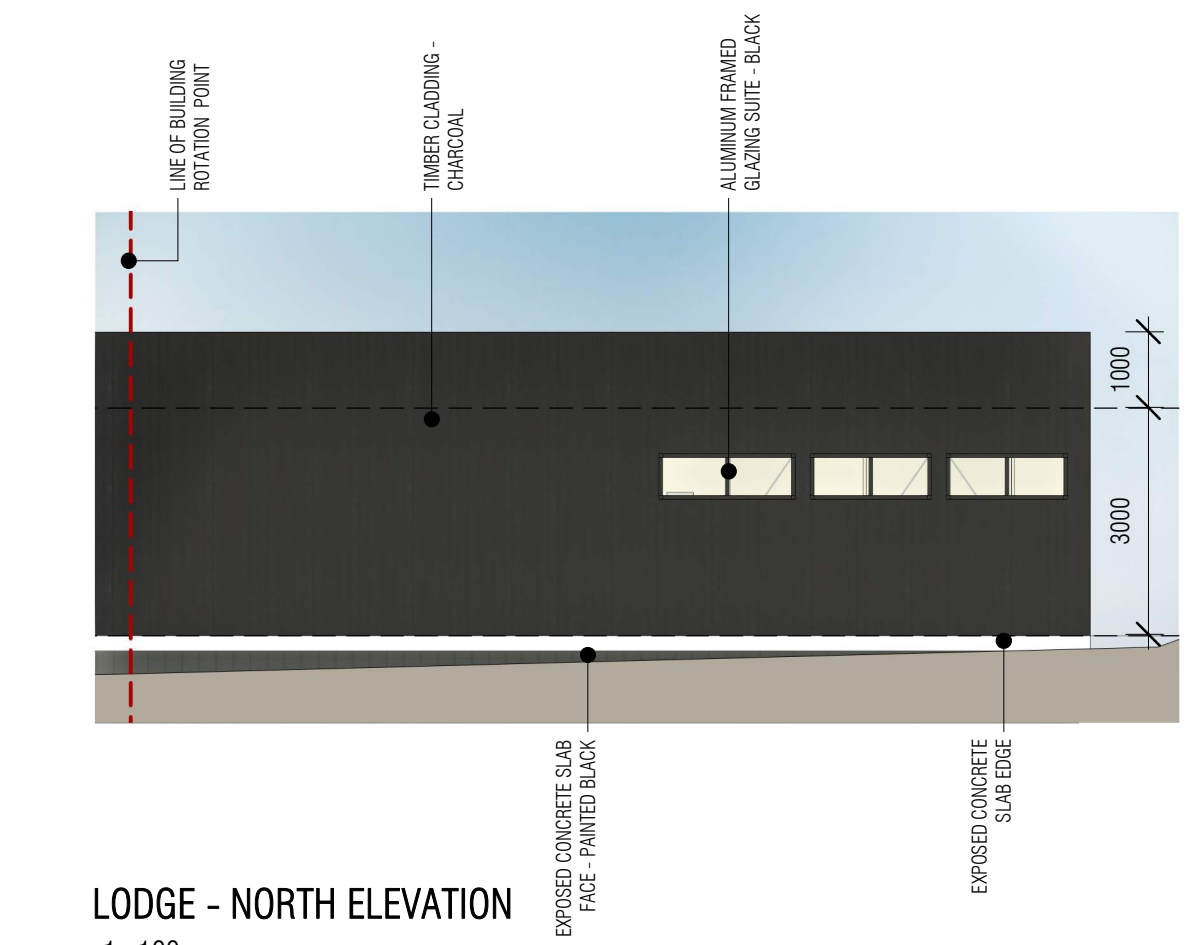
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DATE 06.12.2023

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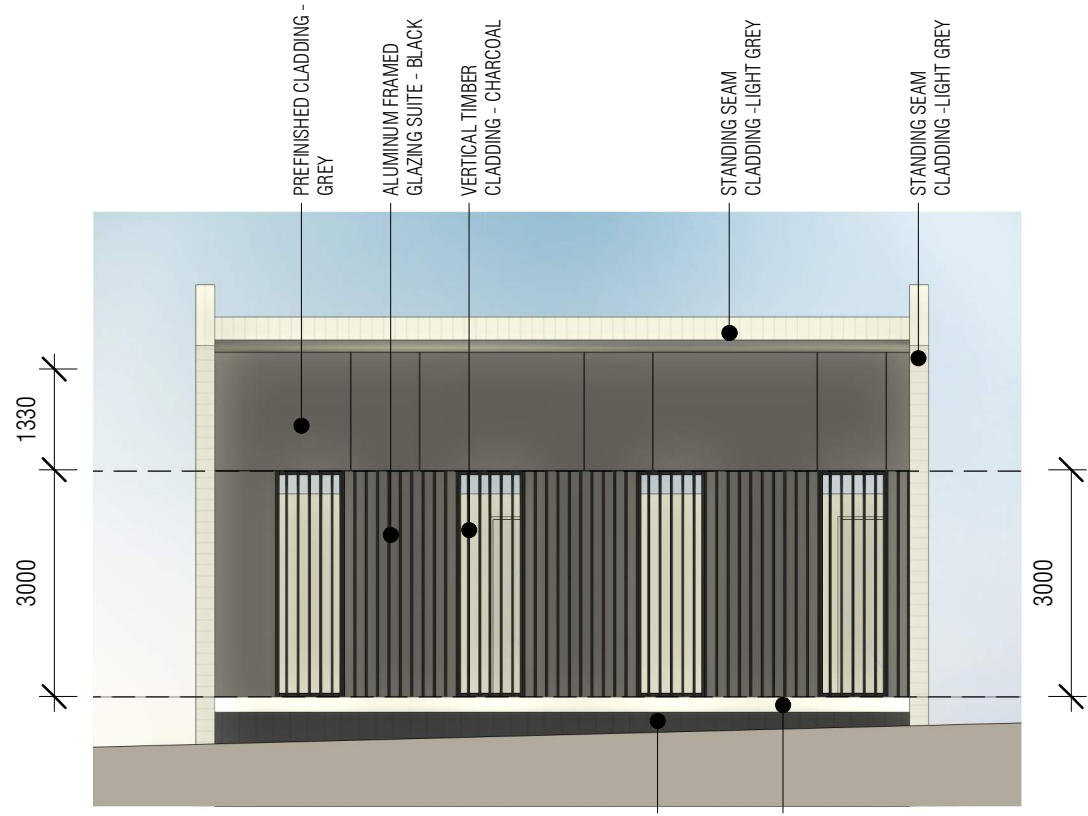
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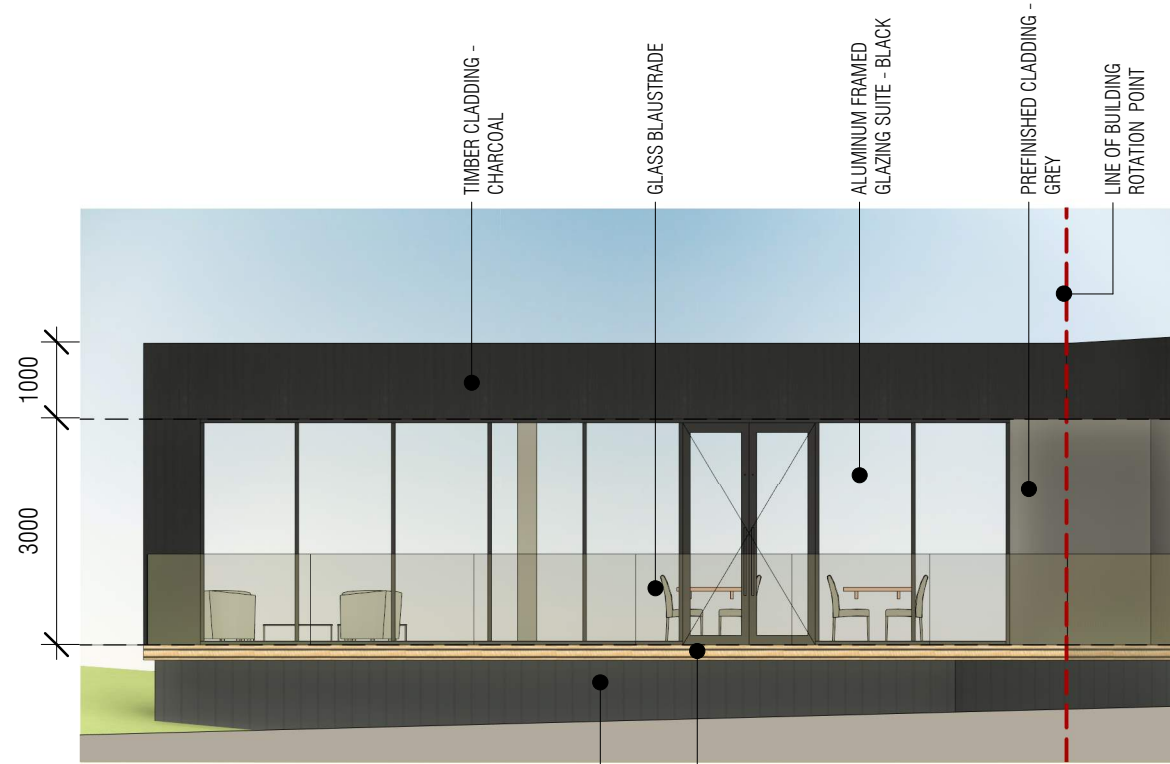
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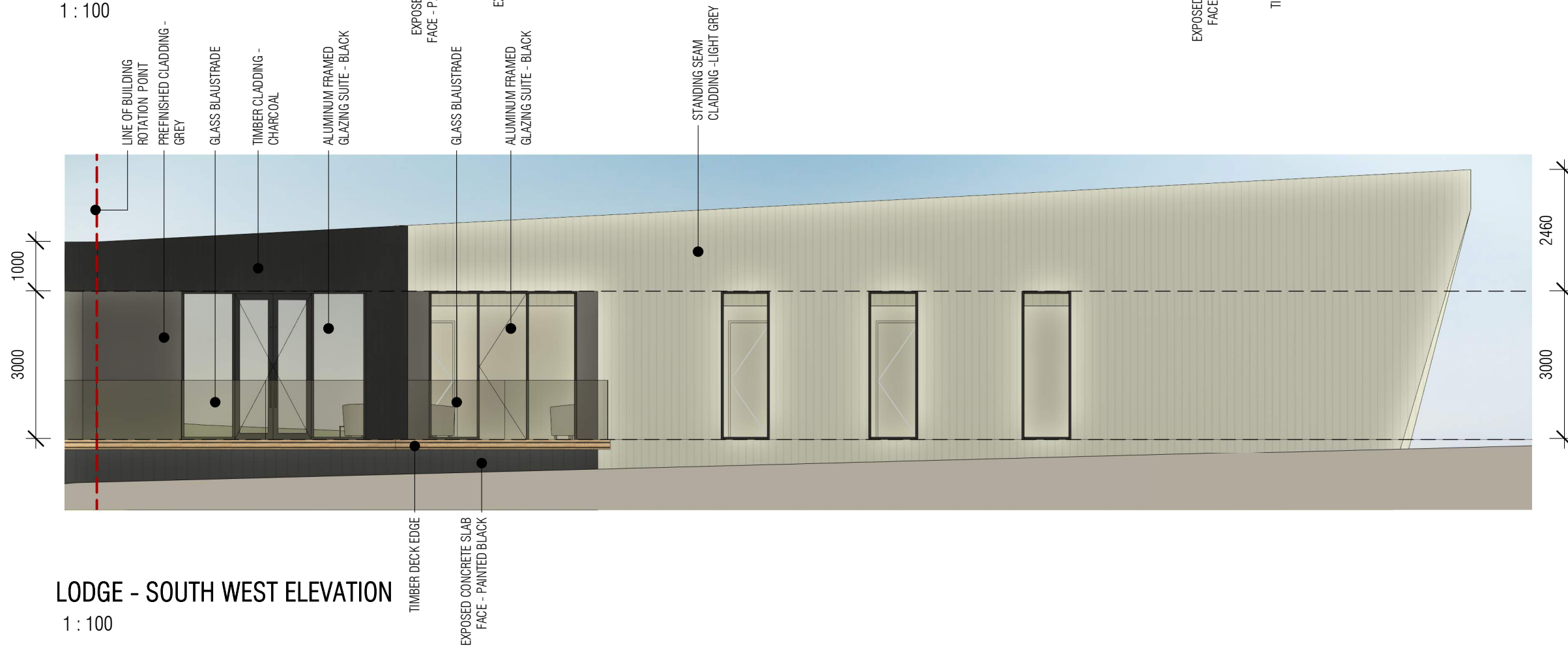
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LODGE - SOUTH EAST ELEVATION
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LODGE - SOUTH ELEVATION
1 : 100



LODGE - SOUTH WEST ELEVATION
1 : 100

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DRAWING
ELEVATIONS

DRAWING NUMBER
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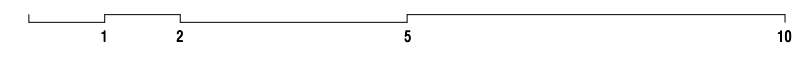
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PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
20023

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01 - STANDING SEAM CLADDING - LIGHT GREY



02 - STANDING SEAM CLADDING - DARK GREY



03 - PREFINISHED LIGHTWEIGHT CLADDING - GREY



04 - CHARRED TIMBER CLADDING



05 - TIMBER LOOK DECKING



06 - ALUMINUM GLAZING SYSTEM



07 - FRAMELESS GLASS BALUSTRADE



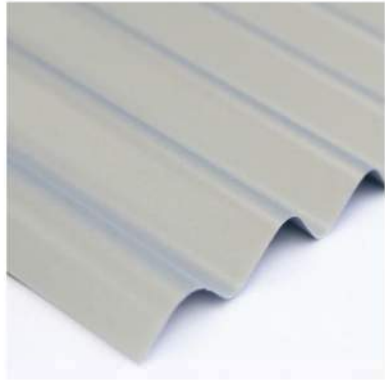
08 - SEMI FRAMELESS GLASS BALUSTRADE



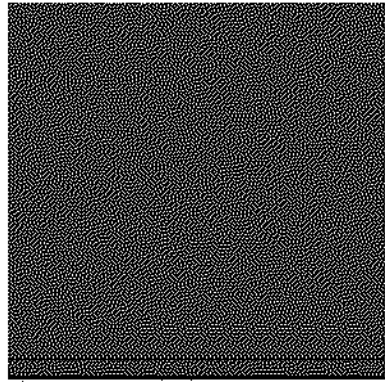
09 - TIMBER PORTAL FRAME



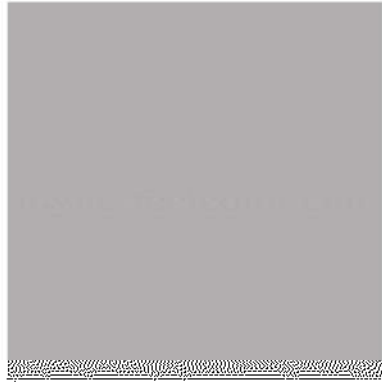
10 - GLAZED SLIDING DOOR



11 - CORUGATED ROOF SHEET - LIGHT GREY



12 - PAINTED EXPOSED STEEL - DARK GREY



13 - PAINTED EXPOSED STEEL - LIGHT GREY



14 - VERTICAL TIMBER SCREEN

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DRAWING MATERIALS

DRAWING NUMBER DA50

SCALE @ A3

PROJECT THE LANE WINERY ACCOMODATION

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PERSPECTIVE VIEW OF ACCOMODATION TYPE 01



PERSPECTIVE VIEW OF ACCOMODATION TYPE 02



PERSPECTIVE VIEW OF ACCOMODATION TYPE 03



PERSPECTIVE VIEW OF THE LODGE

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DRAWING PERSPECTIVES

DRAWING NUMBER DA100

SCALE @ A3

PROJECT THE LANE WINERY ACCOMODATION

CLIENT LUXURY HOTELS AUSTRALIA

PROJECT NO. 20023

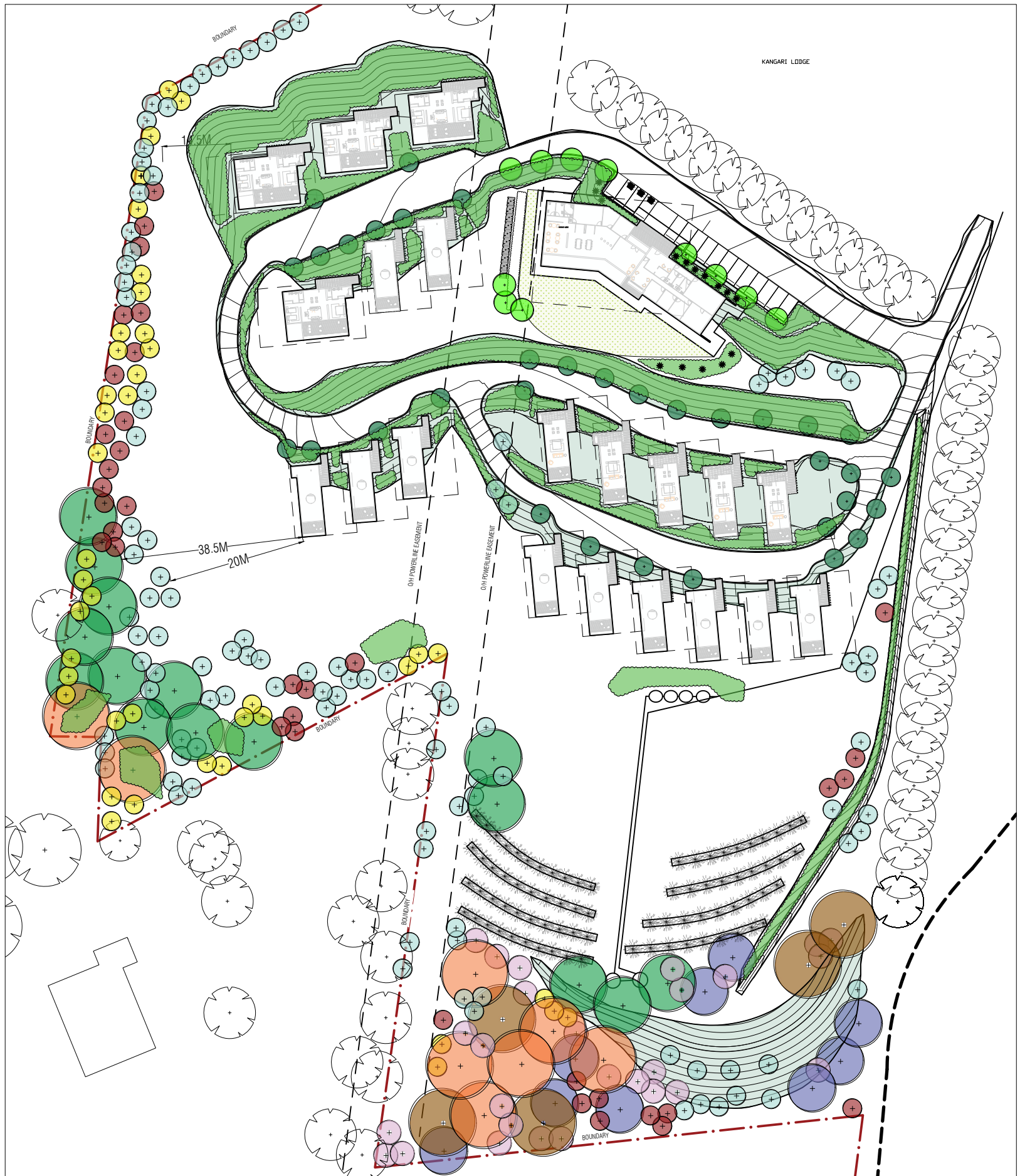
REVISION G

1 2 5 10

DATE 06.12.2023

ISSUED FOR PLANNING APPROVAL

Abbr.	Botanical Name	Common Name	H x W
TREES			
Ame	Acacia melanoxylon	Blackwood	7-20 x 4-10
Apy	Acacia pycnantha	Golden wattle	5 x 3-6
Are	Acacia retinoides ssp. Retinoides	Swamp wattle	6 x 4
AcE	Acer campetre 'Elsrijk'	Field maple	7 x 4-5
Asm	Acmena smithii	Lilly pilly	
Ave	Allocasuarina verticillata (hills form)	Sheoak	5-8 x 4-6
Bma	Banksia marginata	Silver banksia	5-7 x 4
Can	Cupaniopsis anacardioides	Tuckeroo	5 x 4
Eba	Eucalyptus baxteri	Brown stringybark	15-25 x 6-15
Eca	Eucalyptus camaldulensis	River Red Gum	20-40 x 10-15
Ele	Eucalyptus leucoxylon	blue gum	8-30 x 6-20
Eob	Eucalyptus obliqua	Messmate stringybark	15-30 x 12-25
Evi	Eucalyptus viminalis ssp cygntensis	Rough-barked manna gum	10-35 x 8-15
Ecu	Exocarpos cupressiformis	Native cherry	3-8 x 3-5
Lla	Leptospermum lanigerum	Silky tea-tree	5 x 5
SUB_SHRUB			
Amy	Acacia myrtifolia	Myrtle wattle	0.5-1.5 x 2-3
Bsp	Bursaria spinosa	Sweet bursaria	1-3 x 0.5-1.5
Dvi	Dodonaea viscosa	Sticky hop bush	3 x 1-2
Bsp	Bursaria spinosa	Hop goodenia	1.5 x 1.5
SMALL_SHRUB			
Ave	Atriplex vesicaria	Bladder saltbush	0.5-1 x 1-2
Cre	Correa reflexa	Common correa	0.5-2 x 0.5-2
Cal	Correa alba	White correa	1-2 x 1.3
Gla	Grevillea lavandulacea	Spider flower	0.3-1 x 0.3-1
Hvi	Hardenbergia violaceae	Happy Wanderer	0.5 x 3
Lvi	Leopogon virgatus	Common bearded heath	0.5 x 0.5
Mmo	Myoporum montanum	water bush	1-2 x 1.5-2.5
Pfl	Pimelea flava	Diosma riceflower	1-2 x 1-2
Pgl	Pimelea glauca	Slender riceflower	1 x 1
Tpi	Tetratheca pilosa ssp. Pilosa	Hairy pink-bells	0.5 x 0.2-0.5
WGB	Westringia 'Grey Box'	Grey box native rosemary	0.4 x 0.4
HERBACEOUS			
Cap	Chrysocephalum apiculatum	Common everlasting	0.1-0.5 x 0.5
BAM	Clumping bamboo - TBA	TBA	TBA
Dro	Dampiera rosmarinifolia	Rosemary Dampiera	0.2-0.5 x 0.5-2
Dca	Dianella caerulea	Paroo lily	0.8 x 1.8
Hsc	Helichrysum scorpioides	Button everlasting	0.2-0.5 x 0.2-0.3
Lde	Lomandra densiflora	Soft-mat rush	1-2 x 1-2
Mbr	Maireana brevifolia	Cotton bush	0.5-1 x 0.5-1.5
Mst	Microlaena stipoides ssp. Stipoides	Weeping Rice-grass	0.1-0.7 x 0.2-1
Mpa	Myoporum parvifolium	Creeping boobialla	0.2-0.3 x 2-3
Pau	Pelargonium australe	Austral stork's bill	0.3-0.7 x 0.5-1.5
Rca	Rhagodia candolleana ssp. Candolleana	Seaberry saltbush	0.1-1 x 1.5-2
Rsp	Rhagodia spinescens	Creeping saltbush	0.5 x 2-3
Sal	Scaevola albida	White fan flower	0.2 x 1
Ttr	Themeda triandra	Kangaroo grass	0.9-1 x 0.8-1
Vhe	Viola hederaceae	Native violet	0.1 x 0.6
Wst	Wahlenbergia stricta	Native bluebells	0.5-0.6 x 0.5-1



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DRAWING
PLANT LIST

DRAWING NUMBER
SK08

SCALE @ A3
1 : 1000

PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

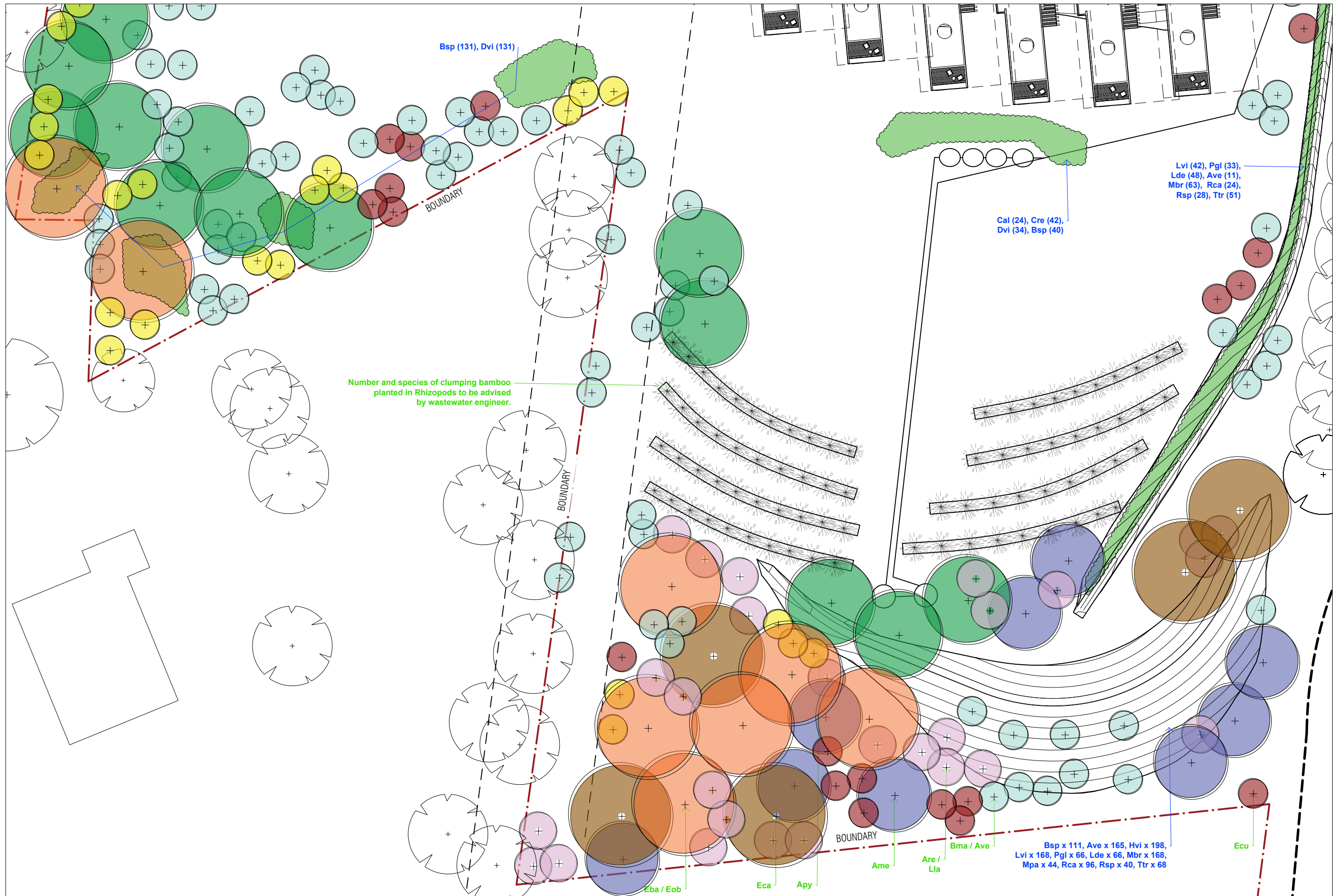
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20023

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10 20 50 100

DATE
12 DEC 2023





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DRAWING
 SOUTHERN SITE EXTENT

