

Agenda Report for Decision

Meeting Date: 9 June 2022

Item Name	Decision Review Request – Refusal to assess Development Application 21025912
Presenters	Sarah Elding and Robert Kleeman
Purpose of Report	Decision
Item Number	5.1
Strategic Plan Reference	N/A
Work Plan Reference	N/A
Confidentiality	Not Confidential (Release Immediately)
Related Decisions	N/A

Recommendation

It is recommended that the State Planning Commission (the Commission) resolves to:

1. Approve the designation of this item as Not Confidential (Release Immediately).
2. Note Development Application (DA) 21025912 by Mr Peter Booth (the Applicant), C/- Botten Levinson Lawyers, for the development of a detached pile dwelling on Piece 5 at Lot 5 Hunter Road, Nildottie (**Attachment 1**).
3. Note the Decision Review Request from the Applicant to the State Planning Commission (**Attachment 3**).
4. Affirm the decision of the State Commission Assessment Panel (SCAP) to refuse to proceed to assess DA 21025912.
5. Authorise the Chair of the Commission to sign the letter to the Applicant advising him of the decision of the Commission not to proceed to assess DA 21025912 (**Attachment 6**).
6. Authorise the Chair to sign the letter to the Presiding Member of SCAP advising of the Commission's decision to not to proceed to assess DA 21025912 (**Attachment 7**).

Background

The proposed development seeks planning consent to construct a detached pile dwelling on Lot 5 Hunter Road, Nildottie.

The subject land is located on the eastern side of the River Murray, approximately 6 kilometres south of the Nildottie Township and abuts the Kroehns Landing shack settlement. The allotment is approximately 25.9 hectares in area and is relatively flat, sloping towards the riverbank.

The subject land is dissected by Kroehns Landing Road, an unmade public road in the northern section of the allotment, creating Piece 5 and Piece 6. Piece 6 is located north of Kroehns Landing Road, while Piece 5 is located on the southern side of Kroehns Landing Road.

While Lot 5 straddles both the Conservation Zone and Rural Zone, the proposal is sited wholly within the Conservation Zone on Piece 5. Piece 5 is approximately 25 hectares.

The site which the dwelling is to be constructed is located in the most western portion of Piece 5, abutting a Crown land reserve to the west and an estuary to the east. Land further to the north is within the Shack Settlement Zone, as shown in figure 1 below.



Figure 1 - Subject Site

The lodged DA forms are provided at **Attachment 1**.

In the lodged documentation, the applicant described the nature of development as the construction of a replacement dwelling. The application states that the proposal is to replace an existing dwelling that was lawfully erected prior to the 1975 planning controls on Piece 5. As such, the applicant is of the view that the proposed development should be categorised as Performance Assessed in accordance with the Planning and Design Code, with the relevant authority being the Mid Murray Council (the Council).

Council did not accept that there was a dwelling constructed on the land prior to 1975. This dispute is currently before the Environment, Resources and Development Court (ERDC) for resolution. Council's view is that the proposed development is for the construction of a new detached dwelling rather than the construction of a replacement dwelling.

Whilst the matter remains in dispute, and following referral from the Council, the matter was further reviewed by staff of Planning and Land Use Services (PLUS) who subsequently verified the application as a new detached dwelling.

In accordance with Table 4 of the Conservation Zone, a new detached dwelling in the Conservation Zone is identified as a 'Restricted Development'.

In accordance with section 94(1)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act), SCAP, as delegate of the Commission, is the relevant authority for the 'restricted development' assessment pathway.

On 16 March 2022, in accordance with section 110(1) of the Act, SCAP resolved to refuse to proceed with assessing DA 21025912 for the construction of a detached pile dwelling at Lot 5 Hunter Road, Nildottie for the following reasons:

- The proposed development would compromise the Desired Outcome (DO) for the River Murray Flood Plain Protection Area Overlay as new development should be predominantly for recreation, environmental and water management purposes (DO 2).
- The proposed development would compromise the DO for the Hazards (Flooding – Evidence Required) Overlay as a form of habitable development would be constructed on a largely vacant site in an area of known and significant flood risk (DO 1 and Performance Outcome (PO) 1.1).
- The proposed development would compromise the DO for the Conservation Zone as it would not contribute to the conservation and enhancement of the natural environment (DO 1), would not be a small scale, low impact land use providing for the conservation and protection of the area (PO 1.1), and it would not comprise any of the primary forms of development envisaged there (PO 1.2).

A copy of the Minutes and Assessment Report from the 16 March 2022 SCAP Meeting are provided at **Attachment 2** for the Commission's reference.

On 19 April 2022 the applicant applied for a review of the decision made by SCAP, as delegate of the Commission, pursuant to section 110(15) of the Act (**Attachment 3**).

Pursuant to section 110(18) of the Act, the Commission may either affirm the decision of its delegate, or refer the matter back to its delegate with a direction that the application for planning consent be assessed.

Clause (5)(1) and (2) of *Practice Direction 4 – Restricted and Impact Assessed Development 2019* (Practice Direction 4) (**Attachment 4**) stipulates that the Commission may (but is not bound to) proceed to assess an application for restricted development where the following are demonstrated:

- (a) the proposal provides a social, economic or environmental benefit to the current or future community; and
- (b) the development responds to a demonstrated need or demand for the proposed land use in the locality.

Pursuant to section 110(19) of the Act, there is no appeal to the ERDC should the Commission affirm the decision of its delegate not to proceed to assessment.

Discussion

The two tests in Practice Direction 4 are broad and provide guidance to the Commission for consideration of the matter. The following information is provided to the Commission to assist in its determination of the review request.

Location and siting

- Nildottie is a small rural community approximately 90 kilometres from Adelaide, with a population of 189 persons (2016 Census Data).
- Outside of the Nildottie Rural Settlement Zone, land use is predominantly primary production and conservation.
- There is sufficient land in the north-east portion of Lot 5 to accommodate a detached dwelling which is outside of the 1956 flood prone area and within the Rural Zone.
- The applicant states that the proposal is a logical extension to the existing shack sites on adjoining land which do not exhibit the same high design standard. The proposal is sited approximately 186 metres from the closest occupied shack site located in the Kroehns Landing shack settlement.
- The applicant has stated that the proposal is architecturally designed to a high standard and is well-sited within the allotment, providing holiday and tourist accommodation of a high standard.

Infrastructure

- The proposal is outside of the Kroehns Landing shack settlement and will rely on access via unsealed public roads, two parcels of Crown land reserve and a culvert.
- A licence or easement for non-exclusive rights to traverse the Crown land reserves would be required from the Department for Environment and Water (DEW).
- It should be noted that Council has confirmed that Shack Front Road does not extend into the parcels of Crown land reserve, and there is no intention of extending Shack Front Road or otherwise upgrading the current road condition to assist in regularising access.
- Any proposed dwelling would need to comply with the relevant guidelines (SA Health's *On-site Wastewater Systems Code*) for the use of septic tanks on the subject site as it encroaches upon the recommended setback distance of 100 metres from and above the high water mark.
- The proposal includes the required water tanks to support bushfire hazard requirements.

Environment

- The subject site is located wholly within the Conservation Zone and is subject to the following Overlays (**Attachment 5**):
 - Hazards (Bushfire – General)
 - Hazards (Flooding – Evidence Required)
 - Murray-Darling Basin
 - Native Vegetation
 - River Murray Flood Plain Protection Area
 - Water Resources Overlays.

- The proposed development is located within the 1956 flood prone area and is within an area of environmental significance and conservation.
- The State Flood Awareness Map demonstrates that with increases in managed water levels, and/or in a one-in-100-year event, the subject site is likely to be inundated.
- In areas of environmental significance, new development should be small scale and of low impact and predominantly for recreation, environmental or water management purposes.
- The subject site does not, however, contain any significant native vegetation cover.
- The applicant has indicated that the proposal will replace a longstanding unconstrained existing use (irrigated cropping) which is harmful to the environment with a more benign land use, being primary production.
- The applicant has indicated that the proposal will facilitate and incorporate a substantial revegetation program to rehabilitate the site and control access by unlawful 4WD, dirt bike and quad bike riders and timber getters/campers.

Conclusion

In conclusion, it is the Department's advice that the development of the proposed new dwelling serves no significant social, economic or environmental benefit to the current or future community. However, it could be argued that it does serve a lifestyle need by providing a tourist accommodation option.

The demand for housing in the area is low, with more than 43 vacant residential lots located in Nildottie. There are also several vacant allotments in the nearby Kroehns Landing shack settlement.

It is also relevant to note that Council does not support the proposal due to its siting in the flood prone area, is outside of the Kroehns Landing shack settlement, and is beyond the boundary and capabilities of the Kroehns Landing community waste control system.

It is apparent that a proposal of this scale, siting within the flood prone area and lack of appropriate and safe vehicle access is inconsistent with the outcomes sought by the Code.

A draft letter to the Applicant advising him of the decision of the Commission not to proceed to assess DA 21025912 is provided at **Attachment 6**.

Further, a draft letter to the Presiding Member of SCAP advising of the Commission's decision to not to proceed to assess DA 21025912 is provided at **Attachment 7**.

Procedural matters

Delegation

Under section 110(15) of the Act, a review of a decision by the Commission's delegate must be undertaken "by the Commission itself".

Procedures for a review under section 110(15)

Under section 110(17) of the Act, on an application for review, the Commission may adopt such procedures as the Commission thinks fit, and is not bound by the rules of evidence and may inform itself as it thinks fit.

Attachments:

1. Development Application 21025912 (#18656429).
2. State Commission Assessment Panel Meeting Minutes and Assessment Report, 16 March 2022 (#18656431).
3. Decision Review Request by the Applicant to the State Planning Commission, received 19 April 2022 (#18656433).
4. *Practice Direction 4 – Restricted and Impact Assessed Development 2019* (#18656434).
5. Planning and Design Code Zone and Overlay (#18656436).
6. Suggested letter from the State Planning Commission to the Applicant (#18656440).
7. Suggested letter from the State Planning Commission to the Presiding Member, State Commission Assessment Panel (#18656442).

Prepared by: Sarah Elding

Endorsed by: Robert Kleeman

Date: 10 May 2022

Development Application

Peter Booth

Replacement Dwelling – Lot 5 Hunter Road, Nildottie SA 5238

Index

1. Application Details	3
2. Nature of application	4
3. The site of the proposed development	4
4. Description of the proposed development	4
5. Assessment under the Planning and Design Code	4
6. Nature of Development & Categorisation (Verification of Application)	5
7. Approach to Assessment against the Code	5
7.1. Land use.....	6
7.2. Built Form and Character.....	6
7.3. Landscaping	7
7.4. Hazard and Risk Minimisation	7
8. Overlays	7
8.1. Hazards (Bushfire – General) and (Flooding – Evidence Required) Overlays .	7
8.2. Key Outback and Rural Routes Overlay	8
8.3. Native Vegetation Overlay	8
8.4. River Murray Flood Plain Protection Area Overlay	8
9. Procedural Matters	8
10. Summary	8

1. Application Details

Applicant name	Peter Booth
Applicant address	C/o- Botten Levinson Lawyers, 1/28 Franklin Street, Adelaide SA 5000
Land description	Piece 5 of Allotment 5 in Deposited Plan 74886 in Certificate of Title Volume 6051 Folio 936
Address	Lot 5 Hunter Road, Nildottie SA 5000
Land Owner	Peter Booth
Council Area	Mid-Murray Council
Zone	Conservation Zone & Rural Zone
Sub-Zone	N/A
Nature of development	Construction of a replacement dwelling
Nature of application	Planning consent
Class of development	Performance assessed development
Relevant Authority	The Mid-Murray Council
Public Notice	Required per section 107(3) of the <i>Planning, Development and Infrastructure Act 2016</i> .
Referral	The Minister responsible for administration of the <i>River Murray Act 2003</i> – Per the River Murray Flood Plain Protection Area Overlay

2. Nature of application

This report accompanies an application for planning consent under section 102(1)(a) of the *Planning, Development and Infrastructure Act 2016* (**the PDI Act**) for the construction of a new (replacement) dwelling on the land and the demolition of the existing dwelling structure.

3. The site of the proposed development

The site of the proposed development is comprised in Certificate of Title Volume 6051 Folio 936, being Piece 5 of Lot 5, Hunter Road, Nildottie (**the land**).

The land is roughly 25.9 hectares in size and lies between Hunter Road to the south-east and a Crown Land reserve running adjacent the River Murray to the north-west. The land is split into two pieces (Piece 5 and Piece 6) by Kroehns Landing Road. Piece 5, being the piece subject to this application, is located south-west of Kroehns Landing Road.

The land is largely vacant, however contains a crude dwelling constructed some time prior to 1975 (**the existing dwelling**).

4. Description of the proposed development

The application seeks approval for the construction of a new dwelling on the land (**the proposed dwelling**) to replace the existing dwelling. The applicant will demolish the existing dwelling within 12 months of completion of the proposed dwelling. Only one dwelling will be occupied at any one time.

The proposed dwelling is depicted on the drawings by Con Bastiras Architect titled "Proposed New Residence At Lot 5 & Hunter Road Nildottie" numbered 1-15. As is shown on the Site Plan, the proposed dwelling will be located 14m from the north-western boundary of the land and 113m from the north-eastern boundary of the land.

The floor of the proposed dwelling will be raised 2.9m above ground level, accessible by an enclosed entryway and stairwell beneath the dwelling as well as via an external staircase fixed to the north-eastern wall of the dwelling which leads to the upper level balcony.

5. Assessment under the Planning and Design Code

The land is located partly within the Conservation Zone and partly within the Rural Zone under the Planning and Design Code (**the PDI Code**). The proposed dwelling will be located entirely within the Conservation Zone (**the Zone**). Various overlays apply.

6. Nature of Development & Categorisation (Verification of Application)

It is well established that the relevant authority must, in determining the nature of the development, determine what is proposed as a matter of practical reality.¹ There is no reason to depart from that approach in assessing development under the PDI Act.²

For the purposes of regulation 31(1)(a) of the *Planning, Development and Infrastructure (General) Regulations 2017 (Regulations)* it is clear that the proposed development is appropriately identified as the construction of a dwelling. However the proposal also envisages the demolition of the existing dwelling on the land after the new dwelling has been constructed and can be occupied. The proposed dwelling is therefore a replacement dwelling. Although as Schedule 4 Clause 10(1) of the Regulations excludes the demolition of the whole of a building from the definition of development, demolition of the existing dwelling has been included as part of the development so that the new dwelling can properly be regarded as a replacement dwelling as discussed below.

A dwelling is identified as a Restricted Development within the Zone, except for a detached dwelling that will replace an “existing lawfully erected dwelling” (*my emphasis*). In such instances the entry for ‘Dwelling’ in *Table 3 – Applicable Policies for Performance Assessed Development* applies, and the application must be assessed as a Performance (Code) Assessed development.

The Council is thus the relevant authority to assess the application.³

The existing dwelling was lawfully erected prior to the 1975 planning controls. It was erected as and used as dwelling. The words of the Code do not refer to a building “used” as a dwelling, merely to a structure that was, when erected, lawfully a dwelling. Thus as the existing dwelling on the land was constructed prior to the commencement of planning controls in Nildottie, the dwelling constitutes a lawfully erected dwelling for the purposes of Table 4 of the Zone. As the effect of the development will be to replace an existing lawfully erected dwelling and establishing a new dwelling, the development is not a Restricted Development.

7. Approach to Assessment against the Code

Many of the general principles of planning assessment which have evolved over the operation of previous planning schemes in this State continue to apply to the way in which assessment is to be approached under the Code. The Code should be regarded as a practical planning document, expressing in its assessment provisions desired outcomes and objectives rather than hard and fast rules.⁴ It is not to be applied in a “theoretical vacuum”. It is important that before and after the development is implemented there will continue to be only one dwelling on the land.

¹ *Chapel Investment Company Pty Ltd & Anor v City of Mitcham* [2009] SASC 23; (2009) 103 SASR 184 [27].

² Much of the case law considering the application of regulation 16 of the Development Regulations applies to reg 31(1)(a) of the PDI Regulations.

³ Section 93 PDI Act 2016 & regulation 22, PDI (General) Regulations 2017

⁴ *City of Mitcham v Freckman* (1999) 74 SASR 56

In addition to principles of development assessment inherited from the previous planning scheme, the Code introduces some new aspects to the assessment process. The Code selects and applies policies to various classes of development. It is then a matter for the relevant authority to assess the development against applicable policies (performance outcomes) that are relevant to the particular development. In other words, the relevant authority may determine that one or more of the applicable policies is not relevant to the particular development,⁵ whilst some policies are more relevant than others and the development need not satisfy every applicable performance outcome.

7.1. Land use

The Desired Outcome of the Zone seeks *“the conservation and enhancement of the natural environment ... and provision of opportunities for the public to experience these through low-impact recreational and tourism development”*.⁶

The applicable Performance Outcomes broadly seek development of small-scale, low impact land uses that provide for the conservation and protection of the area while minimising environmental and visual impact.

While detached dwellings are not one of the explicitly envisaged forms of development set out at PO 1.2, this is not an exhaustive list of development that may be established in the zone.

The wording of PO 1.2 seeks development that is primarily in the form of the four land uses referred to. The use of the word ‘primarily’ clearly denotes that other forms of development may be suitable.⁷

The replacement dwelling will enable the river environment to be enjoyed by the Applicants without prejudicing the public generally. The land is privately owned and is already inaccessible to the public. The development will in no way prevent access to the Crown Land fronting the River.

The Land is immediately adjacent to seven dwellings facing Kroehns Access Road and near to six dwellings facing the River on Shack Front Road. In the circumstances, the proposed dwelling is a suitable land use within the Zone.

7.2. Built Form and Character

The proposed dwelling is an elegant, architecturally designed structure that will have design features of far greater quality than most other dwellings along the River.

POs 4.1 and 4.4 of the Zone seek development that is sited and designed unobtrusively to minimise the visual impact on the natural environment and not obscure views to the River. For the following reasons, the proposed dwelling will have no negative impacts on the visual amenity of the area:

⁵ Planning and Design Code, Part 1 - Rules of Interpretation, page 2

⁶ Conservation Zone

⁷ *Wakefield Regional Council v Evans* [2010] SASC 68; (2010) 106 SASR 473 [88].

1. It will be located over 500m from Hunter Road;
2. It will be situated at a significantly lower elevation than Hunter Road; and
3. The applicant proposes to plant a series of river red gums to the rear of the proposed dwelling to screen the dwelling from Hunter Road.
4. It will be approximately 65m from the River and screened by vegetation so that it will not be readily visible from the River.

PO 4.2 of the Zone seeks development that contains construction and 'built form' in a tightly defined site boundary and that minimises the extent of earthworks. The proposed dwelling has been designed to incorporate carparking and water tanks under the dwelling. This allows the proposed dwelling to be constructed with limited earthworks; and

The proposed dwelling has been sited as close as possible to existing access roads to minimise the earthworks required for the construction of access points and lengthy driveways.

7.3. Landscaping

PO 7.1 seeks screening and planting comprised of locally indigenous species to enhance the natural environment. The applicant proposes to incorporate native vegetation screening between the proposed dwelling and Hunter Road.

7.4. Hazard and Risk Minimisation

The floor of the proposed dwelling will be raised 2.9m above ground level, incorporating an open air undercroft below the dwelling. This will prevent the build-up of flammable material, minimise risk of flood damage and reduces the risk of persons being exposed to any rising water to satisfy PO 8.1.

8. Overlays

8.1. Hazards (Bushfire – General) and (Flooding – Evidence Required) Overlays

The proposed dwelling will be raised 2.9 above ground level and incorporate a completely open air undercroft to prevent the accumulation of flammable materials.

The proposed dwelling will incorporate a 5000L firefighting tank within its undercroft, and is capable of accommodating a bushfire protection system in accordance with PO 3.3.

The location of the dwelling is such that there is no or no significant risk posed by bushfires as the site of the dwelling is away from existing vegetation. Whilst there is some vegetation adjacent to the river it does not pose an unacceptable bushfire risk as it is in the order of 60m away from the dwelling site. Further the additional plantings proposed will not result in a bushfire risk.

8.2. Key Outback and Rural Routes Overlay

The proposed dwelling will rely on access via the existing road way extending from Shack Front Road to avoid the potential traffic issues that would arise from accessing the site from Hunter Road. The proposal satisfies the policies contained within PO 1.1 – 8.1 of the Key Outback and Rural Routes Overlay.

8.3. Native Vegetation Overlay

Construction of the proposed dwelling does not involve the clearance of native vegetation for the building, access roads or manoeuvring areas. The applicant intends to plant locally indigenous species to facilitate the screening of the proposed dwelling from Hunter Road. The proposed dwelling satisfies PO 1.1 – 1.4 of the Native Vegetation Overlay.

8.4. River Murray Flood Plain Protection Area Overlay

PO 4.1 of the River Murray Flood Plain Protection Area Overlay seeks buildings that are sited and designed to be unobtrusive when viewed from the River Murray and public roads. The proposed dwelling satisfies all associated DPFs with the exception of 4.1(b), which seeks floor levels that are elevated no more than 2.5m above ground level. The floor level of the proposed dwelling will be raised 2.9m, however given the location of the proposed dwelling and its setback from the river of some 65m, the 40cm exceedance will have no negative visual amenity impact when viewed from the River. In any event, failure to meet a quantitative guideline by such a small amount is clearly not fatal to the merits of the scheme. The rise above ground level also takes into account that the site ground level is lower than land adjacent the river thus providing a greater opportunity to enjoy the river and its immediate environs.

9. Procedural Matters

The proposed dwelling is not of a class of development included within Table 5 – Procedural Matters – Notification within the Zone. The application must therefore be notified in accordance with the provisions of section 107(3) of the PDI Act.

10. Summary

The proposed dwelling is very well designed and will sit modestly in its setting. It is an appropriate form of development on the land and will not negatively impact the conservation of the land. The proposed replacement dwelling fits within the broad range of land uses acceptable within the Zone and warrants the grant of Planning Consent.



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 6051 Folio 936

Parent Title(s) CL 281/52
Creating Dealing(s) RTD 10740615, RLG 11077261
Title Issued 22/01/2010 Edition 4 Edition Issued 28/05/2019

Estate Type

FEE SIMPLE

Registered Proprietor

KRISTI ANN BOOTH
PETER DONALD BOOTH
OF PO BOX 6020 LINDEN PARK SA 5065
AS JOINT TENANTS

Description of Land

ALLOTMENT COMPRISING PIECES 5 AND 6 DEPOSITED PLAN 74886
IN THE AREA NAMED NILDOTTIE
HUNDRED OF FORSTER

Easements

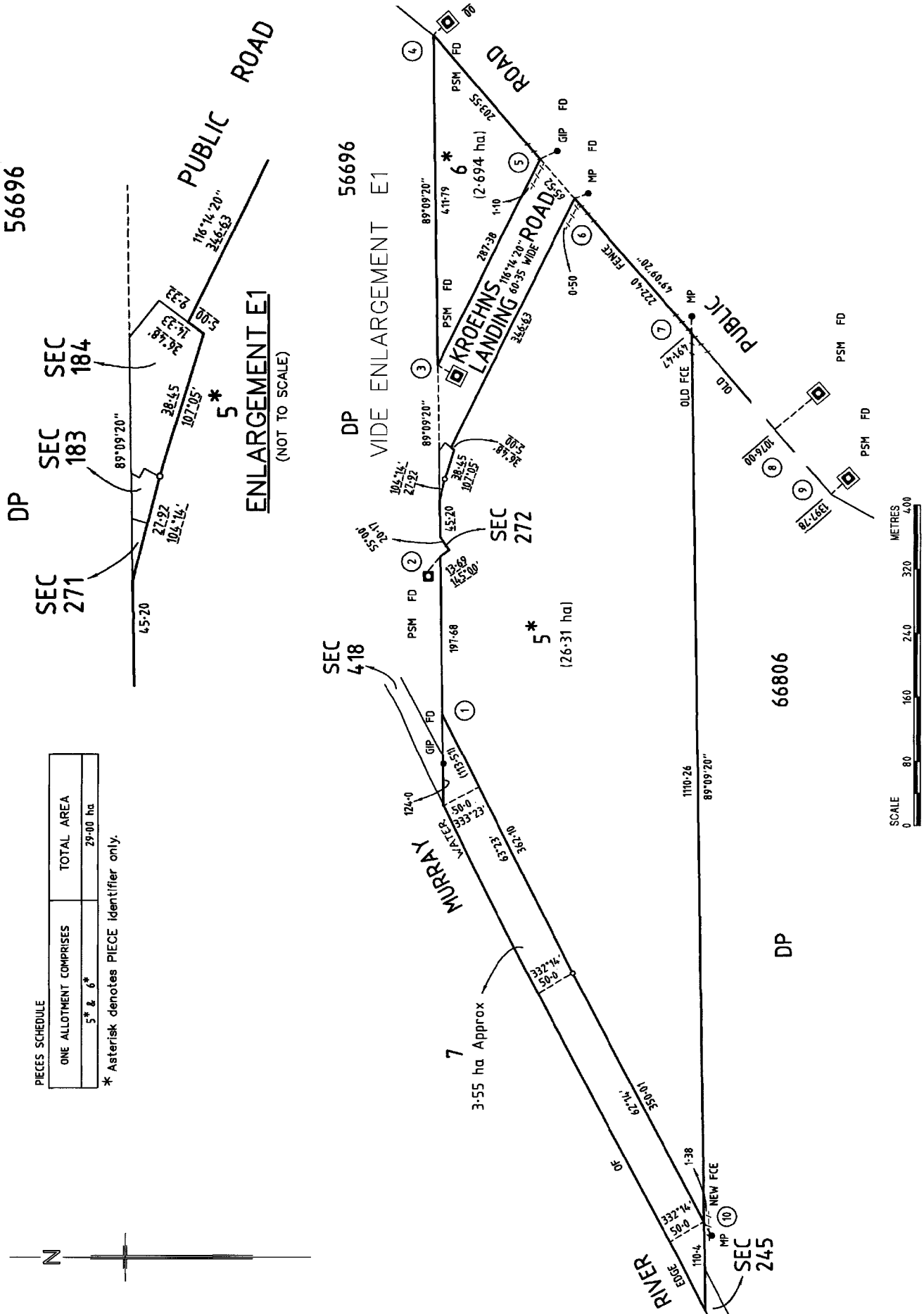
NIL

Schedule of Dealings

Dealing Number	Description
8051824	LEASE COMMENCING ON 1/1/1996 AND EXPIRING ON 31/12/2094 OF AN EASEMENT OVER PORTION AS JOINT TENANTS HELD APPURTENANT TO C.T.5353/72
8052707	LEASE COMMENCING ON 1/1/1996 AND EXPIRING ON 31/12/2094 OF AN EASEMENT OVER PORTION AS JOINT TENANTS HELD APPURTENANT TO C.T.5353/71

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



PIECES SCHEDULE

ONE ALLOTMENT COMPRISES	TOTAL AREA
5* & 6*	29.00 ha

* Asterisk denotes PIECE Identifier only.

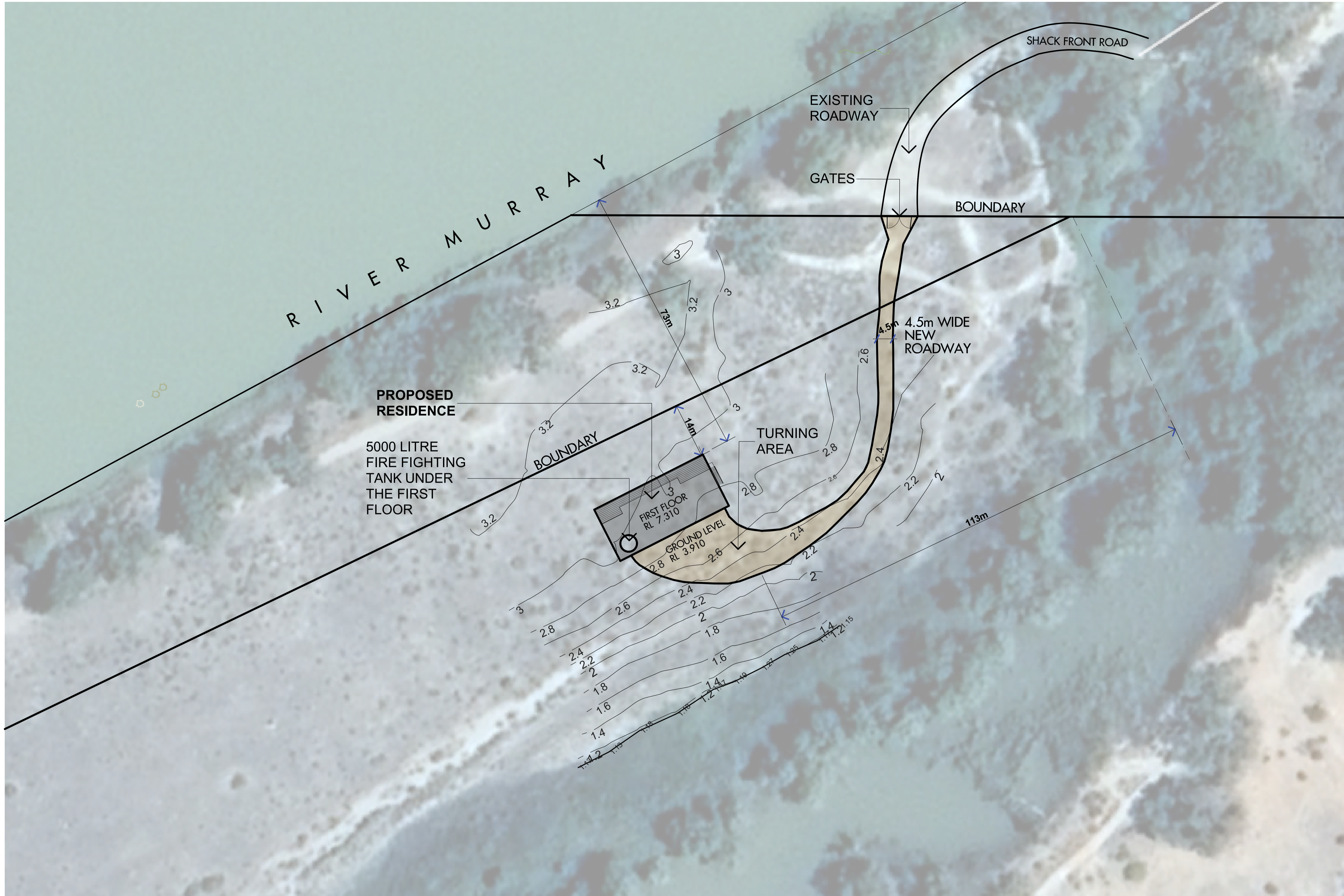
SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 74886

Certificate of Title

Title Reference: CT 6051/936
Status: CURRENT
Parent Title(s): CL 281/52
Dealing(s) Creating Title: RTD 10740615, RLG 11077261
Title Issued: 22/01/2010
Edition: 4