DRAWING NUMBER
 SK08

SCALE @ A3
 1 : 500

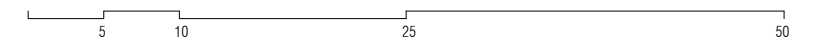
PROJECT
 THE LANE WINERY ACCOMODATION

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 LUXURY HOTELS AUSTRALIA

PROJECT NO.
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DRAWING
NORTHERN SITE EXTENT

DRAWING NUMBER
SK08

SCALE @ A3
1 : 500

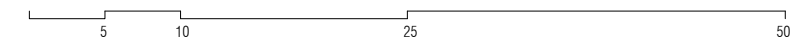
PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
20023

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A

DATE
12 DEC 2023



LODGE AND VILLA SURROUNDS

SMALL TREE UPPER BOUNDARY BUFFER



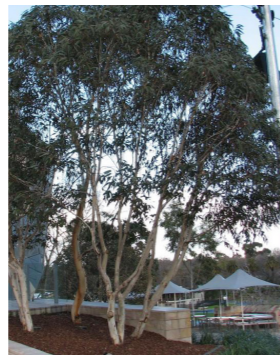
Acer campestre 'Elricht'
Field Maple
H 7 W 4-5

Cupaniopsis anacardioides
Tuckeroo
H 7-8 W 4-5

Banksia marginata
Silver Banksia
H 5-7 W 4

Allocasuarina verticillata (Hills)
Drooping Sheoak - hills form
H 5-8 W 4-6

TALL WOODLAND BUFFER FROM SOUTH



Eucalyptus baxteri
Brown Stringybark
H 15-25 W 6-15

Eucalyptus obliqua
Messmate Stringybark
H 15-25 W 12-20

Eucalyptus camaldulensis
River Red Gum
H 20-30 W 10-15

Eucalyptus leucoxydon ssp. leuc
SA Blue Gum
H 8-20 W 6-15

TALL WOODLAND BUFFER

SMALL TREE BUFFER

LOWER BOUNDARY BUFFER



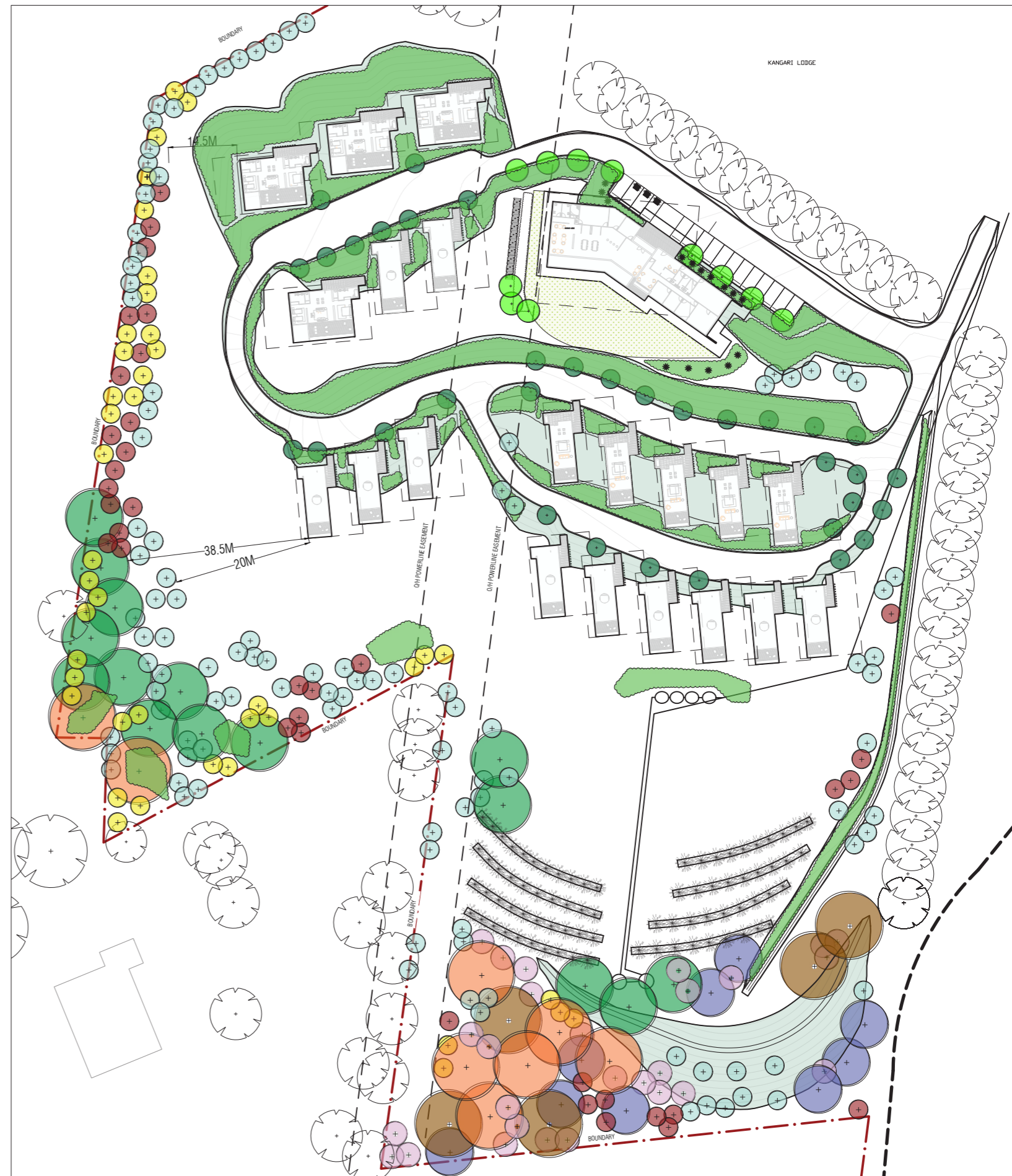
Euc. viminalis ssp. cygnensis
Rough-barked Manna Gum
H 10-30 W 8-15

Exocarpos cupressiformis
Native Cherry
H 3-8 W 3-5

Acacia pycnantha
Golden Wattle
H 5 W 3-6

Acacia retinoides ssp. retinoides
Swamp Wattle
H 6 W 4
Leptospermum lanigerum
Silky tea-tree
H 5 W 5

Note:
- Endemic tree species have been selected for biodiversity and habitat where possible and separated from buildings for fire safety
- Trees with low flammability characteristics have been selected for shelter, shade, habitat and visual amenity within the asset protection zone.



ISSUED FOR PLANNING APPROVAL





NEW CONNECTION TO EXISTING FACILITIES

ACCESS ROAD FROM PAECH BROTHERS ROAD

SITE PLAN
1 : 1000

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DRAWING
SITE PLAN

DRAWING NUMBER
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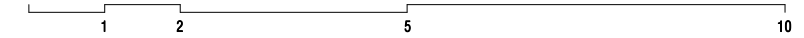
SCALE @ A3
1 : 1000

PROJECT
THE LANE WINERY ACCOMODATION

CLIENT
LUXURY HOTELS AUSTRALIA

PROJECT NO.
20023

REVISION
G



DATE
19.09.2023

PRELIMINARY





SCALE
1:500

MCG Consult Pty Ltd
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Melbourne VIC 3000
admin@mccgconsult.com.au

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LEGEND

- CADASTRAL BOUNDARY
- EXISTING CONTOUR (1.0m INTERVAL)
- EXISTING TREES TO BE PROTECTED
- EXISTING TREES TO BE REMOVED
- PROPOSED DRIVABLE CULVERT
- PROPOSED HEADWALL
- PROPOSED STORMWATER DRAINAGE PIT
- LINEMARKING
- PROPOSED VILLA / LODGE
- PROPOSED GRAVEL ROAD
- PROPOSED CONCRETE PARKING
- STORMWATER BIO - DETENTION BASIN
- PROPOSED LANDSCAPE
- PROPOSED SWALE WITH ROCK PROTECTION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL (SLEEPERS)
- + P428.30 PROPOSED SURFACE LEVEL
- + Ex 427.35 EXISTING SURFACE LEVEL
- 1:80 DESIGN SURFACE GRADIENT

EXISTING SERVICES

- E EXISTING ELECTRICAL CABLE
- OHE EXISTING TELECOMMUNICATIONS CABLE
- T EXISTING ELECTRICAL CABLE (OVERHEAD)
- EXISTING CULVERT
- EXISTING CULVERT TO BE REMOVED

EXISTING LIGHT POLE TO BE PROTECTED. LOCALLY STEEPEN BATTER AROUND POLE IF REQUIRED TO ACHIEVE MIN. 500mm CLEARANCE TO EDGE OF BATTER

FOR DETENTION BASIN DETAILS REFER TO DRG. CI-0020

ELECTRICITY BOX C

TANK

1:500 10 5 0 10 20 A1
1:1000

LAYOUT
1:500

Client
Luxury Lodge Group Pty Ltd

Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
**5 Ravenswood Lane
Bahnhann SA 5242**

PRELIMINARY
NOT FOR CONSTRUCTION

Revision	By	Appd	Date
B	TOWN PLANNING ISSUE	BDL	DMCG 17.10.23
A	PRELIMINARY ISSUE	NH	DMCG 9.10.23

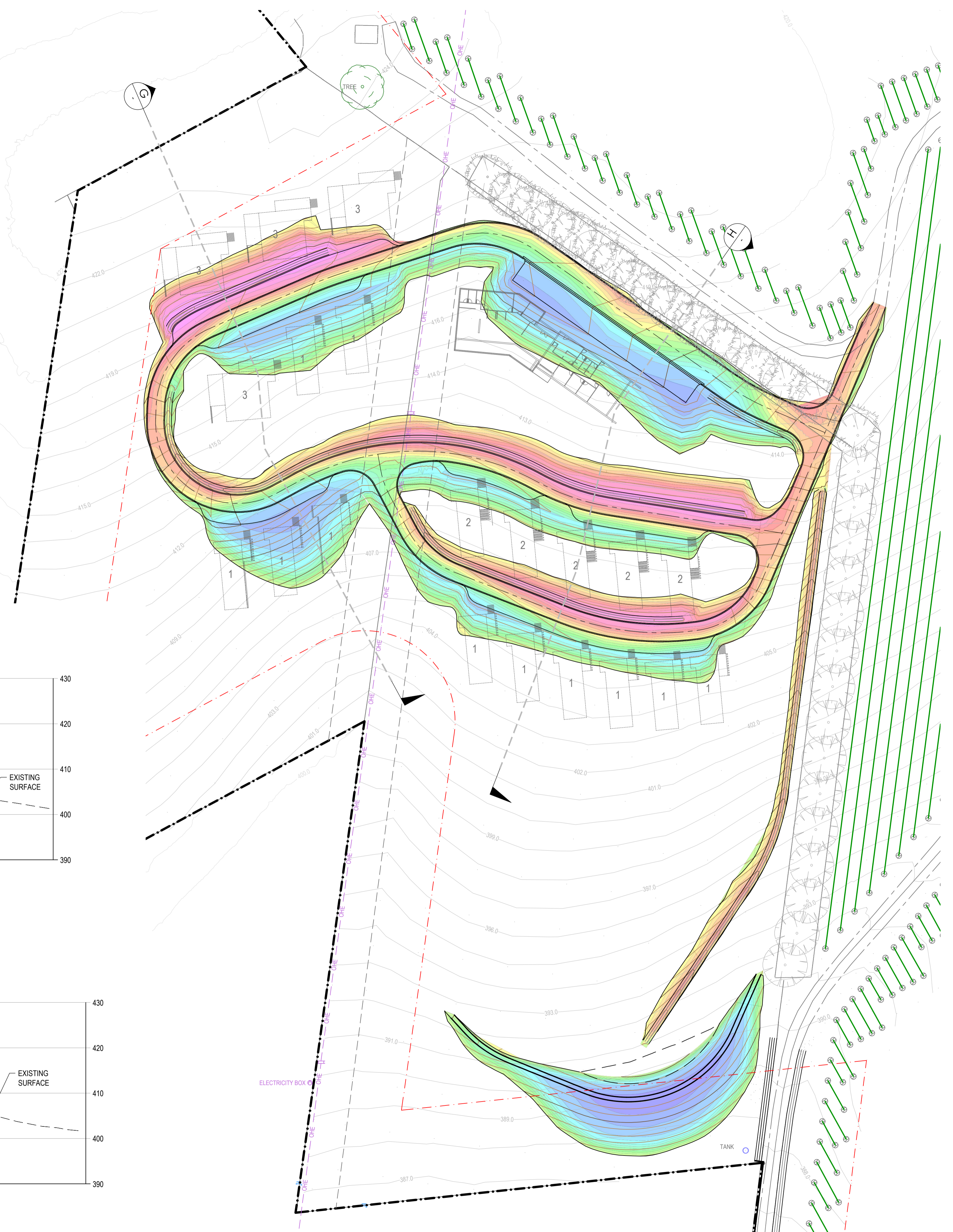
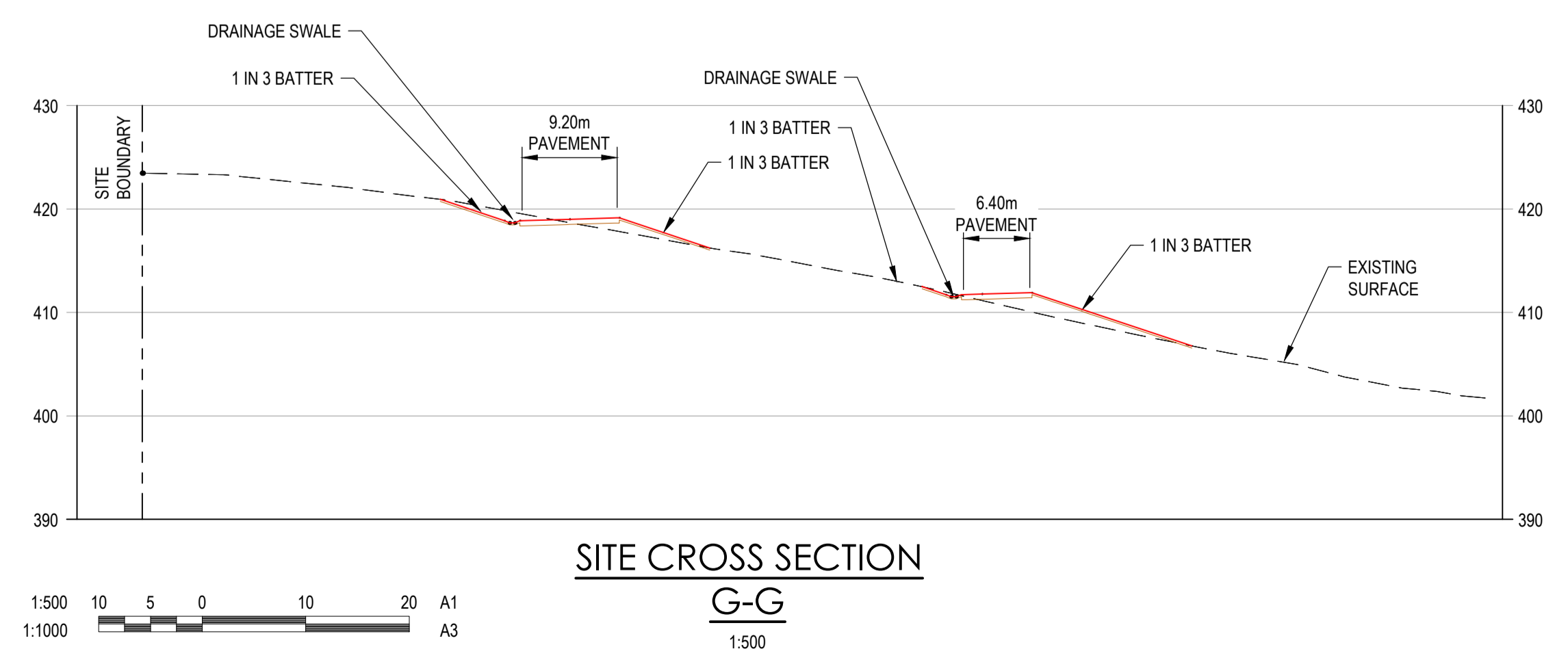
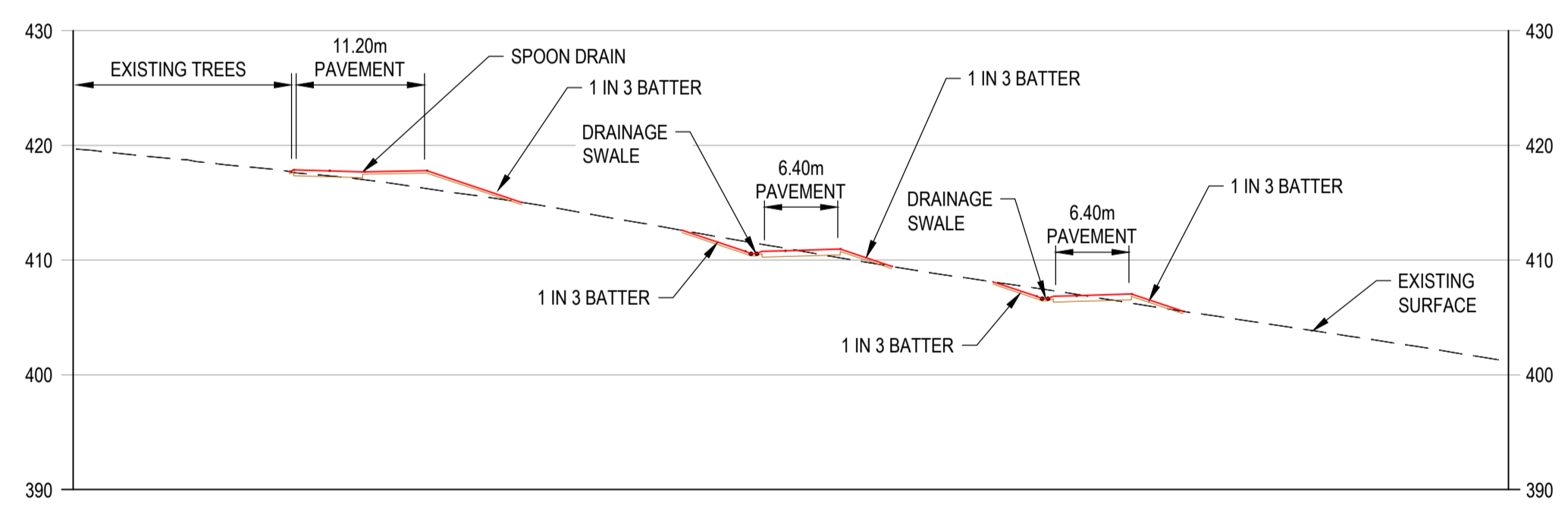
Drawing Title
CONCEPT GRADING PLAN

23187 Project Number
CI-TP-0010 Drawing Number
B Revision

EARTHWORKS CUT/FILL		
MIN. ELEV.	MAX. ELEV.	COLOUR
LESS THAN -1.00m		Purple
-2.00m	-1.50m	Dark Purple
-1.50m	-1.00m	Light Purple
-1.00m	-0.80m	Pink
-0.80m	-0.60m	Light Pink
-0.60m	-0.50m	Red
-0.50m	-0.40m	Light Red
-0.40m	-0.30m	Orange
-0.30m	-0.20m	Light Orange
-0.20m	-0.10m	Yellow
-0.10m	0.00m	Light Yellow
0.00m	0.10m	Light Green
0.10m	0.20m	Light Green
0.20m	0.30m	Light Green
0.30m	0.40m	Light Green
0.40m	0.50m	Light Green
0.50m	0.60m	Light Green
0.60m	0.80m	Light Green
0.80m	1.00m	Light Green
1.00m	1.50m	Light Green
1.50m	2.00m	Light Green
GREATER THAN 1.00m		Blue



EARTHWORKS VOLUME COMPARISON	
SITE STRIPPING	8,850m ² SITE STRIPPING @200mm DEEP = 1,770m ³
TOTAL CUT	1,410 m ³ (EXCLUDING SITE STRIPPING)
TOTAL FILL	3,350 m ³
REFER EARTHWORKS NOTES OPPOSITE	



LEGEND	
--- (dashed line)	CADASTRAL BOUNDARY
--- (dotted line)	EXISTING CONTOUR (SURVEY 1.0m INTERVAL, LIDAR 2.5m INTERVAL)
--- (solid line)	EXISTING CONTOUR (0.5m INTERVAL)
--- (dashed line)	EXISTING OVERHEAD ELECTRICAL

- EARTHWORKS NOTES:**
- THE BULK EARTHWORKS QUANTITIES SHOWN ARE TAKEN FROM AN ASSUMED EXISTING STRIPPED SITE SURFACE AND A PRELIMINARY BENCHED EARTHWORKS SURFACE CALCULATED FROM DESIGN FINISHED SURFACE LEVELS USING SUBGRADE SET DOWN AS BELOW:
- FULL DEPTH ROAD PAVEMENT (GRAVEL) = 500mm
- ALL OTHER DESIGN SURFACES (CONCRETE PAVEMENT, LANDSCAPE, SWALES, BATTERS, ETC) = 200mm AVERAGE
 - 200mm STRIPPING DEPTH HAS BEEN APPLIED ACROSS THE EXTENT OF WORKS AREA.
 - THE QUANTITIES SHOWN ARE PROVIDED FOR SCHEMATIC DESIGN ONLY AND WILL BE UPDATED UPON RECEIPT OF GEOTECHNICAL REPORT.
 - VOLUMES FOR STRUCTURAL PILING, FOOTINGS, TRENCHING, BEAMS ETC HAVE NOT BEEN APPLIED.
 - SERVICE AND STORMWATER TRENCHING HAS NOT BEEN CALCULATED OR ALLOWED FOR IN THE EARTHWORKS QUANTITIES SHOWN ABOVE.
 - NO BULKING FACTORS HAVE BEEN APPLIED IN THE ABOVE VOLUMES.

Client
Luxury Lodge Group Pty Ltd

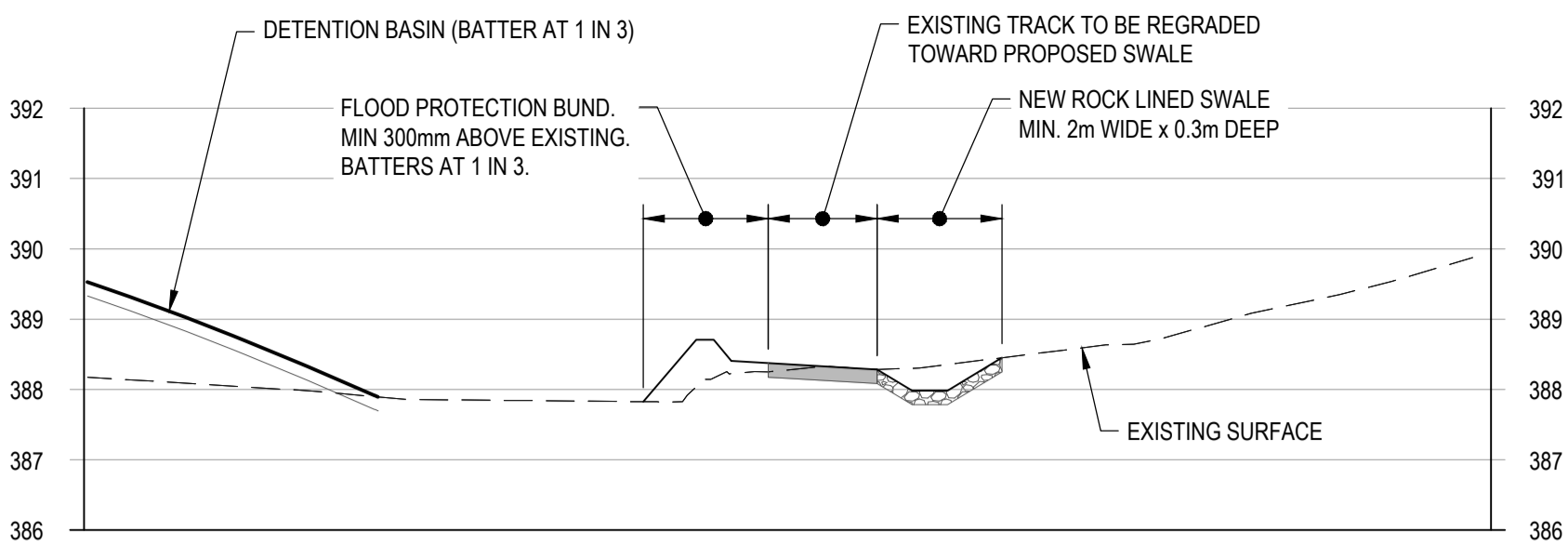
Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
**5 Ravenswood Lane
Bahannah SA 5242**

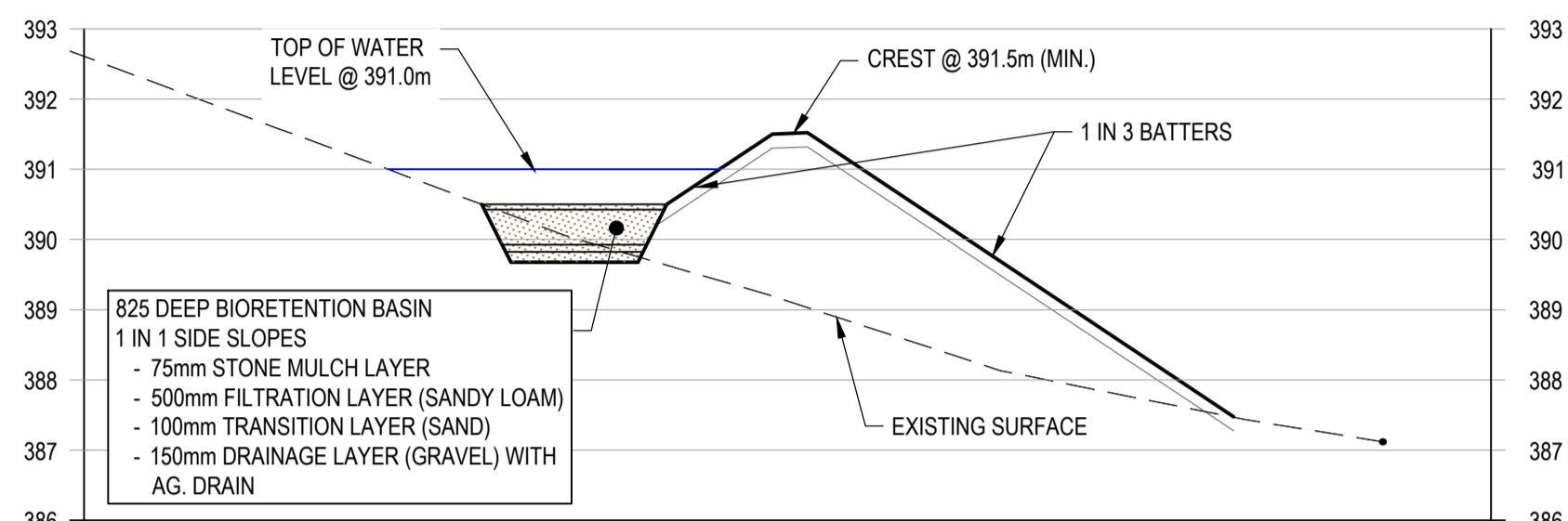
PRELIMINARY
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B	TOWN PLANNING ISSUE	BDL	DMCG	17.10.23
A	PRELIMINARY ISSUE	NH	DMCG	9.10.23
Revision		By	Appd	Date

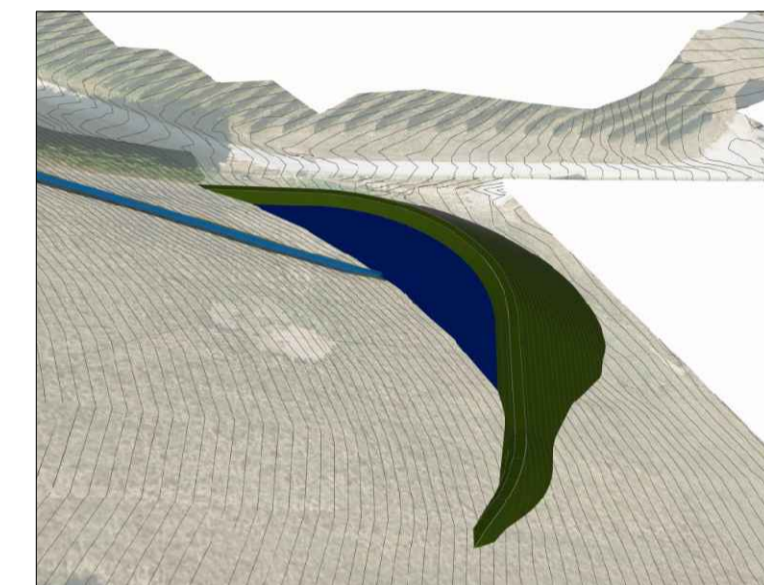
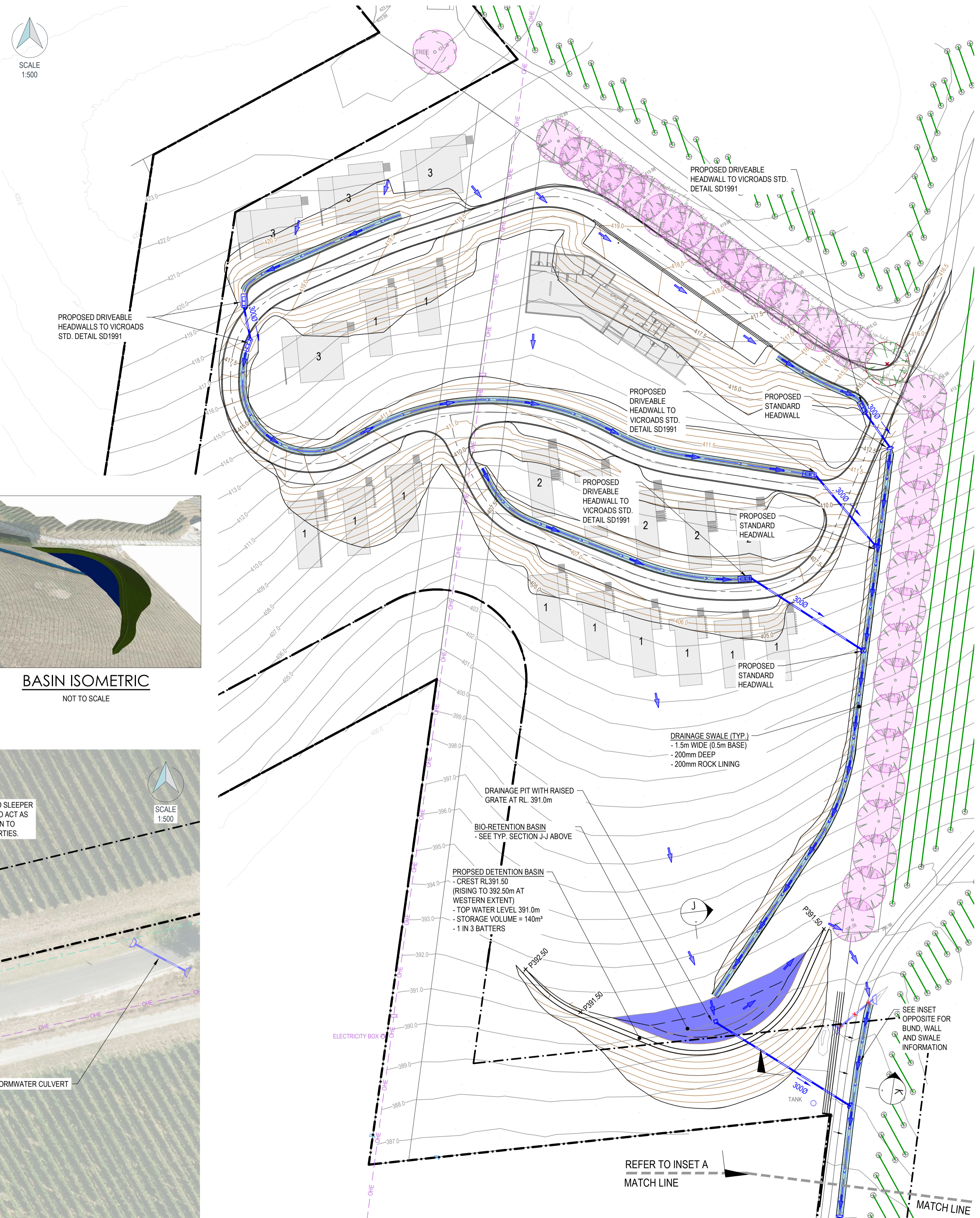
Drawing Title
CUT FILL ISOPACH



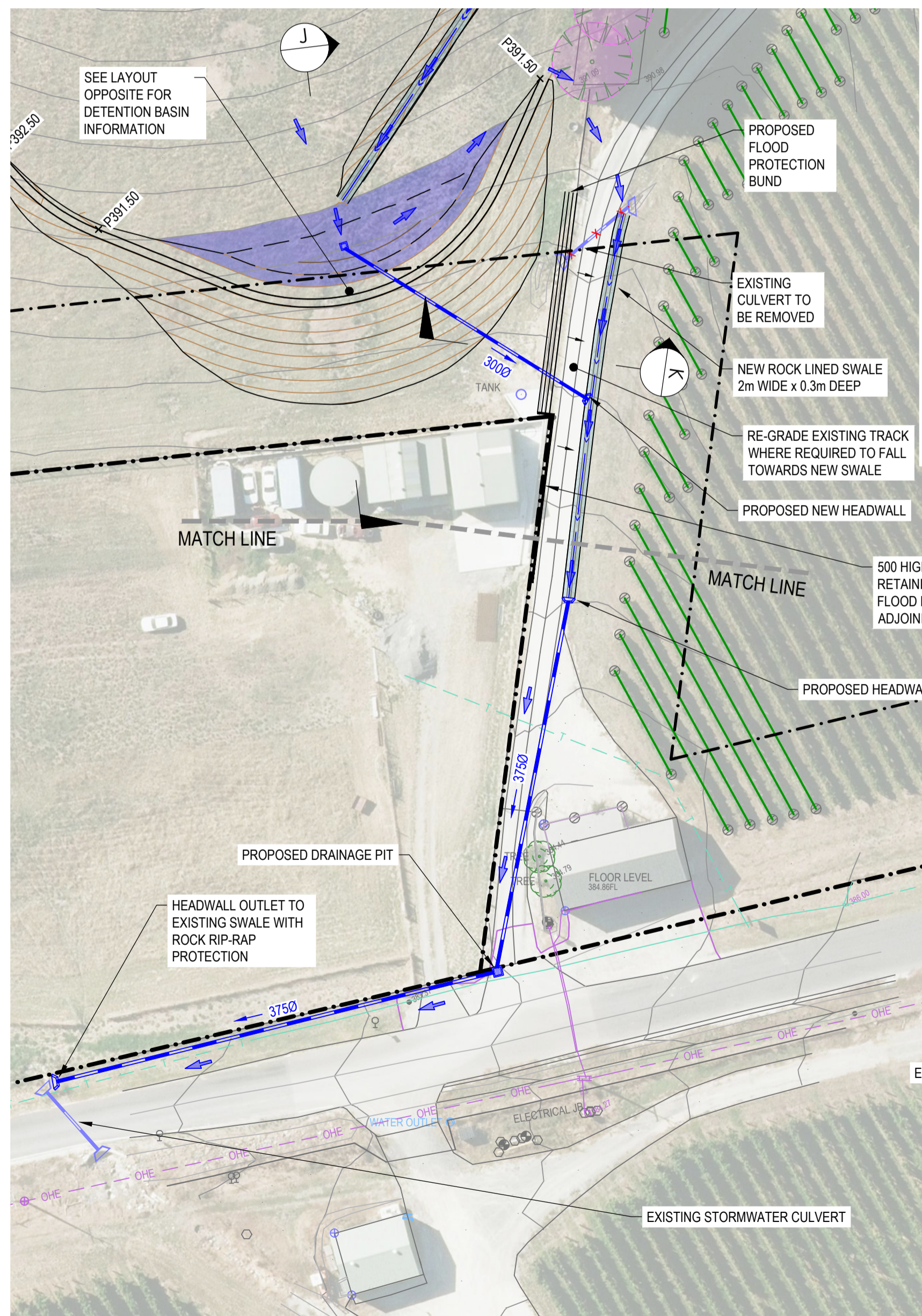
BUND / SWALE CROSS SECTION
K-K
SCALE HOR 1:200 VER 1:100



BASIN CROSS SECTION
J-J
SCALE HOR 1:200 VER 1:100



BASIN ISOMETRIC
NOT TO SCALE



INSET A
1:500

LEGEND

- CADASTRAL BOUNDARY
 - EXISTING CONTOUR (SURVEY 1.0m INTERVAL, LIDAR 2.5m INTERVAL)
 - EXISTING CONTOUR (0.5m INTERVAL)
 - EXISTING TREES TO BE PROTECTED
 - EXISTING TREES TO BE REMOVED
 - PROPOSED CULVERT
 - PROPOSED DRIVABLE CULVERT
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 - PROPOSED STORMWATER DRAINAGE PIT
 - PROPOSED SWALE WITH ROCK PROTECTION
 - OVERLAND FLOW PATH
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED RETAINING WALL (SLEEPERS)
 - PROPOSED VILLA / LODGE
 - STORMWATER DETENTION BASIN
-
- EXISTING SERVICES**
- EXISTING ELECTRICAL CABLE
 - EXISTING TELECOMMUNICATIONS CABLE
 - EXISTING ELECTRICAL CABLE (OVERHEAD)
 - EXISTING CULVERT
 - EXISTING CULVERT TO BE REMOVED

Client
Luxury Lodge Group Pty Ltd

Project Name
THE LANE VINEYARD, HAHNDORF LUXURY ACCOMMODATION

Project Location
**5 Ravenswood Lane
Bahannah SA 5242**

PRELIMINARY
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B	TOWN PLANNING ISSUE	BDL	DMCG	17.10.23
A	PRELIMINARY ISSUE	NH	DMCG	9.10.23
Revision		By	Appd	Date

Drawing Title
DRAINAGE LAYOUT PLAN



Memo001

To: Intro Attention: Anthony Gatti
Project: The Lane Winery Accommodation Project No: 23187
MCG Project Manager Dara McGrenaghan Date: Thursday, 19 Oct 2023

The Lane Winery Accommodation – Stormwater Calculations

Introduction

This memorandum has been prepared for council review and approval. This report demonstrates the application of suitable Water Sensitive Urban Design (WSUD) principles and illustrates that the proposed development complies with Council requirements.

The purpose of this memo is to evaluate the quantity and quality of stormwater associated with the proposed development and to demonstrate that an appropriate stormwater management strategy has been adopted. This memo specifically addresses the following items:

- Stormwater runoff volumes and detention (Stormwater Quantity)
- Stormwater quality treatment measures (Stormwater Quality)

Proposed Development

The architectural drawings for the proposed development site have been prepared by Intro. A screenshot of the proposed Site Plan has been included in the figure below.





Stormwater Quantity

The design approach for the stormwater system of the development will be based on water sensitive urban design (WSUD) principles. The adopted principles for stormwater design will be consistent with Urban Stormwater Best-Practice Environmental Management Guidelines (CSIRO 2006). The following items will be considered during the design:

- Provide adequate drainage to ensure a free draining development.
- Pavement levels and drainage design to ensure ponding does not occur on adjacent properties.
- The discharge volume, timing, and velocity of stormwater runoff from the site has no adverse effect on any surrounding properties or receiving waters. This has high importance.
- The pollutant discharge from the site is minimised so that the environmental value of surrounding properties and receiving water is maintained.
- Major overland flow paths / systems are considered in the design.

Stormwater Design Parameters

Parameter	Design Criteria
Minor design storm	20% AEP
Major design storm	1% AEP
Permissible Site Discharge (PSD)	5% AEP
On-site-detention	1% AEP

Catchment Analysis

The summary of the pre and post-development catchment areas are presented in Table 1 below. Refer to Appendix A for the Proposed Catchment Plans and the detailed catchment breakdown.

Catchment	Runoff Coefficient	Pre-Development Area (ha)	Post-Development Area (m ²)	Change Area (m ²)
Roof	1.0	0	0.25	+ 0.25
Pavement	0.5	0	0.29	+ 0.29
Landscape	0.3	2.1	1.56	- 0.54
Total	-	2.1	2.1	-

Table 1 – Pre/Post Developed Catchment Analysis



On-Site-Detention

An increase in the density of development will increase the amount of impervious area, reduce the time of concentration, decrease infiltration and will thus increase the amount of stormwater runoff created by the site. In order to ensure that a non-worsening stormwater discharge from the post-development site can be achieved, attenuation is required to mitigate peak stormwater flows.

This hydraulic assessment will demonstrate that through the use of a stormwater attenuation basin the proposed development has no adverse effect external to the site and that the proposed lots will be flood free for all storm events up to and including the 100yr ARI event.

To determine the attenuation storage volumes needed to ensure a non-worsening post-development scenario is achieved, the stormwater drainage system design and analysis program DRAINS has been utilised. The following parameters have been used.

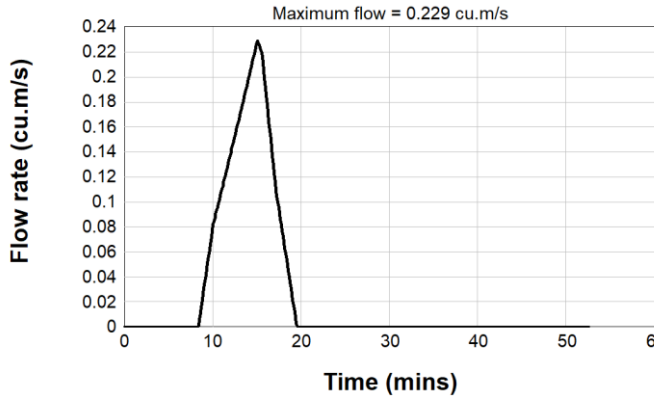
DRAINS model hydrological input parameters	
Impervious & Supplementary area depression storage	1 mm
Pervious area depression storage	5 mm
Antecedent Moisture Condition	4

Stormwater detention and outlet control requirements have been evaluated for each storm event to ensure non-worsening peak outflows were established from the post-development catchment design. The proposed stormwater attenuation device to be utilised for this site is a basin. The peak pre and post-development runoff hydrographs for the 5%AEP and the 1% AEP events respectively have been established by DRAINS can be seen below in the Graphs below.

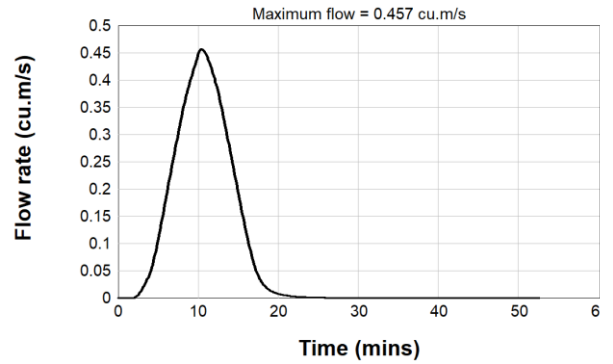
Analysis was undertaken for the 1% ARI storm events to establish the peak mitigated post-development flows, the detention storage required and the resultant maximum water elevation in the detention system. The results of this can be seen in the table below.

Detention Basin Properties	Critical Storm Event	Catchment
Peak Pre-development flows	5% AEP, 15 min	0.259m ³ /s
Peak Post-development flow (unmitigated)	1% AEP, 15 min	0.457m ³ /s
Peak Mitigated Post-development flows	1% AEP, 10 min	0.203m ³ /s
Basin Storage/On-site Detention Volume	1% AEP	98.5 m ³

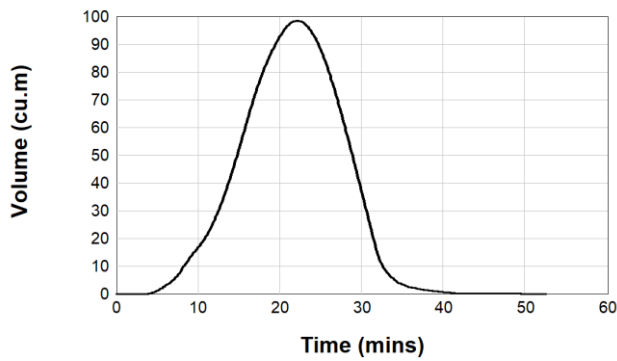
As a result of the established size and outflow arrangement of the attenuation device, the peak storage volume required for the post-development 100yr ARI event can be seen in table above. This modelling demonstrates that the proposed attenuation devices adequately accommodates the catchment's runoff to ensure non-worsening post-development stormwater discharge levels are achieved.



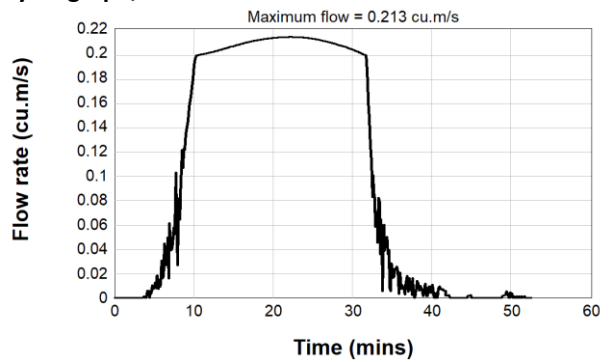
Graph 1 - Peak Pre-development Runoff Hydrograph, 20%AEP



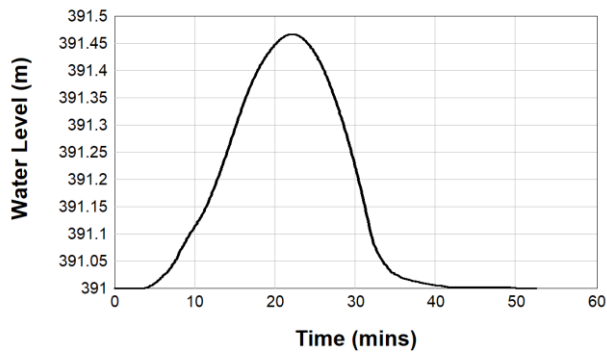
Graph 2 - Peak Mitigated Post-development flows Hydrograph, 1%AEP



Graph 3- Storage Elevation Graph 1% AEP



Graph 4- Basin Outfall Max Flow 1% AEP



Graph 5- Basin Water Elevation Graph 1% AEP



Stormwater Quality Performance Objectives

The stormwater management plan has been developed to comply with the Council requirements. Specifically, the proposed development is to treat stormwater runoff from the site to best practice in accordance with the values set out in the Urban Stormwater Best Practice Environmental Management Guidelines (BPEM) that have been reproduced in the table below.

Criteria	BPEM Pollutant Reduction Target
Suspended Solids (SS)	80% retention of typical urban annual load
Total Phosphorous (TP)	60% retention of typical urban annual load
Total Nitrogen (TN)	45% retention of typical urban annual load
Gross Pollutants/Litter (GP)	70% retention of typical urban annual load.

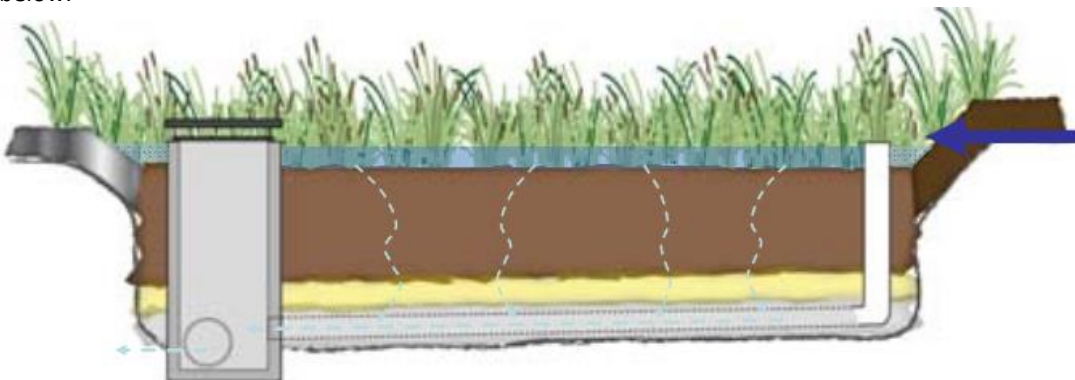
To achieve the stormwater performance objectives, it is proposed to incorporate current best practice water sensitive urban design (WSUD) principals into the drainage scheme that is discussed in the following sections.

Stormwater Treatment Measures - Bio-Retention Basin

Measures to treat stormwater runoff prior to discharge into the receiving watercourse will include an end of line bio-retention basin. The entire site will be treated by an end of line bio-retention basin which will treat runoff from the development prior to discharge to the basin outlet.

The bio-retention basin will target fine particles (TSS) nutrients (TP and TN) and heavy metals. Bio-retention basins are vegetated areas where stormwater is passed through densely planted filter media (loamy sand) allowing the plants to absorb the collected and stored nutrients.

They utilise temporary ponding above the vegetated surface to increase the volume of stored water for treatment. They can take a number of forms but all have common features including the extended detention depth above the media surface, the filter media and a low level drainage media and subsoil system. These are shown in the figure below.



Typical Section of a generic Bio-retention (Source: Water by Design)



The bio-retention properties are summarised in the table below.

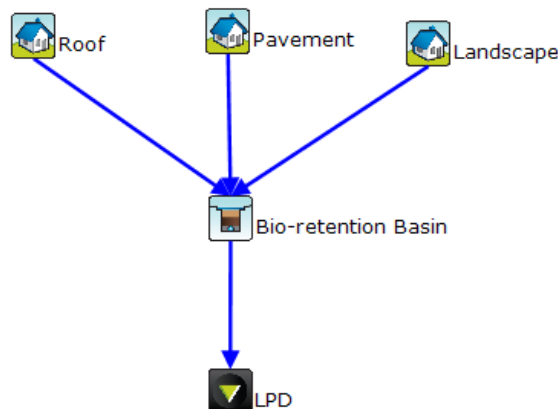
Bio-retention MUSIC Node	
Low Flow Bypass (m ³ /s)	0
High Flow Bypass (m ³ /s)	1
Storage Properties	
Extended Detention Depth	1m
Surface Area	40m ²
Exfiltration Rate	5 mm/h
Filtration Properties	
Filter Area	40m ²
Filter Depth	0.5m
Filter Median Particle Diameter	1mm
Saturated Hydraulic Conductivity	180mm/h

Table -Bio-retention MUSIC model properties

Perforated sub-soil drains will be placed within the system at no greater spacing than 1.5m (center to center) unless specifically modelled. Where possible the perforated pipes will have a minimum grade of 0.5% towards the outlet and have an accessible flushing point to allow maintenance. The perforated sub-soil drains will be a maximum 100mm diameter to minimise the thickness of the drainage layer.

MUSIC Modelling

The effectiveness of proposed treatment measures and impact of the proposed development against performance targets has been modelled in MUSIC. The modelling has been completed in accordance with Melbourne MUSIC Guidelines. The stormwater treatment train schematics as modelled in MUSIC are shown below:



MUSIC Model Treatment Train Schematic



Stormwater Treatment Train Effectiveness

The effectiveness of the treatment device proposed in the above section has been modelled using MUSIC with the overall treatment train efficiency results shown in 4 below.

	Unit	Source Load	Residual Load	Reduction %	BPEM Target Reduction %
Flow	ML/yr	4.2	3.3	20.4	N/A
Total Suspended Solids, TSS	kg/yr	96.6	9.7	89.9	80
Total Phosphorous, TP	kg/yr	0.8	0.2	71.7	60
Total Nitrogen, TP	kg/yr	11.6	5.7	50.8	45
Gross Pollutants	kg/yr	106.2	0.0	100.0	70

Table - Treatment Train Effectiveness

From the results presented in the table above it can be seen that the proposed WSUD treatment train effectively mitigates the water quality impacts of the development and meets the required Water Quality Objectives thus ensuring stormwater quality is appropriately managed.

Conclusion

A stormwater attenuation and treatment system has been proposed in this report to minimise the impact the development has on the external environment. This report has demonstrated that the recommended devices exceed the required best practice water quality performance objectives by incorporating Water Sensitive Urban Design into the proposed stormwater drainage system for Total Suspended Solids, Total Phosphorous, Total Nitrogen and Gross Pollutants.

Furthermore, the report has shown that the proposed detention methods ensure a non-worsening effect in runoff volumes for all flows up to and including the 1% AEP storm event.

We believe that this memorandum demonstrates compliance with Council requirements and will ensure a non-worsening effect on external environments and should be endorsed for approval.