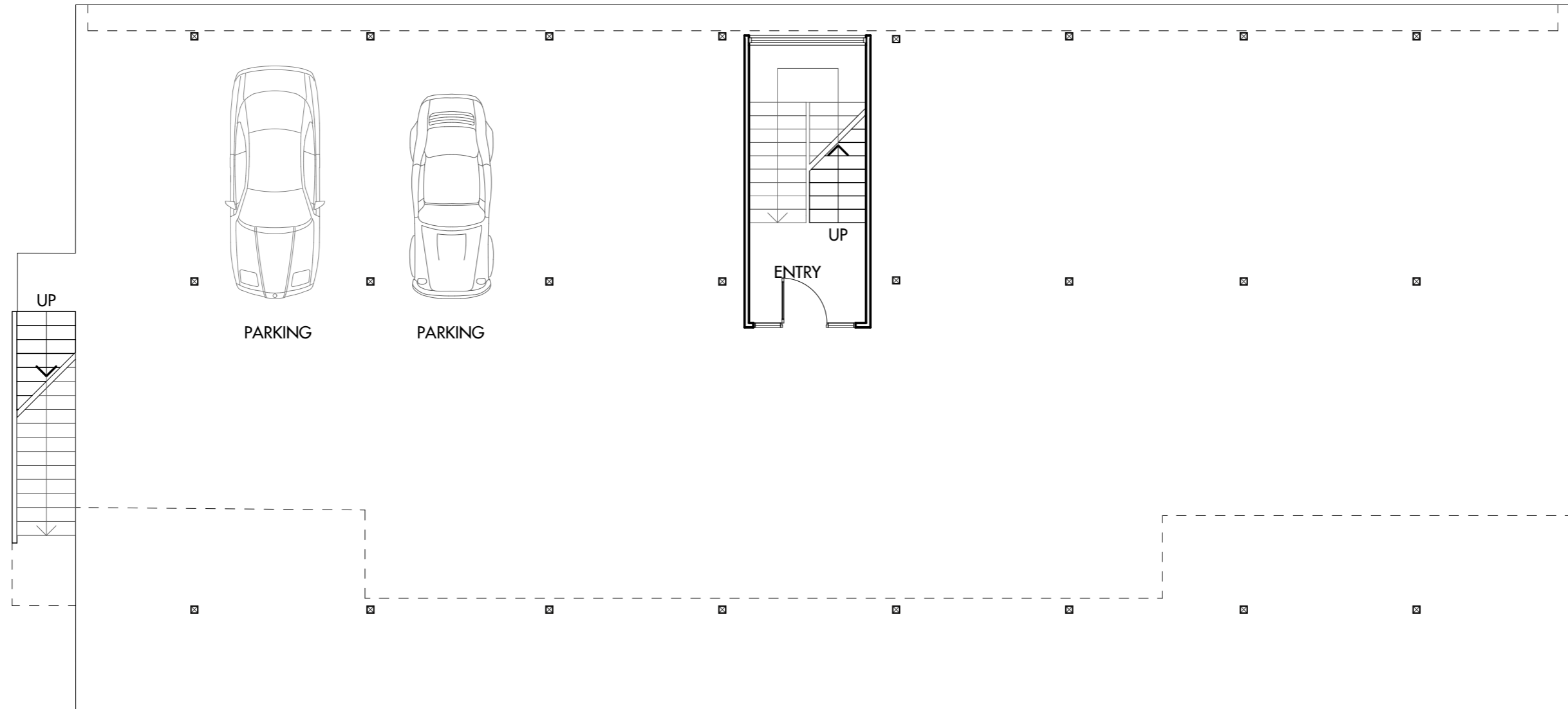
Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
15/05/2019	28/05/2019	13110660	TRANSFER	REGISTERED	KRISTI ANN BOOTH, PETER DONALD BOOTH
14/03/2017	24/03/2017	12694623	WITHDRAWAL OF CAVEAT	REGISTERED	12169658
23/07/2014	01/09/2014	12169658	CAVEAT	REGISTERED	VIKKI-LEE KROEHN
06/06/2014	28/08/2014	12143723C	DISCHARGE OF MORTGAGE	REGISTERED	9229210
21/11/2012	28/11/2012	11855170	VESTING (GLOBAL UPDATE)	REGISTERED	RURAL BANK LTD. 9229210
10/09/2010	29/09/2010	11458410	TRANSFER	REGISTERED	STEPHEN GRAHAM KROEHN
03/12/2001	18/12/2001	9229210	MORTGAGE OF LEASE	REGISTERED	8052707
16/01/1996	31/07/1996	8052707	LEASE CREATING EASEMENT/RIGHT OF WAY	REGISTERED	
12/01/1996	31/07/1996	8051824	LEASE CREATING EASEMENT/RIGHT OF WAY	REGISTERED	

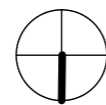


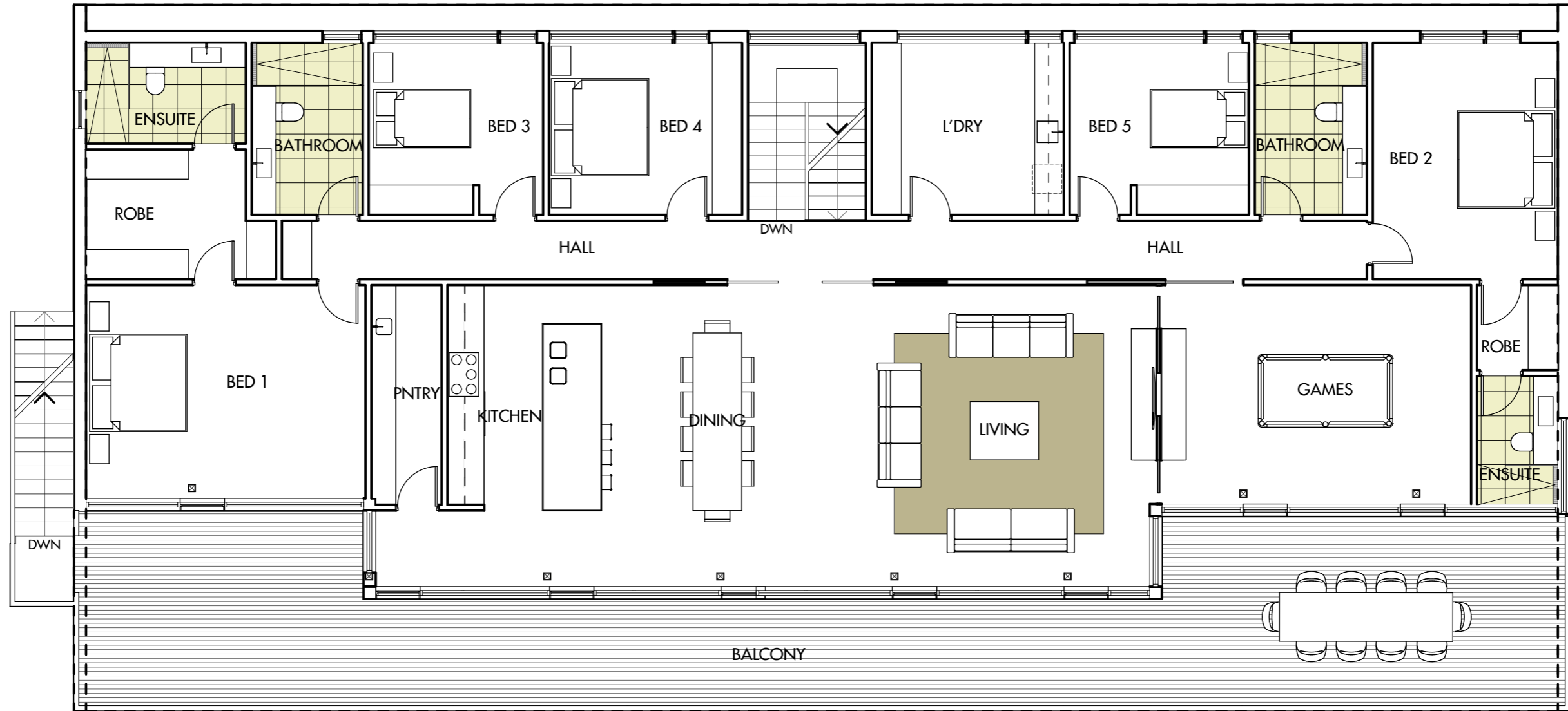
SITE PLAN
1:300

PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

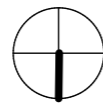


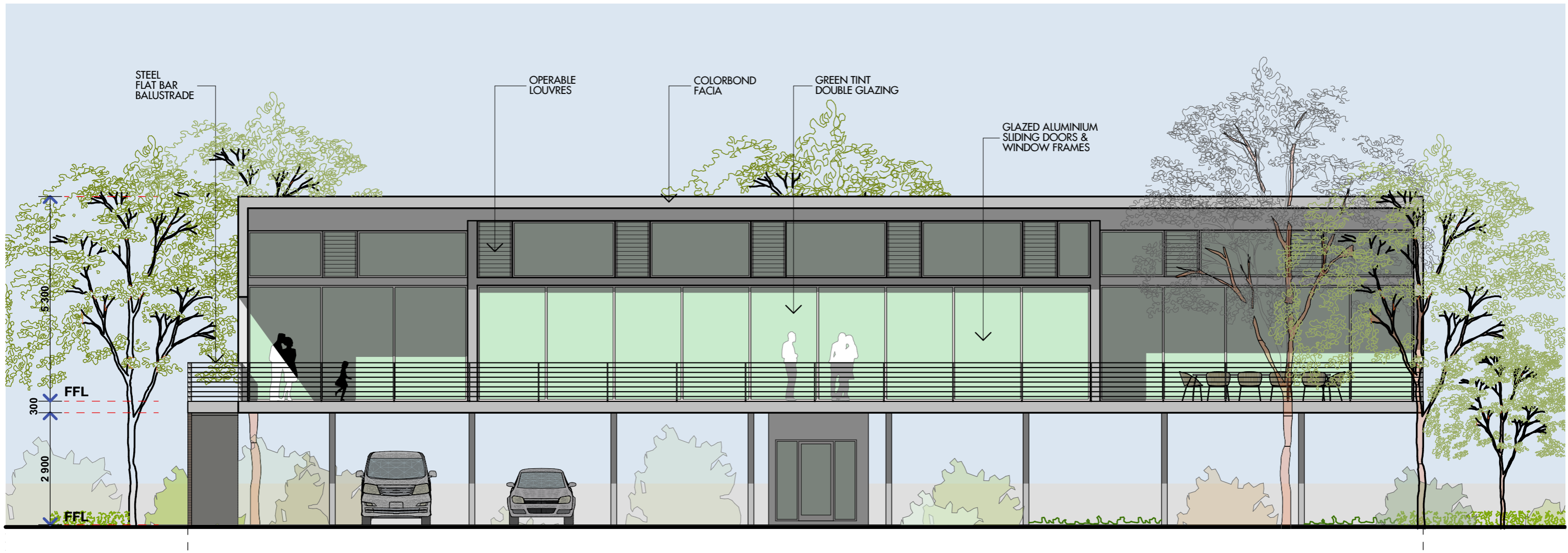
GROUND FLOOR PLAN
1:100



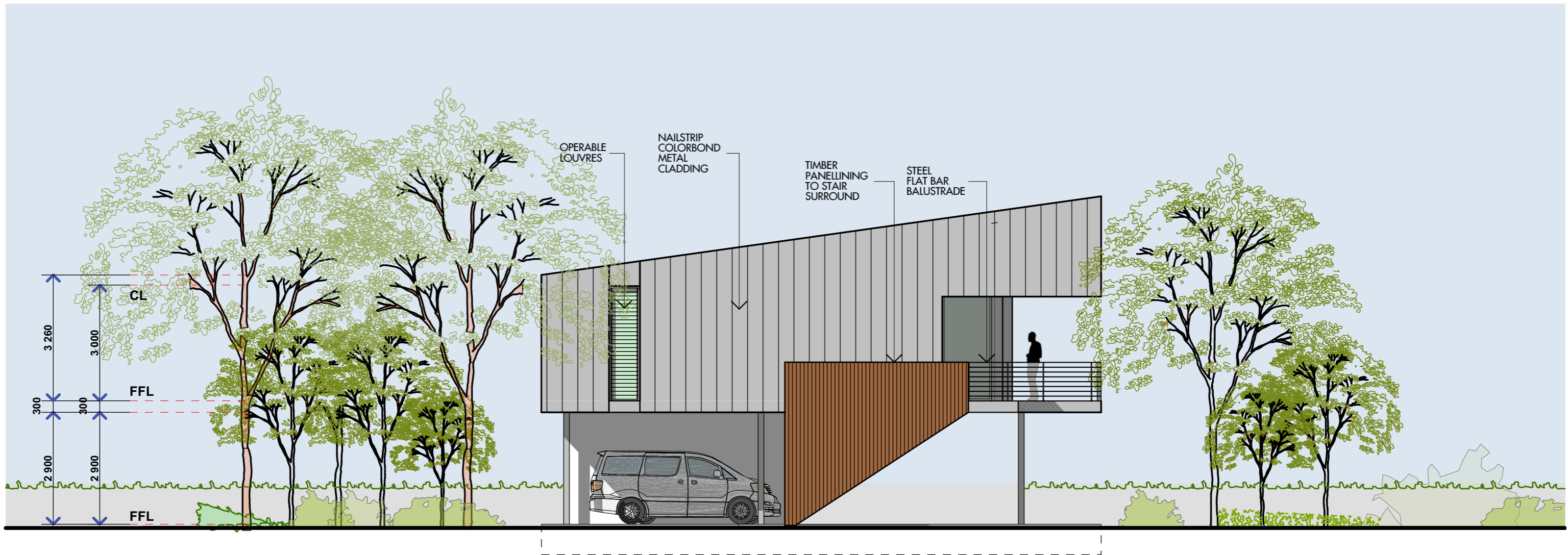


FIRST FLOOR PLAN
1:100





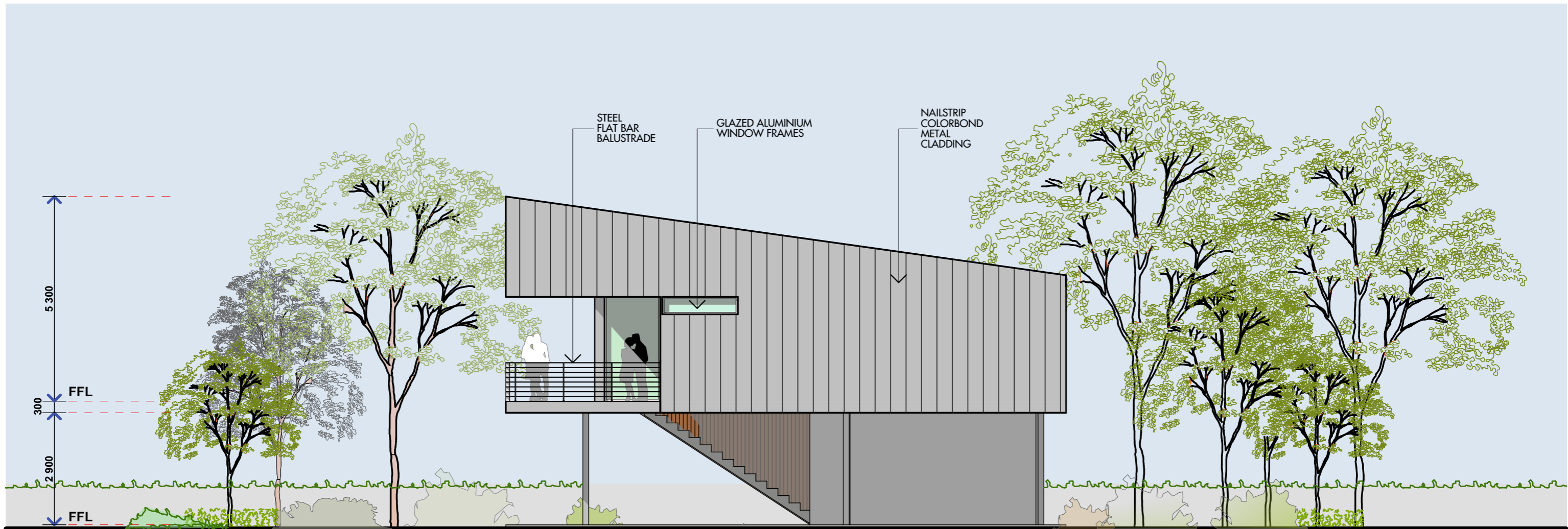
NORTH ELEVATION
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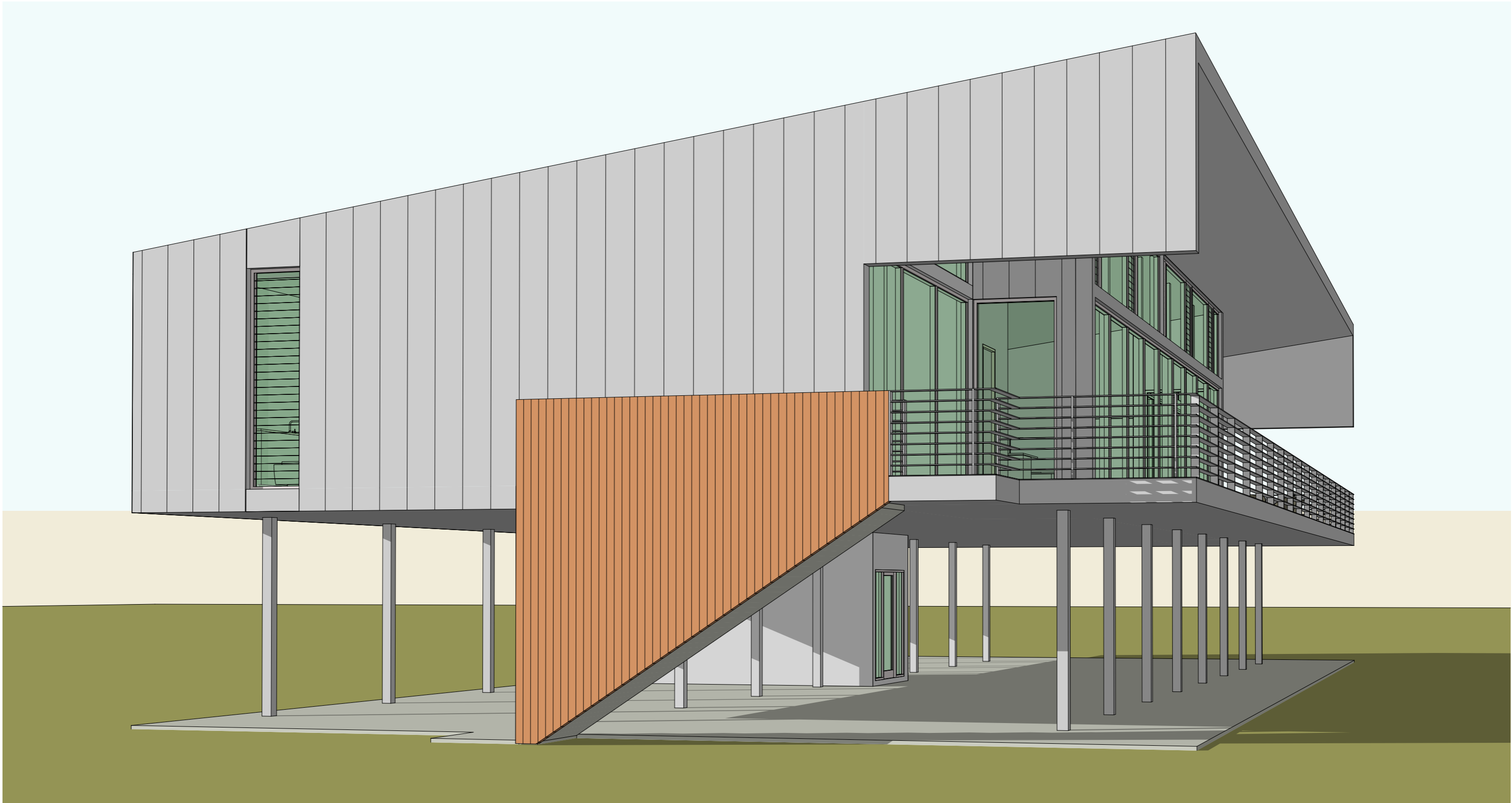
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

08

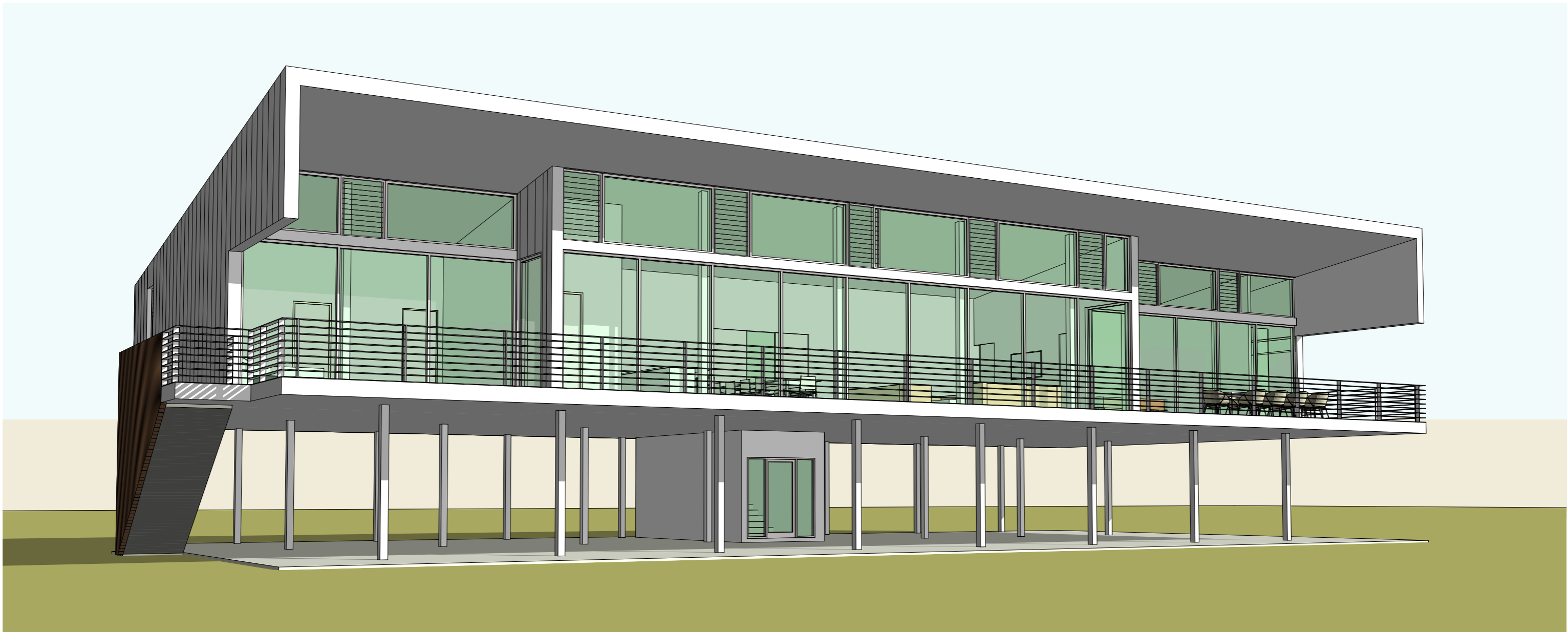
CONBASTIRASARCHITECT



PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

09

CONBASTIRASARCHITECT



PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

10

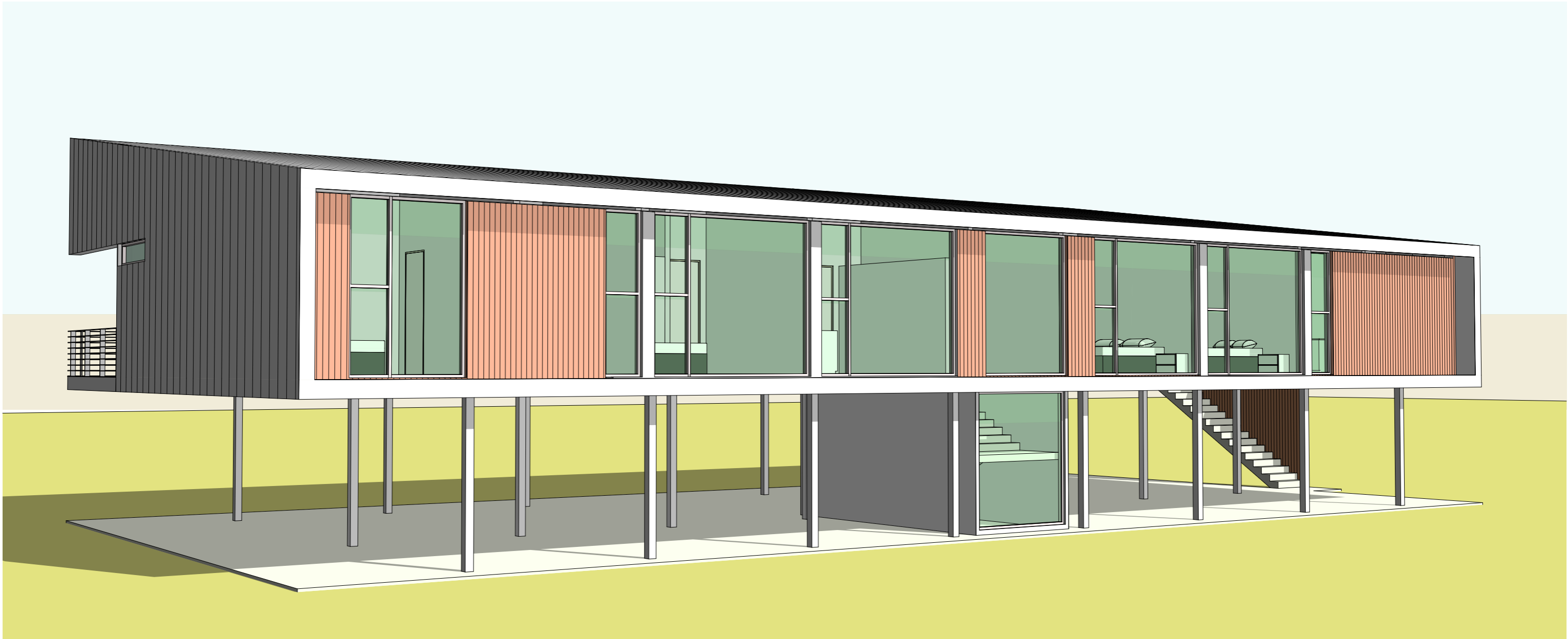
CONBASTIRASARCHITECT



PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

11

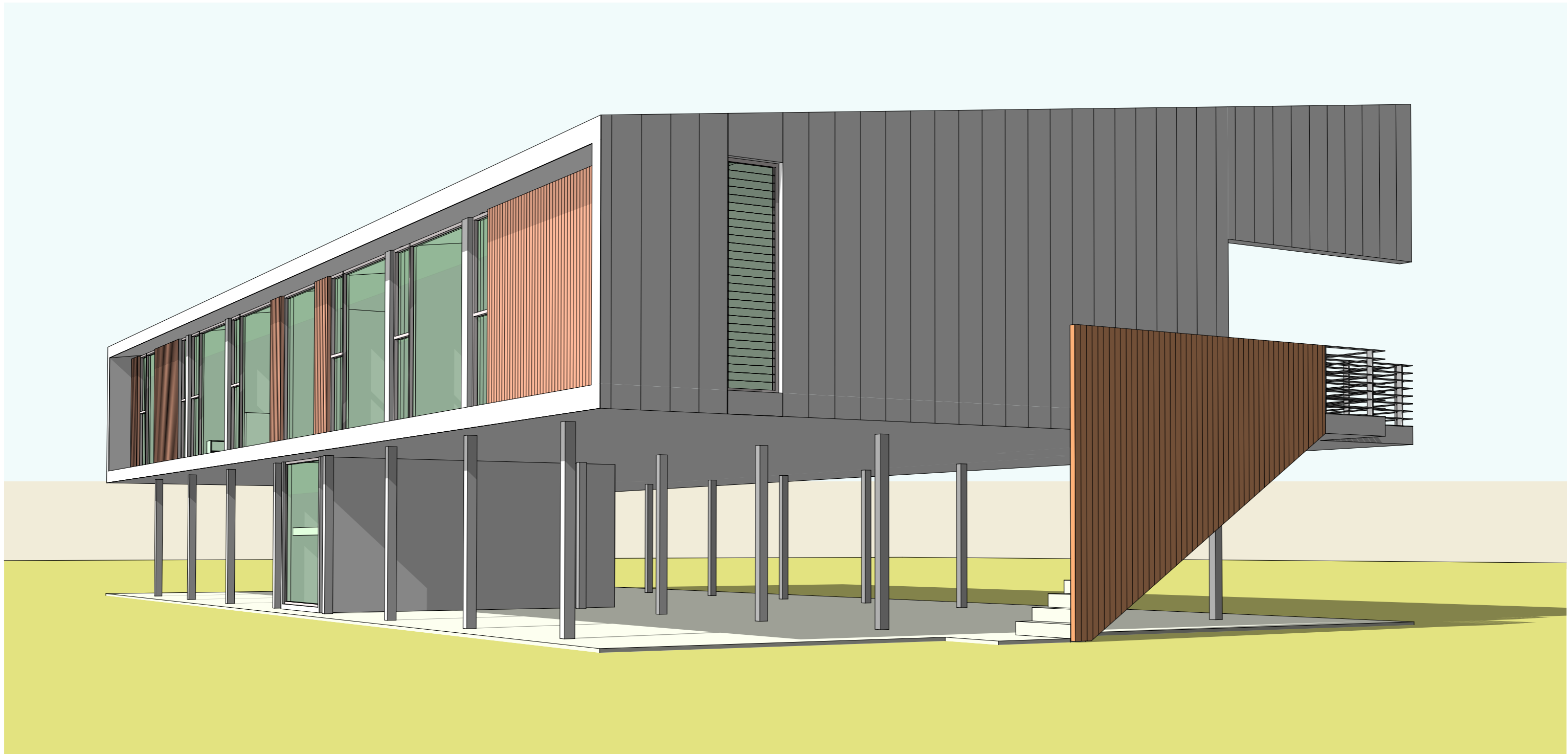
CONBASTIRASARCHITECT



PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

12

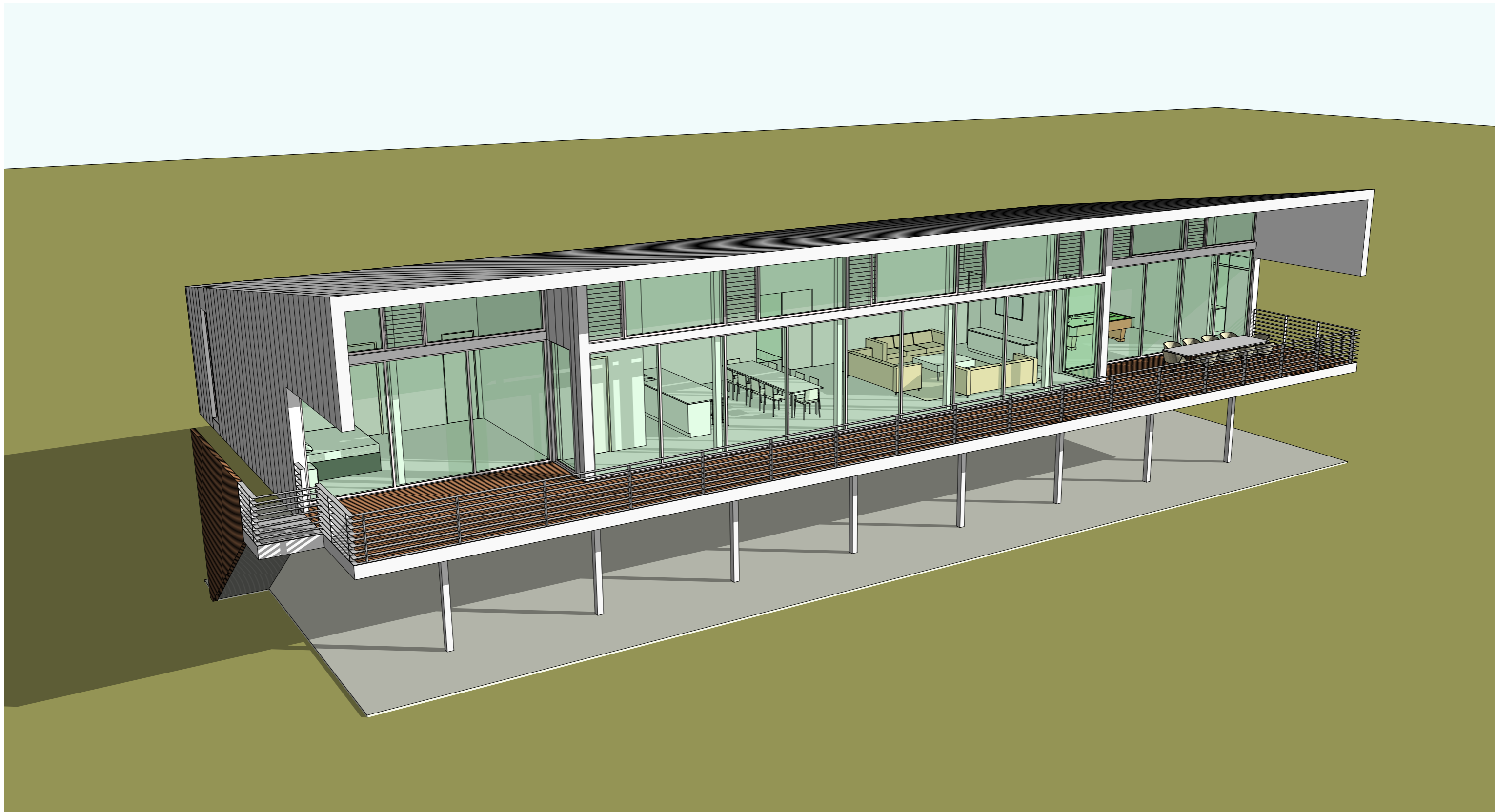
CONBASTIRASARCHITECT



PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

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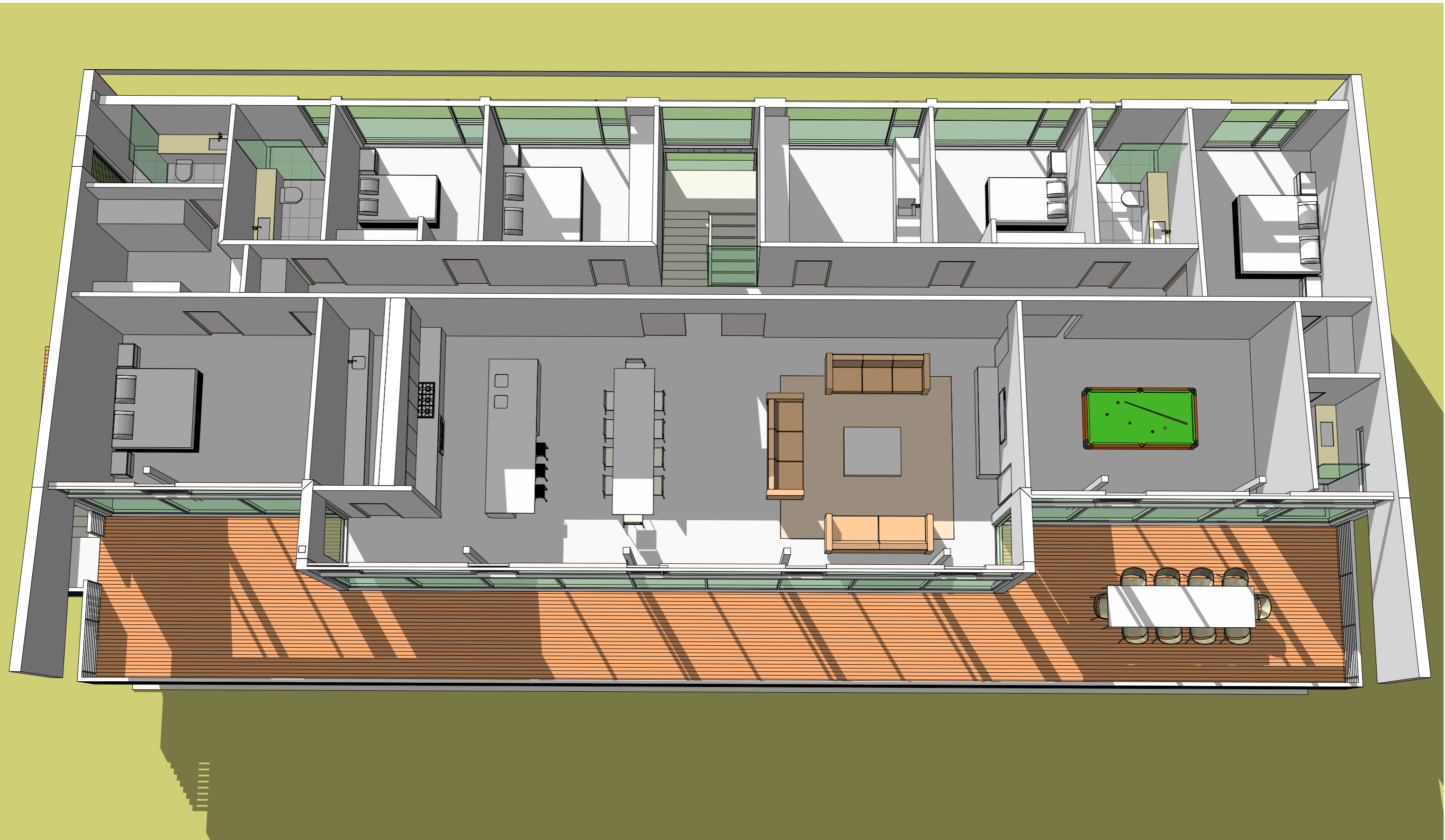
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PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

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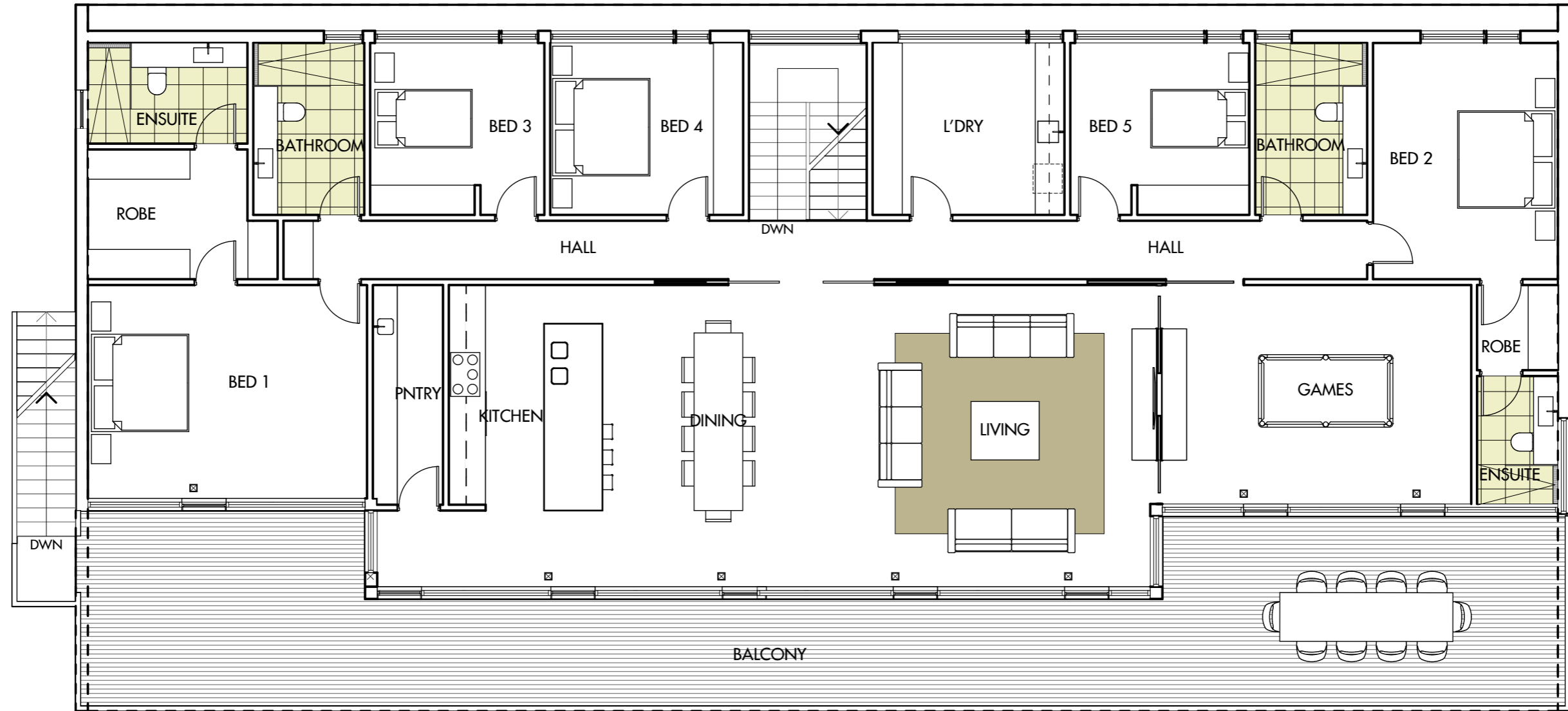
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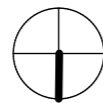
PROPOSED NEW RESIDENCE AT LOT 5 & 6 HUNTER ROAD NILDOTTIE

15

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FIRST FLOOR PLAN
1:100





Archer Environmental Services Pty Ltd

"On Site Environmental Solutions"

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**Wastewater Engineer's Report
Assessment for on-site management of
Domestic Wastewater**

**Aerobic System
For Proposed Dwelling**

Report 823

Owner: Kroehn

Address: Lot 5 Hunter Rd Nildottie

Council: Mid Murray Council

Plumber: TBC

Copy: 1 (Council); 2 (Council); 3 (Owner); 4 (Plumber); 5 (Engineer); 6 (Architect)

Design Requirement:

An effective On Site Management System for the management of domestic wastewater (effluent) from a proposed dwelling is required.

1.0 DWELLING DESCRIPTION

The proposed dwelling is a six bedroom house incorporating living and entertaining areas. The house is an elevated, constructed house facing the River. There are a number of wet areas on the upper level with a laundry and bathroom at ground level.

2.0 SITE DESCRIPTION

The site is located in the township of Nildottie and is around 28 Ha in size. The site eastern boundary is Hunter Rd and the western boundary is The River Murray. Access is granted on the northern boundary at river level. There are three distinct landform areas. Down at river level, there is a flat area where the dwelling is proposed. To the east of this, a billabong is connected to the River Murray. Between the billabong and the road is the third landform, this is essentially arid land sloping from 50 m down to nominally 5 m elevation. The top half being slightly flatter than the second, western half.

There is a portion of the site that is within 100 m of the River Murray and a portion of the site within the 1956 flood plain (as indicated by *National Map*) *Waterconnect* was consulted to determine the 1 in 10 flood plain.

There are three watercourses indicated that affect wastewater placement. There is a bore indicated at the site. It is not a water supply bore and so does not affect wastewater placement.

3.0 INFLUENT WATER SUPPLY

The site is not serviced by an SA Water mains and will rely on rainwater for water supply.

4.0 EXPECTED EFFLUENT LOADING:

- *Six (6) Bedroom*
- *No Spa or other fixtures generating additional effluent load.*
- *Rainwater Supply, with possible River supply water (TBC)*
- *No Commercial Kitchen on site*

Use 10EP, rainwater supply

4.1 HYDRAULIC LOADING

From SA Health Code (April 2013)

$DF_{Residential} = 10 \text{ EP} \times 125 \text{ l/day} = \mathbf{1,250 \text{ l/day}}$

4.2 NUTRIENT LOADING

From SA Health Code (April 2013)

$BOD_{Effluent} = 6 \text{ EP} \times 70 \text{ g BOD/p/day} = \mathbf{700 \text{ g/day (raw)}}$

5.0 SITE CAPABILITY ASSESSMENT:

The site was visited on 21-Mar-19 for the purposes of site and soil assessment. Test holes were dug near the eastern boundary for the purpose of soil assessment as this was nominated as the dispersal area.

5.1 Soil Assessment

The soils at the site were assessed at three locations and were found to be typical of the soils in the area. The most common soils expected were "A4: Calcareous loam 45%" and the soils were found to be quite calcareous and dry in nature.

5.2 Land slope

Land slope should not be greater than 20% (1 in 5)

The land slope of the proposed irrigation area is less than this. (Complies fully)

5.3 Flooding

The site should not be subject to inundation or flooding more frequently than 1 in 10 years.

The proposed irrigation area is not subject to inundation or flooding more frequently than 1 in 10 years. A check of the 1 in 10 flood plain indicates that this is the 2.6 m ASL contour. The WWTP can be installed at an ASL of 3 m if it is installed just SW of the dwelling. As an added precaution, a bund could be formed around the WWTP to prevent the egress of flood waters into it. Nominally 600 mm could be installed, or a wall height of up to 1.5 m. However, over 1.5 m, this becomes a confined space and so is not recommended. (Complies fully)

5.4 Water table

The depth to a subsurface seasonal, tidal or permanent water table, fresh or saline, should be greater than 1.2 m from the ground surface level (see notes 2, 3 and 4). In the case of a subsurface disposal system, the base of the trench shall be at least 500 mm above the highest level of the water table.

The nearest supply bores are well away. The water table was not detected during soil testing, but soils were not sampled at the house, and so it may be said that the water table is deeper than 1.2 m and so is suitable for surface dispersal. Waterconnect show the SWL as being 37.7 m and this is probably the correct SWL in the irrigation area. At the house site, the SWL would be much less. (Complies fully)

5.5 Bedrock

The depth to bedrock or cap rock shall be suitable for the proposed system. For subsurface disposal systems, the depth of rock shall be at least 1.2 m below surface level provided the soils are suitable for application of effluent. The base of the subsurface disposal system must be at least 500 mm above any bedrock or cap rock.

There is around 300 mm of topsoil in the proposed irrigation area. (Complies fully)

5.6 Land area

The size of the area of land available for the land application system within the allotment must be adequate and suitable for the intended use.

The proposed irrigation area is adequate for the hydraulic load and the site is large enough to still have sufficient recreational areas for the amenity of the site. (Complies fully)

5.7 Location of existing development

The location of existing development on the site or on adjoining sites, including upslope from the proposed land application area, must be considered to ensure that they do not adversely affect the proposed system or existing development. Care should also be taken to ensure compliance with the respective setback distances specified in this Code (see appendix B).

The proposed irrigation area easily complies with the required setback distances (Complies fully)

- Not within 50 m of an existing bore
- Not within 50 m of a watercourse, or dam
- Not within 100 m of the River Murray

- Not within the 1956 Flood plain
- Not within 0.5 m of a boundary
- Not within 2.5 m of a house or structure
- Not within 1.5 m of the septic tank/treatment system
- Not within 3 m of a swimming pool
- Not in a 1 in 10 flood plain

The proposed location of the aerobic system easily complies with the required setback distances (Complies fully)

- Not within 10 m of an existing bore
- Not within 10 m of a watercourse, or dam
- Not within 3.0 m of a boundary
- Not within 3.0 m of a house or structure
- Not within 2.0 m of any other underground tanks
- Not within 3 m of a swimming pool
- Not in a 1 in 10 flood plain
 - *Bunding could be installed if found to be the case*

The position of the aerobic system was selected so it would be out of any trafficable zone, and outside of any flood plain.

5.8 Land use

The number of persons using the site, the nature of the facilities to be installed and the type of land use will affect the capability of the design of the land application system (see chapter 5 and appendix E).

The proposed dispersal area has been sized according to the SA Health Code and the design hydraulic load had been determined based on the requirements of the SA Health Code. There is plenty of reserve irrigation area in the event of the irrigation area use changes or site conditions change. (Complies fully)

5.9 Availability of water

Some premises are dependent on stored rainwater and this will limit the potential volume of effluent for disposal or reuse (see section 5.2.1).

The site will use rain water. (Complies fully)

6.0 TREATMENT SYSTEM SIZING & SELECTION

6.1 CWWS

No connection is available at the site.

6.2 Septic and Soakage

The soils are not suitable for a soakage at the site. In addition, the soakage would pose a high environmental risk.

6.3 Aerobic

An aerobic system provides for the site to manage their wastewater effectively by enabling them to irrigate their treated water and put the water to use around the site.

A 10 EP is the minimum size. An Ozzi Kleen RP10 has been nominated, although the owner can organise whatever approved aerobic system they select providing it is on the approved products listing and at least 10EP capacity.

Daily Flow = 2,000 l/day (capacity) > **1,250 l/day (load)**

Organic Load = 700 g BOD/day (capacity) = **700 g BOD/day (load)**

As the capacity of the aerobic system is less than the loading, then the selection of the RP10 is appropriate.

7.0 DISPERSAL AREA DESIGN:

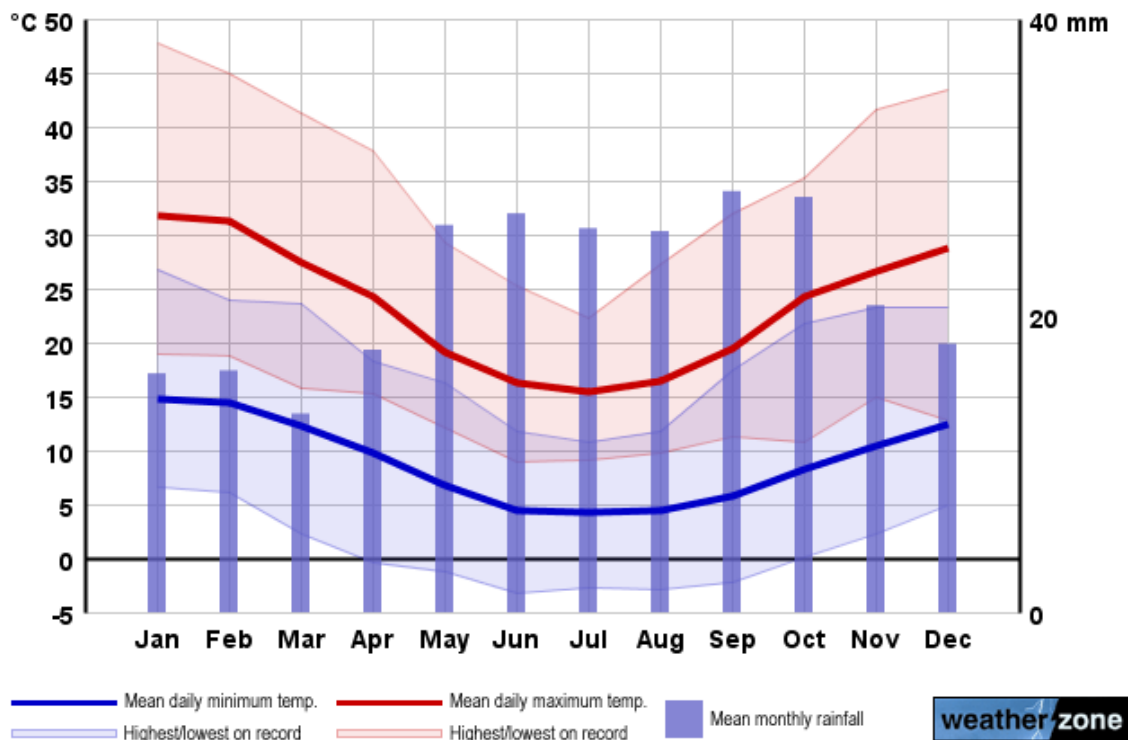
The SA Health Code is based on 4.5 l/m²/day and with a minimum of 200 m² in size.

The surface soils are acceptable for irrigation and the soil terrain is arid. Being on an area that receives the afternoon sun with also help with any evapo-transpiration. Use DIR = 4.5 mm/day.

Area (m²) = 1,250 l/day / 4.5 = 278 m².

With this dwelling being a shack occupation, as well as the aridity of the soils, there is a good case to reduce the area slightly in order than any plants may thrive in the area. If vegetation is not sustained in the area, then there is a risk of run-off from the site.

NILDOTTIE



FACTOR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ann
Mean Max (°C)	31.7	30.9	27.4	24.2	19	16.3	15.5	16.6	19.5	24.3	26.6	28.8	23.4
Mean Min (°C)	14.7	14.3	12.3	9.9	6.5	4.4	4.3	4.5	5.8	8.2	10.4	12.5	9
Mean Rain (mm)	17.8	17.8	17.6	19.3	26	26.1	26.1	25.7	27.4	24.6	21.4	22.2	271.5
Median Rain (mm)	9.4	6.6	8.3	13	20.1	21.6	21.4	21.2	24.5	16.8	18.2	14.9	261.8
Mean Rain Days	3.1	2.6	3.4	5.3	7.8	9.3	10.4	9.9	8.1	5.8	4.9	4.1	72.8
Evaporation (mm)	282	244	221	171	104	64	55	70	107	178	203	241	1,941
Nett Evap (mm)	272	238	213	158	84	42	34	49	83	161	185	226	1,745
Irrigation Demand (mm/day)	8.78	8.48	6.87	5.26	2.70	1.41	1.08	1.59	2.76	5.20	6.17	7.29	4.78

The nett irrigation demand for the site is 4.78 mm/day. The daily flow is unlikely to be 1,250 l/day as it is a casually occupied site on rainwater supply. At a flow of 900 l/day, the site could support an irrigation area of:

Area (m²) = 900 l/day / 4.78 = 188 m².

Therefore, it is proposed to select an area of 250 m² in order that the disposal area is functioning correctly and not creating run-off, which is a larger issue.

7.1 SPRINKLER DESIGN

It is proposed to install mini-wobbler sprinklers. These sprinklers have 2 mm diameter outlets dispersing the water with large droplets and deliver up to 4 l/min per sprinkler. A total of 18 sprinklers are required for coverage. These sprinklers are suitable for irrigation with treated wastewater.

$$\text{Duty} = 18 \times 4 \text{ l/min} = 72 \text{ l/min}$$

7.2 IRRIGATION PUMP DESIGN

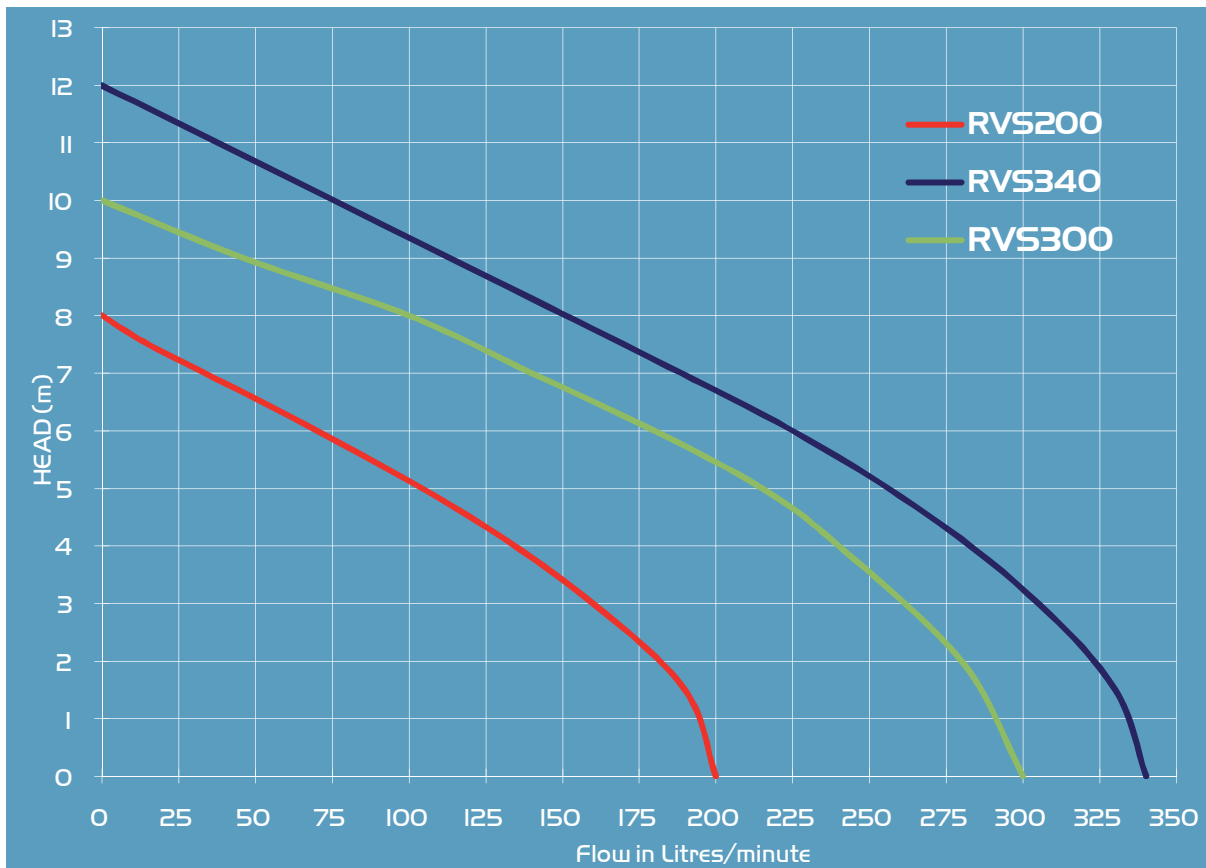
The capacity of the disposal area to disperse the water must match or exceed the pump capacity. The standard supplied pump with the Ozzi Kleen is a Reeve RVS300 and the pump curve is as below. Based on the location of the WWTP, the irrigation area and the flowrate, the friction loss of the pipe may be determined and then the expected operating duty of the pump calculated.

The irrigation area is around 750 m away. The static lift is from around 3 m to around 30 m (+27 m) A high head pump is required.

Allowing for a full flowrate of 72 l/min through a 50 mm HDPE pipe for approximately 750 m, the friction loss would be 6.5 m to the start of the irrigation area. Within the irrigation submains, a further friction loss of 2.3 m is expected.

$$H \text{ (m)} = 1.5 \text{ m lift out of system} + 1.0 \text{ m operating pressure} + (6.5 + 2.3) \text{ m friction loss} + 27 \text{ m rise} = 38.3 \text{ m}$$

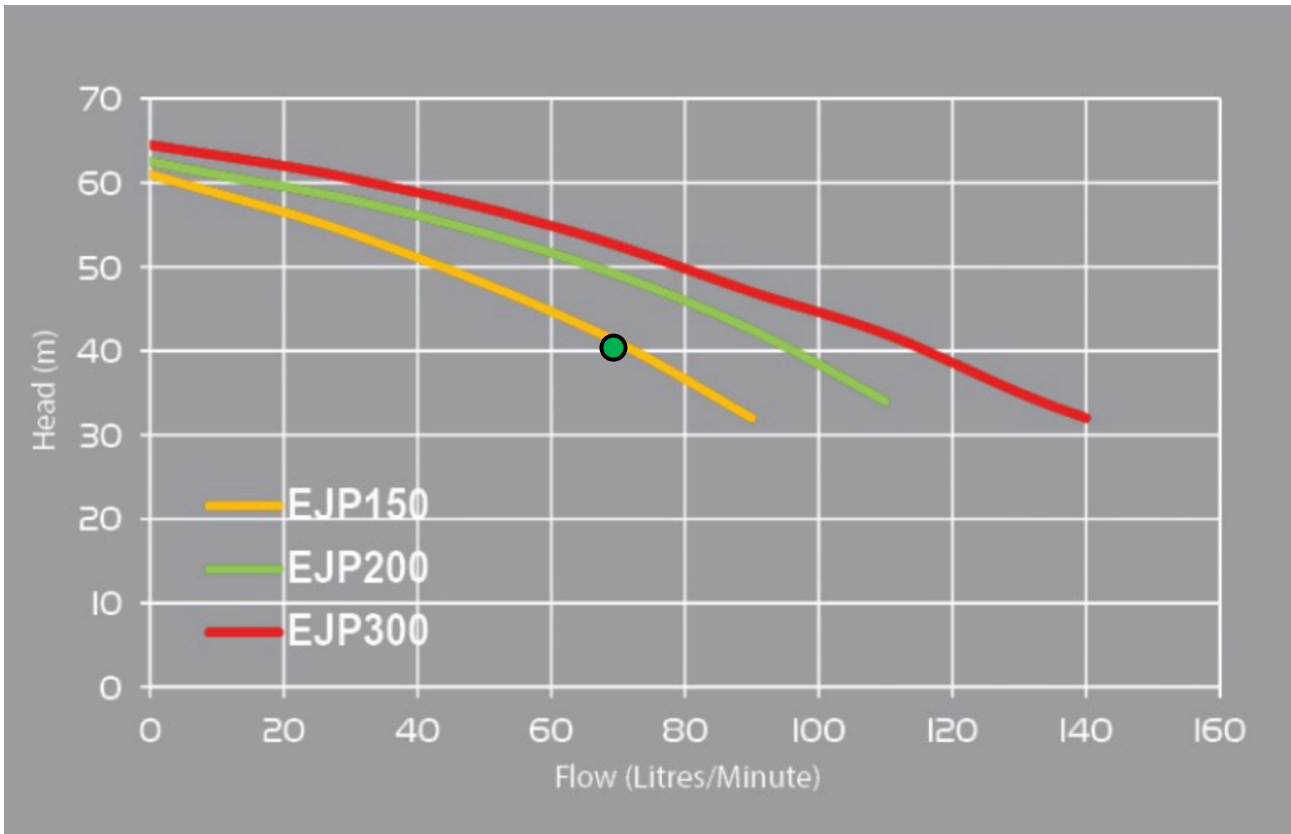
Use 40 m and 70 l/min as the duty point.



Curve of proposed pump

The duty point is way over the RVS300 curve and so is un-acceptable.

A self priming pump is proposed. These pumps are ideal for transferring water from rivers and dams, they are self priming and they can handle some solids.



An EJP150 would be suitable, but an EJP200 would offer some redundancy.

CODE	MODEL	POWER		RATED		MAXIMUM		INLET mm	OUTLET mm	SUCTION LIFT	WEIGHT	SIZE L x W x H (mm)
		AMPS	KW	FLOW (L/min)	HEAD (m)	FLOW (L/min)	HEAD (m)					
3077	EJP150	7.9	1.1	70	41	105	61	40	25	7m	27.9kg	596x220x240
3084	EJP200	10.3	1.65	70	49	119	62	40	25	7m	28.7kg	596x220x240
3091	EJP300	11.8	2.2	70	52	155	64	40	25	7m	29.6kg	596x220x240



The pump would require a float valve to control it as well as be mounted externally (the WWTP usually has a sump pump). It is recommended that it has its own dedicated power supply straight from the meter box.

Use EJP200, or similar as the pump.

The pump needs a 40 mm PVC suction pipe into the pump chamber of the WWTP. No foot valve is required as it is self priming.

7.3 IRRIGATION RISING MAIN

The irrigation rising main is around 750 m in length. It needs to be a minimum of a 50 mm HDPE lilac pipe. For compliance with the SA Health Code, this rising main should be buried. In order to get the pipe to the irrigation zone, the pipe will need to be saddled across the entrance bridge over the billabong. Excavating through the billabong is not acceptable.

The rising main requires a non-return valve post pump. An air valve should be installed at the high point of the line. An isolation valve is required at the pump, post NRV, to enable the pump to be removed, or the NRV serviced.

7.4 IRRIGATION SUB MAIN

The irrigation sub main is a supplied 25 mm LDPE lilac pipe.

7.5 SIGNAGE

Signage is required.

7.6 DISINFECTION

Chlorination of the treated water prior to irrigation is required.

7.7 SERVICING

Servicing of the WWTP is required.

8.0 DISPOSAL AREA DETAILS

8.1 Disposal Area Ownership Requirement

All components of the on-site wastewater system must be located on the same allotment as the building and/or under the same title unless otherwise permitted by the relevant authority.

This requirement is met

8.2 Surface irrigation systems

The land application area must be dedicated to the sole use of receiving recycled water. It must be landscaped, preferably with shrubs and trees, and should be designed to discourage pedestrian and vehicle access.

Noted. The location of the area is in a dedicated area. This requirement is met

8.3 Recycled water quality requirements

Recycled water used for land application must be treated to a minimum secondary standard.

The use of an approved, appropriately sized WWTP ensures compliance. In this case the RI 3250 system has a capacity on the design loadings on the system and so the installation is in full compliance.

8.4 Sizing of the irrigation area

The land application area for surface irrigation must be designed by a wastewater engineer and be sized to accommodate the total flow from the premises using an appropriate design irrigation rate (DIR).

Historically, a DIR of 4.5 L/m²/d has been found to be suitable for surface irrigation throughout South Australia. However, the wastewater engineer must take into consideration all requirements of this Code when determining the design irrigation rate. All additional plumbing fixtures, for example food waste disposal unit and spa bath, will require an increase in the treatment and reuse capacities. To determine the total load for sizing of the irrigation area, it may be necessary to add a range of use conditions, including loadings, where applicable. If the land gradient is greater than 20% (1:5) the wastewater engineer shall require drip or subsurface irrigation or employ other means to prevent runoff from the site.

The actual expected long term application rate is less than 4.5 mm/day. The peak DIR would be a little higher and is expected to occur during peak summer loadings where the irrigation demand is higher.

8.5 Irrigation area requirements

Soil cultivation

The land application area must incorporate at least 150 mm depth of friable soil and/or other suitable material such as pine bark, woodchips, scoria etc. over its entire surface.

The soil has at least 200 mm of soil.

Plants

The area should be planted with appropriate flora to ensure transpiration of the recycled water. Plants must be suitable for transpiration of recycled water and be salt and nutrient tolerant (see Appendix D). If existing vegetation is not suitable or adequate for evapo-transpiration, extra trees and shrubs must be planted, and additional landscaping may be necessary.

There are existing plants in the area that will take up the irrigated water. If more plants are required, then the owners will need to refer to Appendix D for plant selection which are listed below.

Shrubs

Botanical Name	Common Name	Approximate height in metres
Abelia grandiflora	Abelia	2-3
Acacia floribunda	Gossamer Wattle	2-4
Argyranthemum frutescens	Marguerite Daisy	1
Chamelaucium uncinatum	Geraldton Wax	2-4
Cyperus alternifolius	Umbrella Grass	0.5-1
Cyperus papyrus	Papyrus	1-2
Dryandra Formosa		1-3
Eremophila spp.		1-2
Grevillea spp. (apart from G. rosmarinifolia)		1-3
Hebe spp.	Veronica	0.5-1
Iris pseudacorus	Yellow Flag Iris	0.5-1
Melaleuca decussate	Cross Leaved Honey Myrtle	1-2
Phormium tenax	New Zealand Flax	2-2.5
Senna spp. (S. artemisioides)		1-3

Vegetables and food plants

As a public health precaution, spray irrigation is not to be used on vegetables or food plants.

However, if drip irrigation is used, fruit and nut trees may be allowed, provided the produce has no contact with recycled water.

Noted. No vegetables, food plants, or fruit and nut trees are planned to be irrigated with the water on site.

Pedestrian traffic

Pedestrian traffic should be excluded from the land application area. This does not include access for maintenance purposes.

Noted. The irrigation area has not been located in a pedestrian area and warning signs will be installed.

Roof waters

All roof waters must be diverted away from the land application area.

Noted. All Roof water is being collected and the overflow from the rainwater tank is being directed away from the irrigation area.

Flooding

The land application area should not be located on land prone to waterlogging or subject to flood or surface water inundation (see section 8.2).

Noted. Not in a waterlogged area, or an area subject to flooding.

Run off

Landscaping must be designed so that the recycled water does not pool within, or run off from, the land application area. Where the disposal area is constructed over rock, or where there is a danger of recycled water escaping to adjacent areas for example on steep sites, the design engineer must specify the measures to be taken to ensure that recycled water is totally contained within the dedicated area.

Noted. The disposal area has some surface rock. It is recommended that larger rocks that would increase run-off be “picked” out of the area.

Signage

Warning signs must be positioned within the land application area to indicate that recycled water is being used for irrigation. The signs must be on a white background with red lettering of at least 20 mm in height. The signs must be clearly visible from all sides and must contain a warning such as: RECYCLED WATER – AVOID CONTACT/ CONSUMPTION

Prevention of contamination

Any spray irrigation system must be installed, operated and maintained to prevent contamination of rain water catchment areas and rain water tanks.

Noted. The unit comes with signs on posts that are installed on all sides of the irrigation area as per the irrigation plan.