Yours sincerely

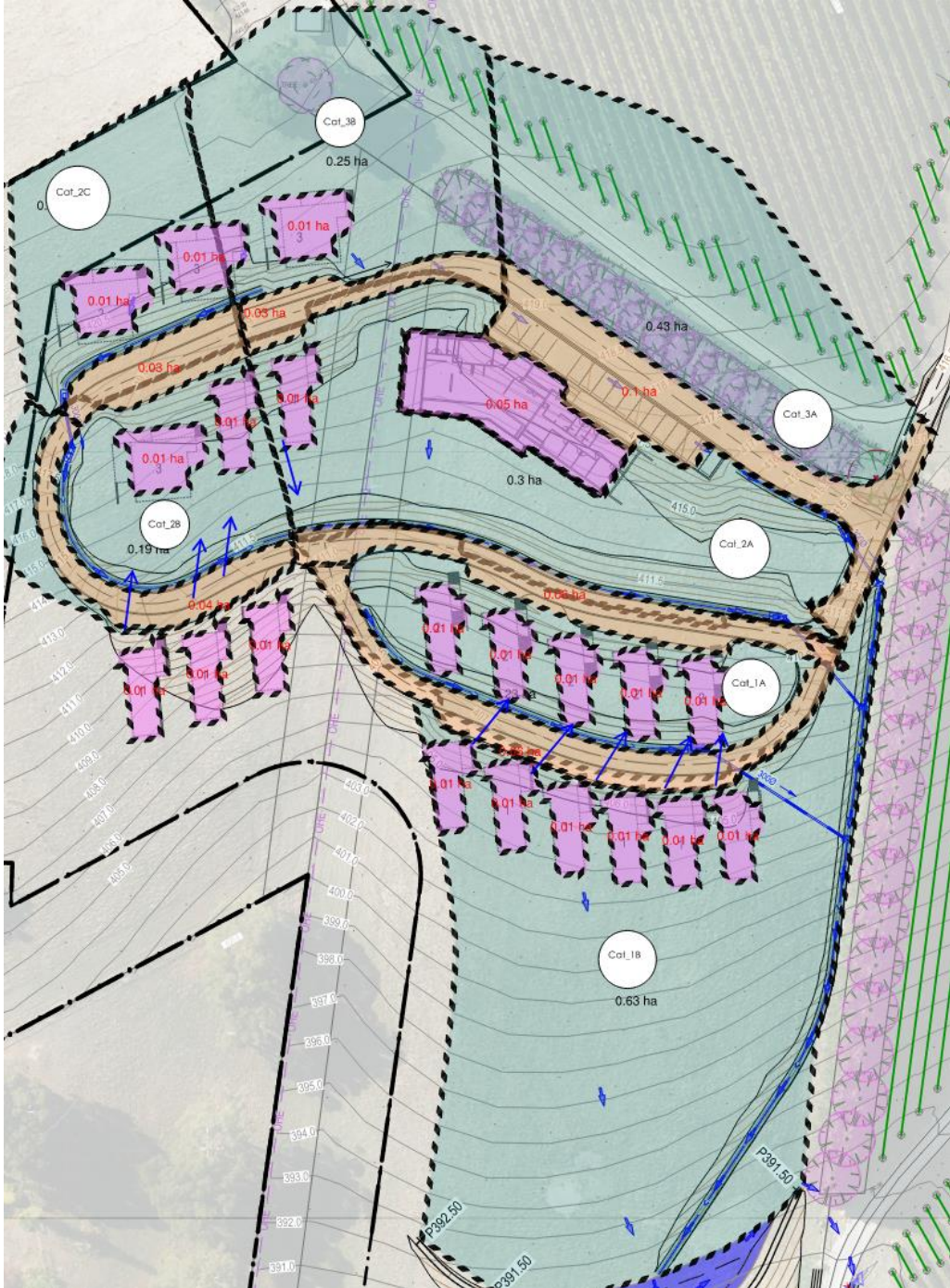
MCG Consult Pty Ltd

Dara McGrenaghan

Director



Appendix A - Catchment Plan





Detailed Catchment Breakdown

Catchment	Total Area (ha)	Cv	Effective Impermeable Area (ha)	Roughness Coefficient, n	Flow Path Slope, S (m/m)	Flow Path Length, m	Tc
Cat_1A	0.26	0.59	0.15	0.02	0.20	58.00	12.94
Cat_1A_Roof	0.09	1.00	0.09				
Cat_1A_Pavement	0.06	0.50	0.03				
Cat_1A_Landscape	0.11	0.30	0.03				
Cat_1B	0.63	0.30	0.19	0.02	0.20	100.00	17.94
Cat_1B_Roof	0.00	1.00	0.00				
Cat_1B_Pavement	0.00	0.50	0.00				
Cat_1B_Landscape	0.63	0.30	0.19				
Cat_2A	0.27	0.36	0.10	0.02	0.20	100.00	17.94
Cat_2A_Roof	0.01	1.00	0.01				
Cat_2A_Pavement	0.05	0.50	0.03				
Cat_2A_Landscape	0.21	0.30	0.06				
Cat_2B	0.18	0.57	0.10	0.02	0.20	37.00	9.88
Cat_2B_Roof	0.06	1.00	0.06				
Cat_2B_Pavement	0.04	0.50	0.02				
Cat_2B_Landscape	0.08	0.30	0.02				
Cat_2C	0.15	0.46	0.07	0.02	0.20	53.00	12.26
Cat_2C_Roof	0.03	1.00	0.03				
Cat_2C_Pavement	0.03	0.50	0.02				
Cat_2C_Landscape	0.09	0.30	0.03				
Cat_3A	0.39	0.43	0.17	0.02	0.20	90.00	16.84
Cat_3A_Roof	0.05	1.00	0.05				
Cat_3B_Pavement	0.09	0.50	0.04				
Cat_3C_Landscape	0.25	0.30	0.07				
Cat_3B	0.23	0.36	0.08	0.02	0.20	55.00	12.53
Cat_3B_Roof	0.01	1.00	0.01				
Cat_3B_Pavement	0.03	0.50	0.01				
Cat_3C_Landscape	0.19	0.30	0.06				
Total	2.10	2.49	0.71				



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2004
Country areas 1800 623 445

OFFICIAL

EPA Reference: PDI 777

27 June 2024

Adelaide Hills Council
63 Mount Barker Road
Stirling SA 5152
Attention: James Booker

jbooker@ahc.sa.gov.au

Dear James Booker

EPA Development Application Referral Response

Development Application Number	22007004
Applicant	Luxury Lodge Group, c/- Intro Architecture
Location	5 Ravenswood Lane, Balhannah SA 5242 (CT 6060/311)
Proposal	Tourist accommodation comprising 20 units with ancillary lodge and shop (personal services establishment in the form of a day spa), water tanks, access road and associated earthworks.

This application was referred to the Environment Protection Authority (EPA) by the Assessment Panel at the Adelaide Hills Council in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the Planning, Development and Infrastructure Act.

As referenced in the Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay (which forms part of the Planning and Design Code), the triggers for this development application ('DA') being referred to the EPA were:

- *tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment), and*
- *development that generates human wastewater with a peak loading capacity of more than 40 persons (or more than 6,000 litres/day).*

The Planning and Design Code states that the purpose of referring such a DA to the EPA is ‘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’.

When assessing development applications of this nature, Section 57 of the *Environment Protection Act 1993* (‘EP Act’) also requires the EPA to have regard to, and seek to further, the objects of the EP Act and have regard to:

- the general environmental duty, as defined in Section 25 of the EP Act, and
- the *Environment Protection (Water Quality) Policy 2015* (‘WQ Policy’).

As the Planning and Design Code triggers for referral to the EPA relates to water quality, the EPA has only provided an assessment of potential water quality impacts associated with the proposed development.

PROPOSAL

The proposed development comprises:

- 20 accommodation units with a total maximum capacity of 48 guests (16 of these will be single bedroom units and four will contain two bedrooms and two bathrooms)
- A day spa offering massages and showers for up to 10 people per day
- A dining room with capacity to seat 30 people with food preparation occurring offsite
- Laundry activities will also occur off site
- 20 x 2 kilolitre and 1 x 10 kilolitre rainwater tanks for collection of rainwater from the villas for reuse
- 45 kilolitre holding tank for wastewater, and
- Four aerobic baffled reactor (‘ABR’) tanks for initial treatment, followed by a Rhizopod system.

Multiple documents have been provided in support of the application and include the following:

- *Wastewater System Design for the Lane Winery Accommodation Development* report prepared by Arris Environmental and Agriculture, dated 1 November 2023 and 31 January 2024
- Response prepared by Arris to the EPA’s request for further information dated 5 March 2024
- Response prepared by Arris, uploaded to the PlanSA portal 12 April 2024, and
- *The Lane Winery Accommodation - Stormwater Calculations* report prepared by MCG Consult and dated 28 May 2024.

SITE

The site of the proposed development is part of a 36 hectare allotment which is located approximately 1.7 kilometres north-east of Hahndorf and has no existing sewer or community wastewater management in place. There is an existing approved cellar door and restaurant at the site. The EPA notes that wastewater from the restaurant and cellar door facilities is treated and disposed of via an SA Health approved (in 2019) on-site wastewater disposal system located approximately 150 metres south-west of the cellar door and restaurant building.

The proposed tourist accommodation buildings would be located in the south-west portion of the allotment and situated around the top of the hill. The proposed wastewater holding tank will be situated

at the south-eastern corner of the site, immediately adjacent to the driveway for ease of access.

The subject site is located within the Onkaparinga River catchment which drains into the Happy Valley Reservoir and provides approximately 40% of metropolitan Adelaide's public water supply per year.

APPLICATION HISTORY

The proposal was originally referred to the EPA in 2022, with the EPA directing the relevant authority to refuse the application. The EPA identified concerns with the proposed onsite wastewater system due the scale of the proposal and the amount of wastewater expected to be generated, as well as the slope of the disposal site and sensitivity of the locality. The DA did not sufficiently demonstrate that wastewater would be contained to the site during the high-rainfall period.

The proposal was amended, with an alternate wastewater management strategy, resulting in this DA.

During the EPA's assessment, the EPA has made four Requests for Information ('RFIs') to seek clarification on wastewater and stormwater matters, particularly noting the lack of test data for the nutrient removal capability of the proposed Rhizopod system. In addition, the EPA met with the applicant to discuss the proposal, highlighting the lack of evidence to support the capabilities and long-term performance of the Rhizopod system. The DA was subsequently amended to include the off-site disposal of excess wastewater.

ENVIRONMENTAL ASSESSMENT

Water Quality

Wastewater

Expected wastewater volumes for the proposal have been calculated based on the following staffing and occupancy figures:

- Catering for 48 persons over weekends (maximum capacity of the accommodation units)
- Estimated occupancy of 15 persons during weekdays
- Average occupancy based on the above is estimated to be 29 persons across the entire week, and
- Staffing numbers expected to be two onsite Monday to Thursday, and four onsite from Friday to Sunday, averaging three staff across the entire week.

In addition to this, it has been assumed that an extra 1,000L/day of wastewater could be generated from the spa facilities and 450L/day from the dining room. These specifications mean that the total daily peak flow for the site has been calculated at 6,370 litres.

The EPA understands that the wastewater management for the proposal will consist of the following:

- all wastewater to be directed to four Aerobic Baffled Reactor ('ABR') tanks for initial treatment
- treated wastewater from the ABR tanks then sent to a Rhizopod system (to be planted with bamboo), and
- A 45 kilolitre holding tank would contain excess wastewater from the Rhizopod system.

The Rhizopod system is described as a recirculation evapotranspiration system and will be constructed below ground level in ten trenches (being 30 metres long, 1.5 metres wide and located 3 metres apart). The Rhizopods will be lined with flexible polyethylene ('FPE') and due to the slope of the site, the land will be terraced. An earthen bund will be established uphill of the Rhizopods to prevent surface runoff entering the area.

The EPA has referred to the [Wastewater Lagoon Guideline \(2019\)](#) in its assessment of the proposal. These guidelines recommend a liner of 1.5mm thickness to prevent potential leakage from wastewater systems. Arris confirmed in its response to the EPA's RFI (dated 5 March 2024) that two layers of 0.75mm thick liner would be used. Arris also stated that the roots of the bamboo are fibrous rather than woody, and consequently there is minimal risk of damage to the liner from the roots.

The 45 kilolitre wastewater holding tank is proposed to contain any excess wastewater above the water needs of the bamboo, with this tank to be periodically emptied. The tank will be a thick-walled high-density liquid storage tank and will include a high-level alarm consisting of a wireless tank monitoring system that will have a desktop display and mobile phone connection. The tank will be located at the south-eastern corner of the site, immediately adjacent to the driveway for easy truck access. It will take three truck movements (each 13 kilolitre) to nearly empty the storage tank. Arris has stated that three truck loads could be removed in one day, with no additional wastewater removal being required for another seven days.

In the first year of operation, it is estimated that 100 truck loads will be required to remove the excess volume of wastewater unable to be taken up by the bamboo. However, as the bamboo grows, the amount of excess wastewater is expected to reduce, with 60 truckloads predicted in the second year and 30 loads in the third year. Off-site removal of excess treated wastewater from the Rhizopods and details regarding service inspections to be undertaken has been proposed by Arris to be included in the Installation and Maintenance Manual for the Rhizopod system.

The proposed onsite wastewater system and management measures demonstrate a neutral or beneficial effect on water quality and are acceptable to the EPA. A condition to this effect is directed below.

Stormwater

The stormwater management measures proposed for the site have been provided in the report '*The Lane Winery Accommodation - Stormwater Calculations*', prepared by MCG Consult and dated 28 May 2024. This includes the following components:

- a bio-retention basin (to be situated near the southern boundary of the site) sized for a 1% AEP rainfall event.
- rainwater tanks to capture roof runoff from accommodation buildings - 20 x 2kL tanks and 1 x 10kL tank. Water to be re-used for irrigation or toilet flushing, and
- a drainage swale adjacent to the access road to capture overflow from the rainwater tanks.

MUSIC modelling has been conducted and has demonstrated that the targets should be achieved with the use of the bioretention basin and rainwater tanks. Rock-protected swales are also proposed throughout the site to direct stormwater to the basin. Any overflow from the bio-retention basin will be directed to

a rock-lined swale located along the driveway. This is acceptable to the EPA, and a condition is directed to this effect.

Construction Impacts

Construction impacts of the proposal are managed according to the *Stormwater Calculation* report prepared by MCG Consult and dated 28 May 2024. During the construction phase of the units, a catch drain on the downhill side will be used to capture any runoff from the construction zone. This runoff will be directed in a south-east direction towards the basin. A note to the applicant is included to highlight considerations for the construction, particularly in relation to the bio-retention basin.

To minimise the extent of soil disturbance and erosion, construction will be staged and groundcover established. Sediment fences, silt traps and diversion drains are also proposed to be used during the construction phase. Stockpiles will be surrounded by a sediment fence and will not be located in drainage pathways. These soil erosion and control measures are acceptable to the EPA and a note to the applicant is included to address ongoing maintenance of these sediment control devices.

The Rhizopods will be constructed from the top down and rock swales will be installed on the uphill side of each trench to channel overflow away from the Rhizopods and towards the stormwater basin, to mitigate the risk of stormwater incursion into the Rhizopods. The proposed stormwater basin, and a stormwater bund to be located above the Rhizopods, will both be in place prior to construction commencing.

The EPA is satisfied that the proposed stormwater management measures demonstrate a neutral or beneficial effect on water quality, and a condition is directed to this effect.

CONCLUSION

Provided the wastewater disposal system and measures and the stormwater runoff measures are implemented in accordance with the plans provided in the application, the EPA considers that the proposal would have a neutral or beneficial effect on water quality.

DIRECTION

The relevant authority is directed to attach the following conditions to any approval:

1. The on-site wastewater system must be installed in accordance with the *Wastewater System Design for the Lane Winery Accommodation Development* report prepared by Arris Environmental and Agriculture, dated 31 January 2024 and the responses prepared by Arris dated 5 March 2024 and 12 April 2024 which includes:
 - a. The installation of four Aerobic Baffled Reactor ('ABR') tanks
 - b. The establishment of ten Rhizopod trenches, double lined with 0.75mm flexible polyethylene ('FPE'), to be at least 30 metres long by 1.5 metres wide, planted with bamboo and located on a benched (terraced) slope
 - c. The installation of a 45 kilolitre storage tank to be connected to a high-level alarm, and

- d. The installation of an earthen bund uphill of the Rhizopods to prevent surface runoff from entering the area.
2. Appropriate soil erosion and control measures should be used during the construction phase, in accordance with those specified in the *Stormwater Calculation* report prepared by MCG Consult, dated 28 May 2024 and include, but not be limited to, sediment fences, silt traps, diversion trenches and bunds, and stormwater basins.
3. On-going stormwater management of the site should be established in accordance with the *Stormwater Calculation* report prepared by MCG Consult, dated 28 May 2024 and include:
 - a. The establishment of a bio-retention basin, sized to contain runoff from the site in a 1% AEP rain event
 - b. Swales to direct runoff to the bio-retention basin, and
 - c. Rainwater tanks to capture roof runoff, with water to be re-used on site.

The following notes provide important information in relation to the development and are requested to be included in any approval:

- The applicant/owner/operator are reminded of its general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.
- Reasonable and practicable measures to avoid the discharge of pollution into waters and ensure a neutral or beneficial effect on water quality may include (but not be limited to):
 - establishing the bio-retention basin as a detention basin before construction begins and transforming to a bio-retention basin after construction is completed
 - establishing plants in the bio-retention basin after the construction phase of the development has been completed to avoid smothering effects and in case construction soil accumulated in the basin needs to be removed
 - ensure sediment control devices are maintained and checked regularly when work is occurring onsite and before and after rain events.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au.

If you have any questions about this response, please contact Alexandra Winston on (08) 8204 2129 or email alexandra.winston@sa.gov.au.

Yours faithfully

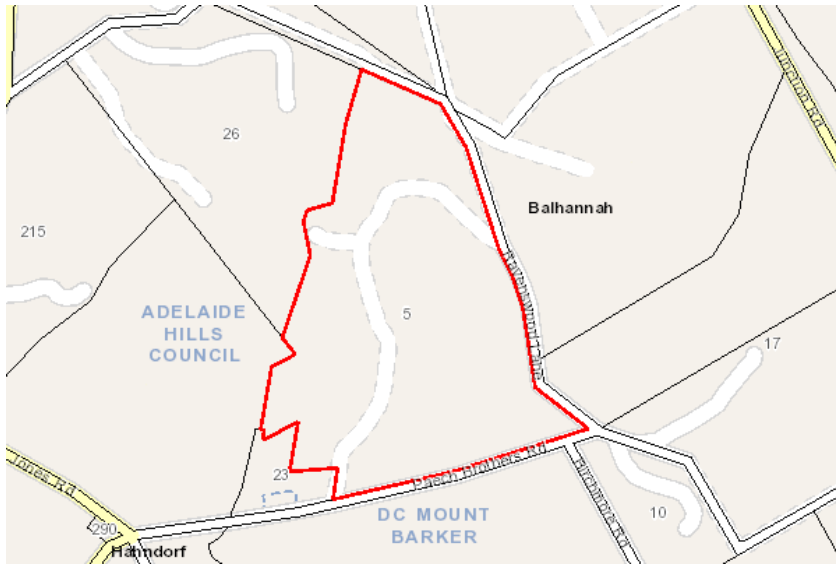
Melissa Chrystal
Delegate
ENVIRONMENT PROTECTION AUTHORITY

5 RAVENSWOOD LANE BALHANNAH SA 5242

Address:

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

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



Property Zoning Details

Overlay

- Environment and Food Production Area
- Hazards (Bushfire - Medium Risk)
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Water Resources

Zone

- Productive Rural Landscape

Selected Development(s)

Tourist accommodation

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

Property Policy Information for above selection

Tourist accommodation - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
<p>PO 1.1</p> <p>The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.</p>	<p>DTS/DPF 1.1</p> <p>Development comprises one or more of the following:</p> <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery (g) Dwelling (h) Dwelling addition (i) Farming (j) Function centre (k) Horse keeping (l) Horticulture (m) Industry (n) Low intensity animal husbandry (o) Outbuilding (p) Shop (q) Small-scale ground mounted solar power facility (r) Tourist accommodation (s) Transport distribution (t) Verandah (u) Warehouse (v) Winery (w) Workers' accommodation
Siting and Design	
<p>PO 2.1</p>	<p>DTS/DPF 2.1</p>

Development is provided with suitable vehicle access.	Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Shops, Tourism and Function Centres	
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, does not exceed a total floor area of 100m ² (ii) where in an existing building, does not exceed 150m ² (c) does not result in more than one 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.
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.
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.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) building work on railway land (f) carport (g) demolition (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) solar photovoltaic panels (roof mounted) (t) shade sail (u) swimming pool or spa pool (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank. 	None specified.

<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. 	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>5. Function centre within The Cedars Subzone.</p>	<p>None specified.</p>
<p>6. Function centre.</p>	<p>Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.</p>
<p>7. Horticulture.</p>	<p>Except horticulture that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
<p>8. Shop within The Cedars Subzone.</p>	<p>None specified.</p>
<p>9. Shop.</p>	<p>Except shop that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
<p>10. Tourist accommodation within The Cedars Subzone.</p>	<p>None specified.</p>
<p>11. Tourist accommodation.</p>	<p>Except tourist accommodation that does not to satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):

<p>workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p>	<ul style="list-style-type: none"> (a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
<p>PO 3.3</p> <p>Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i>.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>Vehicle Access - Roads, Driveways and Fire Tracks</p>	
<p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways:

	<ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: <ul style="list-style-type: none"> A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

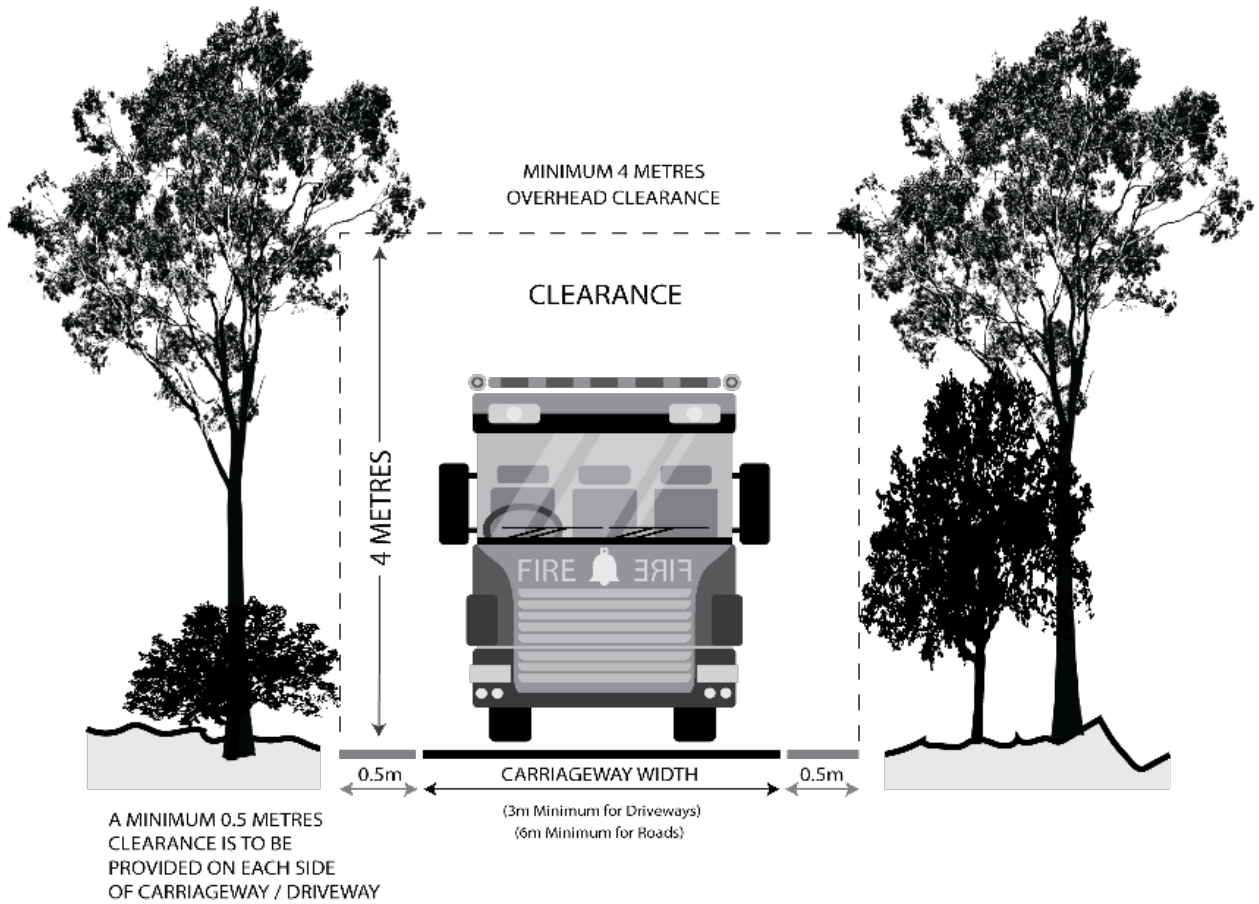
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

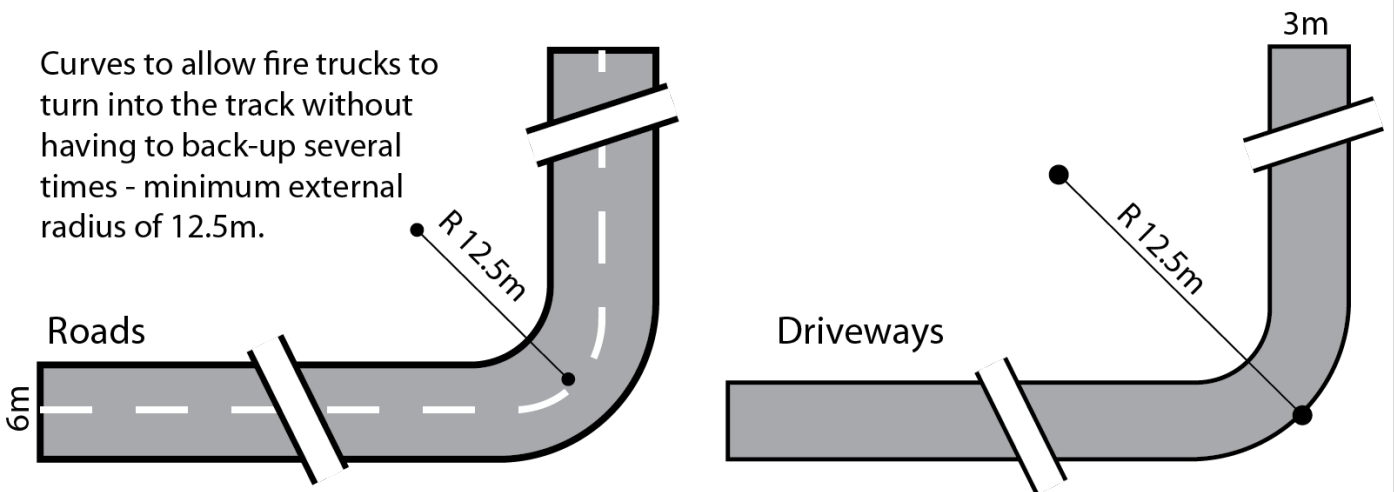


Figure 3 - Full Circle Turning Area

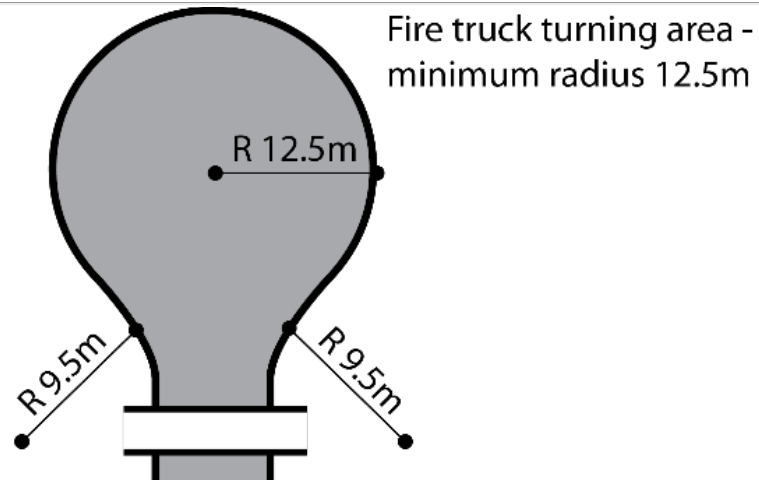
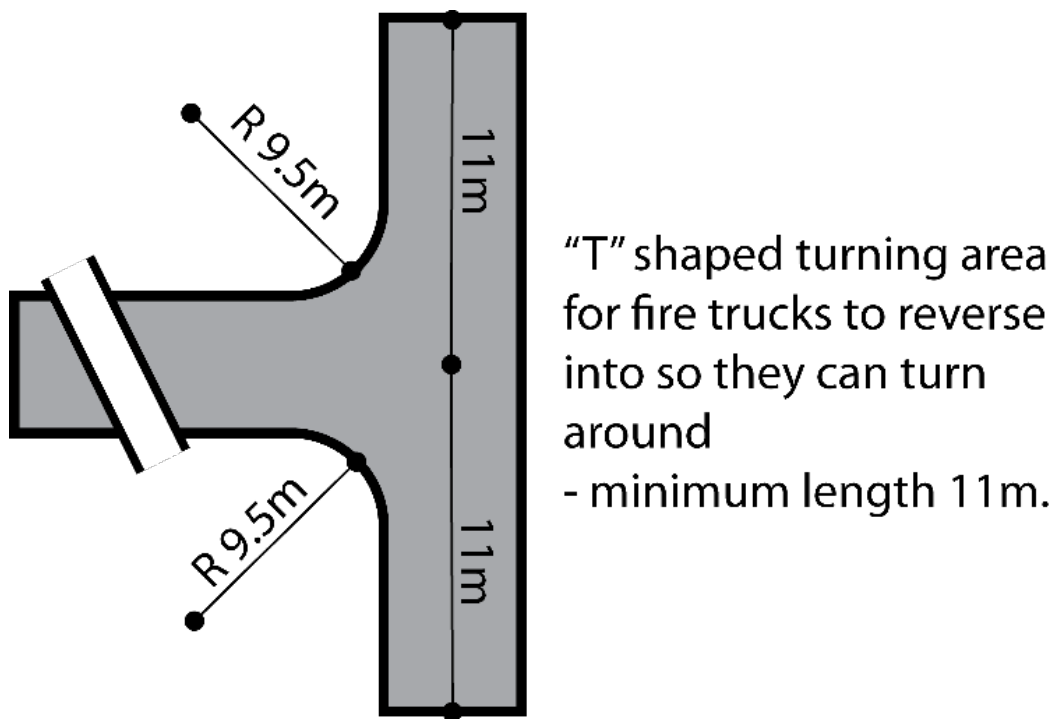