Distribution

The recycled water must be distributed evenly over the entire land application area without spray drift, pooling and/or run off from the area.

The sprinklers have been positioned to allow for this.

Recreational area requirement

Sufficient space must be provided on the site for social and recreational use in addition to that required for the surface recycled water irrigation area. It should be noted that this requirement does not apply to shallow subsurface recycled water irrigation areas or as otherwise specified by the relevant authority.

The site has areas on site that can use for recreational purposes.

Spray irrigation

The spray heads must be suitable for use with recycled water. The spray plume must not exceed 600 mm above the finished level of the land application area.

Sprinklers with a 2.4 mm outlet are used that do not produce spray drift due to their large droplet size.

Placement of irrigation

Care must be taken in the selection of the type and placement of the spray heads to ensure the plume is contained totally within the surface disposal area. This may require the installation of 90° and/or 180° sprays around the perimeter of the surface irrigation disposal area.

Multiple sprinklers are proposed and this should provide wide coverage.

Spray drift

Spray drift into adjacent areas is not permitted and some sites may require drip irrigation due to adverse conditions (for example exposed sites subject to strong prevailing winds, no fencing provided, excessive land slope). The relevant authority reserves the right to impose further measures to minimise spray drift.

Larger bore sprinklers are used to avoid such issues.

Dripper irrigation

A dripper system can be used as an alternative to spray irrigation, provided there is no pooling or run off of the recycled water within or from the land application area. The number of outlets required is dependent on the type and capacity of the drippers, the wastewater treatment system, pump and landscaping. A detailed plan is to be submitted with the application showing the discharge quantity and the area to be served by each dripper, including details of trees, shrubs and other plants to confirm uptake of the applied recycled water. Approval will be granted on an individual basis.

No plans to install drippers.

Capacity of irrigation system

The irrigation system (including the pump, pressure lines and distribution points) must be of sufficient capacity to ensure that the rate of discharge is at least 50% greater than the maximum volume delivered at any one time into the wastewater treatment system to satisfy imposed pressures such as friction or static head.

The rate of discharge is 72 l/min, or equivalent to 8 taps.

Pipework

Pipes and fittings complying with AS/NZS 4130 and AS/NZS 4129, or with AS/NZS 1477 are suitable for header and main pump pipework. Pressure compensating drip emitter lines should be of purple colour to indicate the conveyance of wastewater effluent.

A solid lilac 50 mm diameter HDPE hose is used to transfer the treated water from the unit to the irrigation area and 25 mm diameter LDPE hose within the irrigation area.

Backflow prevention

Backflow prevention devices to protect all water supplies must be installed in accordance with AS/NZS 3500. Compliance is also required with any further potable water supply authorities' requirements.

No linkage between the dedicated irrigation system and the freshwater system is proposed, nor recommended.

Fixed system

For residential premises, the land application area must be a fixed system.

Complies. The irrigation emitters are on fittings that go into the lilac hose and unable to be easily moved.

Timer switches

Timer switches are not permitted for the operation of the surface irrigation disposal system unless they are electrically operated in conjunction with the irrigation pump.

Complies. None are installed, nor proposed.

9. SYSTEM INSTALLATION REQUIREMENTS

Plumbing, Drainage and Installation

All sanitary plumbing and drainage work must comply with:

- The Wastewater Regulations
- AS/NZS 3500
- The National Construction Code (NCC) Volume 3 Plumbing Code of Australia (PCA)
- The South Australian Variations and/or Additional Provisions as listed in Appendix A of the PCA
- The wastewater works approval
- Any other requirements of the SA Health Code.

9.1 Installation

The installation of the on-site wastewater system – including sanitary plumbing and drainage, wastewater treatment and disposal system, and recycled water irrigation shall be undertaken by a suitably qualified person as defined by the Wastewater Regulations. The installation must be certified in accordance with section 4.3.

The owner shall organise a qualified plumber to install the system. This is TBA.

9.2 Certificates of Compliance

As required by the Wastewater Regulations, a suitably qualified person who has undertaken wastewater works subject to a wastewater works approval must, within 28 days after completing the work, provide the relevant authority and the owner or occupier of the land on which the work was undertaken with:

- A certificate in a form approved by the Minister signed by the person or another suitably qualified person certifying that the work has been undertaken in accordance with the wastewater works approval; and
- In the case of the installation of pipes, fittings or equipment a drawing showing the position and dimensions of the work undertaken.

The plumber should be aware of this, but the owner is reminded to ensure they ask for their triplicate copy of the COC.

9.3 Inspection requirements

The relevant authority reserves the right to carry out inspections on any aspect or component of the on-site wastewater system to determine compliance or otherwise with all relevant standards and codes. As a condition of approval, the relevant authority may also set out mandatory notification stages during the progress of wastewater works when a person is required to notify the relevant authority and stop the work pending an inspection carried out at the owner's expense.

The plumber should be aware of this, but the owner is reminded to confirm the plumber has notified Council.

The Owner is reminded that the Author of this report will be required to inspect the final installation upon commissioning and prior to use.

9.4 Prohibited discharges

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

- Any storm water, including roof and rainwater tank overflow, and surface drainage waters
- Any back flush waters from a swimming pool or water softener
- Any sanitary napkin, clothing, plastic material or liner
- Any trade waste (see section 1.5)
- Any petrol or other flammable or explosive substance whether solid, liquid or gaseous

None are planned, but the owner is reminded of these requirements.

MANAGEMENT SYSTEM SELECTION SUMMARY

Owner: Kroehn

Address: Lot 5 Hunter Rd Nildottie

Council: Mid Murray Council

Plumber: TBC

DESIGN LOAD

10 EP Load, rainwater

Total Daily Flow: 1,250 l/day

Total Daily nutrient Load: 700 g BOD/day

Treatment System:

Ozzi Kleen RP10, or similar approved system

Irrigation System:

Surface Irrigation Area Total Size 250 m²

Nominal Irrigation Rate: 4.5 mm/day

Lilac hose to be used inside area

Signage to be installed as per the irrigation plan

Installation:

Installation must be by a qualified plumber.

A copy of this report must be provided to the plumber.

The author of this report must be notified prior to commissioning of system

If groundwater is encountered, cease works and advise – concrete backfill may be required

Design Statement.

Engineer: Peter GOSS

Qualifications: *BE (Hons) Dip Bus (Man) Dip OHS MIE Aust CP Eng*

We reserve the right to alter the minor detail of this design in the event of additional information, or a change to design criteria has been effected. Should the loadings change, or there be a significant change to site plan, this design must be revised.

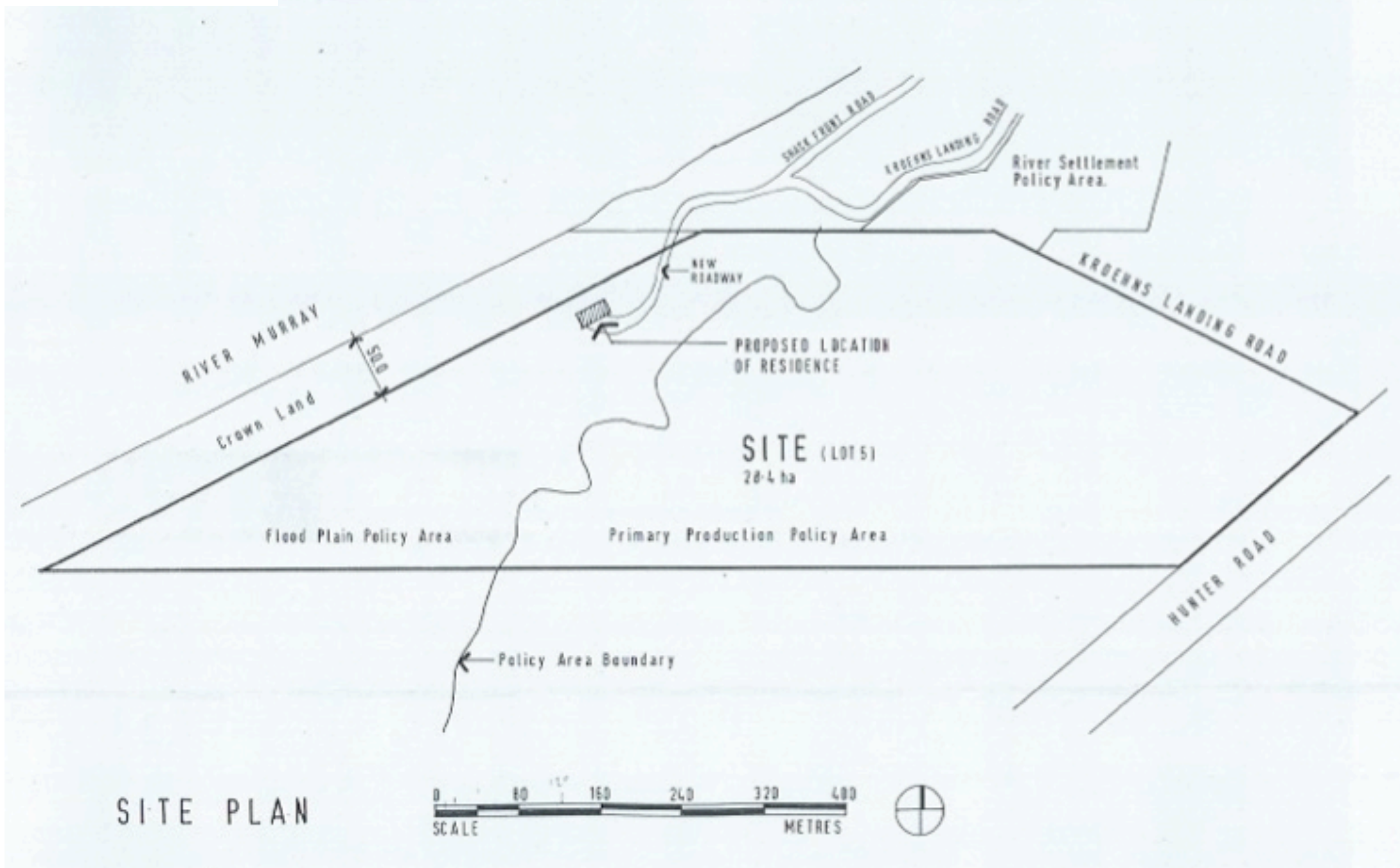
I, Peter Goss of Tanunda, declare that the design contained in this report is considered to be true, fair and accurate and had been made upon the information available.



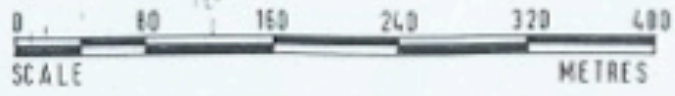
Signature:

Date: 24-May-19

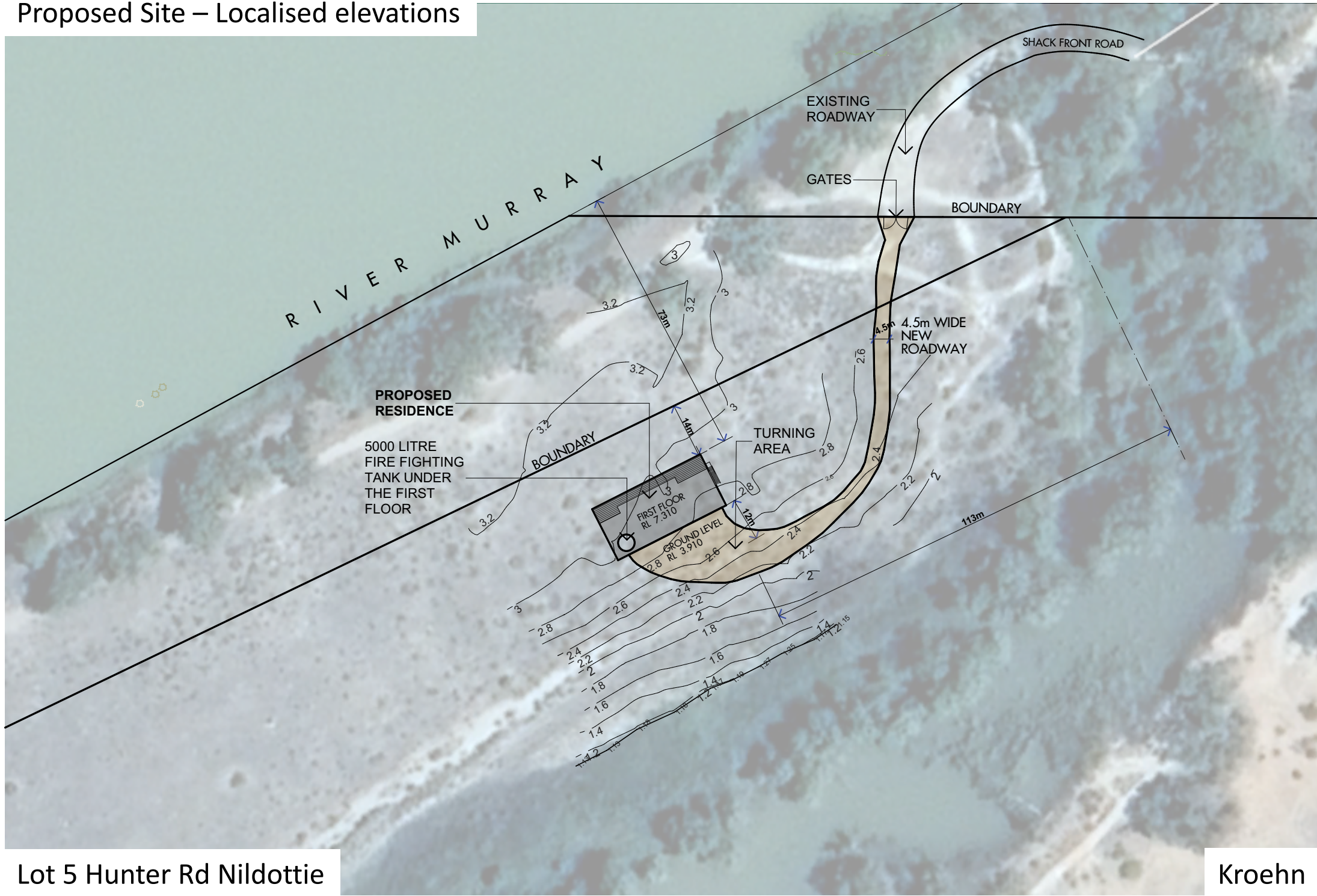
Proposed Site Plan



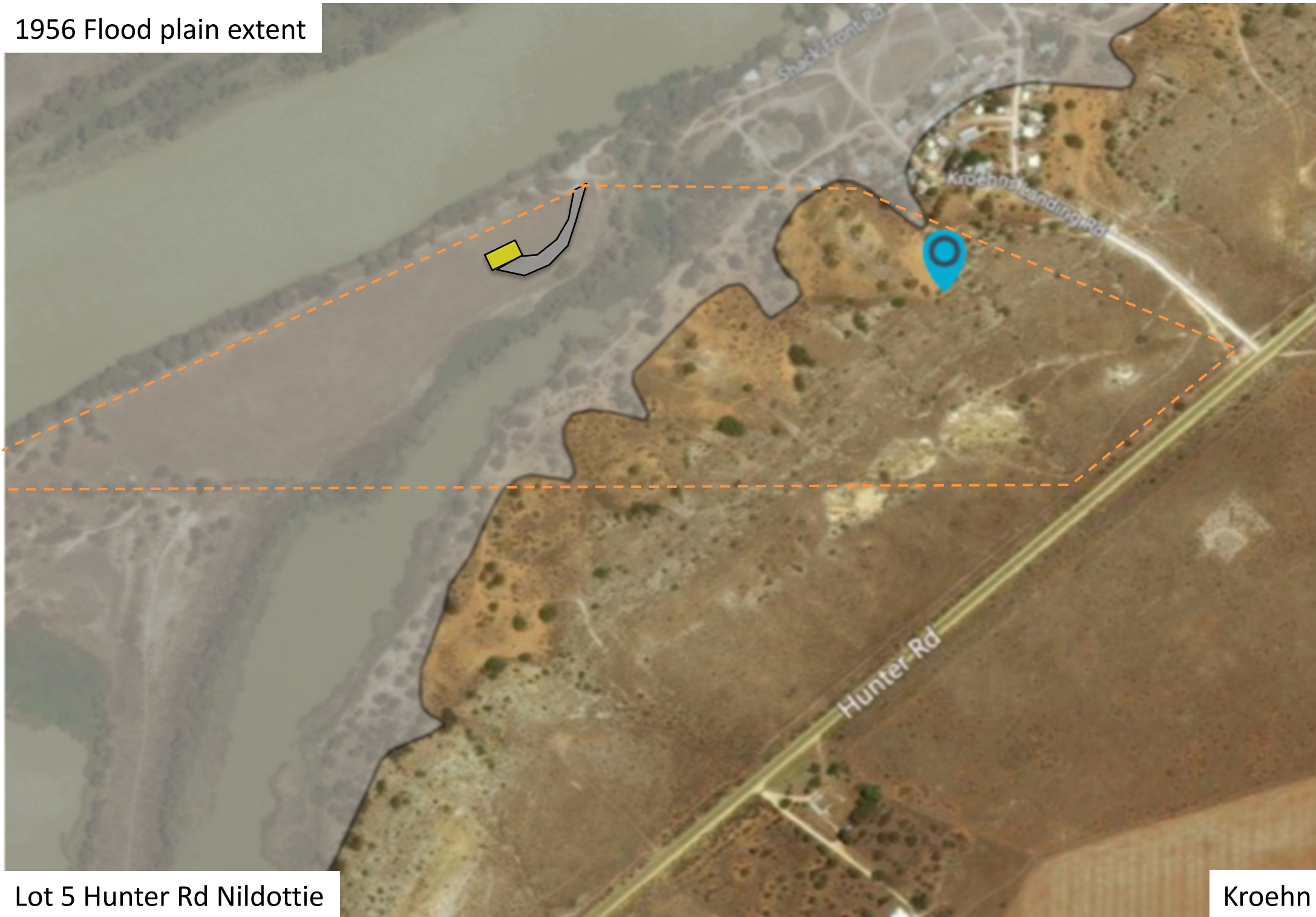
SITE PLAN



Proposed Site – Localised elevations



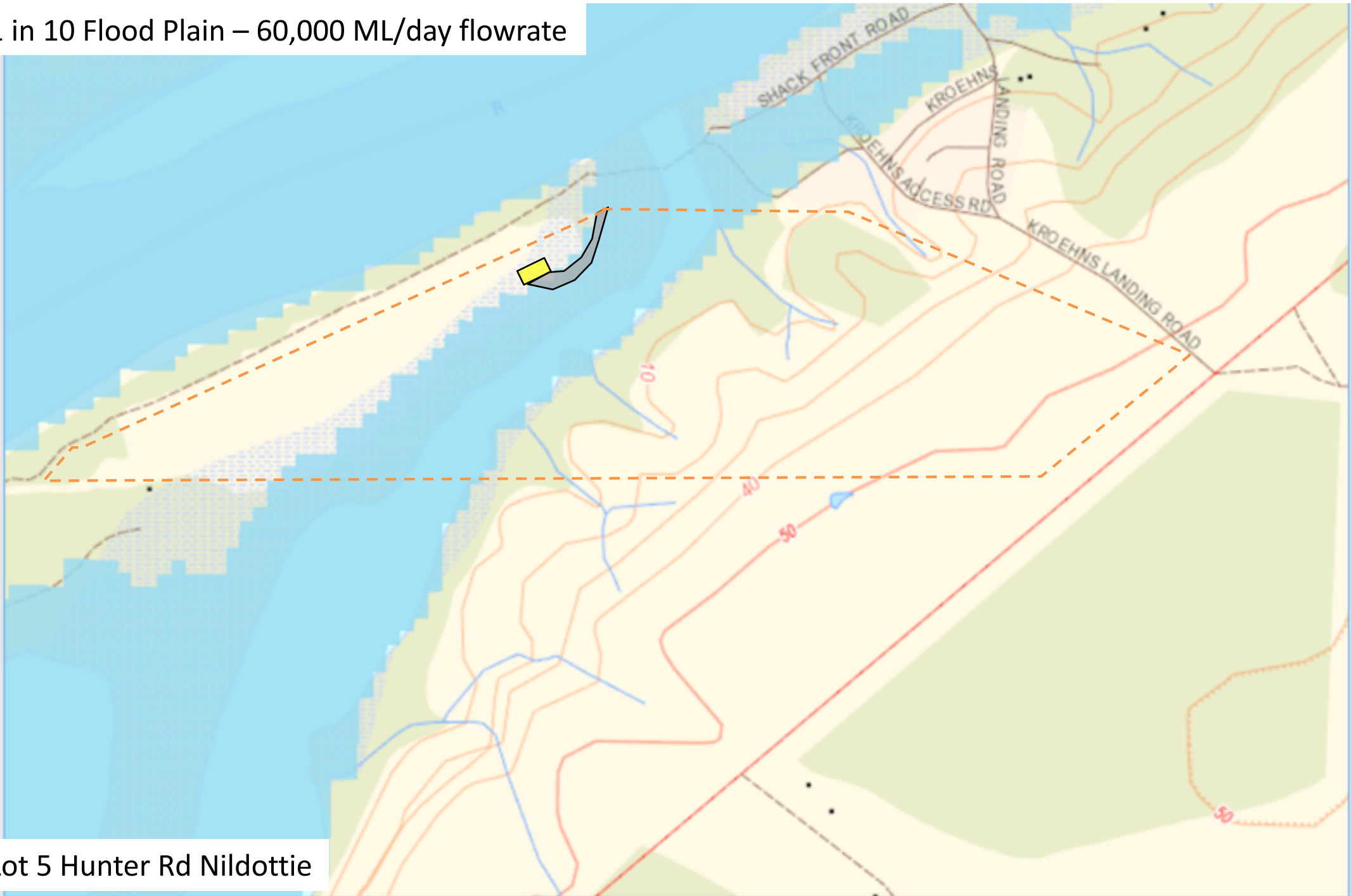
1956 Flood plain extent



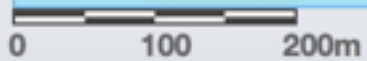
Lot 5 Hunter Rd Nildottie

Kroehn

1 in 10 Flood Plain – 60,000 ML/day flowrate

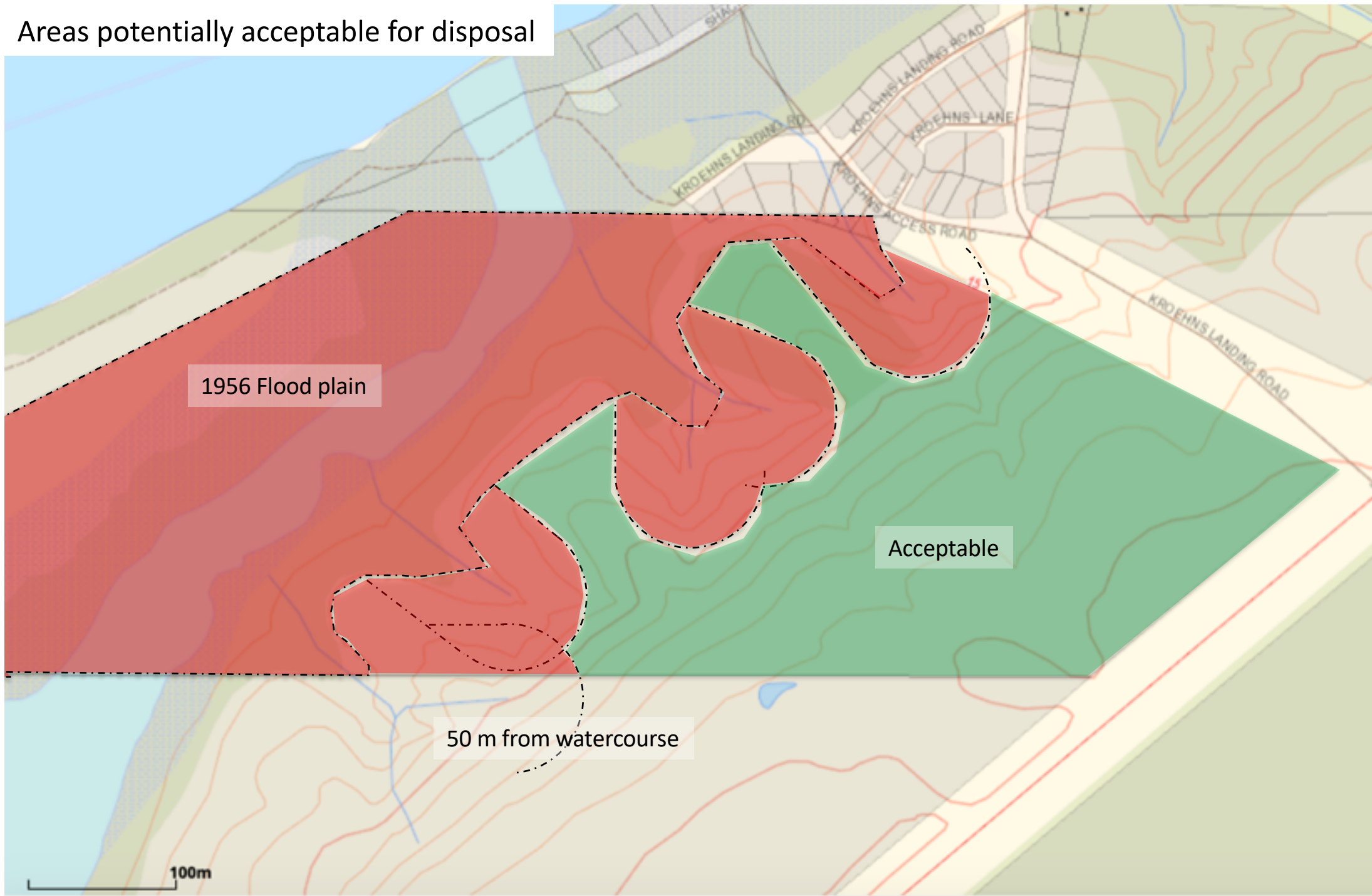


Lot 5 Hunter Rd Nildottie



Kroehn

Areas potentially acceptable for disposal



Proposed Site Plan



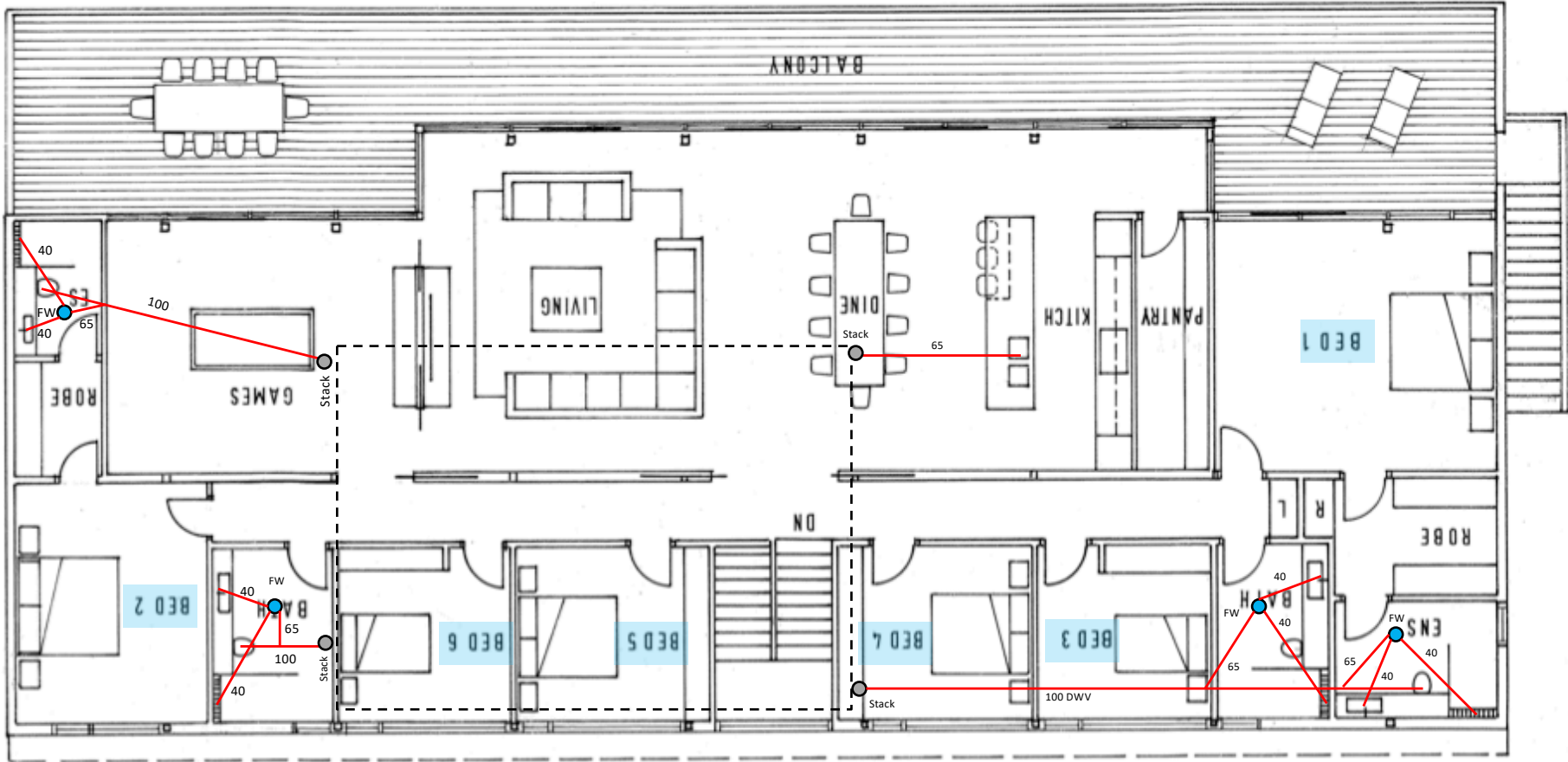
Underfloor Plumbing Plan – Upper Level

NOTES

- 100 DWV laid 1:60
- All plumbing to AS3500
- WWTP installed to manufacturers spec.
- SA Health Code to be complied with
- If soil poor, use sand in trench
- Cease work if groundwater encountered
- Confirm all existing fittings drain to new system
- Confirm presence of gully trap & vent in drainage.



Suspend pipes under floor



Underfloor Plumbing Plan – Ground Level



Consider bund around WWTP
(details on subsequent sheet)

50 mm HDPE

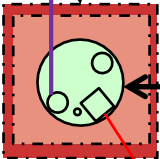
Bring across at bridge point

10 m (min)
from River &
Billabong



Ozzi Kleen RP10
Installed to
manufacturer's
specification

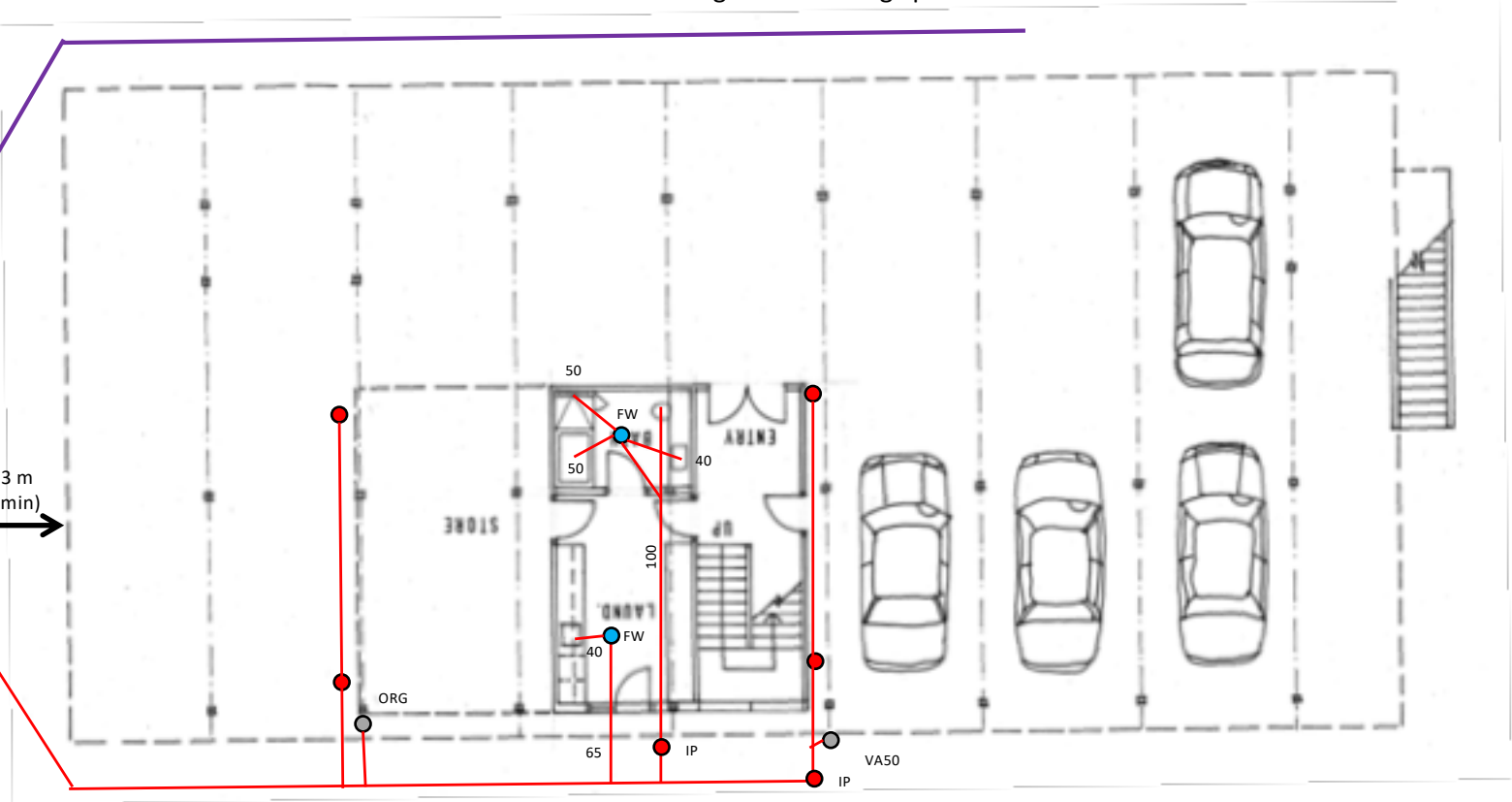
NGL 3 m ASL



3 m
(min)

Excavation
Outline

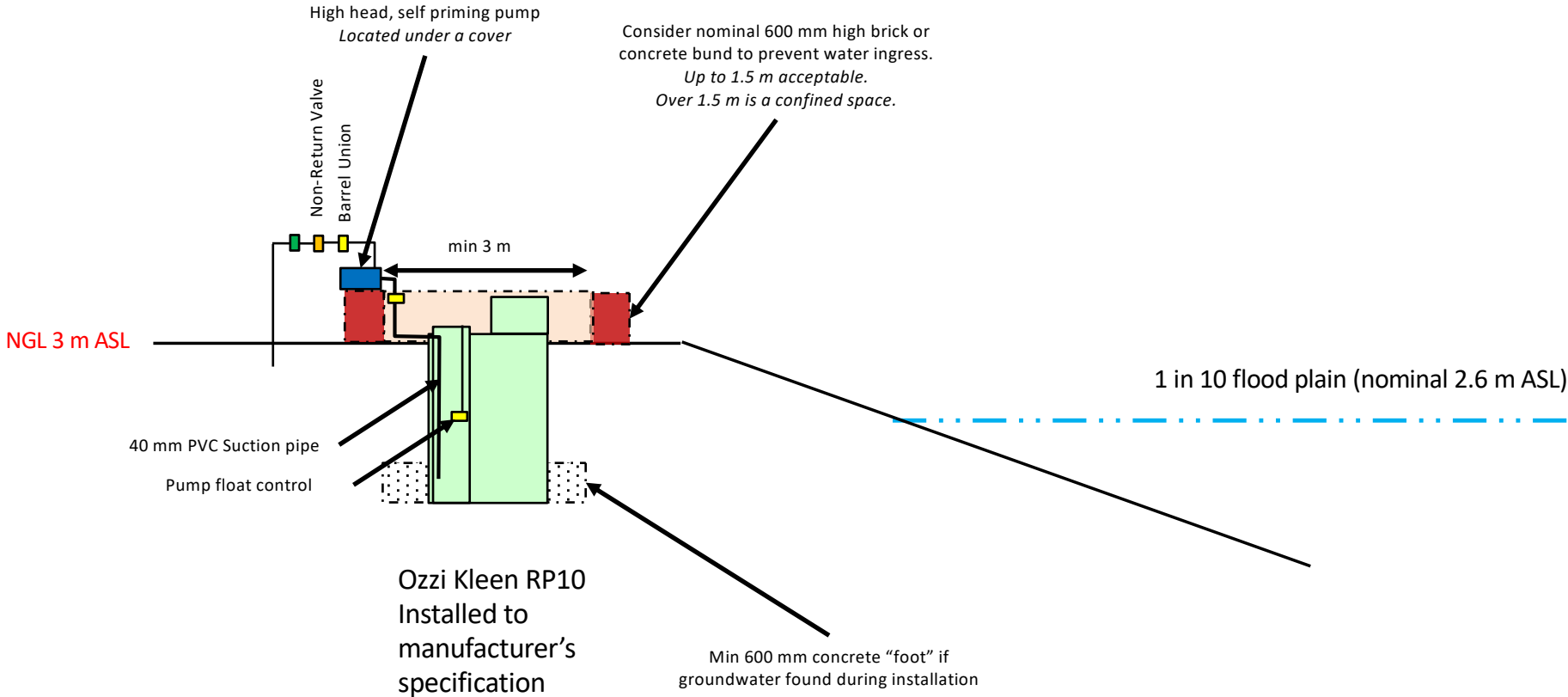
In the event of groundwater
during installation, use
concrete to backfill



100 DWV Laid 1:60 (min)

1 in 10 flood plain (nominal 2.6 m ASL)

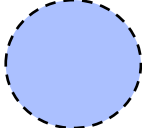



Wastewater Pump details and Bund Option

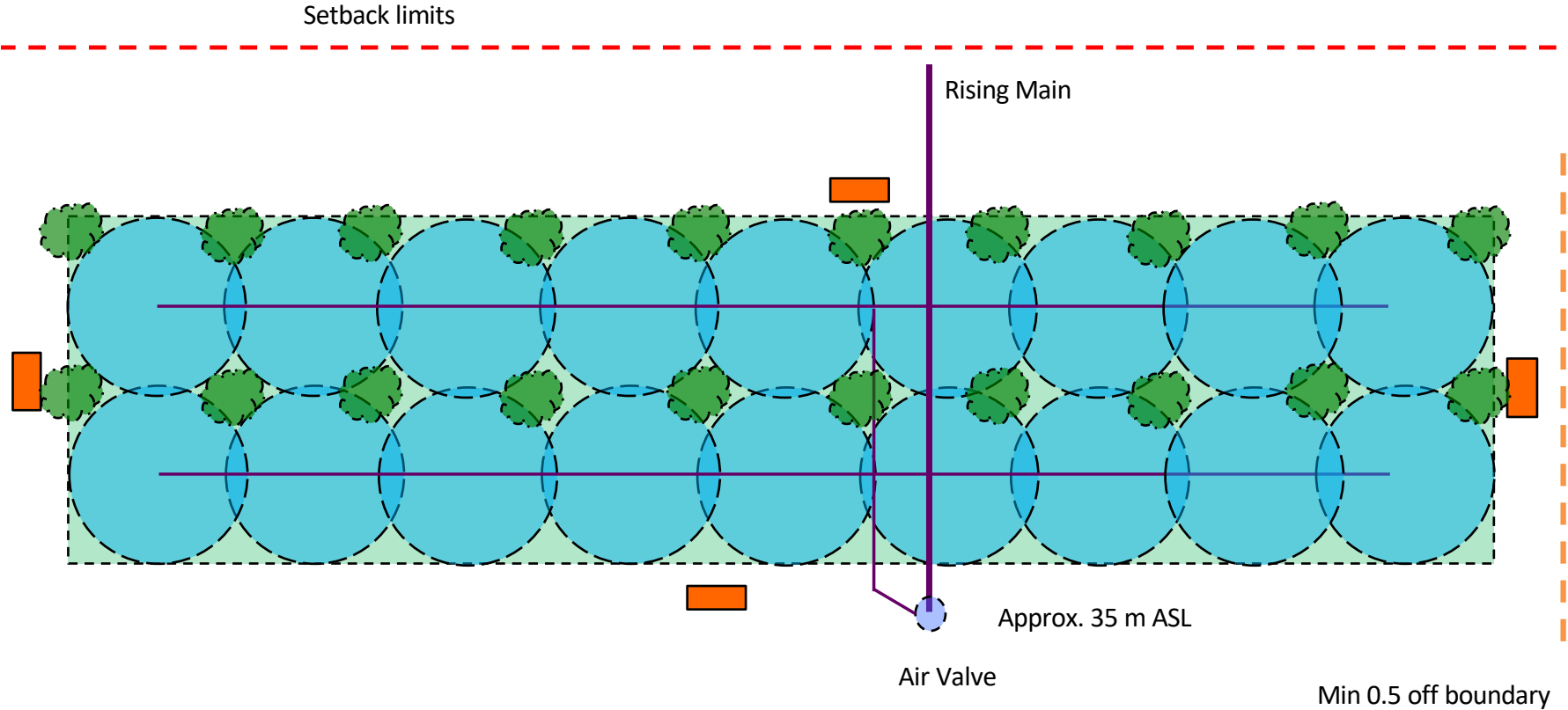


Irrigation Plan

Irrigation 250 m²
7.8 m x 32 m
min 0.5 m off boundaries
min 1.5 m off dwelling and WWTP

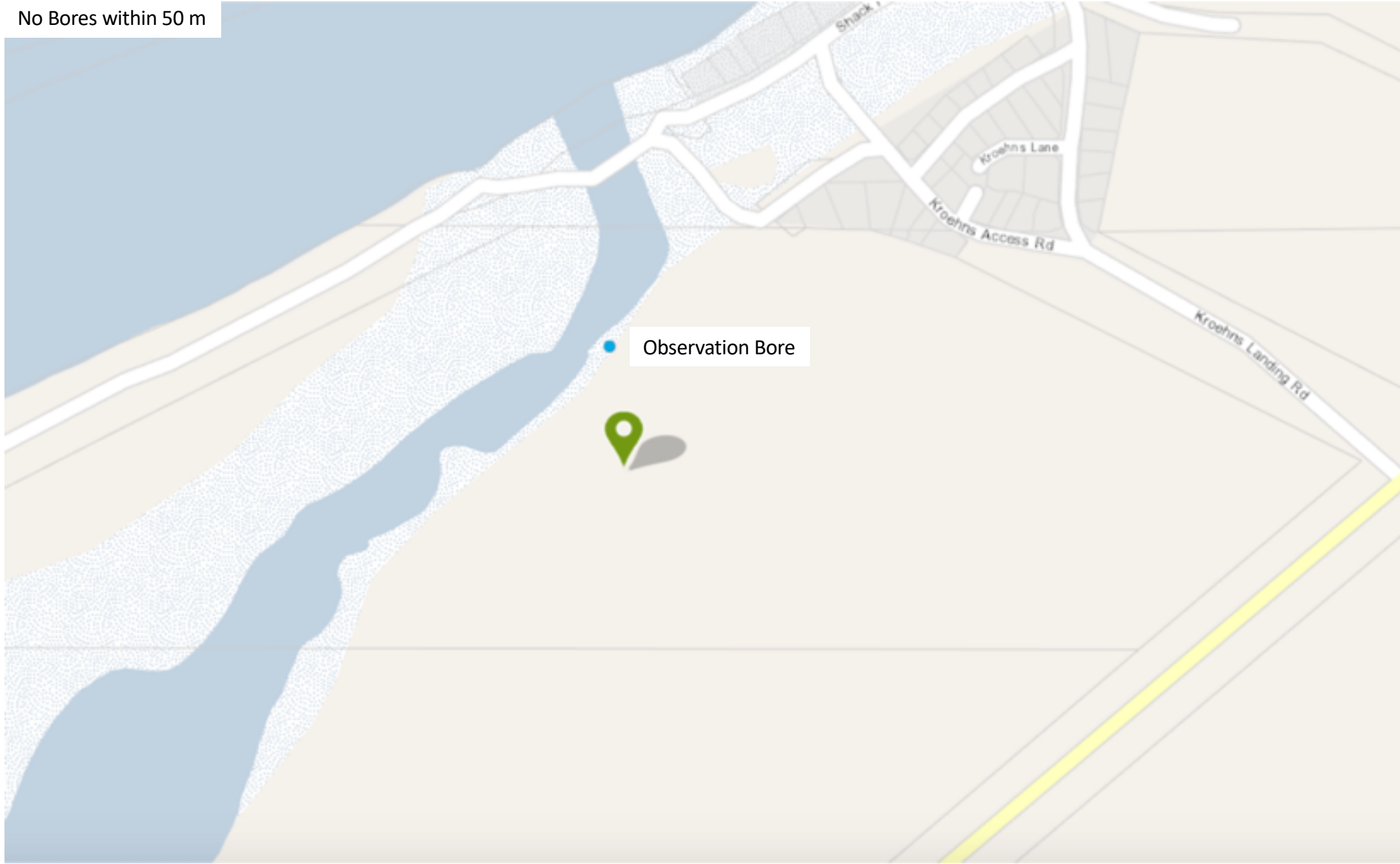
Legend

-  Wobbler Sprinkler
-  Shrub
-  Warning Sign
-  25 mm LDPE



Bore Location Plan

No Bores within 50 m



Lot 5 Hunter Rd Nildottie

Kroehn

Topography

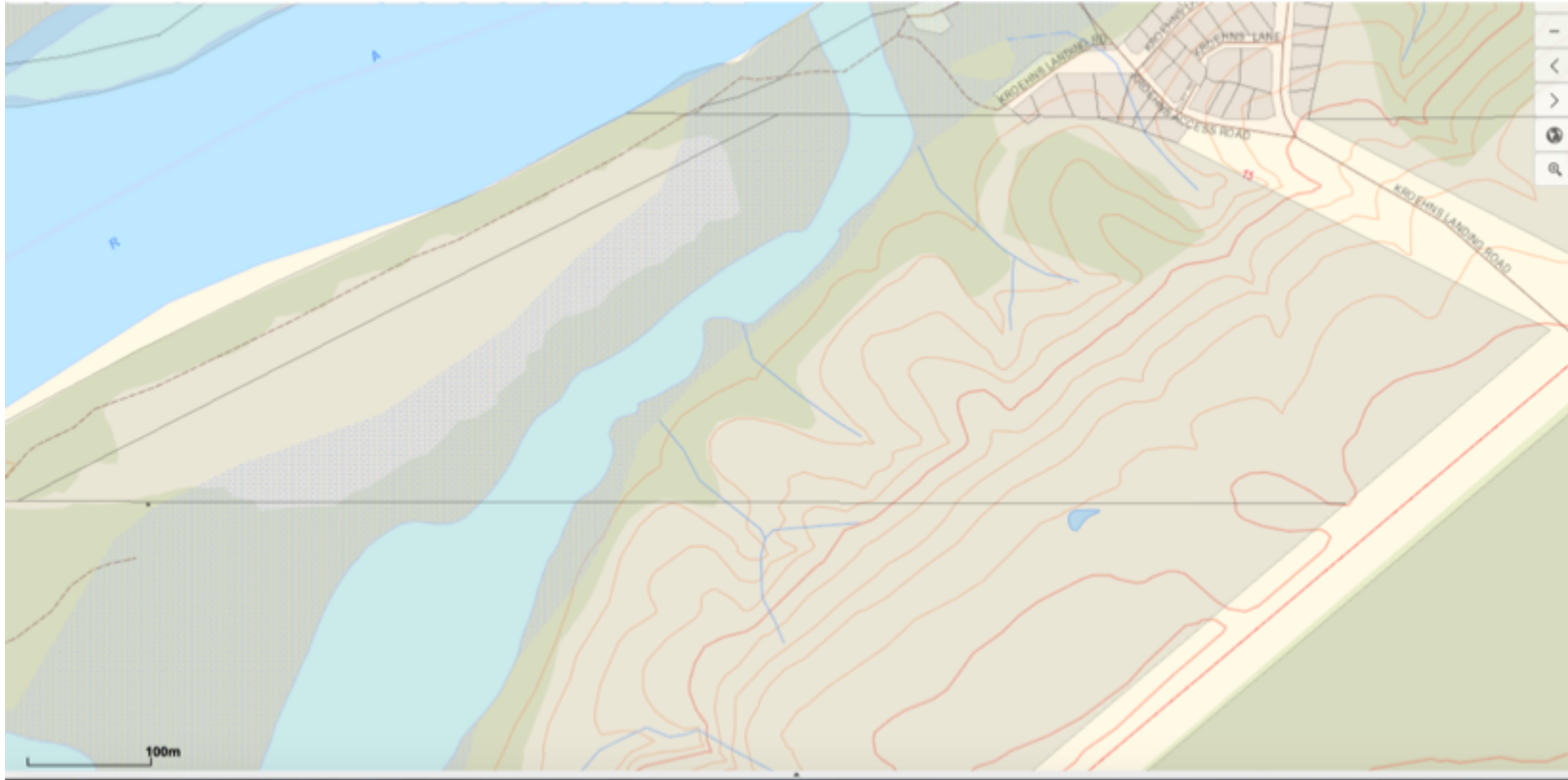
Fall from road to river

Areas within 50 m of watercourse

Areas within 100 m of River Murray

Areas within 1965 flood plain

5 m contours shown



Lot 5 Hunter Rd Nildottie

Kroehn

Prominent Soils Plan

Water

N3: Wet Soils 100%



BH3
BH2
BH1

A4: Calcareous loam 45%
G1: Sand over sandy clay loam 35%
H2: Siliceous sand 20%

B2: Shallow Calcareous loam on calcrete 100%

Soil Bore logs

SOIL BORE LOG SOILS ASSESSMENT

Archer Environmental Services Pty Ltd

ABN 67 096 265 780

Owner: Kroehn

Address: Lot 5 Hunter Rd Nildottie

Sample Date: 21-Mar-19

Sample Method: Hydraulic push Tube

PO Box 443 (12 John St)

TANUNDA SA 5352

M 0411 158 528

E archerES@inet.net.au

W www.archerenviro.com.au

Horizon	Hole 1 Depth (mm)	Hole 2 Depth (mm)	Hole 3 Depth (mm)	Hole 4 Depth (mm)	AVE Depth (mm)	Soil Description	USC Code	Texture	Bearing	Est Ipt (Ave)
A	0 - 200	0 - 200	0 - 200		200	calcareous SAND. Non plastic. Pale grey to off-white. Fine grained. Friable, highly calcareous.	SP-SM	dry	L	-
B	200 - 500	200 - 600	200 - 500		367	Limestone. Limestone gravels. Large in places with fine sand	GW	dry	H	-
C	500 - 900	600 - 1,150	500 - 750		400	gravelly silty SAND. Non plastic. Creamy in colour. Sand generally medium with calcrete gravels. Friable, highly calcareous. Calcrete.	SW	dry	M	-
D						Terminated due to high resistance.				

Horizon	AVE	USC	Depth
A	200	SP-SM	200
B	367	GW	567
C	400	SW	967
D	-	0	967
Refusal	933	m deep	

No water encountered



STATE COMMISSION ASSESSMENT PANEL

A COMMITTEE OF THE STATE PLANNING COMMISSION

Minutes of the 135th Meeting of the
State Commission Assessment Panel
held on Wednesday 16th March 2022 commencing at 9.30am
Microsoft Teams video conferencing

1. OPENING

1.1. PRESENT

Presiding Member	Rebecca Thomas
Members	Rebecca Rutschack (Deputy Presiding Member) John Eckert Paul Leadbeter Grant Pember David Altmann
Secretary	Jaclyn Symons, Governance Officer
AGD Staff	Troy Fountain (2.2.1, 2.2.2, 2.2.3) Brett Miller (2.2.1, 2.2.2, 2.2.3) Nathan Grantham (2.2.1, 2.2.2, 2.2.3) Jeremy Wood (2.2.1) Simon Neldner (3.2.1) Gabrielle McMahon (3.2.1) Malcolm Govett (2.2.2) Matthew Henderson (2.2.3)

1.2. APOLOGIES

Emma Herriman

Note: Meeting procedures of the SCAP have been modified in the light of COVID-19 and State Government protocols.

2. SCAP APPLICATIONS

2.1. DEFERRED APPLICATIONS

2.2. NEW APPLICATIONS

2.2.1 James Katsaros & Andrea Katsaros C/- URPS 21032683

89-94 Brougham Place, North Adelaide

Demolition of a Local Heritage Place, construction of five level residential flat building, three level addition with alterations to a local heritage place, extension and alterations to a state heritage place, with association car parking and landscaping.

Rebecca Rutschack declared a conflict of interest due to having minor involvement in the item with her previous employer and left the meeting for this agenda item.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- James Katsaros
- Brian Hayes QC
- Grazio Maiorano (URPS)
- Barry Forrest (Moto Projects)
- Scott Meek (Stallard Meek Flightpath)
- Matt Rundell (Stallard Meek Flightpath)
- Douglas Alexander (Flightpath Heritage)
- Ron Danvers (Danvers.Studio-Architects)
- Laura Bamford (Stallard Meek Flightpath)
- Ben Wilson (CIRQA)
- Amanda Balmer (WAX)
- Costa Morias (CPR)
- David Reynolds (CPR)

Representations

- Norman Etherington
- Glynis Hannell
- Deborah Hamilton
- Andrew Luckhurst-Smith
- Sandy Wilkinson
- Ian Vagg
- Elbert Brooks
- James Hilditch
- Elisa Toome
- Chris Harris

Agencies

- Belinda Chan (ODASA)
- Peter Wells (DEW - Heritage SA)

Council

- Simon Weidenhofer (City of Adelaide)
- Edouard Pool (City of Adelaide)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 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 21032683, by James Katsaros and Andrea Katsaros is REFUSED Planning Consent subject to the following reasons:
- The proposed development does not meet Desired Outcome 1 of the North Adelaide Low Intensity Subzone as it is not for low rise low density housing on large allotments in an open landscaped setting.
 - The proposal is at variance to Performance Outcome 1 of the North Adelaide Low Intensity Subzone in so far as buildings are not sited and designed to complement the low-density character of the neighbourhood, in locations where an open landscape setting is the prevailing character.
 - The proposal is at variance to the Desired Outcome and Performance Outcomes 6.1 & 6.2 of the Local Heritage Places Overlay and the Desired Outcome of the Heritage Area Overlay as it is proposing the demolition of a Local Heritage Place.
 - The proposal is at variance to Performance Outcome 2.2 of the City Living Zone and the Technical Numeric Variation relevant by providing a development greater than 2 storeys in height.
 - The proposal is at variance to the Desired Outcome for the City Living Zone as it does not propose low rise residential development on site.
 - The proposal is at variance to Performance Outcomes 2.1-2.4 of the Heritage Area Overlay and Performance Outcome 2.3 of the City Living Zone as the design is not in keeping with the valued streetscape of the area.
 - The proposal is at variance to Performance Outcome 4.1 of the City Living Zone as the dwelling sizes are not consistent with the housing pattern in the locality.

2.2.2 **Peter Booth**
21025912
Lot 5 Hunter Road, Nildottie
Construction of a new dwelling.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- James Levinson (Botten Levinson Lawyers)
- Peter & Kristi Booth
- Con Bastiras (Con Bastiras Architects)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) Pursuant to Section 110(1) of the *Planning, Development and Infrastructure Act 2016*, to REFUSE TO PROCEED TO ASSESS Development Application 21025912 by Peter Booth for the construction of an elevated detached dwelling at Lot 5 Hunter Road, Nildottie for the following reasons:
- a) The proposed development would compromise the desired outcome for the River Murray Flood Plain Protection Area Overlay because new development should be predominantly for recreation, and environmental and water management purposes (DO 2).

- b) The proposed development would compromise the desired outcome for the Hazards (Flooding – Evidence Required) Overlay because a form of habitable development would be constructed on a largely vacant site in an area of known and significant flood risk (DO1 and PO 1.1).
- c) The proposed development would compromise the desired outcome for the Conservation Zone because: it would not contribute to the conservation and enhancement of the natural environment (DO 1); it would not be a small scale, low impact land use, providing for the conservation and protection of the area (PO 1.1); and it would not comprise any of the primary forms of development envisaged there (PO 1.2).

2.2.3 Future Urban

21041472

9-11 Dequetteville Terrace

Twelve-Storey mixed use building.

Paul Leadbeter was an apology for this item.

The Presiding Member welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Alex Besz (Chasecrown)
- Paul Froggatt (Stantec)
- Jason Cattonar (Future Urban)
- Louis Kanellos (Chasecrown)
- Chris Vounasis (Future Urban)
- Richard Frimpong (Stantec)

Agency

- Belinda Chan (ODASA)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 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.
- 2) Development Application Number 21041472 by Jason Cattonar is granted Planning Consent pursuant to Section 102 (1) of the *Planning, Development and Infrastructure Act 2016* for a 12 storey mixed use building at 9-11 Dequetteville Terrace, Kent Town subject to the following conditions:

CONDITIONS

Planning Consent

Condition 1

The development granted Planning Consent shall be undertaken in accordance with the stamped approved plans, drawings, specifications and other documents submitted to the State Planning Commission, except where varied by conditions below (if any).

Condition 2

The recommendations contained in the Acoustic Services Report by Bestec dated 15 December 2021 shall be implemented to the reasonable satisfaction of the State Planning Commission.

Condition 3

Landscaping in accordance with the Landscaping Concept Plan prepared by Oxigen dated 14 December 2021, Project Number 21.015 shall be established in the first available planting season following practical completion of the development and maintained in good health at all times.

Condition 4

Stormwater Management shall be undertaken in accordance with the Stormwater Management Plan by INNOVIS Ref J0645-CIV-REP-0001[C] dated 19/10/2021.

Condition 5

A physical samples board detailing the final external material selections, surface finishes and colours, demonstrating consistency with the proposal plans, shall be provided to the satisfaction of the SPC in consultation with the Government Architect prior to the issue of development approval.

Conditions directed by the Commissioner of Highways under Section 122 of the Act

Condition 6

All built form and service infrastructure (except for minor encroachment of canopies and landscaping) shall be setback a minimum of 2.5 from the Dequetteville Terrace property boundary and sited outside of the 4.5 x 4.5 metres cut-offs at the junctions of King William Street and Little Rundle Street with Dequetteville Terrace.

Condition 7

A final Traffic Impact Assessment undertaken to the satisfaction of the State Commission Assessment Panel and the Department for Infrastructure and Transport that includes:

- Review of the existing traffic volumes, including details being updated to the most recent data (2019) and the provision of turning counts for the Dequetteville Terrace/King William Street intersection.
- Review of the trip distributions.
- SIDRA analysis of the Dequetteville Terrace/King William Street intersection. This will need to take into consideration the increased traffic generation from this development as well as that from nearby development (including 21040597).
- Concept designs including swept path diagrams for Dequetteville Terrace/King William Street and Dequetteville Terrace/Little Rundle Street. The swept paths for the Dequetteville Terrace/Little Rundle Street intersection should demonstrate that simultaneous two-way movements of a passenger vehicle and a service vehicle can be achieved.
- Identification of all road works required to facilitate the traffic associated with the subject development.

Condition 8

Access to the site shall be in located in accordance with Chasecrown Ground Floor Plan, Job No 20DEG, Drawing No. SK-0100-I, Revision I, dated 15/12/2021. All road works on Dequetteville Terrace associated with the development, including alterations to the Dequetteville Terrace/King William Street and Dequetteville Terrace/Little Rundle Street intersections shall be designed and constructed in accordance with the relevant Austroads Guides, Australian Standards and to the satisfaction of the Department for Infrastructure and Transport with all associated costs (including and not limited to project management and any necessary road lighting and drainage upgrades) to be borne by the applicant.

Note: The applicant shall contact DIT's Senior Network Integrity Engineer Mr Narendra Patel on telephone 8226 8244 or via email at Narendra.Patel@sa.gov.au, to discuss the proposed road works

prior to undertaking any detailed design. Furthermore, the developer shall enter into a 'Developer Agreement' to undertake the above works.

Condition 9

The redundant crossovers on Dequetteville Terrace shall be closed and reinstated to Council's kerb and gutter standards at the applicant's expense.

Condition 10

A Construction Traffic Management Plan for the construction period of the development shall be produced to the satisfaction of DIT and Council prior to the commencement of construction. This plan shall detail the types and distributions of traffic and how they will be managed.

Condition 11

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

Condition 12

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

ADVISORY NOTES

General Notes

1. No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.
2. Appeal rights – General rights of review and appeal exist in relation to any assessment, request, direction or act of a relevant authority in relation to the determination of this application, including conditions.
3. A decision of the Commission in respect of a development classified as restricted development in respect of which representations have been made under section 110 of the Act does not operate—
 - a. until the time within which any person who made any such representation may appeal against a decision to grant the development authorisation has expired; or
 - b. if an appeal is commenced—
 - i. until the appeal is dismissed, struck out or withdrawn; or
 - ii. until the questions raised by the appeal have been finally determined (other than any question as to costs).

Planning Consent

Advisory Note 1

This consent or approval will lapse at the expiration of 24 months from its operative date (unless this period has been extended by the State Planning Commission).

Advisory Note 2

The approved development must be substantially commenced within 24 months of the date of Development Approval, and completed within 3 years from the operative date of the approval, unless this period has been extended by the relevant authority.

Advisory Note 3

The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months from the day of receiving this notice or such longer time as the Court may allow. The applicant is asked to contact the Court if wishing to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0289).

Advisory Note by the Commissioner of Highways under Section 122 of the Act

Advisory Note 4

The Metropolitan Adelaide Road Widening Plan shows a possible requirement for a strip of land up to 4.5 metres in width from the Dequetteville Terrace frontage of this site for future upgrading of the North Terrace / Dequetteville Terrace / Hackney Road / Botanic Road and Dequetteville Terrace / Rundle Street / Rundle Road intersections, together with 4.5 x 4.5 metres cut-offs at the junctions of King William Street and Little Rundle Street with Dequetteville Terrace. The consent of the Commissioner of Highways under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required to all new building works located on or within 6 metres of the possible requirements.

Consent under the *Metropolitan Adelaide Road Widening Plan Act 1972* is required, as portions of the development encroach within the above areas. The applicant should fill out the attached consent form and return it to DIT along with three copies of the approved site plans.

2.3. RESERVED MATTERS

3. CROWN DEVELOPMENTS (ADVISORY ITEMS)

3.1. DEFERRED APPLICATIONS

3.2. NEW APPLICATIONS

3.2.1 Department for Environment and Water

473/V083/21

153-161 Piccadilly Road, Crafers

Construction of a car park ancillary to Mount Lofty Botanic Garden including stonewalls, fencing and associated landscaping.

The Presiding Member, Rebecca Thomas, declared a conflict of interest due to her employer being engaged to assist the applicant with planning advice and left the meeting for this agenda item.

The Deputy Presiding Member, Rebecca Rutschack, welcomed all in attendance to the State Commission Assessment Panel hearing:

Applicant

- Ben Schnell (Ekistics)
- Andrew Carrick (DEW - Botanic Gardens of South Australia)
- Jason Zafry (WGA)
- Joe La Spina (WGA)

The State Commission Assessment Panel discussed the application.

RESOLVED

- 1) That the State Commission Assessment Panel provide its recommendation in confidence (included in the SCAP Confidential Minutes – 16 March 2022) to the Minister for Planning and Local Government.

Note: A Decision Notification Form will be forwarded to all representors once the Minister has made a decision on the application.

4. MAJOR DEVELOPMENTS – VARIATIONS

5. REPORTING

6. COURT COMPROMISE

7. BRIEFINGS

8. PROCEDURAL MATTERS

9. OTHER BUSINESS

10. NEXT MEETING

10.1. Wednesday 23 March 2022 via Microsoft Teams video conferencing.

11. REVIEW OF SCAP INSTRUCTIONS TO STAFF AND UPCOMING AGENDA ITEMS

12. CONFIRMATION OF THE MINUTES OF THE MEETING

13. MEETING CLOSE

13.1. The Presiding Member thanked all in attendance and closed the meeting at 4.00pm.

Confirmed 16/03/2022



.....
Rebecca Thomas
PRESIDING MEMBER



.....
Rebecca Thomas
DEPUTY PRESIDING MEMBER (for item 3.2.1 only)

APPLICATION TO THE STATE PLANNING COMMISSION

DECISION REVIEW REQUEST

Review of a decision of the State Commission Assessment Panel (as delegate of the State Planning Commission) to refuse a restricted development application without proceeding to make an assessment pursuant to section 110(14) of the *Planning, Development and Infrastructure Act 2016*

Applicant:	Peter Booth
Development Number:	21025912
Nature of Development:	Construction of new dwelling
Zone / Sub-zone / Overlay:	<p>Zones:</p> <ul style="list-style-type: none">• Conservation• Rural <p>Overlays:</p> <ul style="list-style-type: none">• Hazards (Bushfire – General)• Hazards (Flooding – Evidence Required)• Key Outback and Rural Routes• Limited Land Division• Murray-Darling Basin• Native Vegetation• River Murray Flood Plain Protection Area• Water Resources <p>Technical Numeric Variations:</p> <ul style="list-style-type: none">• Minimum Site Area (40ha)
Subject Land:	<p>Pieces 5 & 6 Hunter Road, Nildottie</p> <p>Piece 5 of Allotment 5 in Deposited Plan 74886 in Certificate of Title Volume 6051 Folio 936</p>
Date development application lodged:	8 February 2022
Date of decision of the State Commission Assessment Panel (SCAP):	17 March 2022

<p>Reasons in support of the proposed development proceeding to assessment:</p>	<p>The proposed development has the following beneficial attributes-</p> <ul style="list-style-type: none"> a) It is architecturally designed to a high standard and is well sited within the allotment; b) It replaces a longstanding unconstrained existing use (irrigated cropping) which is harmful to the environment with a more benign land use; c) It is a logical extension to the existing shack sites on adjoining land (which do not exhibit the same high design standard); d) It will facilitate and incorporate a substantial revegetation program to rehabilitate the site and control access by unlawful 4WD, dirt bike and quad bike riders and timber getters/campers; e) It will provide holiday and tourist accommodation of a high standard. <p>The SCAP decision ought to be overturned and the development should proceed to assessment for the following reasons –</p> <ul style="list-style-type: none"> 1. The SCAP wrongly limited its assessment to a rigid application of the Zone policies in a manner inappropriate to a restricted development; 2. The SCAP failed to take into account the overall beneficial impact of the development on the land and the locality (and indeed even the Zone) and the fact that if the development proceeds the existing harmful use will cease, the land will be substantially revegetated and remediated and uncontrolled access and the harm caused thereby will be restrained; 3. The SCAP failed to take into account the adverse impacts of the alternative that not proceeding with the development will cause greater harm to the environment and prolong a land use that is inconsistent with the adjoining shack sites.
<p>Date:</p>	<p>15 April 2022</p>
<p>Signature:</p>	<p>J A Levinson Solicitor for applicant</p>

Submit form to saplanningcommission@sa.gov.au or via the relevant Application Record on the SA Planning Portal



This practice direction is issued by the State Planning Commission under section 42 of the *Planning, Development and Infrastructure Act 2016*.