Figure 4 - 'T' or 'Y' Shaped Turning Head



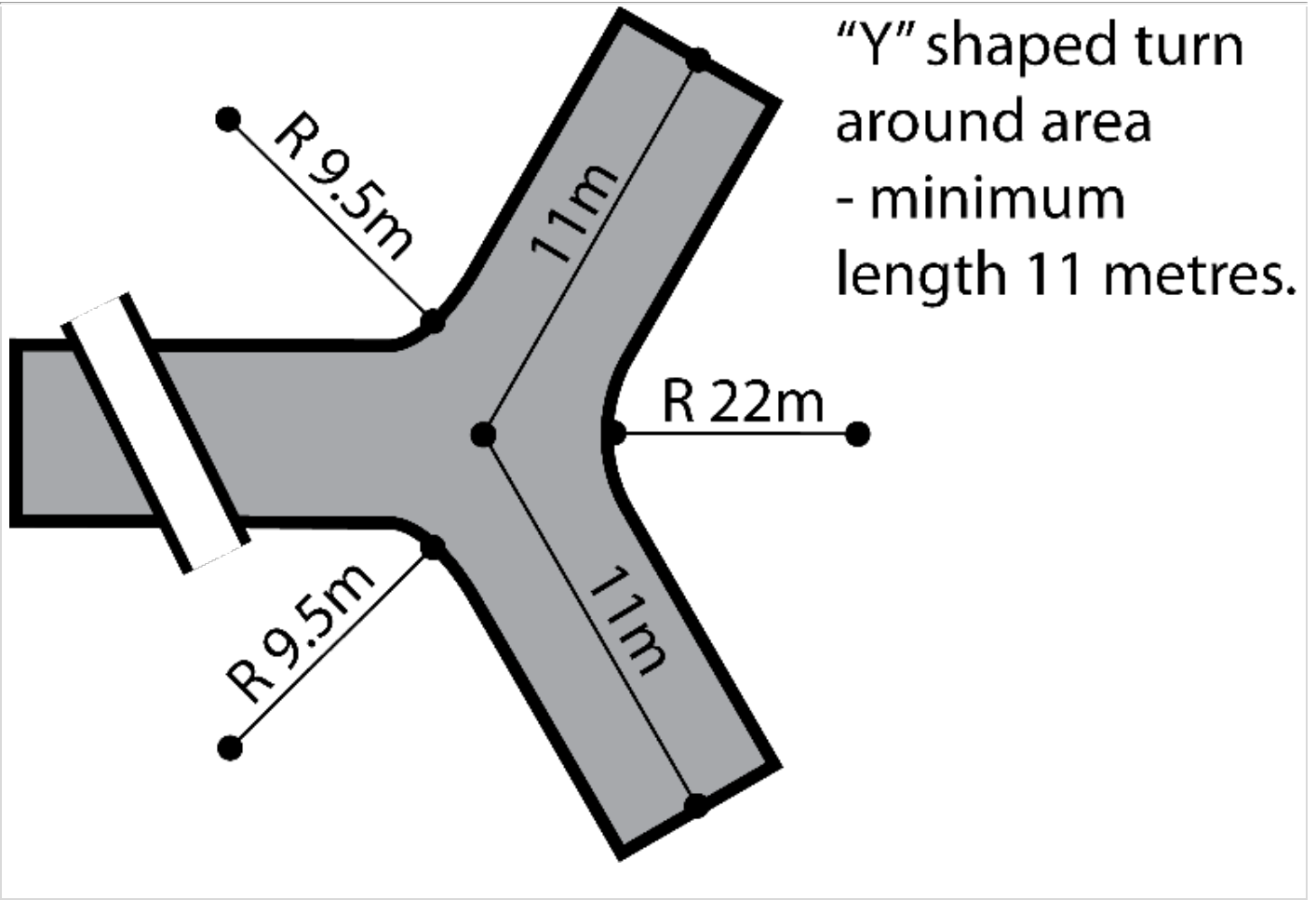
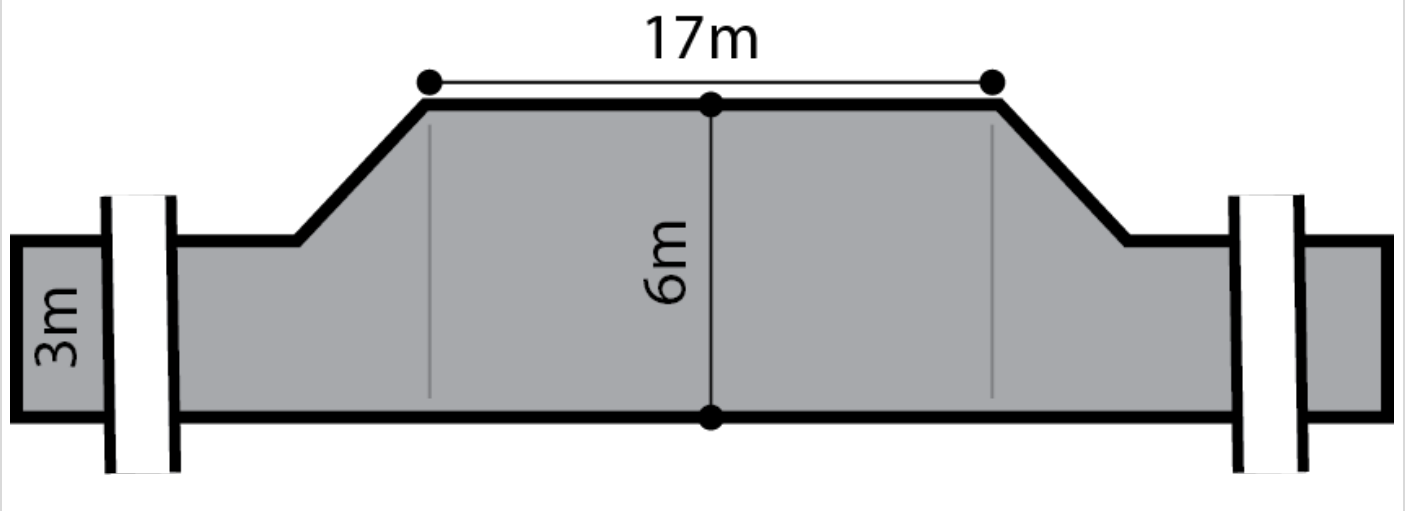


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none"> (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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 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 may materially affect the context of a State Heritage Place.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
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: <ul style="list-style-type: none"> (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

	<p>that is compliant with relevant South Australian standards</p> <p>or is otherwise connected to a sewer or community wastewater management system.</p>
<p>PO 2.3</p> <p>Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse water quality impacts.</p>	<p>DTS/DPF 2.3</p> <p>Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following:</p> <ul style="list-style-type: none"> (a) disposes of all wastewater to a sewerage or community wastewater management system, or (b) operates at a scale that generates less than 5 million litres of wastewater per year, and <ul style="list-style-type: none"> (i) is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and (ii) a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located: <ul style="list-style-type: none"> A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of well B. in close proximity to wine making, wine storage and wastewater treatment facilities C. to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which can be contained or produced at any one time during the peak of operation D. to be impervious; and E. to minimise the interception of any natural or artificial stormwater flow.
<p>PO 2.4</p> <p>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.</p>	<p>DTS/DPF 2.4</p> <p>Development results in:</p> <ul style="list-style-type: none"> (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.
<p>PO 2.5</p> <p>Surface and groundwater protected from wastewater discharge pollution.</p>	<p>DTS/DPF 2.5</p> <p>All components of an effluent disposal area are:</p> <ul style="list-style-type: none"> (a) setback 50 metres or more from a watercourse (b) setback 100 metres or more from a public water supply

	<p>reservoir</p> <p>(c) located on land with a slope no greater than 1-in-5 (20%)</p> <p>(d) located on land with 1.2m or more depth to bedrock or a seasonal or permanent water table</p> <p>(e) above the 10% AEP flood level.</p>
Stormwater	
<p>PO 3.1</p> <p>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Polluted stormwater is treated prior to discharge from the site.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.</p>	<p>DTS/DPF 3.4</p> <p>Development includes:</p> <p>(a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or</p> <p>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m².</p>
<p>PO 3.9</p> <p>Stormwater from excavated and filled areas is managed to protect water quality.</p>	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <p>(a) is located 50m or more from watercourses</p> <p>(b) is located 100m or more from public water supply reservoirs and diversion weirs</p> <p>(c) does not involve excavation exceeding a vertical height of 0.75m</p> <p>(d) does not involve filling exceeding a vertical height of 0.75m</p> <p>(e) does not involve a total combined excavation and filling vertical height of 1.5m.</p>
Landscapes and Natural Features	
<p>PO 4.1</p> <p>Development minimises the need to modify landscapes and natural features.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>

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
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<p>Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:</p> <ul style="list-style-type: none"> (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function centre 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 already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment) (f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day) 	<p>Environment Protection Authority.</p>	<p>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.</p>	<p>Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)</p>			
<p>Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)</p>			
<p>Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an</p>			

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Environmental Protection	
PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.	DTS/DPF 1.1 An application is accompanied by: <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2	DTS/DPF 1.2

<p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome	
<p>DO 1</p>	<p>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.</p>

DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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	DTS/DPF 1.7 None are applicable.

vegetation.	
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Design

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development is: (a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment

	<p>and positively contributes to the character of the immediate area</p> <p>(b) durable - fit for purpose, adaptable and long lasting</p> <p>(c) inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors</p> <p>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.</p>
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <p>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces</p> <p>(b) screening rooftop plant and equipment from view</p> <p>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</p>	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <p>(a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space</p> <p>(b) use an area also used as a driveway</p> <p>(c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>
Carparking Appearance	
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>
Earthworks and sloping land	

<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome	
<p>DO 1</p>	<p>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.</p>

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Supply	
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is,</p>

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

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Interface with Rural 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: <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.

Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

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

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Tourism Development

Assessment Provisions (AP)

Desired Outcome

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

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

Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	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 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 /
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Designated Performance Feature	
Movement Systems	
<p>PO 1.4</p> <p>Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>
Vehicle Access	
<p>PO 3.1</p> <p>Safe and convenient access minimises impact or interruption on the operation of public roads.</p>	<p>DTS/DPF 3.1</p> <p>The access is:</p> <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
<p>PO 3.5</p> <p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>DTS/DPF 3.5</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Access for People with Disabilities	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas

<p>operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared</p> <p>(d) the adaptive reuse of a State or Local Heritage Place.</p>	<p>(c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.</p>
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>

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)
<p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p>	
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>

Row Dwelling where vehicle access is from the primary street	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 village	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	

Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m ² of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.

Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	<p>6.5 spaces per 100m² of total floor area for a Fitness Centre</p> <p>4.5 spaces per 100m² of total floor area for all other Indoor recreation facilities.</p>
Industry/Employment Uses	
Fuel depot	<p>1.5 spaces per 100m² total floor area</p> <p>1 spaces per 100m² of outdoor area used for fuel depot activity purposes.</p>
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area

	1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

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

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

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

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

bedroom -0.25 spaces per dwelling	Urban Activity Centre Zone
1 bedroom dwelling - 0.75 spaces per dwelling	Urban Corridor (Boulevard) Zone
2 bedroom dwelling - 1 space per dwelling	Urban Corridor (Business) Zone
3 or more bedroom dwelling - 1.25 spaces per dwelling	Urban Corridor (Living) Zone
0.25 spaces per dwelling for visitor parking.	Urban Corridor (Main Street) Zone
	Urban Neighbourhood Zone

Table 2 - Criteria:

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

Criteria	Exceptions
<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <ul style="list-style-type: none"> (a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾ (b) is within 400 metres of a bus interchange⁽¹⁾ (c) is within 400 metres of an O-Bahn interchange⁽¹⁾ (d) is within 400 metres of a passenger rail station⁽¹⁾ (e) is within 400 metres of a passenger tram station⁽¹⁾ (f) is within 400 metres of the Adelaide Parklands. 	<ul style="list-style-type: none"> (a) All zones in the City of Adelaide (b) Strategic Innovation Zone in the following locations: <ul style="list-style-type: none"> (i) City of Burnside (ii) City of Marion (iii) City of Mitcham (c) Urban Corridor (Boulevard) Zone (d) Urban Corridor (Business) Zone (e) Urban Corridor (Living) Zone (f) Urban Corridor (Main Street) Zone (g) Urban Neighbourhood Zone

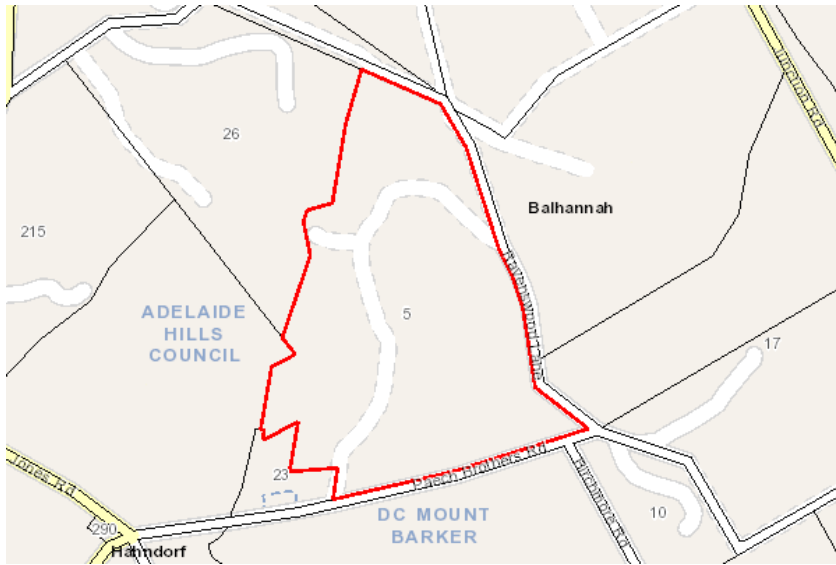
[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15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

5 RAVENSWOOD LANE BALHANNAH SA 5242

Address:

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

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



Property Zoning Details

Overlay

- Environment and Food Production Area
- Hazards (Bushfire - Medium Risk)
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Water Resources

Zone

Productive Rural Landscape

Selected Development(s)

Shop

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Property Policy Information for above selection

Shop - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery (g) Dwelling (h) Dwelling addition (i) Farming (j) Function centre (k) Horse keeping (l) Horticulture (m) Industry (n) Low intensity animal husbandry (o) Outbuilding (p) Shop (q) Small-scale ground mounted solar power facility (r) Tourist accommodation (s) Transport distribution (t) Verandah (u) Warehouse (v) Winery (w) Workers' accommodation
Siting and Design	
PO 2.1	DTS/DPF 2.1

Development is provided with suitable vehicle access.	Development is serviced by an all-weather trafficable public road.
<p>PO 2.2</p> <p>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p>	<p>DTS/DPF 2.2</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Shops, Tourism and Function Centres	
<p>PO 6.1</p> <p>Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.</p>	<p>DTS/DPF 6.1</p> <p>Shops, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m² or 250m² in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m² (e) do not result in more than 75 seats for customer dining purposes in a restaurant.
<p>PO 6.2</p> <p>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.2</p> <p>Shops in new buildings:</p> <ul style="list-style-type: none"> (a) are setback from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.
Adaptive Reuse of Existing Buildings	
<p>PO 8.1</p> <p>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.</p>	<p>DTS/DPF 8.1</p> <p>Development within an existing building is for any of the following:</p> <ul style="list-style-type: none"> (a) a shop (b) office (c) tourist accommodation.
Built Form and Character	
<p>PO 11.1</p> <p>Large buildings designed and sited to reduce impacts on scenic and rural vistas by:</p> <ul style="list-style-type: none"> (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape 	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>

(c) being located below ridgelines.	
Concept Plans	
<p>PO 15.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 15.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 15.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

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

Class of Development (Column A)	Exceptions (Column B)
<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) building work on railway land (f) carport (g) demolition (h) dwelling 	<p>None specified.</p>

<ul style="list-style-type: none"> (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) solar photovoltaic panels (roof mounted) (t) shade sail (u) swimming pool or spa pool (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank. 	
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. 	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>5. Function centre within The Cedars Subzone.</p>	<p>None specified.</p>
<p>6. Function centre.</p>	<p>Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.</p>
<p>7. Horticulture.</p>	<p>Except horticulture that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
<p>8. Shop within The Cedars Subzone.</p>	<p>None specified.</p>
<p>9. Shop.</p>	<p>Except shop that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.1 2. Productive Rural Landscape Zone DTS/DPF 6.2.
<p>10. Tourist accommodation within The Cedars Subzone.</p>	<p>None specified.</p>

11. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.
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Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2	DTS/DPF 2.2

<p>Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.</p>	<p>Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.</p>
<p>Vehicle Access - Roads, Driveways and Fire Tracks</p>	
<p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where

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

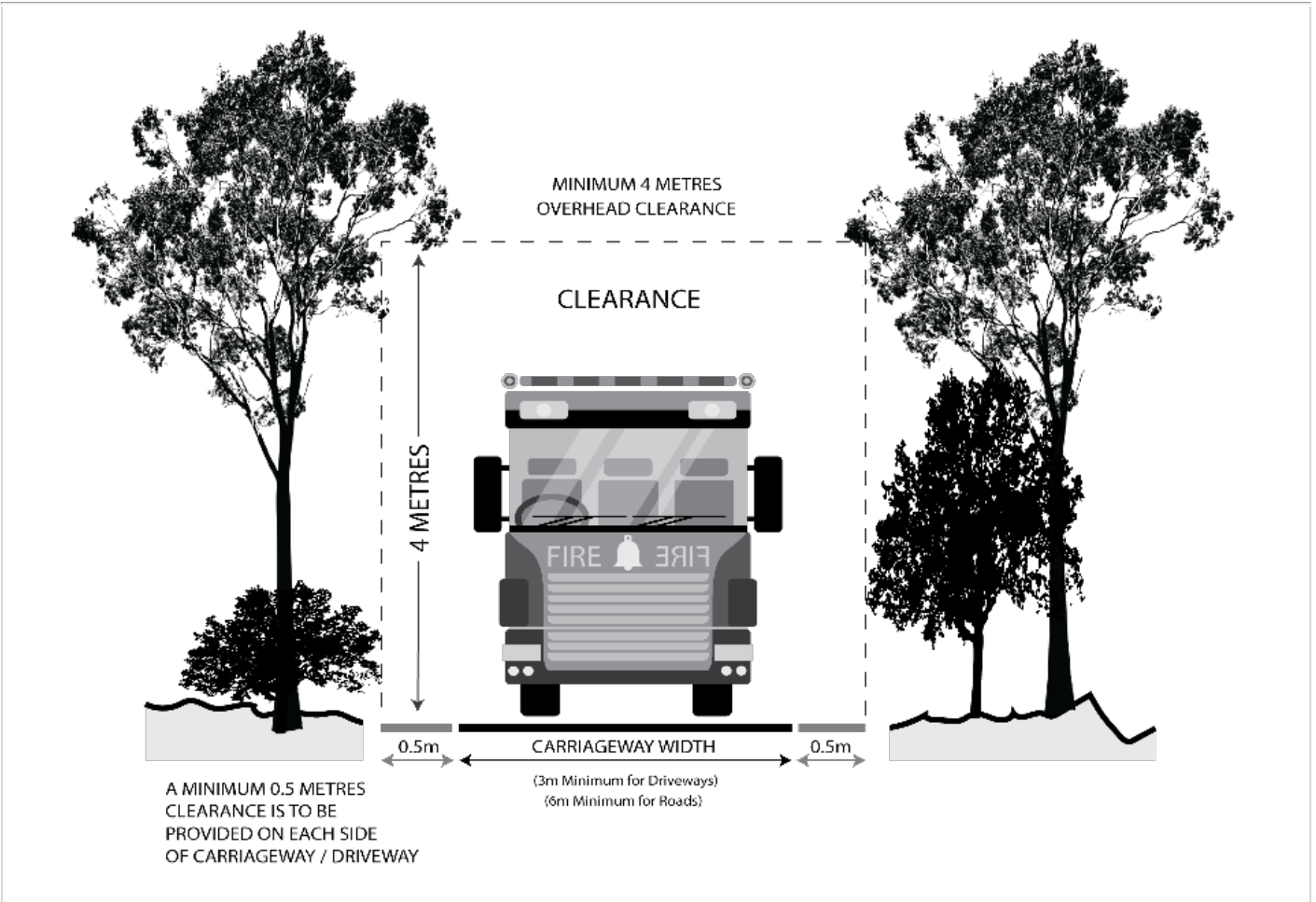
Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

<p>Fire Engine and Appliance Clearances</p>
<p>Figure 1 - Overhead and Side Clearances</p>



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

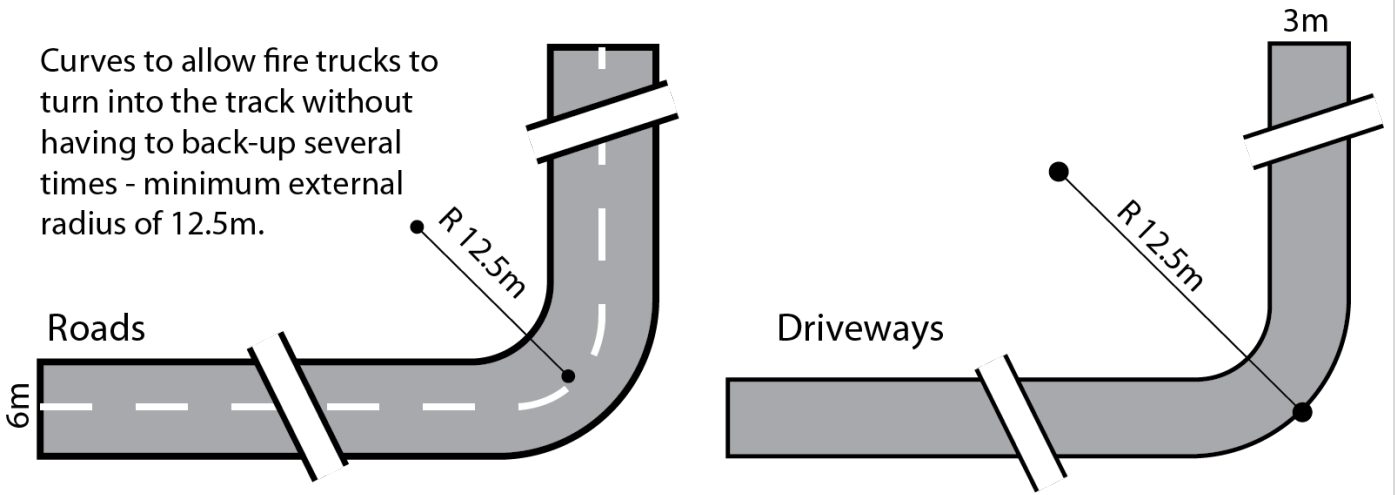


Figure 3 - Full Circle Turning Area

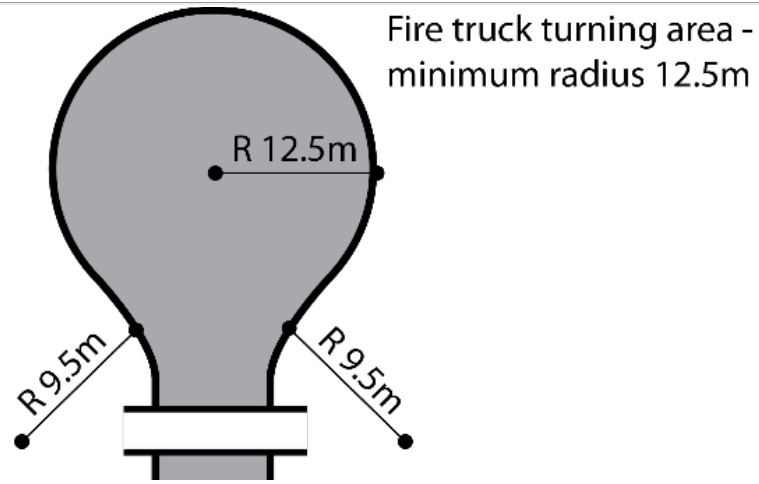
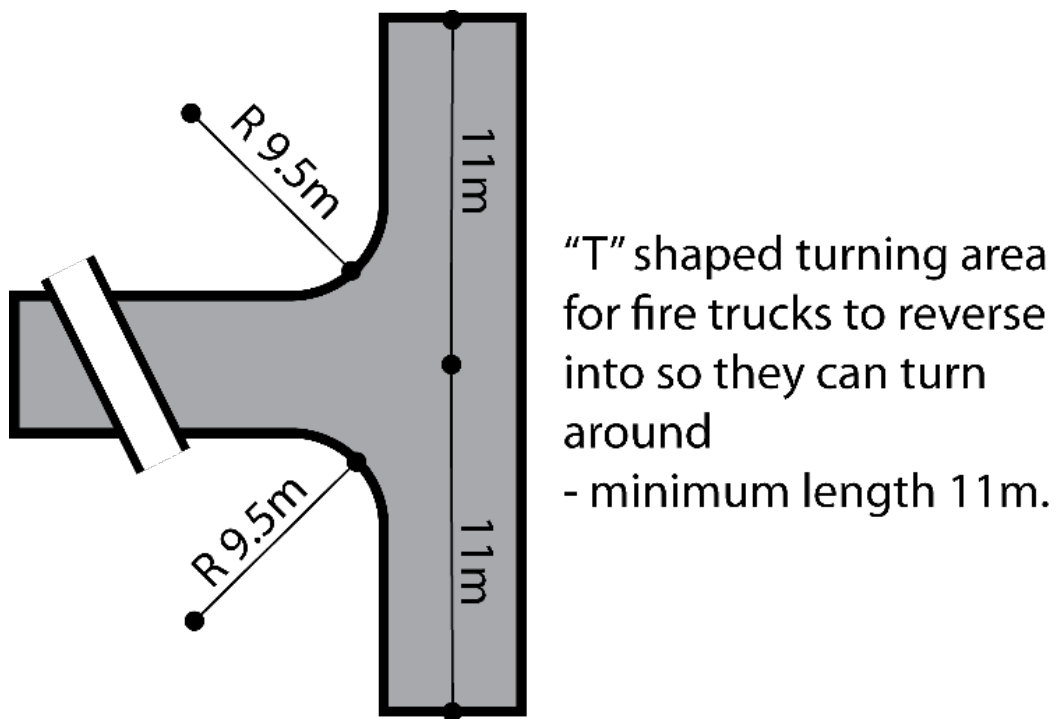