Introduction

Section 42 of the *Planning, Development and Infrastructure Act 2016* (the Act) allows the State Planning Commission (the Commission) to issue practice directions for the purposes of the Act. Generally, practice directions specify procedural requirements or steps in connection with a matter arising under the Act. In certain cases, the Act requires a particular matter to be addressed or dealt with by a practice direction.

This practice direction is being made by the Commission to support the operation of Subdivision 4 (Part 7 Division 2 of 6) of the Act (Impact Assessed Development), and specifically section 109, as further referenced in sections 111, 112, 113 and 114 of the Act. The relevant requirements of sections of the Act as they relate to this practice direction are outlined below:

109—Practice direction to provide guidance

(1) *In connection with the operation of this Subdivision, the Commission must publish a practice direction with respect to—*

(a) *in relation to restricted development—*

- (i) *the circumstances under which the Commission will be prepared to assess restricted development; and*
- (ii) *if an assessment is to be undertaken—how the Commission will proceed with the assessment (including requirements as to the information that must be provided by an applicant for a development authorisation and the other steps that an applicant must take); and*

(b) *in relation to impact assessed development (not being restricted development)—*

- (i) *requirements as to the preparation of an EIS, including the level of detail that an EIS must address with respect to various classes of development; and*
- (ii) *any other requirements for assessing the level of impact of a development that is to be assessed as impact assessed development; and*
- (iii) *the information that must be provided by the proponent at the various stages assessed under this Act; and*

(c) *any other matter prescribed by the regulations.*

(2) *The Commission must, in acting under subsection (1)—*

- (a) *take into account principles and requirements prescribed by the regulations; and*
- (b) *in relation to subsection (1)(b), classify the issues identified by the Commission as being relevant to the proper assessment of development according to categories of importance so as to indicate the levels of attention that should be given to those issues in the preparation of an EIS.*

111—Impact assessment by Minister—procedural matters

(1) *This section applies in relation to impact assessed development (not being restricted development).*

(2) *In a case where this section applies—*

...

- (d) a proponent must lodge with the Minister an application that complies with the following requirements: ...
 - (ii) the application must include, or be accompanied by, any documents, assessments or information required by a practice direction published by the Commission in connection with this Subdivision;

112—Level of detail

The Commission will determine the level of detail required in relation to an EIS after taking into account—

- (a) a practice direction published by the Commission in connection with this Subdivision; and
- (b) any views expressed by a person or body prescribed by the regulations for the purposes of this paragraph; and
- (c) any views expressed by the proponent after consultation in accordance with the regulations.

113—EIS process

(3) The EIS must be prepared in accordance with a practice direction published by the Commission in connection with this Subdivision....

(5) After the EIS has been prepared, the Minister—

...

(b) must ensure—

- (i) that copies of the EIS are available for public inspection and purchase (during normal office hours) for at least a period specified or determined under the practice direction published by the Commission in connection with this Subdivision at a place or places determined by the Minister and, by public notice, give notice of the availability of copies of the EIS and invite interested persons to make written submissions to the Minister on the EIS within the time determined under the practice direction referred to above; and

114—Amendment of EIS

(2) However—

...

- (b) if a proposed amendment would in the opinion of the Minister significantly affect the substance of the EIS, the amendment must not be made before interested persons have been invited, in accordance with the practice direction published by the Commission in connection with this Subdivision, to make written submissions on the amendment and the Minister has considered the submissions (if any) received in response to that invitation.

In according with the above, this practice direction provides for the following:

Restricted Development - The circumstances under which the Commission will be prepared to assess restricted development and how the Commission will proceed with the assessment

Impact Assessed Development (not being restricted development) – The requirements as to the preparation of an Environmental Impact Statement (EIS), the requirements for assessing the level of impact, and information that must be provided by the proponent.

Practice direction

Part 1 – Preliminary

1 – Citation

This practice direction may be cited as the *State Planning Commission Practice Direction (Restricted and Impact Assessed Development) 2019*.

2 – Commencement of operation

This practice direction will come into operation on the day on which it is published on the SA planning portal.

3 – Object of practice direction

The object of this practice direction is to outline:

- (a) the circumstances under which the Commission will proceed to assess restricted development; and
- (b) where the Commission has resolved to proceed to assess restricted development-
 - (i) what information the proponent will be required to provide; and
 - (ii) what steps the assessment process will go through; and
- (c) for impact assessed development (not being restricted development), outline what information a proponent will need to include in an EIS; and
- (d) any other information that will be required for the assessment of an impact assessed development (not being restricted development).

4 – Interpretation

In this practice direction, unless the contrary intention appears –

Act means the *Planning, Development and Infrastructure Act 2016*

Adjacent land in relation to other land, means land that is no more than 60 metres from the other land

Commission means the *State Planning Commission*

Court means the *Environment, Resources and Development Court*

EIS means an *Environment Impact Statement*

Regulations means the *Planning, Development and Infrastructure (General) Regulations 2017*

Note: Section 14 of the Acts Interpretation Act 1915 provides that an expression used in an instrument made under an Act has, unless the contrary intention appears, the same meaning as in the Act under which the instrument was made.

Part 2 – Restricted Development

5 – Circumstances under which the Commission will assess restricted development

- (1) The State Planning Commission (the Commission), acting through its delegate under section 30(3) of the Act, may refuse an application that relates to proposed development classified as restricted development without proceeding to make an assessment of the application (irrespective of whether the matters listed in 5(2) of this practice direction are met).
- (2) The Commission may resolve to proceed to assess an application for restricted development in certain circumstances where all of the following are demonstrated to the satisfaction of the Commission:
 - (a) the proposal provides a social, economic or environmental benefit to the current or future community; and
 - (e) the development responds to a demonstrated need or demand for the proposed land use in the locality.
- (3) A decision to refuse a restricted development application without proceeding to make an assessment is, on application by the applicant, subject to review by the Commission itself. Such an application must be made in a form outlined in Attachment 1, either by email to the Commission's current email address or via the SA Planning Portal.
- (4) An application for review under subclause (3) must be made within 1 month after the applicant receives notice of the decision unless the Commission, in its discretion, allows an extension of time.
- (5) The Commission may, on a review —
 - (a) affirm the decision of its delegate; or
 - (b) refer the matter back with a direction that the application for planning consent be assessed (and that direction will have effect according to its terms).

6 – How the Commission will proceed with assessment of a restricted development

- (1) If the Commission resolves to proceed to assess a restricted development, the following information will be sought:
 - (a) a planning report including -
 - i. a description of the nature of the development and the nature of its locality; and
 - ii. an assessment of the likely effects of the development on the subject land, surrounding land, the character of its locality, and the environment; and
 - iii. a statement as to the provisions of the Planning and Design Code which are relevant to the assessment of the proposed development; and
 - iv. an assessment of the extent to which the proposed development accords with the relevant provisions of the Planning and Design Code, notwithstanding that it is a restricted form of development; and
 - v. identification of any other document or legislation which may be of relevance to the assessment of the proposed development; and
 - vi. an assessment of the expected social, economic and environmental effects of the development on its locality; and

- vii. an assessment demonstrating that the anticipated impacts of the development can be appropriately mitigated or minimised; and
 - viii. an assessment of the interface between the proposed development and adjoining land; and
 - ix. an assessment of whether the development will hinder or jeopardise the continued or future use of adjoining land in accordance with the Planning and Design Code.
- (b) technical reports in support of the application relating to such matters as traffic impacts, noise, environmental/ecological impacts, waste management, stormwater management, lighting, site contamination, heritage impacts, and any other matter considered relevant to the planning assessment in the opinion of the Commission; and
- (c) detailed plans and elevations for the development; and
- (d) any other information that may assist the Commission in determining the merits of the application.
- (2) Following receipt of the information, notification will be undertaken in accordance with the Act, the Regulations and any relevant practice direction.
- (3) At the conclusion of the notification period, the Commission must provide the applicant with a copy of each representation and allow the applicant to respond to the representations within the timeframe prescribed by the Regulations. This response may include the provision of any further information requested by the Commission in order to address any issues raised throughout the public notification period.
- (4) Where a representor wishes to appear before the Commission, a meeting must be held to which the representor is invited to be heard in support of their representation and the applicant is invited to respond.
- (5) The Commission must take into account the relevant provisions of the Planning and Design Code but is not bound by those provisions. The Commission may also choose take into account the following guidelines/legislation/documents/matters:
- (a) Specific provisions of the Planning and Design Code that are relevant to the proposed development and shall be used for the purposes of assessment;
 - (b) The State Planning Policies;
 - (c) Any relevant Regional Plan;
 - (d) Any relevant Design Standard issued by the Commission;
 - (e) Any expert advice received in relation to the proposed development;
 - (f) Any comments or report from the relevant council;
 - (g) The content of any representation received under section 110 (2)(b) of the Act;
 - (h) Principles of Good Design by the Office for Design and Architecture South Australia;
 - (i) Any Act or legislation relevant to the proposed development; or
 - (j) Any other document the Commission believes to be of relevant to the assessment of the particular development application.

- (6) When considering matters outside the Planning and Design Code in accordance with section 110(10) of the Act, the Commission must document the specific documents/legislation/matters taken into account in its assessment.
- (8) A representor can appeal a decision made by the Commission to the Court.

Part 3 – Impact Assessed Development (not being Restricted Development)

7 – Information that must be provided by the proponent

- (1) An applicant for an impact assessed development (not restricted) must lodge an application with the Minister via the SA planning portal, and/or in such other form as required by the Commission in the particular circumstance.
- (2) In accordance with section 111(2)(d)(ii) of the Act, the application must be accompanied by the following:
 - (a) a completed development application form
 - (b) a completed electricity declaration or a completed certificate from the Office of Technical Regulator pursuant to Schedule 8 clause 11 of the Regulations (if applicable)
 - (c) a copy of the certificate of title for the relevant land and evidence of tenure arrangements (if applicable)
 - (d) a planning report, prepared by a planning consultant qualified to a minimum standard equivalent to a Planning Level 3 Accredited Professional (but does not necessarily require accreditation under the *Accredited Professionals Regulations 2018*), that includes:
 - (i) a detailed description of the development proposal;
 - (ii) a detailed description of the subject site including physical/environmental locality, and social and economic setting within which the project is located;
 - (iii) a preliminary assessment of the key social, environmental and economic issues and impacts associated with the development;
 - (iv) a preliminary assessment of the key planning issues associated with the development; and
 - (v) a preliminary assessment of the development against relevant State Government policy strategy and/or guidelines
 - (e) a set of plans, drawn to scale, and prepared by a suitably qualified consultant, including as a minimum:
 - (i) site plan(s) showing existing structures, native vegetation, regulated trees and easements on the subject site in relation to the proposed development;
 - (ii) locality plan(s) showing adjacent properties, existing development, public roads, natural features and topography (where relevant) in relation to the proposed development;
 - (iii) floor level plan(s);
 - (iv) elevation drawings;
 - (v) indicative perspectives; and
 - (vi) plan of division (if relevant).
 - (f) copies of any other relevant documentation as specifically requested by the Minister or their delegate.

8 – Requirements as to the preparation of an EIS

- (1) The applicant is required to prepare an EIS in support of impact assessed development that addresses the expected environmental, social and economic effects of the proposed development; and the extent to which the development is consistent with the Planning and Design Code.
- (2) The proponent will be required to prepare an EIS in accordance with this practice direction as it relates to section 113(3) of the Act.
- (3) The level of detail required to be addressed in the EIS will be determined by the Commission pursuant to section 112 of the Act. In doing so, the Commission will consider and determine the issues/impacts associated with the development and categorise those issues/impacts into either critical, medium or standard categories based on risk and scale, so as to indicate the levels of detail and investigation that should be given to those issues in the preparation of an EIS. Such issues may include (but are not limited to):
 - biological/ecological
 - visual/aesthetic
 - infrastructure demand/impacts
 - natural resource usage
 - heritage impacts
 - community/demographic
 - economic impacts
 - air pollution
 - water quality
 - waste disposal
 - hazards
 - noise.
- (4) The Assessment Requirements template in Attachment 2 may be used by the Commission to set the level of detail required, including the classification of issues according to importance.
- (5) When the Commission determines the level of detail required, the following should be considered:
 - (a) the class of the development (e.g. industry, residential, commercial);
 - (b) the level of information that has already been provided/is available about the proposed development;
 - (c) the degree to which the impacts (and management of the impacts) are known and can be managed; and
 - (d) the scale of the expected impacts in terms of extent and duration, including cumulative impacts.
- (6) The EIS must be submitted to the Commission via the SA planning portal, and/or in such other form as required by the Commission in the particular circumstance.
- (7) The Assessment Requirements will be placed on the SA planning portal by the Commission or its delegate following approval by the relevant authority.
- (8) The Assessment Requirements may be amended at any time as deemed appropriate by the Commission.

- (9) The entity authorised to prepare or amend requirements for development assessment of an EIS will address the following:
 - (a) the level of risk;
 - (b) the scale, impact and likelihood of these risks; and
 - (c) a list of issues to be addressed in an EIS.
- (10) Impact assessed development will be assessed on its merits, taking into consideration how the impacts associated with the proposed development can be minimised, mitigated and managed.

9 – Consultation of EIS

- (1) For the purposes of Section 113(5)(b) of the Act, copies of the EIS shall be made available for public inspection and purchase for a period of at least 30 business days, or such longer period as determined by the Commission.

10 – Amendment of EIS

- (1) If an amendment is made to an EIS that would, in the opinion of the Minister, significantly affect the substance of the EIS, the amendment must not be made before interested persons have been invited to make written submissions on the amendment and the Minister has considered any submissions received in response to that invitation.
- (2) If the Minister allows an EIS to be amended, the applicant must consider and document how the changes affect any declaration of the Minister under section 108(1)(c) of the Act (where relevant).
- (3) If the Commission deems relevant, the Commission may vary the EIS requirements (i.e. Assessment Requirements) made under section 112 of the Act to account for any proposed variation by the applicant and the applicant must update the EIS accordingly.
- (4) The proposed amendments to the EIS shall be published on the SA planning portal, inviting interested persons to make written submissions on the amendment.
- (5) The Commission must give notice of the place or places at which copies of the relevant document or documents (with the amendments) are available for inspection and purchase.
- (6) Interested persons will be provided a minimum period of 15 business days, or such longer period as deemed appropriate by the Commission, to provide a submission on the amended EIS.

Issued by the State Planning Commission on 1 July 2019

Attachments

Attachment 1: Template – Request for review of decision to not proceed with assessment of a restricted development

Attachment 2: Template - Assessment Requirements

APPLICATION TO THE STATE PLANNING COMMISSION

DECISION REVIEW REQUEST

Review of a decision of the State Commission Assessment Panel (as delegate of the State Planning Commission) to refuse a restricted development application without proceeding to make an assessment pursuant to section 110(14) of the *Planning, Development and Infrastructure Act 2016*

Applicant:	[applicant name]
Development Number:	[development application number]
Nature of Development:	[development description]
Zone / Sub-zone / Overlay:	[zone/sub-zone/overlay of subject land]
Subject Land:	[street number, street name, suburb, postcode] [lot number, plan number, certificate of title number, volume and folio]
Date development application lodged:	[lodgement date, being the date fees were paid]
Date of decision of the State Commission Assessment Panel (SCAP):	[date application was refused by the SCAP, as per Decision Notification Form]
Reasons in support of the proposed development proceeding to assessment:	[consider the following matters: <ul style="list-style-type: none"> a) Can the potential impacts be appropriated, mitigated or minimised; or b) Does the locality have a distinct character and/or comprise a mix of development types and classes; or c) Whether the interface between the proposed development and adjoining land can be appropriately managed; or d) Will the development hinder or jeopardise the continued or future use of adjoining land in accordance with the Code; or e) Does the development respond to a need or demand for the proposed land use in the locality that is not recognised by the Code.] [attach additional pages as necessary]
Date:	
Signature:	



Assessment Requirements

for the preparation of an

ENVIRONMENTAL IMPACT STATEMENT

[Brief description of development]

[Short description of subject site]

[Name of proponent]

[Month Year]

<https://www.saplanningcommission.sa.gov.au/scap>

Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
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ISBN XXXXXXXX

Contents

1. BACKGROUND	3
2. DESCRIPTION OF PROPOSAL	3
3. MAJOR DEVELOPMENT PROCESS AND ROLE OF REQUIREMENTS	4
4. ENVIRONMENTAL IMPACT STATEMENT (EIS)	7
5. ASSESSMENT	12
6. ENVIRONMENTAL IMPACT STATEMENT (EIS) ASSESSMENT REQUIREMENTS	14

1. BACKGROUND

On [date the development was declared impact assessed by the Minister], the Minister declared that the proposed [description of development] at [address of subject land] be assessed as an impact assessed development pursuant to section 108(1)(c) of the *Planning, Development and Infrastructure Act 2016* (the Act).

This document contains the assessment requirements as required by the State Planning Commission (the Commission) specifically for the subject development application.

While every attempt has been made to ensure these assessment requirements address all of the major issues associated with this proposal, they are not necessarily exhaustive and should not be interpreted as excluding from consideration matters deemed to be significant but not incorporated in them, or matters that emerge as important or significant from environmental studies or otherwise during the course of the preparation of the EIS.

2. DESCRIPTION OF PROPOSAL

[SHORT DESCRIPTION OF PROPOSAL]

3. MAJOR DEVELOPMENT PROCESS AND ROLE OF REQUIREMENTS

Objective

Impact assessment enables the holistic consideration of proposals that might otherwise be of a nature or scale that is not expected through the regular development assessment process and/or Planning and Design Code.

Process

The impact assessed development process has several steps, as illustrated in Figure 1.

These assessment requirements are prepared to inform the preparation of the Environmental Impact Statement (EIS). They set out the issues associated with the proposal along with their scale of risk as determined by the Commission.

The EIS must be prepared by the proponent in accordance with the assessment requirements and should specifically address each aspect.

Each assessment requirement is intended to be outcome-focused and are generally accompanied by a method of investigating the impacts and measures to assessment these impacts. These methods are not exhaustive, and may be just one of a wide range to consider and respond to a particular issue.

The EIS should detail any expected environmental, social and economic effects of the development, and the extent to which the development is consistent with the provisions of the Planning and Design Code (the Code), the State Planning Policies (SPPs) and any matter prescribed by the Regulations under the Act.

This approach allows the proposal to be assessed concurrently by the requirements and the planning policy developed specifically for the local area where appropriate. The consideration of the Code will vary according to planning issues raised by the proposal and those that are expected through the current land uses.

The completed EIS is submitted to the Minister for public release, and is subsequently referred to council(s) and relevant government agencies for comment.

An opportunity for public comment will occur when the completed EIS is released. Public exhibition is undertaken for a minimum of 30 business days. An advertisement will be placed in the Advertiser and local newspapers inviting submissions.

Copies of the submissions from the public, council(s) and other relevant agencies will be provided to the proponent.

The proponent must then prepare a response document to address the matters raised during the public exhibition period.

The Commission will then prepare an Assessment Report. The Assessment Report and the response document will be available for inspection and purchase at a place determined by the Minister for a period determined by the Minister.

Availability of each of these documents will be notified by advertisements in *The Advertiser* and local newspapers. A copy of the EIS, Response Document and the Assessment Report will be provided to the relevant council(s).

The Minister will make the final decision subject to section 115 of the Act.

In deciding whether the proposal will be approved and any conditions that will apply, the Minister must have regard to:

- Relevant provisions of the Code
- The Act and Regulations;
- If relevant, the Building Code of Australia;
- The State Planning Policies;
- Regional Plans, including the 30-Year Plan for Greater Adelaide (where relevant)
- The Integrated Transport and Land Use Plan (ITLUP)
- The EIS and the Commission's Assessment Report;
- Where relevant, any other government policy and/or legislation.

Pursuant to section 115((2)(a) of the Act the Minister can at any time indicate that the development will not be granted authorisation. This may occur if the development is inappropriate or cannot be properly managed. This is commonly referred to as an "**early no**".



Figure 1. Steps in impact assessed development application process

Australian Government Involvement in the Assessment Process (where relevant)

On [DATE], the proponent submitted a Referral Notice for the proposal (i.e. proposed action) to the Australian Government Department of the [Environment and Energy], in accordance with the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

On [DATE], a delegate of the [Commonwealth Minister, etc] made a decision that the [proposal] requires assessment and approval under the EPBC Act (no.YYYY/XXXX). This was because the proposed action is likely to have a significant impact on the following matters protected by the [Act]:

- List as per provided by the Commonwealth

The Commonwealth of Australia has a Bilateral Agreement (assessment) with the State of South Australia, under section 45 of the EPBC Act, accrediting the South Australian impact assessed development process.

It has been determined that the proposal can be assessed through the South Australian assessment process under the requirements of the State/Commonwealth Bilateral Agreement.

In accordance with the Bilateral Agreement, the proposal will undergo a streamlined assessment process in co-ordination with the Australian Government Department of the [Environment and Energy]. This means there will only be one environmental impact assessment document (EIS) prepared, one period of public consultation undertaken and one Response/Supplementary document prepared to satisfy the legislative requirements of each jurisdiction.

Following assessment, the State of South Australia will provide an Assessment Report to the Commonwealth Minister for the [Environment and Energy], who will then make a (separate) decision whether or not to approve the proposed action under [Part x] of the [Act].

The Australian Government Department of the [Environment and Energy] has had input into the preparation of these requirements in regard to issues related to the [Act].

4. ENVIRONMENTAL IMPACT STATEMENT (EIS)

The EIS should be presented in terms that are readily understood by the general reader. Technical details should be included in the appendices.

The report must include the following (subject to any practice direction):

1. *A statement of the expected environment, social and economic effects of the development*

The assessment of effects should include all issues identified in these requirements and cross referenced to supporting technical references.

2. *A statement of the expected effects of the development on the climate and any proposed measures designed to mitigate or address those effects*
3. *A statement of the extent to which the expected effects of the development are consistent with the provisions of—*
 - (i) *any relevant state planning policy; and*
 - (ii) *the relevant regional plan; and*
 - (iii) *the Planning and Design Code; and*

(iv) any matters prescribed by the regulations.

4. *If the development involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the Environment Protection Act 1993, a statement of the extent to which the expected effects of the development are consistent with—
 - (i) the objects of the Environment Protection Act 1993; and
 - (ii) the general environmental duty under that Act; and
 - (iii) relevant environment protection policies under that Act;*
5. *If the development is to be undertaken within an area of the State that is specifically subject to a special legislative scheme—a statement of the extent to which the expected effects of the development are consistent with the state planning policy that specifically relates to that special legislative scheme.*
6. *A statement of the proponent's commitments to meet conditions (if any) that should be observed in order to avoid, mitigate or satisfactorily manage and control any potentially adverse effects of the development on the environment or any matter that may be directly relevant to a special legislative scheme.*
7. *Other particulars in relation to the development require by the regulations or by the Minister.*

The proponent's commitment to meet conditions proposed to avoid, mitigate, satisfactorily manage and/or control any potentially adverse impacts of the development on the physical, social or economic environment, must be clearly stated as part of the EIS.

The design of the proposal should be flexible enough to incorporate changes to minimise any impacts highlighted by this evaluation or post-operation monitoring programs.

The report should include the following:

Summary

The EIS should include a concise summary of the matters set out in section 109 of the Act and include all aspects covered under the headings set out in the assessment requirements, in order for the reader to obtain a quick but thorough understanding of the proposal and the resulting environmental impacts.

Introduction

The introduction to the EIS should briefly cover the following:

- background to, and objectives of, the proposed development
- details of the proponent
- staging and timing of the proposal, including expected dates for construction and operation
- relevant legislative requirements and approval processes
- purpose and description of the EIS process

Need for the Proposal

A statement of the objectives and justification for the proposal, including:

- the specific objectives that the proposal is intended to meet, including market requirements
- arrangements for other users to gain access to facilities and/or to establish additional facilities on site

- expected local, regional and state benefits and costs, including those that cannot be adequately described in monetary or physical terms (e.g. effects on aesthetic amenity)
- a summary of environmental, economic and social arguments to support the proposal, including the consequences of not proceeding with the proposal.

Description of the Proposal

The description of the proposal should include the following information:

- the nature of the proposal and location
- a project plan to outline objectives, constraints, key activity schedule and quality assurance
- site layout plans (including indicative land division plan if relevant)
- the construction and commissioning timeframes (including staging)
- a description of working hours
- a description of the existing environment (including the immediate and broader location)
- a description of the current commercial activities occurring in the area
- details of all buildings and structures associated with the proposed development
- details of any other infrastructure requirements and availability
- details on the operation of the proposed development, including proposed operating hours
- the relevant Development Plan zones
- management arrangements for the construction and operational phases (including Environmental Management and Monitoring Plans)
- a contingency plan for delays in construction

The proposal should also include information on alternative locations investigated and justification provided as to their potential suitability/unsuitability.

Plans and forms required:

- Current certificate(s) of title
- Context and locality plans should illustrate and analyse the existing environment and site conditions and the relationship of the proposal to surrounding land and buildings. The plan should be drawn to a large scale to allow presentation on a single sheet and be readily legible. The plan should indicate:
 - any neighbouring buildings, infrastructure or facilities, including identification of all nearest sensitive receptors and the likely use of existing or proposed neighbouring buildings (e.g. dwelling, farm outbuildings, shop, office)
 - location of any watercourse, dams, underground wells and/or any other environmentally sensitive areas
 - location of any state heritage in relation to the site
 - existing native vegetation, regulated or significant trees
 - known sites for protected, threatened or vulnerable species, including migratory species, on the site, the adjoining land and marine environment
 - existing roads (public & private)
 - potential habitat areas
 - any other information that would help to set the context for the locality
- Site plan (drawn at a scale of 1:100 or 1:200) clearly indicating all proposed buildings, structures and works.
- Elevations (drawn at a scale of 1:100 or 1:200) showing all sides of the buildings, structures and works with levels and height dimensions provided in Australian Height Datum.

- Cross sections of the buildings, structures and works, including stockpile and storage facilities showing ground levels, floor levels, ceiling heights and maximum height in Australian Height Datum.
- Floor plans (drawn at a scale of 1:100 or 1:200) for each building or structure demonstrating what is proposed at each floor, with indicative internal layouts.
- Site survey plan demonstrating the development will be contained within the allotment boundaries.
- A schedule of materials and finishes and colours.
- Location and dimensions of any external advertising displays. If signs are to be illuminated or contain a moving display this should be included.

Specialist Reports and Details:

- A **design statement** that provides an understanding of the evolution of the proposal (including options explored and discounted) from the concept to the final design.
- A **transport, access and pedestrian impact assessment** prepared by a suitably qualified traffic and access planner/engineer. The assessment should evaluate current and proposed access arrangements, car parking, as well as pedestrian and vehicle interface at the street and within the local road network.
- A **waste management and minimization plan (for demolition, construction and operation)** demonstrating the location of waste storage (including separation of recyclables hard waste and e-waste) and disposal facilities on the site and provide details of how these facilities will be serviced.
- A **noise assessment** prepared by a suitably experienced, professional acoustic engineering consultant¹ to moderate external and environmental noise disturbance and amenity impacts for future occupants of the development, but also other sensitive uses within the immediate area as a result of the proposed development.
- Details of proposed **wastewater management**, including segregation, collection, treatment, storage, reuse and disposal of any wastewater
- Details of proposed **stormwater management**, as well as any retention and reuse as part of the development, inclusive of details for connecting into any street drainage channel or council drain and the method of drainage and services proposed to be used.
- Assessment of the **ecological impacts** to the environment (marine, aquatic, freshwater or terrestrial), including sediment structure (where dredging proposed), including specialist ornithological assessment, marine benthic survey, flora and fauna survey and threatened species assessment.
- A **sustainability assessment** that outlines the environmental sustainability measures (energy efficiency, water sensitive design etc) incorporated into the proposal.
- A **biosecurity risk analysis** that outlines the potential risk of exotic organisms and disease (e.g. through vessel ballast water and/or biofouling) and measures proposed to eliminate this risk
- A **site history assessment** - if development is to occur on land that has the potential to be contaminated (through previous land uses) a site history assessment is required.
- Details of **site services and infrastructure** including utility services (water, gas, electricity, sewerage disposal, waste water, drainage, trenches or conduits); location of ground and roof plant and equipment (fire booster; electricity transformer; air conditioning; solar panels etc).
- A **fire hazard management plan** that considers requirements both during the construction and operational phases - including measures to minimise fire risk at and to/from the site,

¹ An acoustic engineer is defined as a person eligible for full Member status of both Engineers Australia and the Australian Acoustical Society

resources and training required, sources of water to fight fires (and how this water will be accessed) and cost recovery.

- An **air quality assessment report** that identifies and assesses all potential pollutants, pollutant sources and sensitive receivers, and describes the management strategies to manage, minimise and mitigate potential pollutants (and risks of emission of such pollutants) during construction and operations.
- **Coastal processes investigations and coastal hazard assessment** that ensures development is not at risk from current and future coastal hazards (including sea level rise, coastal flooding, erosion, dune drift and acid sulfate soils) consistent with the hierarchy of avoid, accommodate, adapt.

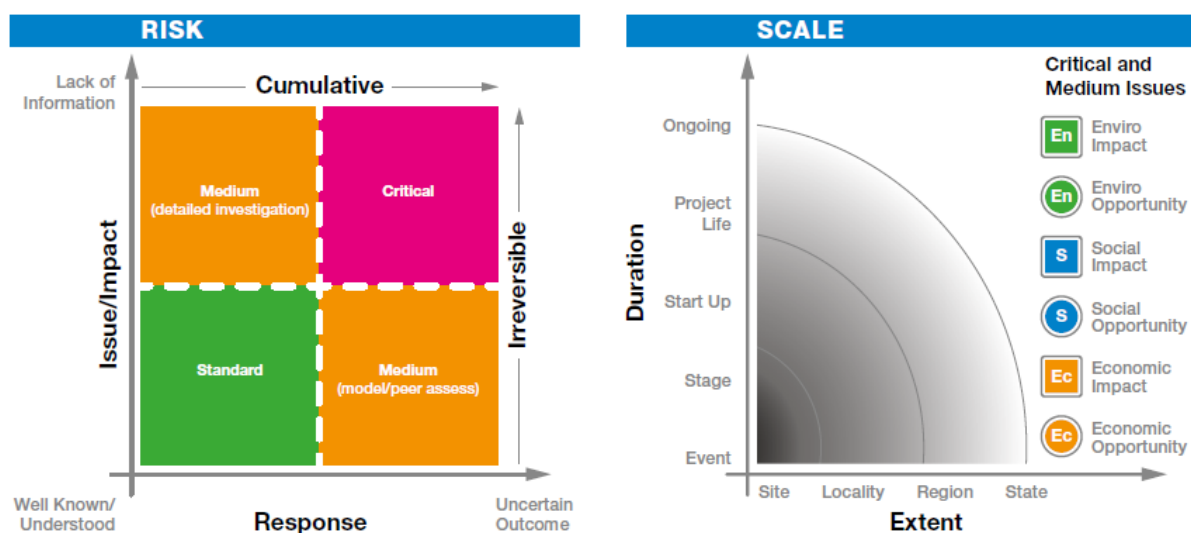
Sources of Information:

- All sources of information (e.g. reference documents, literature services, research projects, authorities consulted) should be fully referenced, and reference should be made to any uncertainties in knowledge. Where judgements are made, or opinions given, these need to be clearly identified as such, and the basis on which these judgements or opinions are made need to be justified. The expertise of those making the judgements including the qualifications of consultants and authorities should also be provided.
- Any technical and additional information relevant to the EIS that is not included in the text should be included in appendices.

5. ASSESSMENT

In setting these assessment requirements, the Commission has considered the scale of issues associated with the project and determined whether they represent issues or opportunities. The potential impacts and issues have then been organised according to the level of work and type of attention required by the Applicant: either standard, medium or critical:

- Where information about the issue is lacking and the response is unclear, the issue is classed as 'critical'.
- Where work is required to address the issue but the risk is likely to be manageable with additional information then the risk assessment is classed as 'medium'.
- Where the issue is well known and the response is well understood then the risk assessment is classed as 'standard'.