Figure 4 - 'T' or 'Y' Shaped Turning Head



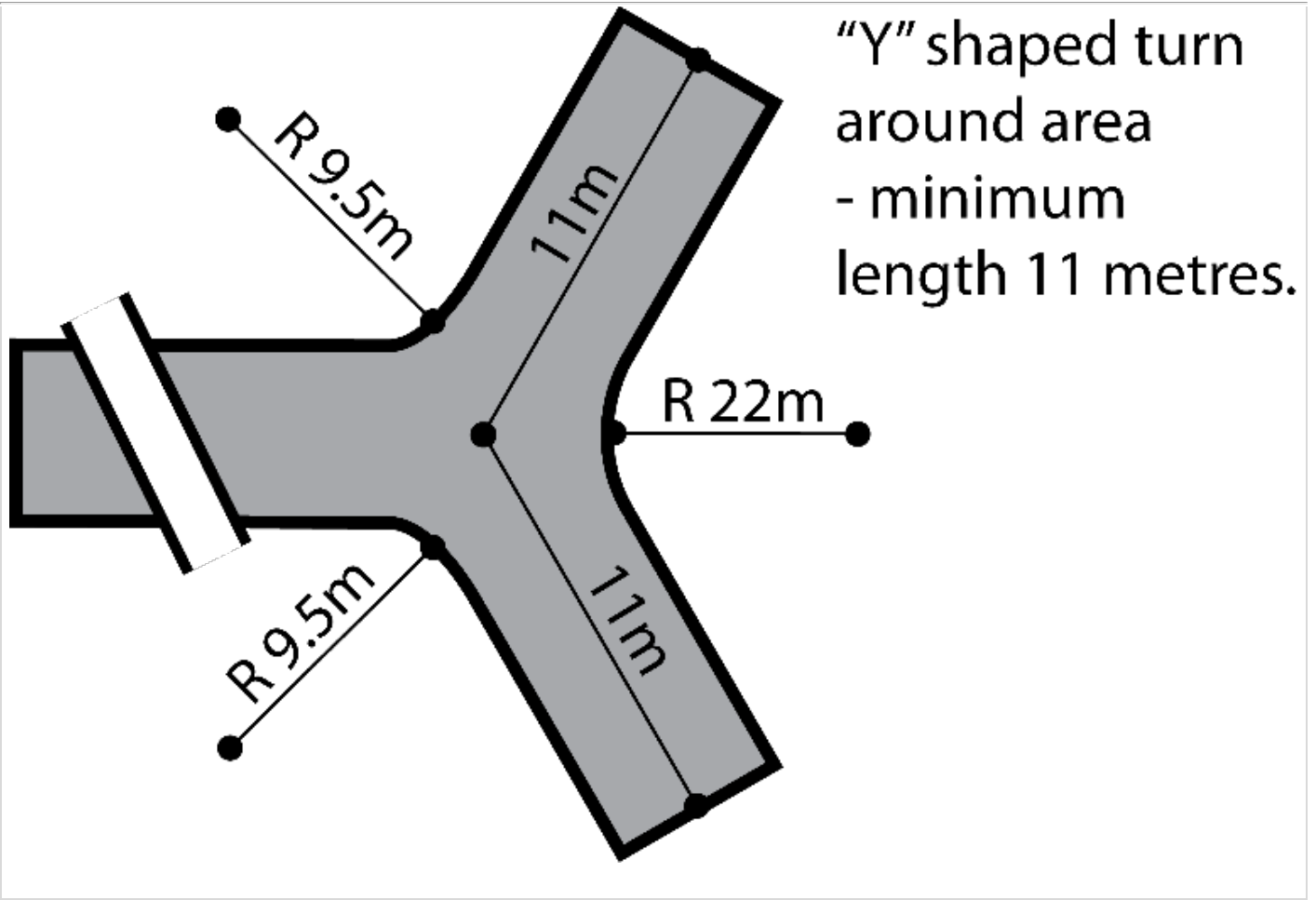
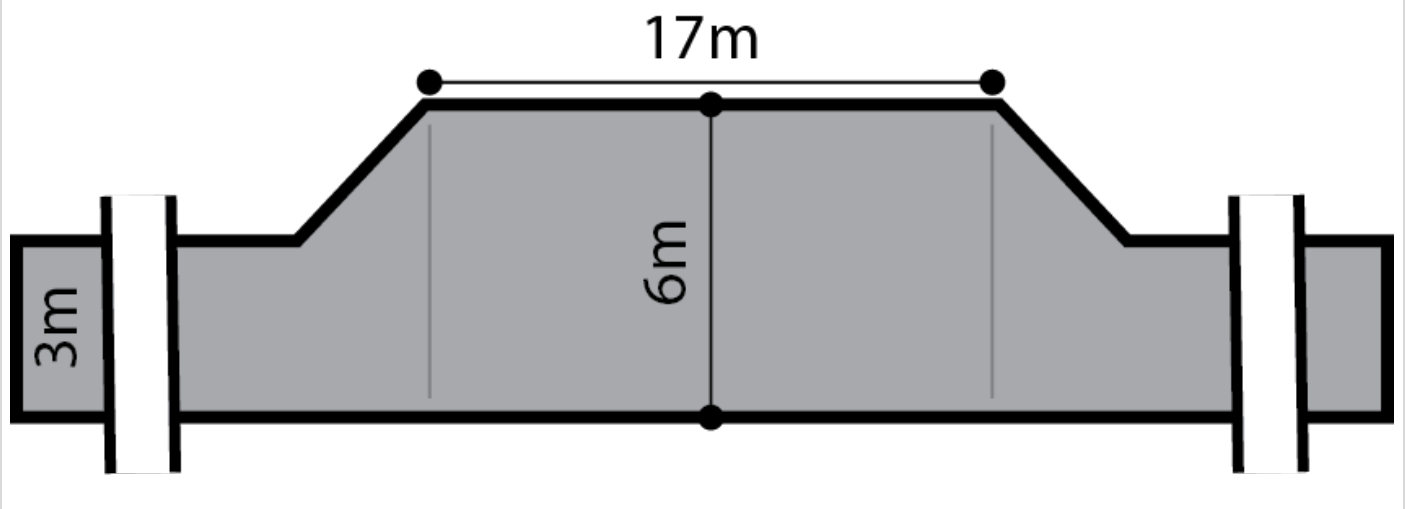


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none"> (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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 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 may materially affect the context of a State Heritage Place.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Quality	
PO 1.1 Development results in a neutral or beneficial effect on the quality of water draining from the site to maintain and enhance the role of the catchment as a water supply.	DTS/DPF 1.1 None are applicable.
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

	<p>system that is compliant with relevant South Australian standards</p> <p>or is otherwise connected to a sewer or community wastewater management system.</p>
<p>PO 2.3</p> <p>Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse water quality impacts.</p>	<p>DTS/DPF 2.3</p> <p>Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following:</p> <ul style="list-style-type: none"> (a) disposes of all wastewater to a sewerage or community wastewater management system, or (b) operates at a scale that generates less than 5 million litres of wastewater per year, and <ul style="list-style-type: none"> (i) is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and (ii) a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located: <ul style="list-style-type: none"> A. to minimise the risk of spills entering a downgradient watercourse, dam, bore of well B. in close proximity to wine making, wine storage and wastewater treatment facilities C. to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which can be contained or produced at any one time during the peak of operation D. to be impervious; and E. to minimise the interception of any natural or artificial stormwater flow.
<p>PO 2.4</p> <p>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.</p>	<p>DTS/DPF 2.4</p> <p>Development results in:</p> <ul style="list-style-type: none"> (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.
<p>PO 2.5</p> <p>Surface and groundwater protected from wastewater discharge pollution.</p>	<p>DTS/DPF 2.5</p> <p>All components of an effluent disposal area are:</p>

	<ul style="list-style-type: none"> (a) setback 50 metres or more from a watercourse (b) setback 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	
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 3.9 Stormwater from excavated and filled areas is managed to protect water quality.	DTS/DPF 3.9 Excavation and/or filling satisfy all the following: <ul style="list-style-type: none"> (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.
Landscapes and Natural Features	
PO 4.1 Development minimises the need to modify landscapes and natural features.	DTS/DPF 4.1 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
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:	Environment Protection Authority.	To provide expert technical assessment and direction to the relevant authority on whether a proposed development will have a neutral	Development of a class to which Schedule 9 clause 3 item

<ul style="list-style-type: none"> (a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay (b) function centre 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 already exists on the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment) (f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment) (h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day) 	<p>or beneficial impact on water quality.</p>	<p>9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)</p>		
<p>Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)</p>		
<p>Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding</p>		

<p>Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)</p>	
<p>Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.</p>	

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	<p>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.</p>

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

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

<p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>None are applicable.</p>
<p>PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4 None are applicable.</p>

Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria /
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		Designated Performance Feature
Water Catchment		
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.	
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (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.	

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Design

Assessment Provisions (AP)

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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	

External Appearance	
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>

provided between parking areas and the development.	
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.

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:

<p>(a) it is wholly located and contained within the allotment of the development it will service</p> <p>(b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources</p> <p>(c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm.</p>	<p>(a) the system is wholly located and contained within the allotment of development it will service; and</p> <p>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</p>
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <p>(a) the nature of the development</p> <p>(b) measures to mitigate off-site impacts</p> <p>(c) the extent to which the development is desired in the zone</p> <p>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p>	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" data-bbox="831 1451 1485 2123"> <thead> <tr> <th data-bbox="831 1451 1098 1541">Class of Development</th> <th data-bbox="1098 1451 1485 1541">Hours of operation</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1541 1098 1688">Consulting room</td> <td data-bbox="1098 1541 1485 1688">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 1688 1098 1836">Office</td> <td data-bbox="1098 1688 1485 1836">7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td data-bbox="831 1836 1098 2123">Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural</td> <td data-bbox="1098 1836 1485 2123">7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation								
Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday								
Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								

	Landscape Zone, Rural Zone or Rural Horticulture Zone						
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 4.5 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: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Assessment location</th> <th style="text-align: center;">Music noise level</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Externally at the nearest existing or envisaged noise sensitive location</td> <td style="text-align: center;">Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)</td> </tr> </tbody> </table>			Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Assessment location	Music noise level						
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)						
Air Quality							
PO 5.2 Development that includes chimneys or exhaust flues (including	DTS/DPF 5.2 None are applicable.						

<p>cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	
Light Spill	
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>

Out of Activity Centre Development

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

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 1.4 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.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: <ul style="list-style-type: none"> (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 3.5 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): <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
Access for People with Disabilities	
PO 4.1	DTS/DPF 4.1

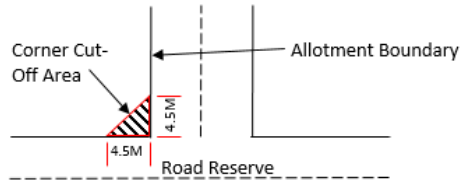
Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	None are applicable.
Vehicle Parking Rates	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
Corner Cut-Offs	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 

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	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.

	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.

<p>Shop (in the form of a restaurant or involving a commercial kitchen)</p>	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>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.</p> <p>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.</p>
<p>Community and Civic Uses</p>	
<p>Childcare centre</p>	<p>0.25 spaces per child</p>
<p>Library</p>	<p>4 spaces per 100m² of total floor area.</p>
<p>Community facility</p>	<p>10 spaces per 100m² of total floor area.</p>
<p>Hall / meeting hall</p>	<p>0.2 spaces per seat.</p>
<p>Place of worship</p>	<p>1 space for every 3 visitor seats.</p>
<p>Pre-school</p>	<p>1 per employee plus 0.25 per child (drop off/pick up bays)</p>
<p>Educational establishment</p>	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
<p>Health Related Uses</p>	
<p>Hospital</p>	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>
<p>Consulting room</p>	<p>4 spaces per consulting room excluding ancillary facilities.</p>
<p>Recreational and Entertainment Uses</p>	
<p>Cinema complex</p>	<p>0.2 spaces per seat.</p>
<p>Concert hall / theatre</p>	<p>0.2 spaces per seat.</p>

Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

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

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

Class of Development	Car Parking Rate		Designated Areas
	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.		
	Minimum number of spaces	Maximum number of spaces	

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

			Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - Criteria:

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

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

<p>interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	
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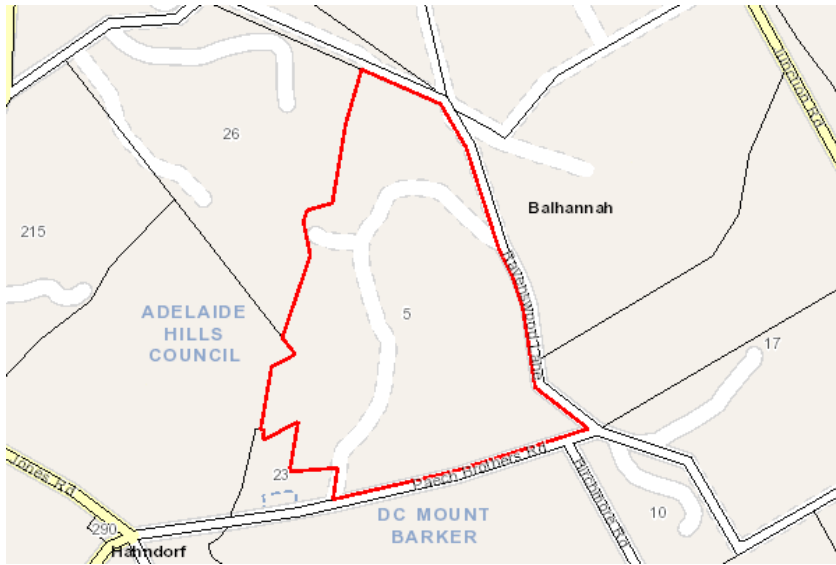
[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

5 RAVENSWOOD LANE BALHANNAH SA 5242

Address:

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Property Zoning Details

Overlay

- Environment and Food Production Area
- Hazards (Bushfire - Medium Risk)
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Mount Lofty Ranges Water Supply Catchment (Area 2)
- Native Vegetation
- Prescribed Water Resources Area
- Water Resources

Zone

Productive Rural Landscape

Development Pathways

■ Productive Rural Landscape

1. Accepted Development

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

- None

2. Code Assessed - Deemed to Satisfy

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

- Horticulture

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.

- None

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Productive Rural Landscape Zone

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production and horticultural activities and associated value adding of primary produce (such as beverage production), retailing and tourism is supported, protected and maintained. The proliferation of land uses that may be sensitive to those activities is avoided.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Distillery (g) Dwelling (h) Dwelling addition (i) Farming (j) Function centre

	<ul style="list-style-type: none"> (k) Horse keeping (l) Horticulture (m) Industry (n) Low intensity animal husbandry (o) Outbuilding (p) Shop (q) Small-scale ground mounted solar power facility (r) Tourist accommodation (s) Transport distribution (t) Verandah (u) Warehouse (v) Winery (w) Workers' accommodation
Siting and Design	
<p>PO 2.1</p> <p>Development is provided with suitable vehicle access.</p>	<p>DTS/DPF 2.1</p> <p>Development is serviced by an all-weather trafficable public road.</p>
<p>PO 2.2</p> <p>Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p>	<p>DTS/DPF 2.2</p> <p>Buildings:</p> <ul style="list-style-type: none"> (a) are located on a site with a slope not greater than 10% (1-in-10) (b) do not result excavation and/or filling of land that is greater than 1.5m from natural ground level.
Horticulture	
<p>PO 3.1</p> <p>Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a manner that:</p> <ul style="list-style-type: none"> (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity, where horticulture is proposed to be carried out in an enclosed building such as such as a greenhouse. 	<p>DTS/DPF 3.1</p> <p>Horticultural activities:</p> <ul style="list-style-type: none"> (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m² (g) in the form of olive growing, is not located within 500m of a conservation or national park.
Rural Industry	
<p>PO 4.1</p> <p>Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.</p>	<p>DTS/DPF 4.1</p> <p>Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):</p> <ul style="list-style-type: none"> (a) are directly related and ancillary to a primary production use on the same or adjoining allotment

	<ul style="list-style-type: none"> (b) are located on an allotment not less than 2ha in area (c) have a total floor area not exceeding 350m².
<p>PO 4.2</p> <p>Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural function and character in a manner that respects landscape amenity.</p>	<p>DTS/DPF 4.3</p> <p>Buildings and associated activities:</p> <ul style="list-style-type: none"> (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	
<p>PO 5.1</p> <p>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.</p>	<p>DTS/DPF 5.1</p> <p>Dwellings:</p> <ul style="list-style-type: none"> (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. <p>In relation to DTS/DPF 5.1, in instances where:</p> <ul style="list-style-type: none"> (d) more than one value is returned, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
<p>PO 5.2</p> <p>Dwelling are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings:</p> <ul style="list-style-type: none"> (a) are setback from all allotment boundaries by at least 40m

	<ul style="list-style-type: none"> (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.
<p>PO 5.3</p> <p>Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.</p>	<p>DTS/DPF 5.3</p> <p>Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied:</p> <ul style="list-style-type: none"> (a) it is located within 20m of an existing dwelling (b) share the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on an allotment.
<p>PO 5.4</p> <p>Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 5.4</p> <p>Additions or alterations to an existing dwelling:</p> <ul style="list-style-type: none"> (a) are setback behind the main façade of the existing dwelling (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m from the top of the footings.
<p>Shops, Tourism and Function Centres</p>	
<p>PO 6.1</p> <p>Shops are associated with an existing primary production or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.</p>	<p>DTS/DPF 6.1</p> <p>Shops, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m² or 250m² in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m² (e) do not result in more than 75 seats for customer dining purposes in a restaurant.
<p>PO 6.2</p> <p>Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.2</p> <p>Shops in new buildings:</p> <ul style="list-style-type: none"> (a) are setback from all property boundaries by at least 20m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.

<p>PO 6.3</p> <p>Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.</p>	<p>DTS/DPF 6.3</p> <p>Tourist accommodation, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: <ul style="list-style-type: none"> (i) where in a new building, does not exceed a total floor area of 100m² (ii) where in an existing building, does not exceed 150m² (c) does not result in more than one facility being located on the same allotment.
<p>PO 6.4</p> <p>Tourist accommodation proposed in a new building or buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 6.4</p> <p>Tourist accommodation in new buildings:</p> <ul style="list-style-type: none"> (a) is setback from all property boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level.
<p>PO 6.5</p> <p>Function centres are associated with the primary use of the land for primary production or primary production related value adding industry.</p>	<p>DTS/DPF 6.5</p> <p>Function centres, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not exceed a capacity of 75 persons for customer dining purposes.
<p>PO 6.6</p> <p>Function centres are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 6.6</p> <p>Function centres:</p> <ul style="list-style-type: none"> (a) are located on an allotment having an area of at least 5ha (b) are setback from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
<p>Offices</p>	
<p>PO 7.1</p> <p>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.</p>	<p>DTS/DPF 7.1</p> <p>Offices, other than where located in The Cedars Subzone:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m².
<p>Adaptive Reuse of Existing Buildings</p>	

<p>PO 8.1</p> <p>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.</p>	<p>DTS/DPF 8.1</p> <p>Development within an existing building is for any of the following:</p> <ul style="list-style-type: none"> (a) a shop (b) office (c) tourist accommodation.
<p>Workers' accommodation</p>	
<p>PO 9.1</p> <p>Workers' accommodation provides short-term accommodation for persons temporarily engaged in the production, management or processing of primary produce.</p>	<p>DTS/DPF 9.1</p> <p>Workers' accommodation:</p> <ul style="list-style-type: none"> (a) is developed on a site at least 2ha in area (b) has a total floor area not exceeding 250m² (c) is in the form of a single building or part of a cluster of buildings that are physically connected (d) amenities accommodate not more than 20 persons at any one time (e) is setback at least 50m from a road boundary (f) is setback at least 40m from a side or rear allotment boundary (g) is located within 20m of an existing dwelling on the same allotment (h) does not result in more than one facility being located on the same allotment.
<p>Renewable Energy Facilities</p>	
<p>PO 10.1</p> <p>Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>Small-scale ground mounted solar power facilities support rural production or value-adding industries.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>Built Form and Character</p>	
<p>PO 11.1</p> <p>Large buildings designed and sited to reduce impacts on scenic and rural vistas by:</p> <ul style="list-style-type: none"> (a) having substantial setbacks from boundaries and adjacent public roads (b) using low reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines. 	<p>DTS/DPF 11.1</p> <p>None are applicable.</p>
<p>Land Division</p>	
<p>PO 12.1</p> <p>Land division creating additional allotments is not supported other than where located in The Cedars Subzone to support tourist development.</p>	<p>DTS/DPF 12.1</p> <p>Except where the land division is proposed in The Cedars Subzone, no additional allotments are created.</p>

<p>PO 12.2</p> <p>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:</p> <ul style="list-style-type: none"> (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard. 	<p>DTS/DPF 12.2</p> <p>Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following:</p> <ul style="list-style-type: none"> (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
<p>Agricultural Buildings</p>	
<p>PO 13.1</p> <p>Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.</p>	<p>DTS/DPF 13.1</p> <p>Agricultural buildings:</p> <ul style="list-style-type: none"> (a) are located on an allotment having an area of at least 2ha (b) are setback at least 40m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 350m² in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
<p>Outbuildings, Carports and Verandahs</p>	
<p>PO 14.1</p> <p>Outbuildings are sited, designed and of a scale that maintain a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 14.1</p> <p>Outbuildings:</p> <ul style="list-style-type: none"> (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 100m² (c) have walls that do not exceed 5m in height measured from natural ground level not including a gable end (d) have a total roof height that does not exceed 6m measured from natural ground level (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.
<p>PO 14.2</p> <p>Carports and verandahs are sited, designed and of a scale to maintain a pleasant natural and rural character and amenity.</p>	<p>DTS/DPF 14.2</p> <p>Carports and verandahs:</p> <ul style="list-style-type: none"> (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 80m² (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.
<p>Concept Plans</p>	

<p>PO 15.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.</p>	<p>DTS/DPF 15.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p> <p>In relation to DTS/DPF 15.1, in instances where:</p> <ul style="list-style-type: none"> (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 15.1 is met.
<p>Advertisements</p>	
<p>PO 16.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 16.1</p> <p>Freestanding advertisements:</p> <ul style="list-style-type: none"> (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m² per side.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

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

<p>Class of Development (Column A)</p>	<p>Exceptions (Column B)</p>
<p>1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.</p>	<p>None specified.</p>
<p>2. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan 	<p>None specified.</p>

<ul style="list-style-type: none"> (d) ancillary accommodation (e) building work on railway land (f) carport (g) demolition (h) dwelling (i) dwelling addition (j) farming (k) horse keeping (l) internal building work (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) solar photovoltaic panels (roof mounted) (t) shade sail (u) swimming pool or spa pool (v) temporary accommodation in an area affected by bushfire (w) tree damaging activity (x) verandah (y) water tank. 	
<p>3. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. 	<p>Except development that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 4.1 2. Productive Rural Landscape Zone DTS/DPF 4.3.
<p>4. Demolition.</p>	<p>Except any of the following:</p> <ul style="list-style-type: none"> 1. the demolition of a State or Local Heritage Place 2. the demolition of a building (except an ancillary building) in a Historic Area Overlay.
<p>5. Function centre within The Cedars Subzone.</p>	<p>None specified.</p>
<p>6. Function centre.</p>	<p>Except function centre that does not satisfy Productive Rural Landscape Zone DTS/DPF 6.6.</p>
<p>7. Horticulture.</p>	<p>Except horticulture that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 3.1(d) 2. Productive Rural Landscape Zone DTS/DPF 3.1(e).
<p>8. Shop within The Cedars Subzone.</p>	<p>None specified.</p>
<p>9. Shop.</p>	<p>Except shop that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.1

	2. Productive Rural Landscape Zone DTS/DPF 6.2.
10. Tourist accommodation within The Cedars Subzone.	None specified.
11. Tourist accommodation.	Except tourist accommodation that does not to satisfy any of the following: <ol style="list-style-type: none"> 1. Productive Rural Landscape Zone DTS/DPF 6.3 2. Productive Rural Landscape Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Land division undertaken in accordance with Section 7 of the <i>Planning, Development and Infrastructure Act 2016</i> .	DTS/DPF 1.1 None are applicable.

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 - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.
DO 2	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable	DTS/DPF 3.1 None are applicable.

<p>communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.</p>	
<p>PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.</p>	<p>DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) the asset protection zone has a minimum width of at least: <ul style="list-style-type: none"> (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
<p>PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i>.</p>	<p>DTS/DPF 3.3 None are applicable.</p>
<p>Land Division</p>	
<p>PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
<p>PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p>	<p>DTS/DPF 4.2 None are applicable.</p>
<p>PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.</p>	<p>DTS/DPF 4.3 None are applicable.</p>
<p>PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.</p>	<p>DTS/DPF 4.4 None are applicable.</p>
<p>Vehicle Access - Roads, Driveways and Fire Tracks</p>	
<p>PO 5.1 Roads are designed and constructed to facilitate the safe and</p>	<p>DTS/DPF 5.1 Roads:</p>

<p>effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<ul style="list-style-type: none"> (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. 	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1)

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

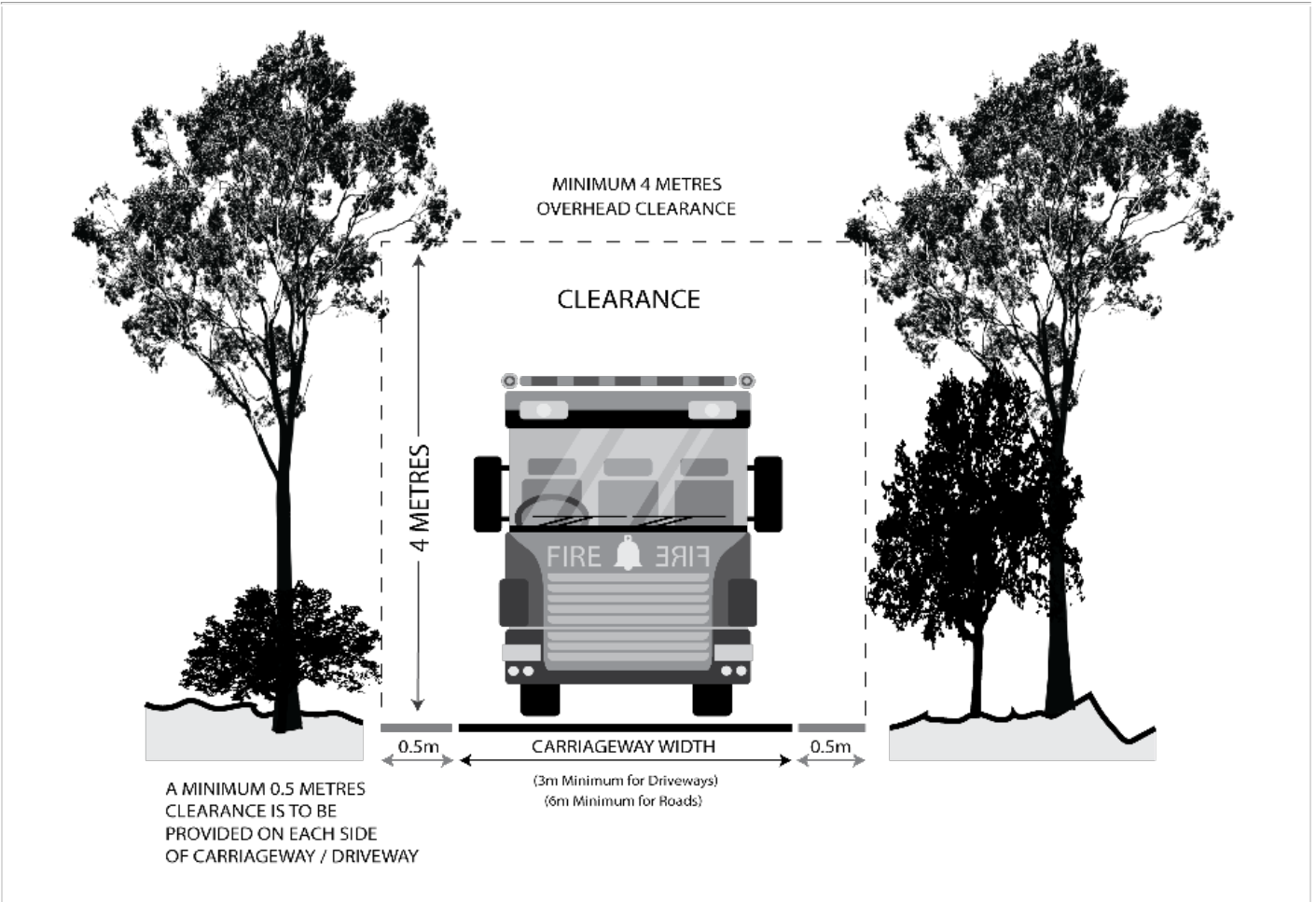
Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

<p>Fire Engine and Appliance Clearances</p>
<p>Figure 1 - Overhead and Side Clearances</p>