The issues and impacts identified by the Commission as requiring standard, medium or critical level assessment are listed below.

Each assessment requirement includes a description of the issue/impact and a description of the action or investigation needed.

To assist with the assessment of the EIS the proponent is requested to provide a table (as an appendix) that cross references each requirement (action or investigation needed) with the relevant section and page of the EIS.

NOTE: The investigative requirements of the EIS do not negate the need for the proponent to obtain all necessary licences, permits and/or management plans prior to undertaking any investigations or works in relation to this EIS. It also does not negate the need for the proponent to comply with any legislative obligations or duty of care under the relevant legislation.

No	Issue/Impact	Description	Risk		Scale		Level of assessment
			Issue/Impact	Response	Duration	Extent	
1							= CRITICAL
2							= CRITICAL
3							= CRITICAL
4							= MEDIUM
5							= MEDIUM
6							= MEDIUM
7							= STANDARD
8							= STANDARD
9							= STANDARD

SAMM

6. ENVIRONMENTAL IMPACT STATEMENT (EIS) ASSESSMENT REQUIREMENTS

CRITICAL ASSESSMENT REQUIREMENTS with DoEE – Commission can't change

Commonwealth Assessment Requirements

(draft words based upon proposal and provide to DoEE to check/change)

Environment Protection and Biodiversity Conservation Act 1999 - Matters of National Environmental Significance

Guideline 1: The Commonwealth Minister for the Environment and Energy has determined (EPBC no. YYYY/XXX) that the proposed action is likely to, or may have, a significant impact on the following controlling provisions (matters of national environmental significance (MNES)):

- List as per provided by the Commonwealth (they will check and amend if needed)

To enable the proposal to be assessed through the South Australian assessment process under the State/Commonwealth Bilateral Agreement, consistent with the requirements of Schedule 4 of the *Environment Protection and Biodiversity Conservation Regulations 2000*, the following matters addressing the assessment requirements under the EPBC Act **MUST be included in the EIS**. This will provide the Commonwealth Minister for the Environment and Energy, or his delegate, with sufficient information to make an informed decision whether or not to approve the proposed action under Part 9 of the EPBC Act.

1.1 Describe the background of the proposal including the title of the action, the full name and postal address of the designated proponent and a clear outline of the objective of the action.

1.2 Describe how the proposal relates to any other actions under the EPBC Act (that the proponent is reasonably aware) that have been, or are being, taken or that have been approved in the region.

1.3 Describe the environment and management practices of the proposal site and the surrounding areas and other areas that may be affected by the proposal.

1.4 Describe the scope, timing/effort (survey season/s) and methodology for studies or surveys used to provide information on the above listed species/communities/habitat at the site (and in areas that may be impacted by the proposal). Include details of:

- best practice survey guidelines applied; and
- how they are consistent with (or a justification for divergence from) published Australian Government guidelines and policy statements

1.5 Describe in detail all components of the proposal (including the background to the proposal, construction, operation and, if relevant, the decommissioning). Include the precise location of all works to be undertaken (including associated offsite works and infrastructure), structures to be built or elements of the proposal that may have impacts in the above listed MNES. Include details on how the works are to be undertaken and design parameters for those aspects of the structures or elements the proposal that may have relevant impacts.

1.6 Describe all the relevant impacts the proposal may have on the above listed MNES, include impacts during the construction (e.g. noise, habitat clearing or modification), operation (e.g. potential vehicle/vessel strike during road/shipping transport of product) and (if relevant) decommissioning phases of the project. Include information on:

- the nature and extent of the likely direct, indirect and consequential impacts (short-term and long-term) (refer to the Significant Impact Guidelines 1.1 – Matters of National Environmental Significance, Commonwealth of Australia, 2013)
- whether any relevant impacts are likely to be unknown, unpredictable or irreversible
- technical data and/or other information used to make a detailed assessment of the relevant impacts
- how Indigenous stakeholders views of the proposals impacts to biodiversity and cultural heritage have been sought and considered

1.7 Identify and address cumulative impacts, where potential impacts are in addition to existing impacts of other activities (including known potential future expansions or developments by the proponent and other proponents in the region and vicinity).

1.8 Provide information (substantiated, specific and detailed descriptions) on proposed avoidance and mitigation measures, based upon best available practices, to avoid and manage the relevant impacts of the proposal on the above listed MNES. Include a description of the outcomes that the avoidance and mitigation measures will achieve and an assessment of the expected or predicted effectiveness of the avoidance and mitigation measures (including the scale and intensity of impacts of the proposal and the on-ground benefits to be gained through each of these measures).

1.9 Provide a consolidated list of mitigation measures proposed to be undertaken to prevent, minimise or compensate for the relevant impacts of the action, including mitigation measures proposed to be undertaken by State governments, local governments or the proponent.

1.10 Provide information of any statutory or policy basis for, the mitigation measures.

1.11 Provide a detailed outline of a plan for the continuing management, mitigation and monitoring of the impacts on the above listed MNES. Include provisions for any independent environmental auditing. Include the name of the agency responsible for endorsing or approving each mitigation measure of monitoring program.

1.12 Provide details of the likely residual impacts on the above listed MNES that are likely to occur after the proposed measures to avoid and mitigate all impacts are taken into account. Include reasons as to why the avoidance or mitigation of impacts is not reasonably achieved and identify the significant residual impacts on the above listed MNES. If residual impacts are likely, include details of the proposed offset package to be implemented and an analysis of how the proposed offset meets the requirements of the Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy (2012).

1.13 Describe how the proposal is consistent with any relevant EPBC Act guidelines, recovery plans, management plans, threat abatement plans, Marine Bioregional Plans and conservation advice for the above listed MNES (species and communities).

1.14 Provide information on feasible alternatives to the proposal including:

- taking no action
- a comparative description of the impacts of each alternative on the above listed MNES
- sufficient detail to make clear why any alternative is preferred to another

(short, medium and long-term advantages and dis-advantages of each alternative are to be discussed)

1.15 Provide details on the current status of the proposal and the consequences of not proceeding with the proposal.

1.16 Describe any consultation about the action, including any consultation that has already taken place, proposed consultation about relevant impacts of the action and – if there has been consultation about the proposed action – any documented response to, or result of, the consultation. Identify any affected parties, including a statement mentioning any communities that may be affected and describing their views.

1.17 Provide an overall conclusion as to the environmental acceptability of the proposal on each of the above listed MNES, including:

- discussion on the considerations with the requirements of the EPBC Act (including the objects of the Act, the principles of ecological sustainable development and the precautionary principle)
- reasons justifying undertaking the proposal in the manner proposed, including the acceptability of the avoidance and mitigation measures; and
- if relevant, a discussion of residual impacts and any offsets and compensatory measures proposed or required, and the relative degree of acceptability. Include the reasons why residual impacts are not avoidable.

1.18 Provide further detail on the social and economic costs and/or benefits of undertaking the proposed action, including basis for any estimations of costs and/or benefits, potential employment opportunities expected to be generated at each phase of the proposed action and details of any public and stakeholder consultation activities, including the outcomes.

1.19 Provide an environmental record of the person(s) proposing to take the action. Include details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment of the conservation and sustainable use of natural resources against: the person proposing to take the action; and if the person proposing to take the action is a corporation – details of the corporation’s environmental policy and planning framework.

Commission Assessment Requirements

CRITICAL ASSESSMENT REQUIREMENTS

Issue Title

Assessment Requirement 1: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

1.1 XXX

1.2 XXX

Issue Title

Assessment Requirement 2: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

2.1 XXX

2.2 XXX

Issue Title

Assessment Requirement 3: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

3.1 XXX

3.2 XXX

MEDIUM ASSESSMENT REQUIREMENTS

Issue Title

Assessment Requirement 4: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

4.1 XXX

4.2 XXX

Issue Title

Assessment Requirement 5: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

5.1 XXX

5.2 XXX

Issue Title

Assessment Requirement 6: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

6.1 XXX

6.2 XXX

STANDARD ASSESSMENT REQUIREMENTS

Issue Title

Assessment Requirement 7: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

7.1 XXX

7.2 XXX

Issue Title

Assessment Requirement 8: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

8.1 XXX

8.2 XXX

Assessment Requirement 9: DESCRIBE THE ISSUE AND CONTEXT

PROVIDE A SHORT DESCRIPTION OF HOW THE ISSUE SHOULD BE ADDRESSED

9.1 XXX

9.2 XXX

APPENDIX 1 – SECTION 113 of the Act

- (1) This section applies if an EIS must be prepared in relation to a proposed development.
- (2) The Minister will, after consultation with the proponent—
 - (a) require the proponent to prepare the EIS; or
 - (b) determine that the Minister will arrange for the preparation of the EIS.
- (3) The EIS must be prepared in accordance with a practice direction published by the Commission in connection with this Subdivision.
- (4) The EIS must, subject to any practice direction, include a statement of—
 - (a) the expected environmental, social and economic effects of the development;
 - (b) the expected effects of the development on the climate and any proposed measures designed to mitigate or address those effects;
 - (c) the extent to which the expected effects of the development are consistent with the provisions of—
 - (i) any relevant state planning policy; and
 - (ii) the relevant regional plan; and
 - (iii) the Planning and Design Code; and
 - (iv) any matters prescribed by the regulations;
 - (d) if the development involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the Environment Protection Act 1993, the extent to which the expected effects of the development are consistent with—
 - (i) the objects of the Environment Protection Act 1993; and
 - (ii) the general environmental duty under that Act; and
 - (iii) relevant environment protection policies under that Act;
 - (e) if the development is to be undertaken within an area of the State that is specifically subject to a special legislative scheme—the extent to which the expected effects of the development are consistent with the state planning policy that specifically relates to that special legislative scheme;
 - (f) the proponent's commitments to meet conditions (if any) that should be observed in order to avoid, mitigate or satisfactorily manage and control any potentially adverse effects of the development on the environment or any matter that may be directly relevant to a special legislative scheme;
 - (g) other particulars in relation to the development required—
 - (i) by the regulations; or
 - (ii) by the Minister.
- (5) After the EIS has been prepared, the Minister—
 - (a) —
 - (i) must, if the EIS relates to a development that involves, or is for the purposes of, a prescribed activity of environmental significance as defined by the Environment Protection Act 1993, refer the EIS to the Environment Protection Authority; and
 - (ii) must, in a case where subsection (4)(e) applies in relation to a special legislative scheme—refer the EIS to the Minister who is responsible for the administration of the Act in question; and
 - (iii) must refer the EIS to the relevant council (or councils), and to any prescribed authority or body; and
 - (iv) may refer the EIS to such other authorities or bodies as the Minister thinks fit,for comment and report within the time prescribed by the regulations; and
 - (b) must ensure—
 - (i) that copies of the EIS are available for public inspection and purchase (during normal office hours) for at least a period specified or determined under the practice direction published by the Commission in connection with this Subdivision at a place or places determined by the Minister and, by public notice,

give notice of the availability of copies of the EIS and invite interested persons to make written submissions to the Minister on the EIS within the time determined under the practice direction referred to above; and

(ii) that a copy of the EIS is published on the SA planning portal.

(6) The Minister may undertake, or require the proponent to undertake, any other consultation in relation to the EIS as the Minister thinks fit.

(7) The Minister must give to the proponent copies of all submissions made within a specified time limit.

(8) The proponent must then prepare a written response to—

(a) matters raised by a Minister, and any authority or body specified by the Minister, for consideration by the proponent; and

(b) all submissions referred to the proponent under subsection (7),

and provide a copy of that response to the Minister.

(9) The Commission must then prepare a report (**an Assessment Report**) that sets out or includes—

(a) the Minister's assessment of the development; and

(b) the Minister's comments (if any) on—

(i) the EIS; and

(ii) any submissions made under subsection (5); and

(iii) the proponent's response under subsection (8); and

(c) comments provided by the Environment Protection Authority, another Minister, a council or other authority or body for inclusion in the report; and

(d) other comments or matter as the Minister or the Commission thinks fit.

(10) The Commission must—

(a) notify a person who made a written submission under subsection (5) of the availability of the Assessment Report; and

(b) by public notice, give notice of the place or places at which copies of the Assessment Report are available for inspection and purchase; and

(c) ensure that a copy of the Assessment Report is published on the SA planning portal.

(11) Copies of the EIS, the proponent's response under subsection (8), and the Assessment Report must be kept available for inspection and purchase at a place determined by the Commission for a period determined by the Commission.

(12) If a proposed development to which an EIS relates will, if the development proceeds, be situated wholly or partly within the area of a council, the Commission must give a copy of the EIS, the proponent's response under subsection (8) and the Assessment Report to the council.

APPENDIX 2 – USEFUL DOCUMENTS

[Provide a list of useful documents if relevant – below is an example list]

Legislation

- *Planning, Development & Infrastructure Act 2016*
- *Planning, Development & Infrastructure (General) Regulations 2017*
- *Environment Protection Act 1993*
- *Metropolitan Adelaide Road Widening Plan Act 1972*
- *Metropolitan Adelaide Road Widening Plan Regulations 2014*

Strategy & Policy

- Planning and Design Code
- Regional Plans (including, where relevant, the *30-Year Plan for Greater Adelaide*)
- Environment Protection (Noise) Policy 2007
- South Australia's Waste Strategy 2015 – 2000, Zero Waste SA
- Building Code of Australia
- Integrated Transport and Land Use Plan
- Prosperity Through Longevity: South Australia's Ageing Plan Our Vision 2014-2019

Guidelines

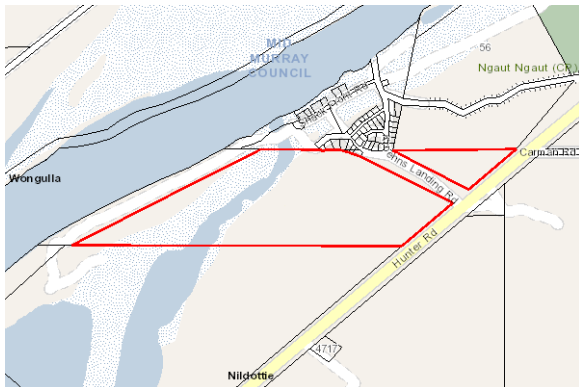
- Design Review in South Australia, Office for Design and Architecture, 2013
- Better Practice Guide Waste Management for Residential and Mixed use Developments, Zero Waste SA 2014
- ESD Design Guide Office and Public Buildings Edition 3, RMIT University and Department of the Environment and Water Resources, May 2007
- EPA Noise Guideline: Music noise from indoor venues and the South Australian Planning System, updated July 2015
- Stormwater Pollution Prevention Code of Practice for the Building and Construction Industry (1999)
- South Australia's Communities for All: Age-friendly Living Guidelines for Residential Development, SA Health 2012 – a set of three guidelines and a toolkit, for state and local government and planning developers.
- Healthy by Design: A guide for planning, designing and developing healthy urban environments in South Australia (2013)
- Streets for People: Compendium for South Australian Practice (2012)

LOT 5 HUNTER RD NILDOTTIE SA 5238

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

Local Variation (TNV)

Minimum Site Area (*Minimum site area is 40 ha*)

Overlay

Hazards (Bushfire - General Risk)

Hazards (Flooding - Evidence Required)

Key Outback and Rural Routes

Limited Land Division

Murray Darling Basin

Native Vegetation

River Murray Flood Plain Protection Area

Water Resources

Zone

Conservation

Rural

Development Pathways

■ Conservation

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.

- Brush fence
- Building work on railway land
- Internal building work
- Partial demolition of a building or structure
- Protective tree netting structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

- Advertisement
- Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed

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

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

- Advertisement
- Agricultural building
- Carport
- Demolition
- Dwelling
- Dwelling addition
- Farming
- Land division
- Outbuilding
- Retaining wall
- Tourist accommodation
- Tree-damaging activity

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.

■ Rural

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.

- Agricultural building
- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building work on railway land
- Carport
- Farming
- Internal building work
- Outbuilding
- Partial demolition of a building or structure
- Protective tree netting structure
- Shade sail
- Solar photovoltaic panels (ground mounted)
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool
- Verandah
- Water tank (above ground)
- Water tank (underground)

2. Code Assessed - Deemed to Satisfy

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

- Advertisement
- Agricultural building
- Carport
- Outbuilding
- Temporary accommodation in an area affected by bushfire
- Verandah

3. Code Assessed - Performance Assessed

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

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

- Advertisement
- Agricultural building
- Ancillary accommodation
- Brewery
- Carport
- Cidery
- Demolition
- Detached dwelling
- Distillery
- Dwelling addition
- Fence
- Horticulture
- Industry
- Land division
- Outbuilding
- Retaining wall
- Shop
- Store
- Tourist accommodation
- Tree-damaging activity
- Verandah
- Warehouse
- Winery
- Workers' accommodation

4. Impact Assessed - Restricted

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

Property Policy Information for above selection

Part 2 - Zones and Sub Zones

Conservation Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	The conservation and enhancement of the natural environment and natural ecological processes for their ability to reduce the effects of climate change, for their historic, scientific, landscape, habitat, biodiversity, carbon storage and cultural values and provision of opportunities for the public to experience these through low-impact recreational and tourism development.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated
----------------------------	--

Performance Feature	
Land Use	
PO 1.1 Small-scale, low-impact land uses that provide for the conservation and protection of the area, while allowing the public to experience these important environmental assets.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Camp ground (c) Farming (d) Public toilet
PO 1.2 Development is primarily in the form of: (a) directional, identification and/or interpretative advertisements and/or advertising hoardings for conservation management and tourist information purposes (b) scientific monitoring structures or facilities (c) a small-scale facility associated with the interpretation and appreciation of natural and cultural heritage such as public amenities, camping grounds, remote shelters or huts (d) structures for conservation management purposes.	DTS/DPF 1.2 None are applicable.
PO 1.3 Farming activities occur on already cleared land and outside of areas containing native vegetation (including revegetated areas lost through bushfire), coastal dunes and wetlands of national importance.	DTS/DPF 1.3 None are applicable.
Land Division	
PO 2.1 Land division supports the management or improvement of the natural environment including avoiding: (a) further fragmentation of land that may reduce effective management of the environment (b) parcel arrangements that increase direct property access to waterfront areas.	DTS/DPF 2.1 Land division satisfies (a) and (b): (a) does not create any additional allotments (b) for a boundary realignment that does not result in any additional allotments with frontage or direct access to the coast and will satisfy one of the following: (i) is for the creation of a public road or a public reserve (ii) is to remove an anomaly in existing boundaries with respect to the location of existing buildings or structures (iii) is for the management of existing native vegetation (iv) the resultant allotments are not less than: <div style="border: 1px solid black; padding: 2px; text-align: center; margin: 5px 0;">Minimum Site Area</div> Minimum site area is 40 ha In relation to DTS/DPF 2.1, in instances where: (c) more than one value is returned in the same field for DTS/DPF 2.1(b)(iv), refer to the <i>Minimum Site Area Technical and Numeric Variation</i> , layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) no value is returned for DTS/DPF 2.1 (b)(iv) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
Environmental Protection	
PO 3.1 Development avoids important habitat, nesting or breeding areas or areas that are important for the movement/migration patterns of fauna.	DTS/DPF 3.1 None are applicable.
PO 3.2 Development avoids seagrass, mangroves and saltmarshes for their biodiversity value and carbon storage potential.	DTS/DPF 3.2 None are applicable.
Built Form and Character	
PO 4.1 Development is sited and designed unobtrusively to minimise the visual impact on the natural environment by: (a) using low-reflective materials and finishes that blend with, and colours that complement, the surrounding landscape (b) being located below hilltops and ridgelines (c) being screened by existing vegetation.	DTS/DPF 4.1 None are applicable.
PO 4.2 Development is sited and designed to minimise impacts on the natural environment by: (a) containing construction and built form within a tightly defined site boundary (b) minimising the extent of earthworks.	DTS/DPF 4.2 None are applicable.
PO 4.3 Recreation or visitor facilities are located in publicly accessible areas in proximity to existing recreation trails to minimise impact on the natural environment.	DTS/DPF 4.3 None are applicable.

Policy24 - Enquiry

PO 4.4 Development does not obscure existing public views to landscape, river or seascape features and is not visibly prominent from key public vantage points, including public roads or car parking areas.	DTS/DPF 4.4 None are applicable.
Access and Car Parking	
PO 5.1 Vehicle access points are limited to minimise impact on the natural environment.	DTS/DPF 5.1 No more than one vehicle access point is provided to a site, landmark or lookout.
PO 5.2 Roads and vehicle access ways are located to minimise vegetation clearance and are constructed of permeable materials.	DTS/DPF 5.2 None are applicable.
PO 5.3 Roads are of a width and route to encourage low speeds and minimise impact on the natural environment.	DTS/DPF 5.3 None are applicable.
PO 5.4 Recreational trails and access ways are located to direct the public away from sensitive areas to minimise impact on the natural environment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Recreational trails are raised or surfaced with permeable materials to minimise impact on the natural environment.	DTS/DPF 5.5 Pedestrian access ways/recreational trails are raised or constructed of permeable materials.
PO 5.6 Car parking areas are designed to minimise impact on the natural environment.	DTS/DPF 5.6 Car parking areas are: (a) constructed of permeable material (b) located on already legally cleared land (c) consolidated in one location.
Advertisement	
PO 6.1 Advertisements are limited to those needed for direction, identification and/or interpretation of environmental or cultural values and recreational and tourism facilities.	DTS/DPF 6.1 Advertisements are for one or more of the following: (a) direction (b) identification and interpretation of environmental values (c) identification of recreational and tourism facilities.
PO 6.2 Advertisements are limited in number and size to minimise impact on the visual and natural environment.	DTS/DPF 6.2 The total combined area of advertisement(s) is not greater than 2m ² on any one site and no part is greater than 3m in height from natural ground level.
Landscaping	
PO 7.1 Screening and planting are provided to buildings and structures and comprise locally indigenous species to enhance the natural environment.	DTS/DPF 7.1 None are applicable.
Hazard Risk Minimisation	
PO 8.1 Habitable buildings are designed and sited to manage the risks of natural hazards on personal and public safety and property.	DTS/DPF 8.1 None are applicable.
Concept Plans	
PO 9.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 9.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 9.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 9.1 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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development

Policy24 - Enquiry

falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
1. A kind of 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) air handling unit, air conditioning system or exhaust fan (c) agricultural building (d) building work on railway land (e) camp ground (f) carport (g) demolition (h) dwelling alterations or additions (i) farming (j) fence (k) internal building works (l) navigation structures, boat berth, pier, pontoon or similar structure (or any combination thereof) (m) outbuilding (n) private bushfire shelter (o) protective tree netting structure (p) public toilets (q) replacement building (r) retaining wall (s) shade sail (t) solar photovoltaic panels (roof mounted) (u) temporary accommodation in an area affected by bushfire (v) tree damaging activity (w) water tank. 	None specified.
3. Demolition.	Except any of the following: <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.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Rural Zone

Assessment Provisions (AP)

Desired Outcome	
DO 1	A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.
DO 2	A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
	Land Use and Intensity
PO 1.1	DTS/DPF 1.1

<p>The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.</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) Dairy (g) Dam (h) Distillery (i) Dwelling (j) Dwelling addition (k) Farming (l) Horse keeping (m) Horticulture (n) Industry (o) Intensive animal husbandry (p) Low intensity animal husbandry (q) Outbuilding (r) Renewable energy facility (s) Shop (t) Small-scale ground mounted solar power facility (u) Stock slaughter works (v) Tourist accommodation (w) Transport distribution (x) Verandah (y) Warehouse (z) Winery (aa) Workers' accommodation
<p>Siting and Design</p>	
<p>PO 2.1 Development is provided with suitable vehicle access.</p>	<p>DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.</p>
<p>PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.</p>	<p>DTS/DPF 2.2 Buildings:</p> <ul style="list-style-type: none"> (a) are located on sites with a slope not greater than 10% (1-in-10) (b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level.
<p>Horticulture</p>	
<p>PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a sustainable 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 enclosed buildings such as such as greenhouses. 	<p>DTS/DPF 3.1 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) where in the form of olive growing are not located within 500m of a conservation or national park.
<p>Rural Industry</p>	
<p>PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.</p>	<p>DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof):</p> <ul style="list-style-type: none"> (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 20ha in area (c) have a total floor area not exceeding 500m².
<p>PO 4.2 Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:</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 the locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas. 	<p>DTS/DPF 4.2 None are applicable.</p>
<p>PO 4.3</p>	<p>DTS/DPF 4.3</p>

<p>Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.</p>	<p>Buildings and associated activities:</p> <ul style="list-style-type: none"> (a) are set back at least 100m from all road and allotment boundaries (b) are not sited within 200m 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.
<p>Dwellings</p>	
<p>PO 5.1</p> <p>Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural 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 in the same field, refer to the <i>Minimum Dwelling Allotment Size Technical and Numeric Variation layer</i> 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>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 5.2</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) shares 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 the allotment.
<p>PO 5.3</p> <p>Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 5.3</p> <p>Dwellings:</p> <ul style="list-style-type: none"> (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
<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 set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
<p>Shops, Tourism and Function Centres</p>	
<p>PO 6.1</p> <p>Shops are associated with an existing primary production use 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:</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 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.
<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 set back from all allotment boundaries by at least 40m (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:</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 a total floor area of 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 is 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 set back from all allotment 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:</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 result in more than 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 set back from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level. 		
Offices			
<p>PO 7.1</p> <p>Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.</p>	<p>DTS/DPF 7.1</p> <p>Offices:</p> <ul style="list-style-type: none"> (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m². 		
Adaptive Reuse of Existing Buildings			
<p>PO 8.1</p> <p>Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.</p>	<p>DTS/DPF 8.1</p> <p>Development within an existing building is for any of the following:</p> <ul style="list-style-type: none"> (a) a shop (b) office (c) tourist accommodation. 		
Renewable Energy Facilities			
<p>PO 9.1</p> <p>Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>		
<p>PO 9.2</p> <p>Small-scale, ground-mounted solar power facilities support rural production or value-adding industries.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>		
Built Form and Character			
<p>PO 10.1</p> <p>Large buildings are 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 10.1</p> <p>None are applicable.</p>		
Land Division			
<p>PO 11.1</p> <p>Land division, including boundary realignments, promotes productive, efficient and sustainable primary production.</p>	<p>DTS/DPF 11.1</p> <p>Allotments have an area not less than:</p> <table border="1" data-bbox="831 1671 1525 1727" style="margin-left: 20px;"> <tr> <td style="text-align: center;">Minimum Site Area</td> </tr> <tr> <td style="text-align: center;">Minimum site area is 40 ha</td> </tr> </table> <p>In relation to DTS/DPF 11.1, in instances where:</p> <ul style="list-style-type: none"> (a) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy. 	Minimum Site Area	Minimum site area is 40 ha
Minimum Site Area			
Minimum site area is 40 ha			
<p>PO 11.2</p> <p>Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where:</p> <ul style="list-style-type: none"> (a) the allotments are of a size and configuration to support the existing and proposed land uses (b) water of sufficient quality and quantity is available to sustain the proposed use (c) the use will be compatible with adjacent or nearby uses of land. 	<p>DTS/DPF 11.2</p> <p>None are applicable.</p>		

<p>PO 11.3</p> <p>Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to:</p> <p>(a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.</p>	<p>DTS/DPF 11.3</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> <p>(a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.</p>
<p>Agricultural Buildings</p>	
<p>PO 12.1</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 12.1</p> <p>Agricultural buildings:</p> <p>(a) are located on an allotment having an area of at least 10ha (b) are set back at least 50m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level (d) do not exceed 500m² in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.</p>
<p>Outbuildings, Carports and Verandahs</p>	
<p>PO 13.1</p> <p>Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.</p>	<p>DTS/DPF 13.1</p> <p>Outbuildings:</p> <p>(a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 150m² (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>
<p>PO 13.2</p> <p>Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.</p>	<p>DTS/DPF 13.2</p> <p>Carports and verandahs:</p> <p>(a) are set back from the primary street at least as far back as the building to which it is ancillary (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, it is pre-colour treated or painted in a non-reflective colour.</p>
<p>Concept Plans</p>	
<p>PO 14.1</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 14.1</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 14.1, in instances where:</p> <p>(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 14.1 is met.</p>
<p>Advertisements</p>	
<p>PO 15.1</p> <p>Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.</p>	<p>DTS/DPF 15.1</p> <p>Freestanding advertisements:</p> <p>(a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m² per side.</p>

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

A class of development listed in Column A is excluded from notification provided that it does not fall within a corresponding exclusion prescribed in Column B. In instances where development falls within multiple classes within Column A, each clause is to be read independently such that if a development is excluded from notification by any clause, it is, for the purposes of notification excluded irrespective of any other clause.