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

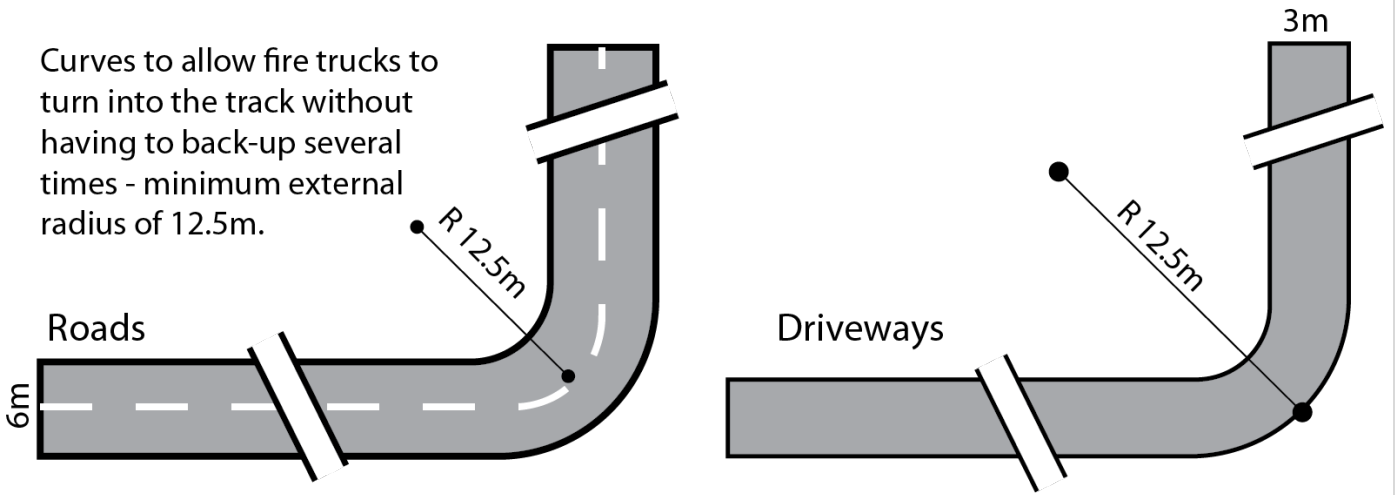


Figure 3 - Full Circle Turning Area

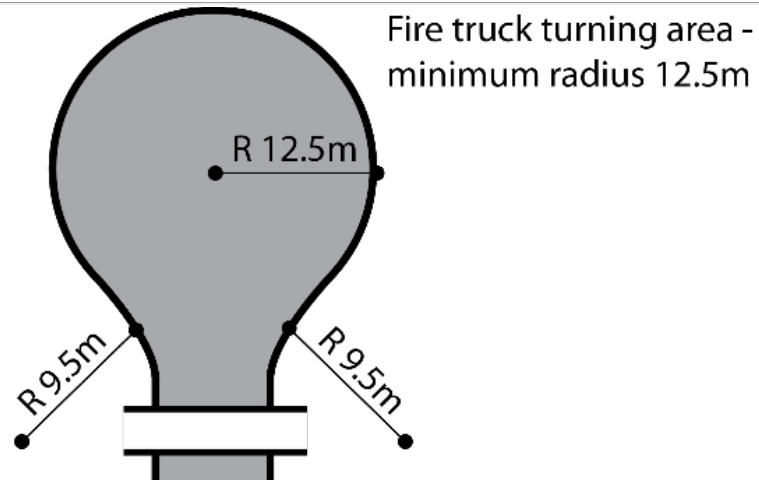
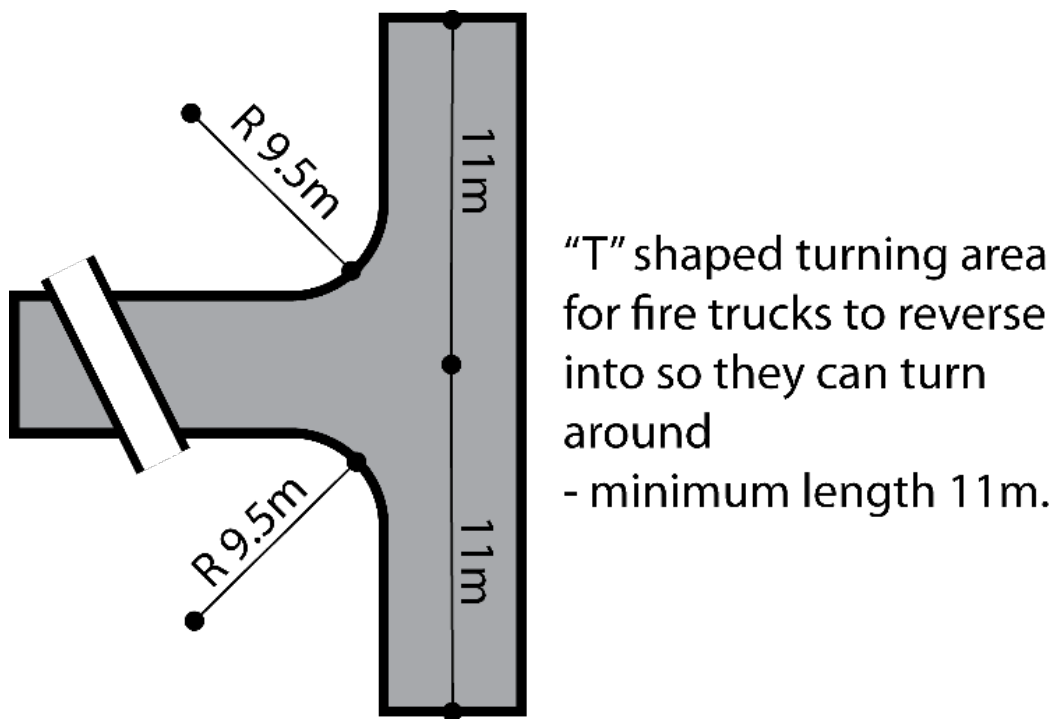


Figure 4 - 'T' or 'Y' Shaped Turning Head



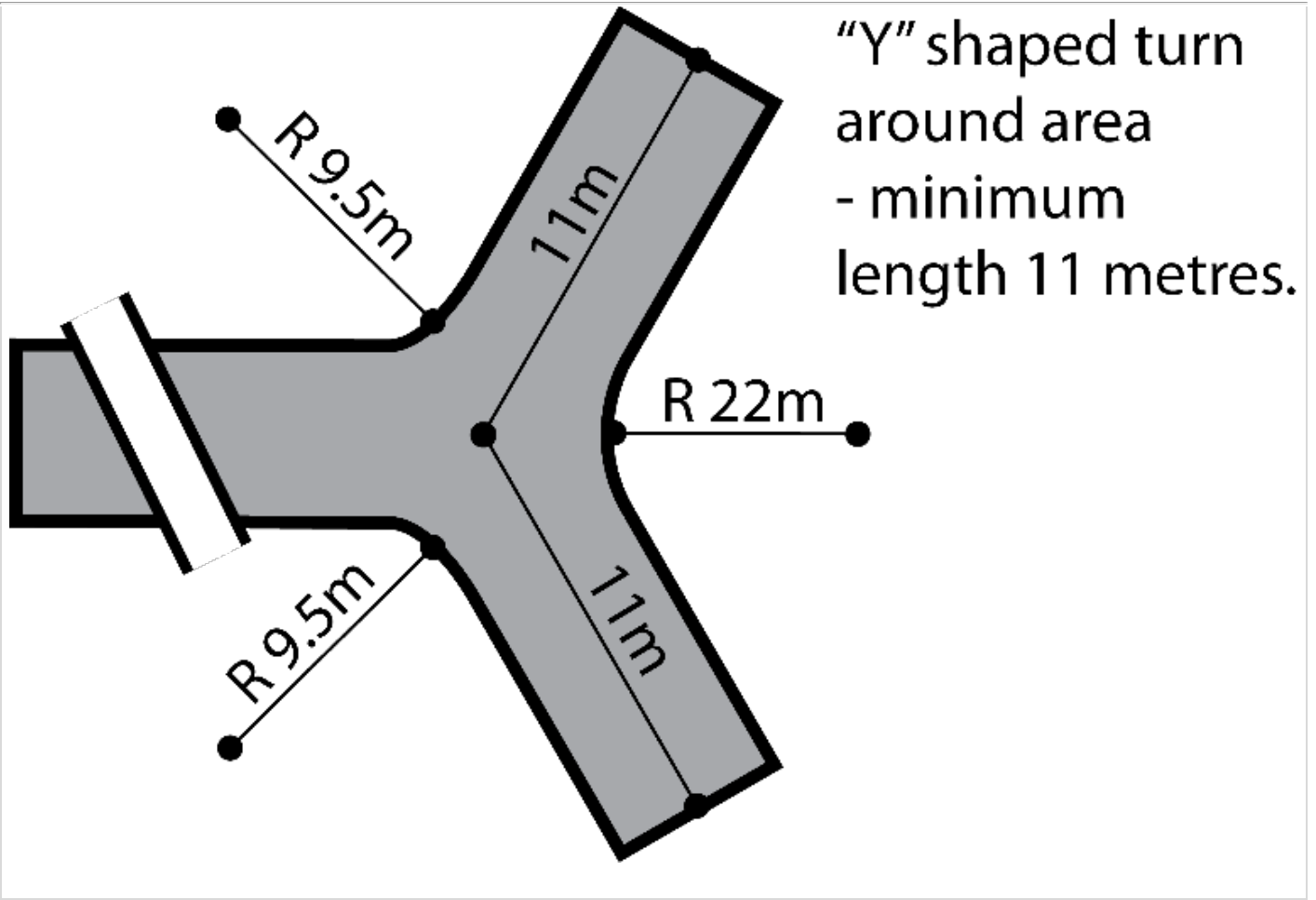
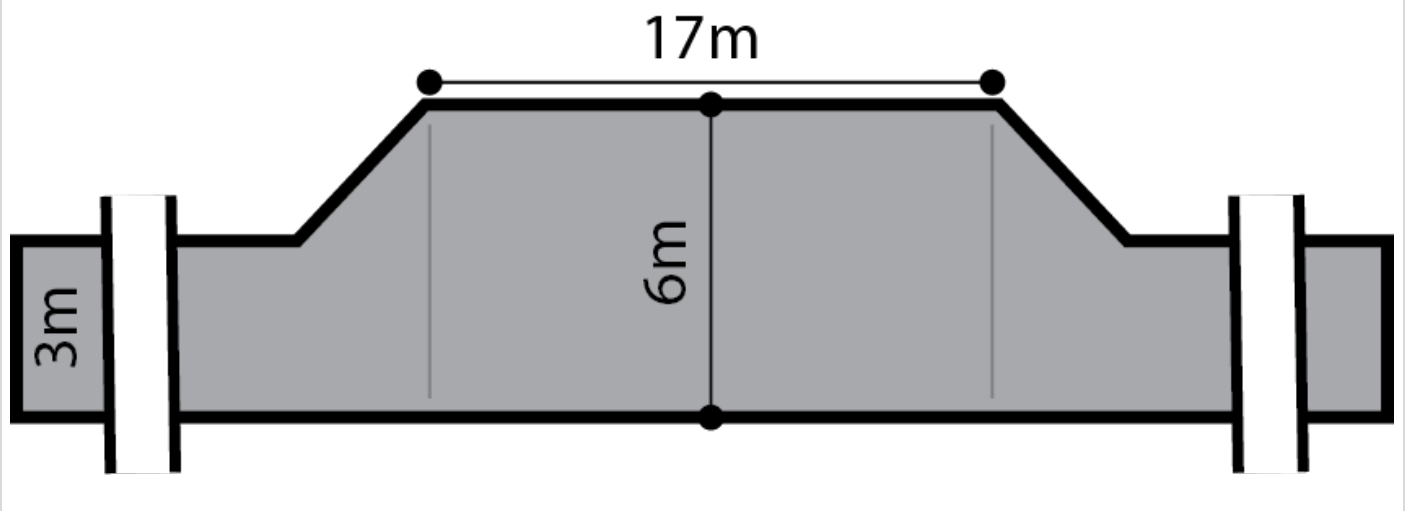


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Flood Resilience	
PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.	DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none"> (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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Built Form	
PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place.	DTS/DPF 1.1 None are applicable.
Land Division	
PO 2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place.	DTS/DPF 2.1 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 may materially affect the context of a State Heritage Place.	Minister responsible for the administration of the <i>Heritage Places Act 1993</i> .	To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places.	Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Limited Land Division Overlay

Assessment Provisions (AP)

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

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

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

Procedural Matters (PM) - Referrals

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

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

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	DTS/DPF 3.5

<p>Development includes:</p> <ul style="list-style-type: none"> (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings or (b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m². 	<p>Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.</p>
<p>DTS/DPF 3.6</p> <p>Shops and tourist accommodation satisfy all the following:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <ul style="list-style-type: none"> (a) is located 50m or more from watercourses (b) is located 100m or more from public water supply reservoirs and diversion weirs (c) does not involve excavation exceeding a vertical height of 0.75m (d) does not involve filling exceeding a vertical height of 0.75m (e) does not involve a total combined excavation and filling vertical height of 1.5m.

Mount Lofty Ranges Water Supply Catchment (Area 2) Overlay

Assessment Provisions (AP)

<h2 style="text-align: center;">Desired Outcome</h2>	
<p>DO 1</p>	<p>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.</p>

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

<h2 style="text-align: center;">Performance Outcome</h2>	<h2 style="text-align: center;">Deemed-to-Satisfy Criteria / Designated Performance Feature</h2>
<p>Water Quality</p>	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>Development does not involve any one or combination of the following:</p> <ul style="list-style-type: none"> (a) landfill

	(b) special industry.
Wastewater	
<p>PO 2.1</p> <p>Development that generates human wastewater, including alterations and additions, are established at an intensity and in a manner to minimise potential adverse impact on water quality within secondary reservoir and weir catchment areas.</p>	<p>DTS/DPF 2.1</p> <p>Development including alterations and additions, in combination with existing built form and activities within an allotment:</p> <ul style="list-style-type: none"> (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 <p>or is otherwise connected to a sewer or community wastewater management system.</p>
<p>PO 2.2</p> <p>Dairy development is of a scale and design that will avoid adverse water quality impacts.</p>	<p>DTS/DPF 2.2</p> <p>Dairy development satisfies all of the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 <p>are suitable to provide for seasonal wastewater irrigation without causing pollution of surface or groundwater.</p>
<p>PO 2.3</p> <p>Development that generates trade or industrial wastewater is of a scale and design to ensure wastewater is managed to avoid adverse water quality impacts is of a scale and design that will avoid adverse water quality impacts.</p>	<p>DTS/DPF 2.3</p> <p>Development that generates trade or industrial wastewater with a peak biological oxygen demand (BOD) of greater than 100 milligrams per litre satisfies the following:</p> <ul style="list-style-type: none"> (a) disposes of all wastewater to a sewerage or community wastewater management system, or (b) operates at a scale that generates less than 5 million litres of wastewater per year, and <ul style="list-style-type: none"> (i) is located greater than 300 metres from a watercourse, dam, bore or well, except where a spill retention basin is constructed, in which case, the minimum setback to a watercourse, dam, bore or well is 50 metres, and (ii) a development that incorporates a spill retention basin(s) for the purpose of reducing the setback to a watercourse, dam, bore or well, has basins designed and located: <ul style="list-style-type: none"> A. to minimise the risk of spills entering a downgradient watercourse, dam, bore or well B. in close proximity to wine making, wine

	<p>storage and wastewater treatment facilities</p> <ul style="list-style-type: none"> C. to capture 120% of the maximum aggregate volume of liquid raw materials, product and untreated wastewater which can be contained or produced at any one time during the peak of operation D. to be impervious; and E. to minimise the interception of any natural or artificial stormwater flow.
<p>PO 2.4</p> <p>Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.</p>	<p>DTS/DPF 2.4</p> <p>Development results in:</p> <ul style="list-style-type: none"> (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.
<p>PO 2.5</p> <p>Surface and groundwater protected from wastewater discharge pollution.</p>	<p>DTS/DPF 2.5</p> <p>All components of an effluent disposal area are:</p> <ul style="list-style-type: none"> (a) setback 50 metres or more from a watercourse (b) setback 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.
<p>Stormwater</p>	
<p>PO 3.1</p> <p>Post-development peak stormwater discharge quantities and rates do not exceed pre-development quantities and rates to maintain water quality leaving the site.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Stormwater run-off from areas not likely to be subject to pollution diverted away from areas that could cause pollution.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>PO 3.3</p> <p>Polluted stormwater is treated prior to discharge from the site.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Stormwater from carports, verandahs, outbuildings and agricultural buildings captured to protect water quality.</p>	<p>DTS/DPF 3.4</p> <p>Development includes:</p> <ul style="list-style-type: none"> (a) rainwater tanks with a minimum capacity of 1,000L connected to carports, verandahs and outbuildings

	<p>or</p> <p>(b) rainwater tanks with a minimum capacity of 4,500L connected to agricultural buildings exceeding 100m².</p>
<p>PO 3.5</p> <p>Stormwater from dwelling additions captured to protect water quality.</p>	<p>DTS/DPF 3.5</p> <p>Dwelling additions are connected to a rainwater tank with a minimum capacity of 1,000L.</p>
<p>PO 3.6</p> <p>Stormwater from shops and tourist accommodation is managed to protect water quality.</p>	<p>DTS/DPF 3.6</p> <p>Shops and tourist accommodation satisfy all the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 3.7</p> <p>Stormwater from horse keeping and low intensity animal husbandry is managed to protect water quality.</p>	<p>DTS/DPF 3.7</p> <p>Horse keeping and low intensity animal husbandry satisfy all the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 3.8</p> <p>Stormwater from horticulture is managed to protect water quality.</p>	<p>DTS/DPF 3.8</p> <p>Horticulture satisfies all the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 3.9</p> <p>Stormwater from excavated and filled areas is managed to protect water quality.</p>	<p>DTS/DPF 3.9</p> <p>Excavation and/or filling satisfy all the following:</p> <ul style="list-style-type: none"> (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

	<p>(d) does not involve filling exceeding a vertical height of 0.75m</p> <p>(e) does not involve a total combined excavation and filling vertical height of 1.5m.</p>
Landscapes and Natural Features	
<p>PO 4.1</p> <p>Development minimises the need to modify landscapes and natural features.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Land Division	
<p>PO 5.1</p> <p>Land division does not result in an increased risk of pollution to surface or underground water.</p>	<p>DTS/DPF 5.1</p> <p>Land division does not create additional allotments and satisfies (a) and/or (b):</p> <p>(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</p> <p>or</p> <p>(b) is for realignment of allotment boundaries in order to improve management of the land for primary production and/or conservation of natural features.</p>
<p>PO 5.2</p> <p>Realignment of allotment boundaries does not create development potential for a dwelling and associated onsite wastewater management system where no such potential currently exists.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>

Procedural Matters (PM)

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that are not connected (or not proposed to be connected) to a community wastewater management system or sewerage infrastructure:</p> <p>(a) land division creating one or more additional allotments, either partly or wholly within the area of the overlay</p> <p>(b) function centre with more than 75 seats for customer dining purposes</p> <p>(c) restaurant with more than 40 seats for customer dining purposes</p> <p>(d) restaurant with more than 30 seats for customer dining purposes in association with a cellar door</p> <p>(e) dwelling where a habitable dwelling or tourist accommodation already exists on</p>	<p>Environment Protection Authority.</p>	<p>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.</p>	<p>Development of a class to which Schedule 9 clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>

<p>the same allotment (including where a valid planning authorisation exists to erect a dwelling or tourist accommodation on the same allotment)</p> <p>(f) tourist accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)</p> <p>(g) workers' accommodation where a habitable dwelling or tourist accommodation already exists on the same allotment (including where a valid planning authorisation exists to erect a habitable dwelling or tourist accommodation on the same allotment)</p> <p>(h) any other development that generates human wastewater from a peak loading capacity of more than 40 persons (or more than 6,000 litres/day)</p>	
<p>Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period more than 200 tonnes of organic waste or matter (EPA Licence)</p>	
<p>Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period more than 2.5 ML of wastewater (EPA Licence required at more than 5ML)</p>	
<p>Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding</p>	
<p>Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units (EPA Licence required at 650 or more standard pig units)</p>	
<p>Dairies - carrying on of a dairy with a total processing capacity exceeding 100 milking animals at any one time.</p>	

Native Vegetation Overlay

Assessment Provisions (AP)

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

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

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

<ul style="list-style-type: none"> (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Land division</p>	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> 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 <i>Heritage Places Act 1993</i>.

Procedural Matters (PM) - Referrals

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

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

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

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

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

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.	
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Procedural Matters (PM) - Referrals

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

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

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.

DO 2	Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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	DTS/DPF 1.7

Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs.	DTS/DPF 1.9 None are applicable.

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

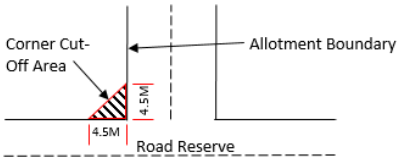
Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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	DTS/DPF 1.1

<p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>

<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Proliferation of Advertisements</p>	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
<p>Advertising Content</p>	
<p>PO 3.1</p> <p>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
<p>Amenity Impacts</p>	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
<p>Safety</p>	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>

<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings. 	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: <ul style="list-style-type: none"> (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
<p>PO 5.6</p> <p>Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.</p>	<p>DTS/DPF 5.6</p> <p>Advertising:</p> <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome	
DO 1	

	Animals are kept at a density that is not beyond the carrying capacity of the land and in a manner that minimises their adverse effects on the environment, local amenity and surrounding development.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 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	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).

water runoff.	
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
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Land-based Aquaculture	
<p>PO 1.1</p> <p>Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Land-based aquaculture and associated components are located to satisfy all of the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>PO 1.5</p> <p>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.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>PO 1.6</p> <p>Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.</p>	<p>DTS/DPF 1.6</p> <p>None are applicable.</p>
<p>PO 1.7</p> <p>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.</p>	<p>DTS/DPF 1.7</p> <p>None are applicable.</p>
Marine Based Aquaculture	
<p>PO 2.1</p> <p>Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:</p> <ul style="list-style-type: none"> (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Marine aquaculture is sited in areas with adequate water current</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>

to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (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 None are applicable.

<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>None are applicable.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <ul style="list-style-type: none"> (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal. 	<p>DTS/DPF 2.11</p> <p>None are applicable.</p>
<p>Navigation and Safety</p>	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Management</p>	
<p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>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.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>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,</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>

wetlands, or the nearby coastline.	
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Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.

to minimise adverse impacts on water resources.	
<p>PO 2.2</p> <p>The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>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.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>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.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
Wastewater Irrigation	
<p>PO 3.1</p> <p>Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.</p>	<p>DTS/DPF 3.2</p> <p>Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.</p>
<p>PO 3.3</p> <p>Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome	
DO 1	Facilities for the bulk handling and storage of agricultural, mineral, petroleum, rock, ore or other similar commodities

	are designed to minimise adverse impacts on transport networks, the landscape and surrounding land uses.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1</p> <p>Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.</p>	<p>DTS/DPF 1.1</p> <p>Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:</p> <ul style="list-style-type: none"> (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: <ul style="list-style-type: none"> a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
<p>PO 2.1</p> <p>Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
Access and Parking	
<p>PO 3.1</p> <p>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.</p>	<p>DTS/DPF 3.1</p> <p>Roadways and vehicle parking areas are sealed with an all-weather surface.</p>

Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters.	DTS/DPF 4.1 None are applicable.

Clearance from Overhead Powerlines

Assessment Provisions (AP)

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

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

Design

Assessment Provisions (AP)

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

	<p>occupants and visitors</p> <p>(d) sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.</p>
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
<p>PO 1.1</p> <p>Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Where zero or minor setbacks are desirable, development provides shelter over footpaths (<u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u>) to positively contribute to the walkability, comfort and safety of the public realm.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Safety	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>

lighting and the use of visually permeable screening wherever practicable.	
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	DTS/DPF 4.3 None are applicable.

<p>features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>On-site Waste Treatment Systems</p>	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (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.
<p>Carparking Appearance</p>	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>

PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	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	
<p>PO 9.1</p> <p>Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
Overlooking / Visual Privacy (in building 3 storeys or less)	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (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.
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room

	<p>dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p>
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and amenity</p>	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <p>(a) are ancillary to a dwelling erected on the same site</p> <p>(b) have a floor area not exceeding 60m²</p> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p style="margin-left: 20px;">(i) in front of any part of the building line of the dwelling to which it is ancillary</p> <p style="margin-left: 20px;">or</p> <p style="margin-left: 20px;">(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p style="margin-left: 20px;">(i) is set back at least 5.5m from the boundary of the primary street</p> <p style="margin-left: 20px;">(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</p> <p style="margin-left: 40px;">A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</p> <p style="margin-left: 40px;">B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</p> <p>(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:</p> <p style="margin-left: 20px;">(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p style="margin-left: 20px;">and</p> <p style="margin-left: 20px;">(ii) the proposed wall or structure will be built along the same length of boundary as the</p>

	<p>existing adjacent wall or structure to the same or lesser extent</p> <ul style="list-style-type: none"> (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 (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" data-bbox="1007 831 1520 1355"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (ii) the amount of existing soft landscaping prior to the development occurring. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas. 										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or 										

	(b) located at least 12m from the nearest habitable room located on an adjoining allotment.
Garage appearance	
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

	<p>height of:</p> <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
Water Sensitive Design	
<p>PO 18.1</p> <p>Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> (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.
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> (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	
<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m

	<ul style="list-style-type: none"> (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
<p>PO 19.3</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site

	<p>(rounded up to the nearest whole number)</p> <p>(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>										
Waste storage											
<p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1</p> <p>None are applicable.</p>										
Design of Transportable Dwellings											
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable or</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>										
Group dwelling, residential flat buildings and battle-axe development											
Amenity											
<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m²</td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m²</td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
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2 bedroom	65m ²										
3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 22.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 22.2</p> <p>None are applicable.</p>										
<p>PO 22.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 22.3</p> <p>None are applicable.</p>										

PO 22.4	DTS/DPF 22.4
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1	DTS/DPF 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.	None are applicable.
PO 23.2	DTS/DPF 23.2
Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3	DTS/DPF 23.3
Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	None are applicable.
PO 23.4	DTS/DPF 23.4
Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	None are applicable.
PO 23.5	DTS/DPF 23.5
Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	None are applicable.
Carparking, access and manoeuvrability	
PO 24.1	DTS/DPF 24.1
Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2	DTS/DPF 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.	Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.

<p>PO 24.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
<p>PO 24.4</p> <p>Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 24.4</p> <p>Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.</p>
<p>PO 24.5</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 24.5</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 24.6</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 24.6</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft Landscaping	
<p>PO 25.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 25.1</p> <p>Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 25.2</p> <p>Soft landscaping is provided that improves the appearance of common driveways.</p>	<p>DTS/DPF 25.2</p> <p>Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).</p>
Site Facilities / Waste Storage	
<p>PO 26.1</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 26.1</p> <p>None are applicable.</p>
<p>PO 26.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 26.2</p> <p>None are applicable.</p>
<p>PO 26.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p>	<p>DTS/DPF 26.3</p> <p>None are applicable.</p>

<p>(a) located away, or screened, from public view, and</p> <p>(b) conveniently located in proximity to dwellings and the waste collection point.</p>	
<p>PO 26.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 26.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 26.5</p> <p>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.</p>	<p>DTS/DPF 26.5</p> <p>None are applicable.</p>
<p>PO 26.6</p> <p>Services including gas and water meters are conveniently located and screened from public view.</p>	<p>DTS/DPF 26.6</p> <p>None are applicable.</p>
Supported accommodation and retirement facilities	
Siting and Configuration	
<p>PO 27.1</p> <p>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.</p>	<p>DTS/DPF 27.1</p> <p>None are applicable.</p>
Movement and Access	
<p>PO 28.1</p> <p>Development is designed to support safe and convenient access and movement for residents by providing:</p> <p>(a) ground-level access or lifted access to all units</p> <p>(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</p> <p>(c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability</p> <p>(d) kerb ramps at pedestrian crossing points.</p>	<p>DTS/DPF 28.1</p> <p>None are applicable.</p>
Communal Open Space	
<p>PO 29.1</p> <p>Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.</p>	<p>DTS/DPF 29.1</p> <p>None are applicable.</p>
<p>PO 29.2</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>
<p>PO 29.3</p> <p>Communal open space is of sufficient size and dimensions to</p>	<p>DTS/DPF 29.3</p> <p>Communal open space incorporates a minimum dimension of 5</p>

cater for group recreation.	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 28.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7	DTS/DPF 30.7

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

Table 1 - Private Open Space

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

	<p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p>
<p>Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park</p>	<p>Total area: 16m², which may be used as second car parking space, provided on each site intended for residential occupation.</p>

Design in Urban Areas

Assessment Provisions (AP)

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

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

<p>buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.</p>	
<p>PO 1.4</p> <p>Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:</p> <ul style="list-style-type: none"> (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. 	<p>DTS/DPF 1.4</p> <p>Development does not incorporate any structures that protrude beyond the roofline.</p>
<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Safety</p>	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting are incorporated to:</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes. 	
Environmental Performance	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs. 	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
On-site Waste Treatment Systems	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design 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	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>

<p>(b) screening through appropriate planting, fencing and mounding</p> <p>(c) limiting the width of openings and integrating them into the building structure.</p>	
<p>PO 7.2</p> <p>Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:</p> <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
<p>PO 7.6</p> <p>Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.</p>	<p>DTS/DPF 7.6</p> <p>None are applicable.</p>
<p>PO 7.7</p> <p>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.</p>	<p>DTS/DPF 7.7</p> <p>None are applicable.</p>
Earthworks and sloping land	
<p>PO 8.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 8.1</p> <p>Development does not involve any of the following:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
<p>PO 8.2</p> <p>Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.</p>	<p>DTS/DPF 8.2</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) do not have a gradient exceeding 25% (1-in-4) at any

	<p>point along the driveway</p> <p>(b) are constructed with an all-weather trafficable surface.</p>
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <p>(a) do not contribute to the instability of embankments and cuttings</p> <p>(b) provide level transition areas for the safe movement of people and goods to and from the development</p> <p>(c) are designed to integrate with the natural topography of the land.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>
<p>PO 8.5</p> <p>Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
<p>Fences and walls</p>	
<p>PO 9.1</p> <p>Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.</p>	<p>DTS/DPF 9.2</p> <p>A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.</p>
<p>Overlooking / Visual Privacy (low rise buildings)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:</p> <p>(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</p> <p>(b) have sill heights greater than or equal to 1.5m above finished floor level</p> <p>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</p>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <p>(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</p>

	<p>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:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases</p>
Site Facilities / Waste Storage (excluding low rise residential development)	
<p>PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.</p>	<p>DTS/DPF 11.1 None are applicable.</p>
<p>PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.</p>	<p>DTS/DPF 11.2 None are applicable.</p>
<p>PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3 None are applicable.</p>
<p>PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.</p>	<p>DTS/DPF 11.4 None are applicable.</p>
<p>PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.</p>	<p>DTS/DPF 11.5 None are applicable.</p>
All Development - Medium and High Rise	
External Appearance	
<p>PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 12.2 None are applicable.</p>
<p>PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3 None are applicable.</p>
<p>PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4 None are applicable.</p>

<p>PO 12.5</p> <p>External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5</p> <p>Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. 								
<p>PO 12.6</p> <p>Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.</p>	<p>DTS/DPF 12.6</p> <p>Building street frontages incorporate:</p> <ul style="list-style-type: none"> (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. 								
<p>PO 12.7</p> <p>Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. 								
<p>PO 12.8</p> <p>Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8</p> <p>None are applicable.</p>								
<p>Landscaping</p>									
<p>PO 13.1</p> <p>Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.</p>	<p>DTS/DPF 13.1</p> <p>Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.</p>								
<p>PO 13.2</p> <p>Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.</p>	<p>DTS/DPF 13.2</p> <p>Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.</p> <table border="1" data-bbox="831 2016 1522 2128"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones				
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	DTS/DPF 13.3			
Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.			
PO 13.4	DTS/DPF 13.4			
Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.			
Environmental				
PO 14.1	DTS/DPF 14.1			
Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	None are applicable.			
PO 14.2	DTS/DPF 14.2			
Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	None are applicable.			
PO 14.3	DTS/DPF 14.3			
Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to	None are applicable.			

<p>minimise the impacts of wind through measures such as:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. 	
Car Parking	
<p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p>	<p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (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.
<p>PO 15.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p>	<p>DTS/DPF 15.2</p> <p>None are applicable.</p>
Overlooking/Visual Privacy	
<p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. 	<p>DTS/DPF 16.1</p> <p>None are applicable.</p>
All residential development	
Front elevations and passive surveillance	
<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the

	primary street.
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 60m ² (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

	<p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <p style="padding-left: 20px;">(i) a total area as determined by the following table:</p> <table border="1" data-bbox="1007 741 1520 1267"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p style="padding-left: 20px;">(ii) the amount of existing soft landscaping prior to the development occurring.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 19.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										
<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p>										

Residential Development - Low Rise	
External appearance	
<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (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.
<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
Private Open Space	
<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 21.2</p>	<p>DTS/DPF 21.2</p>

<p>Private open space is positioned to provide convenient access from internal living areas.</p>	<p>Private open space is directly accessible from a habitable room.</p>										
<p>Landscaping</p>											
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. 	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1" data-bbox="922 524 1520 981"> <thead> <tr> <th style="background-color: #1a3d54; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th style="background-color: #1a3d54; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> (b) at least 30% of any land between the primary street boundary and the primary building line. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
<p>Car parking, access and manoeuvrability</p>											
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. 										
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. 										
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p>										

<p>for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<ul style="list-style-type: none"> (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: <ul style="list-style-type: none"> (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 23.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 23.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can

	<p>enter or exit a space directly</p> <p>(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.</p>
Waste storage	
<p>PO 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <p>(a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</p> <p>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</p>
Design of Transportable Buildings	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <p>(a) provide a habitable room at ground or first level with a window facing toward the street</p> <p>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.</p>
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
Residential amenity in multi-level buildings	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>

<p>and outdoor spaces.</p>	
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <ul style="list-style-type: none"> (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas. 	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <ul style="list-style-type: none"> (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
<p>PO 28.3</p> <p>Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.</p>	<p>DTS/DPF 28.3</p> <p>Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.</p>
<p>PO 28.4</p> <p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 28.4</p> <p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
<p>PO 28.5</p> <p>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.</p>	<p>DTS/DPF 28.5</p> <p>Light wells:</p> <ul style="list-style-type: none"> (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
<p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6</p> <p>None are applicable.</p>
<p>PO 28.7</p> <p>Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7</p> <p>None are applicable.</p>
<p>Dwelling Configuration</p>	
<p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m²

	<p>(c) 2 bedroom dwelling / apartment with a floor area of at least 65m²</p> <p>(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom.</p>										
<p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2</p> <p>None are applicable.</p>										
Common Areas											
<p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <p>(a) have a minimum ceiling height of 2.7m</p> <p>(b) provide access to no more than 8 dwellings</p> <p>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.</p>										
Group Dwellings, Residential Flat Buildings and Battle axe Development											
Amenity											
<p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of bedrooms</th> <th style="text-align: center;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Studio</td> <td style="text-align: center;">35m²</td> </tr> <tr> <td style="text-align: center;">1 bedroom</td> <td style="text-align: center;">50m²</td> </tr> <tr> <td style="text-align: center;">2 bedroom</td> <td style="text-align: center;">65m²</td> </tr> <tr> <td style="text-align: center;">3+ bedrooms</td> <td style="text-align: center;">80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td> </tr> </tbody> </table>	Number of bedrooms	Minimum internal floor area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	65m ²	3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom
Number of bedrooms	Minimum internal floor area										
Studio	35m ²										
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3+ bedrooms	80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom										
<p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p>	<p>DTS/DPF 31.2</p> <p>None are applicable.</p>										
<p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p>	<p>DTS/DPF 31.3</p> <p>None are applicable.</p>										
<p>PO 31.4</p> <p>Battle-axe development is appropriately sited and designed to</p>	<p>DTS/DPF 31.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe</p>										

respond to the existing neighbourhood context.	arrangement.
Communal Open Space	
<p>PO 32.1</p> <p>Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.</p>	<p>DTS/DPF 32.1</p> <p>None are applicable.</p>
<p>PO 32.2</p> <p>Communal open space is of sufficient size and dimensions to cater for group recreation.</p>	<p>DTS/DPF 32.2</p> <p>Communal open space incorporates a minimum dimension of 5 metres.</p>
<p>PO 32.3</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. 	<p>DTS/DPF 32.3</p> <p>None are applicable.</p>
<p>PO 32.4</p> <p>Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.</p>	<p>DTS/DPF 32.4</p> <p>None are applicable.</p>
<p>PO 32.5</p> <p>Communal open space is designed and sited to:</p> <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. 	<p>DTS/DPF 32.5</p> <p>None are applicable.</p>
Car parking, access and manoeuvrability	
<p>PO 33.1</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 33.1</p> <p>Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 33.2</p> <p>The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.</p>	<p>DTS/DPF 33.2</p> <p>Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.</p>
<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> (a) have a minimum width of 3m

	<p>(b) for driveways servicing more than 3 dwellings:</p> <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
<p>PO 35.1</p> <p>Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>
<p>PO 35.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 35.2</p> <p>None are applicable.</p>
<p>PO 35.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point. 	<p>DTS/DPF 35.3</p> <p>None are applicable.</p>

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 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive 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.

<p>PO 40.4</p> <p>Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.</p>	<p>DTS/DPF 40.4</p> <p>None are applicable.</p>
<p>PO 40.5</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 40.5</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 40.6</p> <p>Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.</p>	<p>DTS/DPF 40.6</p> <p>None are applicable.</p>
<p>PO 40.7</p> <p>Services, including gas and water meters, are conveniently located and screened from public view.</p>	<p>DTS/DPF 40.7</p> <p>None are applicable.</p>
<p>Student Accommodation</p>	
<p>PO 41.1</p> <p>Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.</p>	<p>DTS/DPF 41.1</p> <p>Student accommodation provides:</p> <ul style="list-style-type: none"> (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with 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.
<p>PO 41.2</p> <p>Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.</p>	<p>DTS/DPF 41.2</p> <p>None are applicable.</p>
<p>All non-residential development</p>	
<p>Water Sensitive Design</p>	
<p>PO 42.1</p> <p>Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>

<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>
<p>Wash-down and Waste Loading and Unloading</p>	
<p>PO 43.1</p> <p>Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:</p> <ul style="list-style-type: none"> (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: <ul style="list-style-type: none"> (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis. 	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>
<p>Laneway Development</p>	
<p>Infrastructure and Access</p>	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		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 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 /
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Designated Performance Feature	
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
PO 1.4 Commercial forestry plantations are separated from reserves gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> to minimise fire risk and potential for weed infestation.	DTS/DPF 1.4 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from a reserve gazetted under the <i>National Parks and Wildlife Act 1972</i> and/or <i>Wilderness Protection Act 1992</i> .
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: <ul style="list-style-type: none"> (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: <ul style="list-style-type: none"> (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha

	(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.																					
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.																					
Power-line Clearances																						
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Voltage of transmission line</th> <th style="width: 33%;">Tower or Pole</th> <th style="width: 33%;">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td>500 kV</td> <td>Tower</td> <td>38m</td> </tr> <tr> <td>275 kV</td> <td>Tower</td> <td>25m</td> </tr> <tr> <td>132 kV</td> <td>Tower</td> <td>30m</td> </tr> <tr> <td>132 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>66 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>Less than 66 kV</td> <td>Pole</td> <td>20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
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Less than 66 kV	Pole	20m																				

Housing Renewal

Assessment Provisions (AP)

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

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

	<p>(a) or (b):</p> <p>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height</p> <p>(b) do not:</p> <p>(i) exceed 3.2m in height from the lower of the natural or finished ground level</p> <p>(ii) exceed 11.5m in length</p> <p>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary</p> <p>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</p>
<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours.</p>	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <p>(a) at least 900mm where the wall height is up to 3m</p> <p>(b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m</p> <p>(c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.</p>
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p>	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <p>(a) 3m or more for the first building level</p> <p>(b) 5m or more for any subsequent building level.</p>
<p>Buildings elevation design</p>	
<p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <p>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building elevation</p> <p>(c) a balcony projects from the building elevation</p> <p>(d) a verandah projects at least 1m from the building</p>

	<p>elevation</p> <ul style="list-style-type: none"> (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish. 						
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street 						
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>						
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>						
<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure. 	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>						
<p>Outlook and amenity</p>							
<p>PO 9.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>						
<p>PO 9.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>						
<p>Private Open Space</p>							
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #333; color: white;">Dwelling Type</th> <th style="background-color: #333; color: white;">Dwelling / Site</th> <th style="background-color: #333; color: white;">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site	Minimum Rate			
Dwelling Type	Dwelling / Site	Minimum Rate					

	Configuration	
	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 11 m 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: <ul style="list-style-type: none"> (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. 	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: <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. 	
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open	DTS/DPF 11.2 One of the following is satisfied:	

<p>space of adjoining residential uses.</p>	<p>(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</p> <p>or</p> <p>(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:</p> <p>(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</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p>										
<p>Landscaping</p>											
<p>PO 12.1</p> <p>Soft landscaping is incorporated into development to:</p> <p>(a) minimise heat absorption and reflection</p> <p>(b) maximise shade and shelter</p> <p>(c) maximise stormwater infiltration and biodiversity</p> <p>(d) enhance the appearance of land and streetscapes.</p>	<p>DTS/DPF 12.1</p> <p>Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <p>(a) a total area as determined by the following table:</p> <table border="1" data-bbox="831 1014 1520 1267"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td><200</td> <td>15%</td> </tr> <tr> <td>200-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> <p>(b) at least 30% of land between the road boundary and the building line.</p>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
<200	15%										
200-450	20%										
>450	25%										
<p>Water Sensitive Design</p>											
<p>PO 13.1</p> <p>Residential development is designed to capture and use stormwater to:</p> <p>(a) maximise efficient use of water resources</p> <p>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</p> <p>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</p>	<p>DTS/DPF 13.1</p> <p>None are applicable.</p>										
<p>Car Parking</p>											
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <p>(a) 2 or fewer bedrooms - 1 car parking space</p> <p>(b) 3 or more bedrooms - 2 car parking spaces.</p>										

<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
<p>Overshadowing</p>	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
<p>Waste</p>	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
<p>PO 16.2</p>	<p>DTS/DPF 16.2</p>

<p>Residential flat buildings provide a dedicated area for the on-site storage of waste which is:</p> <ul style="list-style-type: none"> (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. 	None are applicable.
Vehicle Access	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p>

	<ol style="list-style-type: none"> 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p>
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Storage	
<p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ol style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ol style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
<p>PO 20.1</p>	<p>DTS/DPF 20.1</p>

<p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>The site and building:</p> <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.
<p>Site contamination</p>	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>) (d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> A. <u>site contamination</u> does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)**Desired Outcome**

DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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

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

<p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>None are applicable.</p>
<p>PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3 None are applicable.</p>
<p>Telecommunication Facilities</p>	
<p>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.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <ul style="list-style-type: none"> (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. 	<p>DTS/DPF 6.3 None are applicable.</p>
<p>Renewable Energy Facilities</p>	
<p>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.</p>	<p>DTS/DPF 7.1 None are applicable.</p>

Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <p>(a) set back at least 2000m from the base of a turbine to any of the following zones:</p> <ul style="list-style-type: none"> (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone <p>with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <p>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</p>
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <p>(a) designing wind turbine generators to be uniform in colour, size and shape</p> <p>(b) coordinating blade rotation and direction</p> <p>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Renewable Energy Facilities (Solar Power)	
<p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>

<p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p>																																				
<p>PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table border="1" data-bbox="730 488 1522 1379"> <thead> <tr> <th>Generation Capacity</th> <th>Approximate size of array</th> <th>Setback from adjoining land boundary</th> <th>Setback from conservation areas</th> <th>Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones¹</th> </tr> </thead> <tbody> <tr> <td>50MW></td> <td>80ha+</td> <td>30m</td> <td>500m</td> <td>2km</td> </tr> <tr> <td>10MW<50MW</td> <td>16ha<80ha</td> <td>25m</td> <td>500m</td> <td>1.5km</td> </tr> <tr> <td>5MW<10MW</td> <td>8ha to <16ha</td> <td>20m</td> <td>500m</td> <td>1km</td> </tr> <tr> <td>1MW<5MW</td> <td>1.6ha to <8ha</td> <td>15m</td> <td>500m</td> <td>500m</td> </tr> <tr> <td>100kW<1MW</td> <td>0.5ha<1.6ha</td> <td>10m</td> <td>500m</td> <td>100m</td> </tr> <tr> <td><100kW</td> <td><0.5ha</td> <td>5m</td> <td>500m</td> <td>25m</td> </tr> </tbody> </table> <p>Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m	100kW<1MW	0.5ha<1.6ha	10m	500m	100m	<100kW	<0.5ha	5m	500m	25m
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<p>PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>	<p>DTS/DPF 9.4 None are applicable.</p>																																			
<p>Hydropower / Pumped Hydropower Facilities</p>																																				
<p>PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1 None are applicable.</p>																																			

<p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>
Water Supply	
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.</p>
<p>PO 11.2</p> <p>Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.</p>	<p>DTS/DPF 11.2</p> <p>A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is:</p> <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
<p>PO 12.1</p> <p>Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following:</p> <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. 	<p>DTS/DPF 12.1</p> <p>Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following:</p> <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
<p>PO 12.2</p> <p>Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>

of waste systems and minimise risks to human health and the environment.	
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 1	Development of intensive animal husbandry and dairies in locations that are protected from encroachment by sensitive receivers and in a manner that minimises their adverse effects on amenity and the environment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.

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

Interface between Land Uses

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature								
General Land Use Compatibility									
<p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>								
<p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>								
Hours of Operation									
<p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. 	<p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Class of Development</th> <th style="text-align: center;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">Consulting room</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="vertical-align: top;">Office</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td> </tr> <tr> <td style="vertical-align: top;">Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural</td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
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Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								

	Zone or Rural Horticulture Zone	
Overshadowing		
<p>PO 3.1</p> <p>Overshadowing of habitable room windows of adjacent residential land uses in:</p> <p>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.1</p> <p>North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</p>	
<p>PO 3.2</p> <p>Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in:</p> <p>a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight</p> <p>b. other zones is managed to enable access to direct winter sunlight.</p>	<p>DTS/DPF 3.2</p> <p>Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:</p> <p>a. for ground level private open space, the smaller of the following:</p> <p>i. half the existing ground level open space</p> <p>or</p> <p>ii. 35m² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m)</p> <p>b. for ground level communal open space, at least half of the existing ground level open space.</p>	
<p>PO 3.3</p> <p>Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:</p> <p>(a) the form of development contemplated in the zone</p> <p>(b) the orientation of the solar energy facilities</p> <p>(c) the extent to which the solar energy facilities are already overshadowed.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>	
<p>PO 3.4</p> <p>Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.</p>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>	
Activities Generating Noise or Vibration		
<p>PO 4.1</p> <p>Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.1</p> <p>Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</p>	
<p>PO 4.2</p> <p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>	

<p>amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. 					
<p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 				
<p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p>				
<p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5</p> <p>None are applicable.</p>				
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="831 1653 1485 1966"> <thead> <tr> <th data-bbox="831 1653 1098 1742">Assessment location</th> <th data-bbox="1098 1653 1485 1742">Music noise level</th> </tr> </thead> <tbody> <tr> <td data-bbox="831 1742 1098 1966">Externally at the nearest existing or envisaged noise sensitive location</td> <td data-bbox="1098 1742 1485 1966">Less than 8dB above the level of background noise (L_{90,15min}) in any octave band of the sound spectrum (LOCT_{10,15} < LOCT_{90,15} + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT _{10,15} < LOCT _{90,15} + 8dB)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				

<p>generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	
<p>PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	<p>DTS/DPF 5.2 None are applicable.</p>
<p>Light Spill</p>	
<p>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).</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>PO 6.2 External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>Solar Reflectivity / Glare</p>	
<p>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.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p>Electrical Interference</p>	
<p>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.</p>	<p>DTS/DPF 8.1 The building or structure:</p> <ul style="list-style-type: none"> (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.
<p>Interface with Rural Activities</p>	
<p>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.</p>	<p>DTS/DPF 9.1 None are applicable.</p>

<p>PO 9.2</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.3</p> <p>Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.</p>
<p>PO 9.4</p> <p>Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.4</p> <p>Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.</p>
<p>PO 9.5</p> <p>Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.</p>	<p>DTS/DPF 9.5</p> <p>Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following:</p> <ul style="list-style-type: none"> (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 100 tonnes per day (c) 500m or more, where it involves the storage of bulk petroleum in individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1000 cubic metres (d) 500m or more, where it involves the handling of coal with a capacity up to 1 tonne per day or a storage capacity up to 50 tonnes (e) 1000m or more, where it involves the handling of coal with a capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes.
<p>PO 9.6</p> <p>Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.</p>	<p>DTS/DPF 9.6</p> <p>None are applicable.</p>
<p>PO 9.7</p> <p>Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design</p>	<p>DTS/DPF 9.7</p> <p>None are applicable.</p>

techniques.	
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

Land Division

Assessment Provisions (AP)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	<p>DTS/DPF 1.1</p> <p>Division of land satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are 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.	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

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 network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the	DTS/DPF 3.4 None are applicable.

efficient movement of service and emergency vehicles.	
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation	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

of waste systems and minimise risks to human health and the environment.	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:

	<ul style="list-style-type: none"> (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
<p>PO 8.3</p> <p>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.</p>	<p>DTS/DPF 8.3</p> <p>Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 8.4</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 8.4</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
<p>PO 9.1</p> <p>Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
Water Sensitive Design	
<p>PO 10.1</p> <p>Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>
<p>PO 10.2</p> <p>Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>
<p>PO 10.3</p> <p>Land division creating 20 or more allotments includes</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>

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.	
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 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	DTS/DPF 1.5 On-water structures are set back:

with the operation or function of a water supply pumping station.	(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 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

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.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:</p> <ul style="list-style-type: none"> (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. 	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> (a) that support the needs of local residents and workers, particularly in underserved locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Resource Extraction

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

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

Site Contamination

Assessment Provisions (AP)

Desired Outcome	
DO 1	Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	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)

	<p>(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:</p> <p>(i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that-</p> <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) <p>and</p> <p>(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).</p>
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Tourism Development

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where:	DTS/DPF 1.1 None are applicable.

<p>(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.</p>	
<p>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.</p>	<p>DTS/DPF 1.2 None are applicable.</p>
<p>Caravan and Tourist Parks</p>	
<p>PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.</p>	<p>DTS/DPF 2.2 None are applicable.</p>
<p>PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.</p>	<p>DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.</p>
<p>PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.</p>	<p>DTS/DPF 2.4 None are applicable.</p>
<p>PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.</p>	<p>DTS/DPF 2.5 None are applicable.</p>
<p>PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.</p>	<p>DTS/DPF 2.6 None are applicable.</p>
<p>Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972</p>	
<p>PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).</p>	<p>DTS/DPF 3.1 None are applicable.</p>
<p>PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural</p>	<p>DTS/DPF 3.2 None are applicable.</p>

assets are avoided.	
<p>PO 3.3</p> <p>Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. 	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>

Transport, Access and Parking

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.1</p> <p>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 1.4
Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1	DTS/DPF 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.	None are applicable.
PO 2.2	DTS/DPF 2.2
Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	None are applicable.
Vehicle Access	
PO 3.1	DTS/DPF 3.1
Safe and convenient access minimises impact or interruption on the operation of public roads.	The access is: <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
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	DTS/DPF 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.	None are applicable.
PO 3.4	DTS/DPF 3.4
Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	None are applicable.
PO 3.5	DTS/DPF 3.5

<p>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</p>	<p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 3.6</p> <p>Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).</p>	<p>DTS/DPF 3.6</p> <p>Driveways and access points:</p> <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p>	<p>DTS/DPF 4.1</p>

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


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

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	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Residential Flat Building	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p> <p>0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.</p>
Row Dwelling where vehicle access is from the primary street	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Semi-Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Aged / Supported Accommodation	
Retirement village	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.</p> <p>0.2 spaces per dwelling for visitor parking.</p>

Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan park / tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m ² of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Call centre	8 spaces per 100m ² of gross leasable floor area.
Motor repair station	3 spaces per service bay.
Office	4 spaces per 100m ² of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m ² gross leasable floor area.
Service trade premises	2.5 spaces per 100m ² of gross leasable floor area 1 space per 100m ² of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m ² of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

	5 spaces per 100m ² of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m ² of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	<p>Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.</p> <p>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.</p> <p>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.</p>
Community and Civic Uses	
Childcare centre	0.25 spaces per child
Library	4 spaces per 100m ² of total floor area.
Community facility	10 spaces per 100m ² of total floor area.
Hall / meeting hall	0.2 spaces per seat.
Place of worship	1 space for every 3 visitor seats.
Pre-school	1 per employee plus 0.25 per child (drop off/pick up bays)
Educational establishment	<p>For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.</p> <p>For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.</p>
Health Related Uses	
Hospital	<p>4.5 spaces per bed for a public hospital.</p> <p>1.5 spaces per bed for a private hospital.</p>

Consulting room	4 spaces per consulting room excluding ancillary facilities.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m ² of total floor area in a public bar plus 1 space for every 6m ² of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m ² of total floor area for a Fitness Centre 4.5 spaces per 100m ² of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m ² total floor area 1 spaces per 100m ² of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m ² of total floor area.
Store	0.5 spaces per 100m ² of total floor area.
Timber yard	1.5 spaces per 100m ² of total floor area 1 space per 100m ² of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m ² total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m ² of total building floor area.

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

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

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

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

			Urban Activity Centre Zone
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone

Table 2 - Criteria:

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

Criteria	Exceptions
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<p>The designated area is wholly located within Metropolitan Adelaide and any part of the development site satisfies one or more of the following:</p> <p>(a) is within 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service⁽²⁾</p> <p>(b) is within 400 metres of a bus interchange⁽¹⁾</p> <p>(c) is within 400 metres of an O-Bahn interchange⁽¹⁾</p> <p>(d) is within 400 metres of a passenger rail station⁽¹⁾</p> <p>(e) is within 400 metres of a passenger tram station⁽¹⁾</p> <p>(f) is within 400 metres of the Adelaide Parklands.</p>	<p>(a) All zones in the City of Adelaide</p> <p>(b) Strategic Innovation Zone in the following locations:</p> <p style="margin-left: 20px;">(i) City of Burnside</p> <p style="margin-left: 20px;">(ii) City of Marion</p> <p style="margin-left: 20px;">(iii) City of Mitcham</p> <p>(c) Urban Corridor (Boulevard) Zone</p> <p>(d) Urban Corridor (Business) Zone</p> <p>(e) Urban Corridor (Living) Zone</p> <p>(f) Urban Corridor (Main Street) Zone</p> <p>(g) Urban Neighbourhood Zone</p>
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[NOTE(S): (1) Measured from an area that contains any platform(s), shelter(s) or stop(s) where people congregate for the purpose waiting to board a bus, tram or train, but does not include areas used for the parking of vehicles. (2) A high frequency public transit service is a route serviced every 15 minutes between 7.30am and 6.30pm Monday to Friday and every 30 minutes at night, Saturday, Sunday and public holidays until 10pm.]

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
Consulting Room	Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Consulting Room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational establishment	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors. For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m ² of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m ² of gross leasable floor area plus 2 spaces plus 1 space

	per 1000m ² of gross leasable floor area for visitors.
Pre-school	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3

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

Waste Treatment and Management Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. 	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: <ul style="list-style-type: none"> (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (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	DTS/DPF 2.4

Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land	DTS/DPF 6.3 None are applicable.

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

Workers' accommodation and Settlements

Assessment Provisions (AP)

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

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

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