Class of Development (Column A)	Exceptions (Column B)
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Policy24 - Enquiry

<p>1. A kind of 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) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) private bushfire shelter (p) protective tree netting structure (q) replacement building (r) retaining wall (s) shade sail (t) solar photovoltaic panels (roof mounted) (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>None specified.</p>
<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 exceeds the total floor area limit expressed in Rural Zone DTS/DPF 4.1(c) or does not satisfy Rural Zone DTS/DPF 4.3.</p>
<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.</p>	<p>Except function centre that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Rural Zone DTS/DPF 6.5(b) 2. Rural Zone DTS/DPF 6.6.
<p>6. Horticulture.</p>	<p>Except horticulture that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Rural Zone DTS/DPF 3.1(d) 2. Rural Zone DTS/DPF 3.1(e) 3. Rural Zone DTS/DPF 3.1(f).
<p>7. Shop.</p>	<p>Except shop that exceeds the gross leasable floor area limit expressed in Rural Zone DTS/DPF 6.1(c) or does not satisfy Rural Zone DTS/DPF 6.2.</p>
<p>8. Tourist accommodation.</p>	<p>Except tourist accommodation that does not satisfy any of the following:</p> <ul style="list-style-type: none"> 1. Rural Zone DTS/DPF 6.3(b) 2. Rural Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development

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

Placement of Notices - Exemptions for Restricted Development

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

Part 3 - Overlays

Hazards (Bushfire - General Risk) Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Development, including land division responds to the general level of bushfire risk 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 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 and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that 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.	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
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.	DTS/DPF 4.2 None are applicable.
PO 4.3	DTS/DPF 4.3

Policy24 - Enquiry

Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	None are applicable.
PO 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.	DTS/DPF 4.4 None are applicable.
Vehicle Access – Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4m 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: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 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 cross fall 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 B. a turning area with a minimum radius of 12.5m (Figure 3) C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 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.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

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

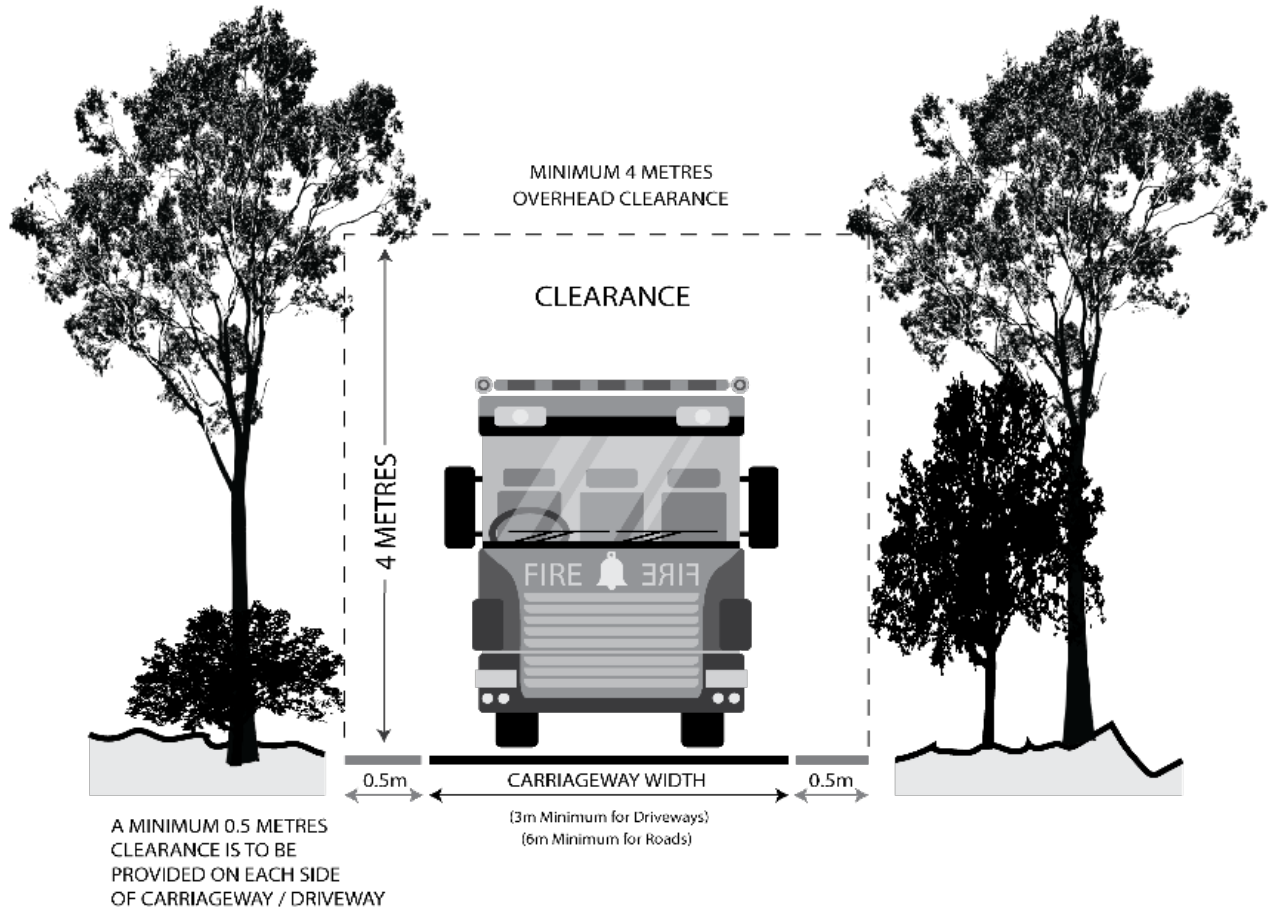
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
None	None	None	None

Figures and Diagrams

Land Division

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

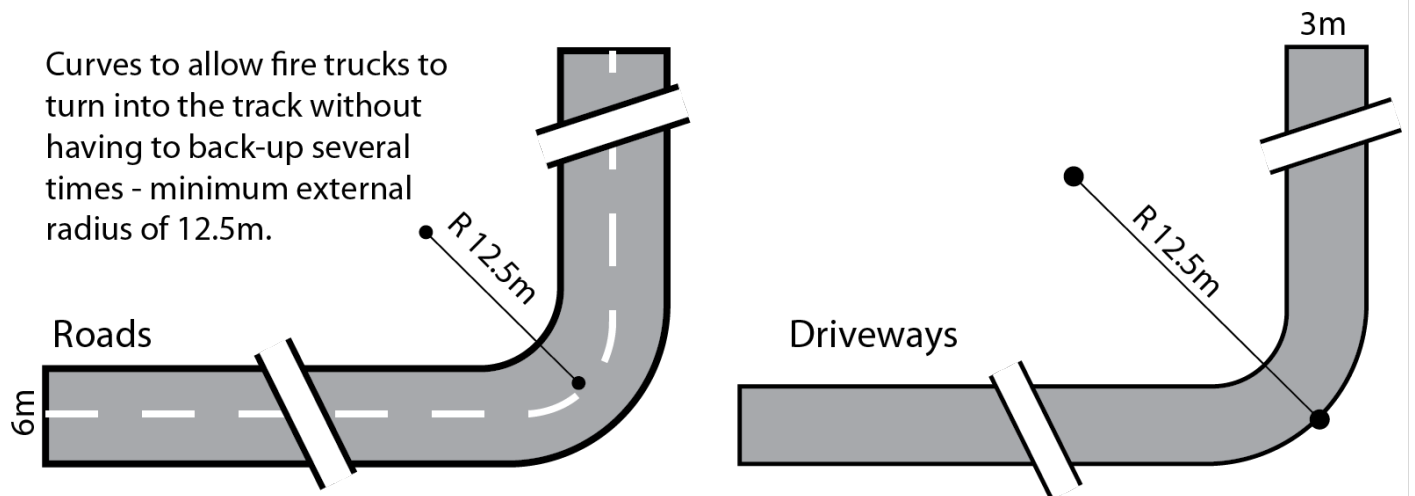


Figure 3 - Full Circle Turning Area

Fire truck turning area -
minimum radius 12.5m

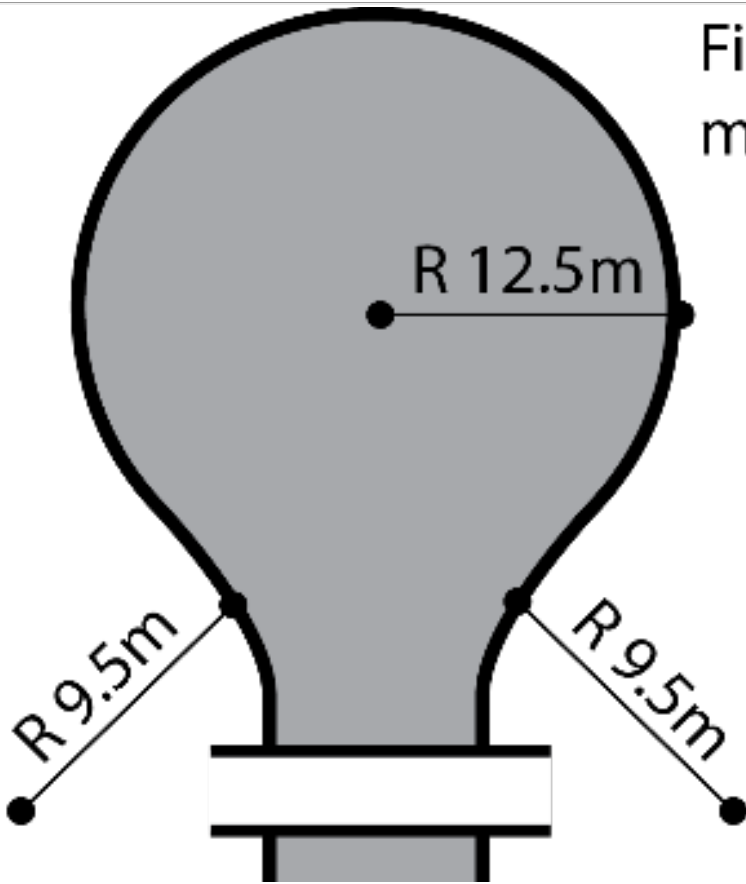
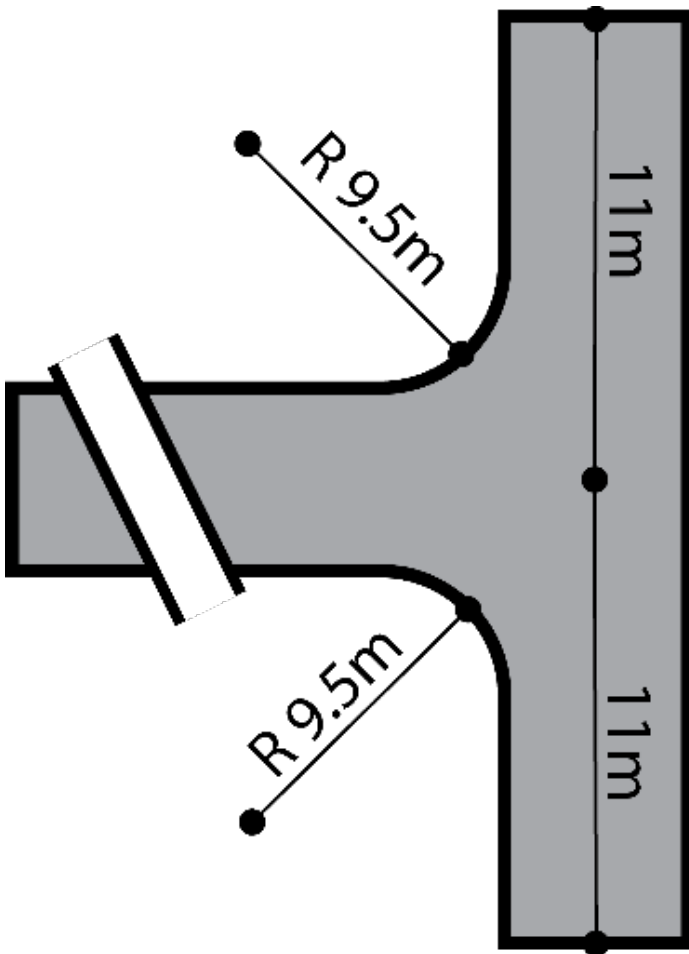


Figure 4 - 'T' or 'Y' Shaped Turning Head



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

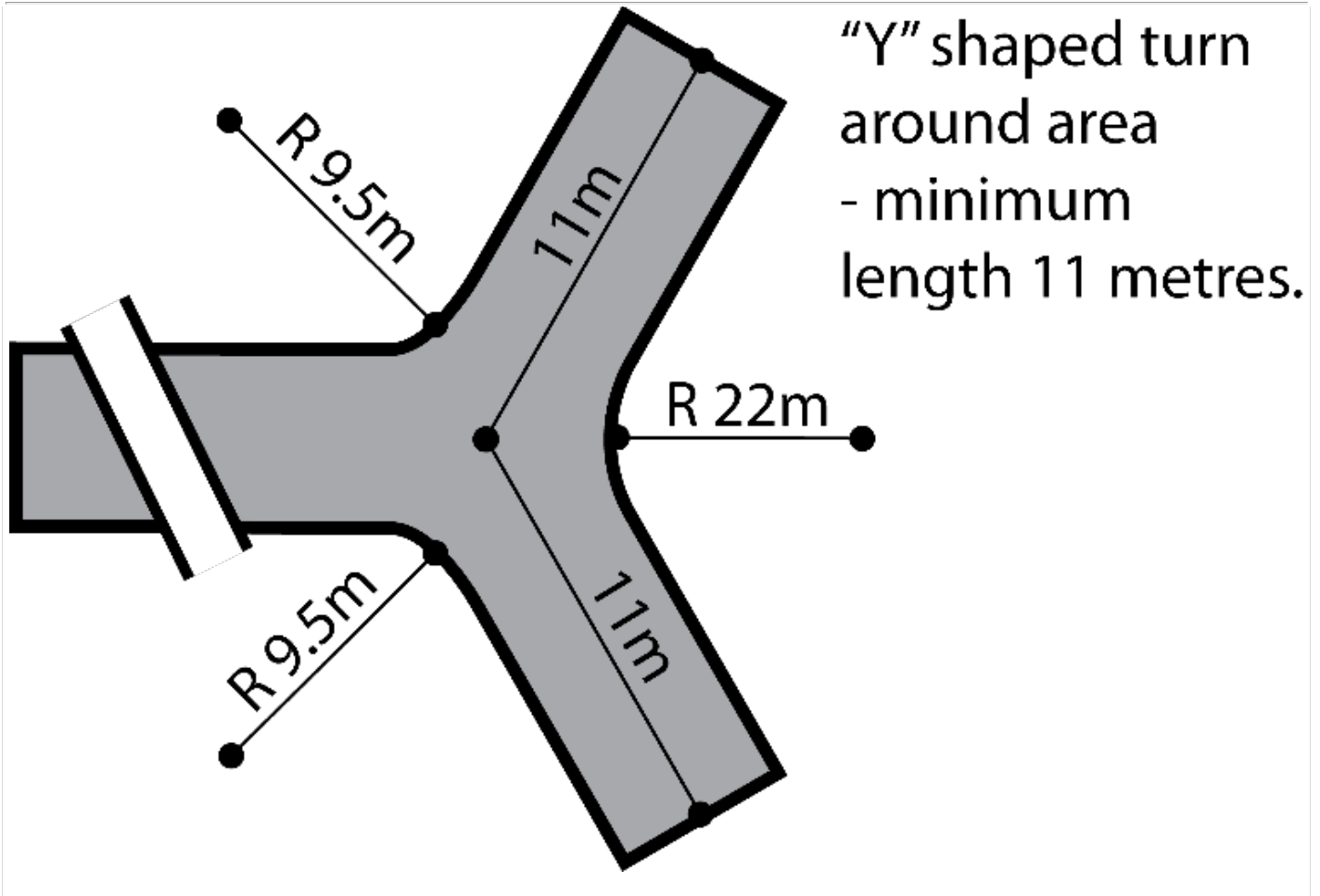
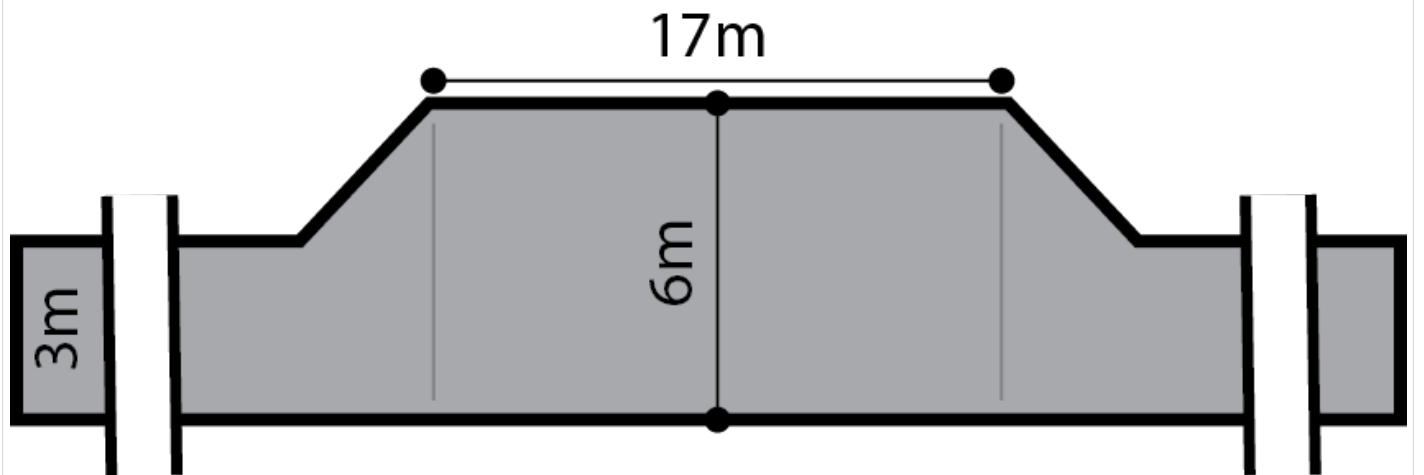


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome

DO 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: (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

Key Outback and Rural Routes Overlay

Assessment Provisions (AP)

Desired Outcome	
DO 1	Safe and efficient movement of vehicle and freight traffic on Key Outback and Rural Routes.
DO 2	Provision of safe and efficient vehicular access to and from Key Outback and Rural Routes.

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

Performance Outcome		Deemed-to-Satisfy Criteria / Designated Performance Feature	
Access - Safe Entry and Exit (Traffic Flow)			
PO 1.1 Access is designed to allow safe entry and exit to and from a site to meet the needs of development, and minimise traffic flow interference associated with access movements along adjacent State maintained roads.	DTS/DPF 1.1 Access points: (a) are designed to accommodate the largest vehicles expected to access the site in accordance with all of the following: (i) the entry and exit movements: A. are left turns only or B. will comprise no greater than 5 right turn vehicle entry movements per hour (ii) access to and from the site is in a forward direction, with on-site manoeuvring available through circulation around the site requiring no more than a 3-point turn (iii) vehicles can cross the property boundary at an angle between 70 and 90 degrees (iv) access to and from the site can occur wholly within the kerbside lane of the road (b) where the access point services or is intended to service a single dwelling, have a width of no more than 4m and no less than 3m (measured at the site boundary) (c) where the access point services or is intended to service development other than a single dwelling: (i) at least 6m (measured at the site boundary) where vehicles 12.5m or less in length are expected to access the site (ii) at least 8m (measured at the site boundary) where vehicles over 12.5m in length are expected to access the site (d) are located 10m or more from any roadside infrastructure or trees.		

Access - On-Site Queuing	
<p>PO 2.1</p> <p>Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues are contained fully within the boundaries of the development site to minimise interruption of the functional performance of the road and maintain safe vehicle movements.</p>	<p>DTS/DPF 2.1</p> <p>An access point in accordance with one of the following:</p> <ul style="list-style-type: none"> (a) it is expected to service vehicles no greater than 12.5m in length and there are no internal intersections, car parking spaces, car park isles or any internal obstructions within 20m of the access point (measured from the site boundary into the site) (b) it is expected to service a single dwelling and there are no internal driveway intersections, car parking spaces or gates within 6m of the access point (measured from the site boundary into the site).
Access - Existing Access Points	
<p>PO 3.1</p> <p>Existing access points are designed to accommodate the type and volume of traffic likely to be generated by development.</p>	<p>DTS/DPF 3.1</p> <p>An existing access point satisfied (a) or (b):</p> <ul style="list-style-type: none"> (a) it will not service, or is not intended to service, more than 6 dwellings (b) it will not service or is not intended to service: <ul style="list-style-type: none"> (i) an increase in traffic that is greater than 150% of the traffic volumes using the existing access prior to the development or 60 vehicles per day (whichever is the lesser) or (ii) a larger class of vehicle expected to access the site using the existing access.
Access - Location (Spacing)	
<p>PO 4.1</p> <p>New access points are spaced apart from any existing access point or public road junction to manage impediments to traffic flow and maintain safe and efficient operating conditions on the road.</p>	<p>DTS/DPF 4.1</p> <p>A new access point satisfies (a) or (b):</p> <ul style="list-style-type: none"> (a) it is not located on a section of road affected by double barrier lines between either edge of the access point (b) it is at least the following distance from a public road junction or railway, or terminating / merging lane or another access point: <ul style="list-style-type: none"> (i) 110 km/h road - 325m (ii) 100 km/h road - 280m (iii) 90 km/h road - 240m (iv) 80 km/h road - 200m (v) 70 km/h road - 165m (vi) 60 km/h road - 135m (vii) 50km/h or less road - 105m.
Access - Location (Sight Lines)	
<p>PO 5.1</p> <p>Access points are located and designed to accommodate sight lines that enable drivers to navigate potential conflict points with roads in a controlled and safe manner.</p>	<p>DTS/DPF 5.1</p> <p>Lines of sight to and from a new access point for drivers approaching and exiting the site of the development (measured at a height of 1.1m above the surface of the road) are unobstructed in accordance with the following distances:</p> <ul style="list-style-type: none"> (a) 110 km/h road - 325m (b) 100 km/h road - 280m (c) 90 km/h road - 240m (d) 80 km/h road - 200m (e) 70 km/h road - 165m (f) 60 km/h road - 135m (g) 50km/h or less road - 105m.
Access - Mud and Debris	
<p>PO 6.1</p> <p>Access points are constructed to minimise mud or other debris being carried or transferred onto roads to ensure safe road operating conditions.</p>	<p>DTS/DPF 6.1</p> <p>An access point satisfies (a), (b) or (c):</p> <ul style="list-style-type: none"> (a) it intersects with an unsealed length of a State Maintained Road (b) it will service a single dwelling (c) it is spray sealed from the edge of the seal on the State Maintained Road for a minimum of 10m or to the property boundary (whichever is closer).
Access - Stormwater	
<p>PO 7.1</p> <p>Access points are designed to minimise negative impact on roadside drainage of water.</p>	<p>DTS/DPF 7.1</p> <p>Development does not:</p> <ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater to an existing drainage point and system.

Policy24 - Enquiry

Public Road Junctions	
<p>PO 8.1</p> <p>New junctions with a public road (including the opening of unmade public road junctions) or modifications to existing road junctions are located and designed to ensure safe operating conditions are maintained on the State Maintained Road.</p>	<p>DTS/DPF 8.1</p> <p>Development does not comprise any of the following:</p> <ul style="list-style-type: none"> (a) creating a new junction with a public road (b) opening an unmade public road junction (c) modifying an existing public road junction.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Except where all of the relevant deemed-to-satisfy criteria are met, development (including the division of land) that involves any of the following to/on a State Maintained Road or within 25 metres of an intersection with any such road:</p> <ul style="list-style-type: none"> (a) creation of a new access or junction (b) alterations to an existing access or public road junction (except where deemed to be minor in the opinion of the relevant authority) (c) development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access (except where deemed to be minor in the opinion of the relevant authority). 	Commissioner of Highways.	To provide expert technical assessment and direction to the Relevant Authority on the safe and efficient operation and management of all roads relevant to the Commissioner of Highways as described in the Planning and Design Code.	Development of a class to which Schedule 9 clause 3 item 7 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

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.
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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	
<p>PO 1.1</p> <p>Land division does not result in the creation of an additional allotment.</p>	<p>DTS/DPF 1.1</p> <p>No additional allotments are created.</p>
<p>PO 1.2</p> <p>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.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

Procedural Matters (PM) - Referrals

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

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

Murray-Darling Basin Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	
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	Sustainable water use in the Murray-Darling Basin area.
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Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular development involving:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.</p>	<p>DTS/DPF 1.1</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
<p>Any of the following classes of development that require, or may require water to be taken from the River Murray within the meaning of the <i>River Murray Act 2003</i> under a water licence required under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry. 	<p>Minister responsible for the administration of the <i>River Murray Act 2003</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on matters regarding the taking of water, to ensure development is undertaken sustainably in the Murray-Darling Basin.</p>	<p>Development of a class to which Schedule 9 clause 3 item 10 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</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

Policy24 - Enquiry

	Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment. 	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>Intensive animal husbandry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from:</p> <ul style="list-style-type: none"> (a) the spread of pest plants and phytophthora (b) the spread of non-indigenous plants species (c) excessive nutrient loading of the soil or loading arising from surface water runoff (d) soil compaction (e) chemical spray drift. 	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
Land division	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> (a) an application is accompanied by one of the following: <ul style="list-style-type: none"> (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i> (ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the 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 <i>Native Vegetation Act 1991</i> or the <i>Heritage Places Act 1993</i>.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
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.

River Murray Flood Plain Protection Area Overlay

Assessment Provisions (AP)

Desired Outcome

DO 1	Conservation and protection of water quality and the riverine environment, provision for environmental water flows, the protection of life and property against flood risk, and recognition of the riverine environment as an important ecological, tourist and recreational resource.
DO 2	Development for the purpose of recreation (e.g. landings, jetties, houseboat moorings) water extraction, wetland management and irrigation management (e.g. channel, pumping stand, flood gate).

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Wastewater	
PO 1.1 Wastewater management systems result in a neutral or beneficial effect on the quality of water draining from the site.	DTS/DPF 1.1 Development results in: (a) a building or land use that is currently connected to an existing on-site wastewater system that is non-compliant with relevant South Australian standards being connected to a new or upgraded system that complies with such standards or (b) an existing on-site wastewater system being decommissioned and wastewater being disposed of to a sewer or community wastewater management system that complies with relevant South Australian standards.
Dredging	
PO 2.1 Development is designed and sited in a manner that limits the need for dredging.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 Land division does not lead to intensification of development.	DTS/DPF 3.1 Land division is: (a) limited to the creation of a public road or a public reserve or (b) for adjustment of allotment boundaries to remove an anomaly in the current boundaries with respect to the location of existing buildings or structures and does not result in an additional allotment.
PO 3.2 Boundary realignment for residential purposes preserves the integrity of public waterfront reserves.	DTS/DPF 3.2 Boundary realignment for residential purposes: (a) locates any new roads on the landward side of an existing dwelling (rather than between an existing dwelling and the public waterfront reserve) (b) provides a reserve 50m or more in width above pool level along the water frontage.
Built Form and Character	
PO 4.1 Buildings and structures are sited and designed to be unobtrusive when viewed from the River Murray and nearby public roads.	DTS/DPF 4.1 Buildings / structures: (a) do not exceed one building level in height (excluding elevation to minimise the potential for personal or property damage as a result of a flood) (b) have no floor level elevated 2.5m or more above ground level (c) are not closer than 50m to the waterfront (d) have associated electricity and telecommunications lines installed underground (e) in relation to outbuildings and agricultural buildings clad in sheet metal - are pre-colour treated or painted in a non-reflective colour.
PO 4.2 Outbuildings designed and sited to minimise their visibility from the waterfront and do not dominate the appearance of public places.	DTS/DPF 4.2 None are applicable.
PO 4.3 Development setback from canals to establish a consistent character along a river front.	DTS/DPF 4.3 None are applicable.
PO 4.4 Limited use of retaining walls in the 1956 River Murray Flood Plain and in highly visible locations that can be viewed from public roads or the main channel of the River Murray to maintain the natural amenity and character along the river.	DTS/DPF 4.4 A retaining wall for one or more of the following purposes: (a) for the repair or replacement of a lawful retaining wall (b) to provide safe public access to the waterfront on public land (c) to protect structures and buildings of historic significance (d) to protect waterfront vegetation (e) is ancillary to a dwelling and will provide safe access to the waterfront from that dwelling (f) to protect a dwelling from material risk presented by erosion.
Flood Resilience	

Policy24 - Enquiry

<p>PO 5.1 Habitable and other valuable buildings that may be adversely affected by floodwaters and fluctuating pool levels are elevated to protect property from damage.</p>	<p>DTS/DPF 5.1 Development incorporates finished ground and floor levels not less than: In instances where no finished floor level value is specified, development incorporates a finished floor level at least 300mm above: (a) the top of the kerb level of the primary street or (b) natural ground level where there is no kerb or (c) the height of a 1% AEP flood event whichever is the greater.</p>
<p>PO 5.2 Development avoids the need for coast protection works through measures such as setbacks to protect development from coastal erosion, sea or stormwater flooding, sand drift or other coastal processes.</p>	<p>DTS/DPF 5.2 None are applicable.</p>
<p>PO 5.3 Dwellings and dwelling additions or alterations do not impede floodwaters and fluctuating pool levels.</p>	<p>DTS/DPF 5.3 Dwellings and additions or alterations to dwellings satisfy (a) or (b): (a) are located outside the 1956 River Murray Flood Plain (b) are elevated and the undercroft area: (i) is wholly open (there are no enclosures) or (ii) incorporates an enclosure within the undercroft in accordance with all the following: A. there are no habitable rooms B. each enclosed space is formed by roller doors, removable panels or other measures that can be easily opened or removed during times of flood C. the total combined enclosed area does not or will not exceed 15m²</p>
<p>PO 5.4 Outbuildings do not impede floodwaters and fluctuating pool levels.</p>	<p>DTS/DPF 5.4 Outbuildings are: (a) fitted with roller doors, removable panels or similar on two ends or sides (whichever elevations face the direction of the river flow) (b) constructed at natural ground level.</p>
<p>PO 5.5 Fencing does not impede floodwaters and fluctuating pool levels.</p>	<p>DTS/DPF 5.5 Fencing is of an open design such as post and wire strand construction.</p>
<p>Environmental Protection</p>	
<p>PO 6.1 Adverse impacts on the natural features and stability of the waterfront are minimised.</p>	<p>DTS/DPF 6.1 None are applicable.</p>
<p>PO 6.2 Development incorporates buffer areas to protect the river and associated natural features such as wetlands and native vegetation.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>PO 6.3 Modification to the natural landform, including land reclamation, is avoided or minimised to prevent impacts on natural features, natural flow paths, floodwaters and the stability of the waterfront.</p>	<p>DTS/DPF 6.3 None are applicable.</p>
<p>PO 6.4 Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are sited and designed to prevent environmental harm.</p>	<p>DTS/DPF 6.4 Fuel storage facilities and areas, including areas for the storage of mobile fuel trailers, are located: (a) outside the 1956 River Murray Flood Plain (b) wholly within a bund that has storage capacity of 133% or more of the volume of the largest fuel storage tank.</p>
<p>PO 6.5 Facilities for the collection of effluent from moored vessels are sited and designed to prevent environmental harm.</p>	<p>DTS/DPF 6.5 None are applicable.</p>
<p>Access</p>	
<p>PO 7.1 Waterfront reserve areas between buildings and the water are maximised to preserve the amenity of view corridors along the riverine environment.</p>	<p>DTS/DPF 7.1 None are applicable.</p>
<p>PO 7.2</p>	<p>DTS/DPF 7.2</p>

Policy24 - Enquiry

Public access routes to waterfront reserves are provided and maintained.	None are applicable.
PO 7.3 Driveways, access tracks and parking areas are designed and constructed to minimise excavation and filling.	DTS/DPF 7.3 No more than 100mm excavation and 100mm of fill is required in association with the construction of a driveway, access track or parking area.
River Structures	
PO 8.1 River structures are located where they do not cause a hazard to safe navigation.	DTS/DPF 8.1 River structures are located: (a) wholly outside navigation channels as defined by navigational signs (b) 100m or more from either side of a ferry crossing (c) 150m or more from a lock.
PO 8.2 River structures are located where they do not cause a hazard to a designated recreation area for water skiing and swimming.	DTS/DPF 8.2 River structures are located wholly outside designated recreation areas for water skiing and swimming.
PO 8.3 Proliferation of water pumps is avoided to limit impact on the riverine environment.	DTS/DPF 8.3 None are applicable.
PO 8.4 Water pumping infrastructure is designed and constructed to limit impact on the riverine environment.	DTS/DPF 8.4 Water pumping infrastructure is designed and constructed in accordance with Figure 1.
PO 8.5 Proliferation of jetties and floating pontoons is avoided to minimise impact on the riverine environment.	DTS/DPF 8.5 Jetties and floating pontoons are: (a) ancillary to a dwelling (b) limited to one jetty or floating pontoon per dwelling (c) located on the same allotment as the associated dwelling or (d) are separated from the allotment (or lease site) accommodating the associated dwelling by a public reserve or a public road (but not both) or (e) are for the repair, maintenance or replacement of an existing licensed river structure.
PO 8.6 Jetties and floating pontoons are designed and constructed to limit impact on the riverine environment.	DTS/DPF 8.6 Jetties and floating pontoons: (a) extend not more than 8m into the river measured from the riverbank at normal pool level (b) have a width of not more than 1.4m in the case of a jetty (or gangway width in the case of a floating pontoon) (c) in the case of floating pontoons, do not exceed the dimensions 3m by 6m (d) maintain a minimum of 3m between river structures including other jetties and pontoons.
PO 8.7 A proliferation of boat ramps is avoided to minimise impact on the riverine environment.	DTS/DPF 8.7 The repair, maintenance or replacement of an existing licensed boat ramp.
PO 8.8 On-river mooring facilities are developed only where: (a) the mooring facility will not result in a mooring capacity exceeding one vessel per allotment (b) where the allotment has a direct frontage to the river (or is only separated by a public road or public reserve, but not both) and the allotment contains an existing dwelling (c) the width of the river is greater than 100m at normal pool level.	DTS/DPF 8.8 None are applicable.
PO 8.9 Moorings for vessels are located to avoid interfering with the operation or function of a ferry crossing, lock or major pumping station.	DTS/DPF 8.9 Moorings for vessels not located within: (a) 100m of either side of a ferry crossing (b) 150m of a lock (c) 400m of a major pumping station.
PO 8.10 Development of structures designed for the mooring of more than one vessel are located off-channel in a marina.	DTS/DPF 8.10 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
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Policy24 - Enquiry

<p>Any of the following classes of development, except where the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral:</p> <ul style="list-style-type: none"> (a) development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land (b) horticulture (c) activities requiring irrigation, other than irrigation used for domestic purposes (d) aquaculture (e) industry (f) intensive animal husbandry (g) horse keeping (h) commercial forestry (i) development that is within the ambit of clause 7 of Schedule 3 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i> (j) the construction of a building, or the undertaking of an act or activity specified in clause 3 of Schedule 3 of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i>, other than where the development:- <ul style="list-style-type: none"> (i) is the construction of a fence not exceeding 2m in height or (ii) is the construction of a carport, verandah, balcony, porch or other similar structure or (iii) is the construction of an agricultural building, enclosed shed, garage or similar outbuilding- <ul style="list-style-type: none"> A. that is ancillary to an existing building B. that will not have a total floor area of more than 100m2 C. that is located outside the 1956 River Murray Flood Plain or will have on opposite sides either removable panels or at least 2 doors so as not to impede flood waters D. that will not be located closer to the River Murray than an existing dwelling or (iv) comprises an alteration or extension of an existing dwelling that in the opinion of the relevant authority is minor and where any extension of the dwelling will not result in a part of the dwelling being closer to the River Murray or (v) is the construction of an aboveground or inflatable swimming pool, or a spa pool, or an in-ground swimming pool located outside the 1956 River Murray Flood Plain (k) land division classified as restricted by the Planning and Design Code (l) land division that results in: <ul style="list-style-type: none"> (i) 4 or more additional allotments (ii) 4 or more additional grants of occupancy (by the conferral or exercise of a right to occupy part only of an allotment) or (iii) a mix of 4 or more additional allotments and separate grants of occupancy (m) land division that involves the creation of a new allotment or grant of occupancy where any part of the boundary of the new allotment or occupancy will have a frontage to a part of the River Murray system (n) alteration of the boundaries of an allotment so as to result in: <ul style="list-style-type: none"> (i) the allotment having a frontage to a part of the River Murray system or (ii) the allotment having an increase in its frontage to a part of the River Murray system. 	<p>Minister responsible for administration of the <i>River Murray Act 2003</i>.</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality, and cultural heritage.</p>	<p>Development of a class to which Schedule 9 clause 3 item 15 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Development that generates human wastewater from a peak loading capacity of more than 40 persons or more than 6000 litres/day and is not connected to a community wastewater management system or sewerage infrastructure.</p> <p>Any pontoons, jetties, piers or other structures (whether on water or land) designed or used to provide moorings or dry storage for 5 or more vessels at any 1 time</p> <p>Vessel refuelling facility</p> <p>Vessel sewage pump-out facility.</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</p>	<p>Environment Protection Authority</p>	<p>To provide expert assessment and direction to the relevant authority on potential impacts to water quality in the River Murray system from pollutants discharged into any waters or onto land in a place that is reasonably likely to impact the quality of drinking water.</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>

Policy24 - Enquiry

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 2.5ML of wastewater.

(EPA Licence required at more than 5 ML)

Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding.

Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units. (EPA licence required at 650 or more standard pig units)

Dairies - being the carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time.

Figures and Diagrams

Infrastructure

Figure 1 - Water extraction infrastructure (irrigation or water supply pump)

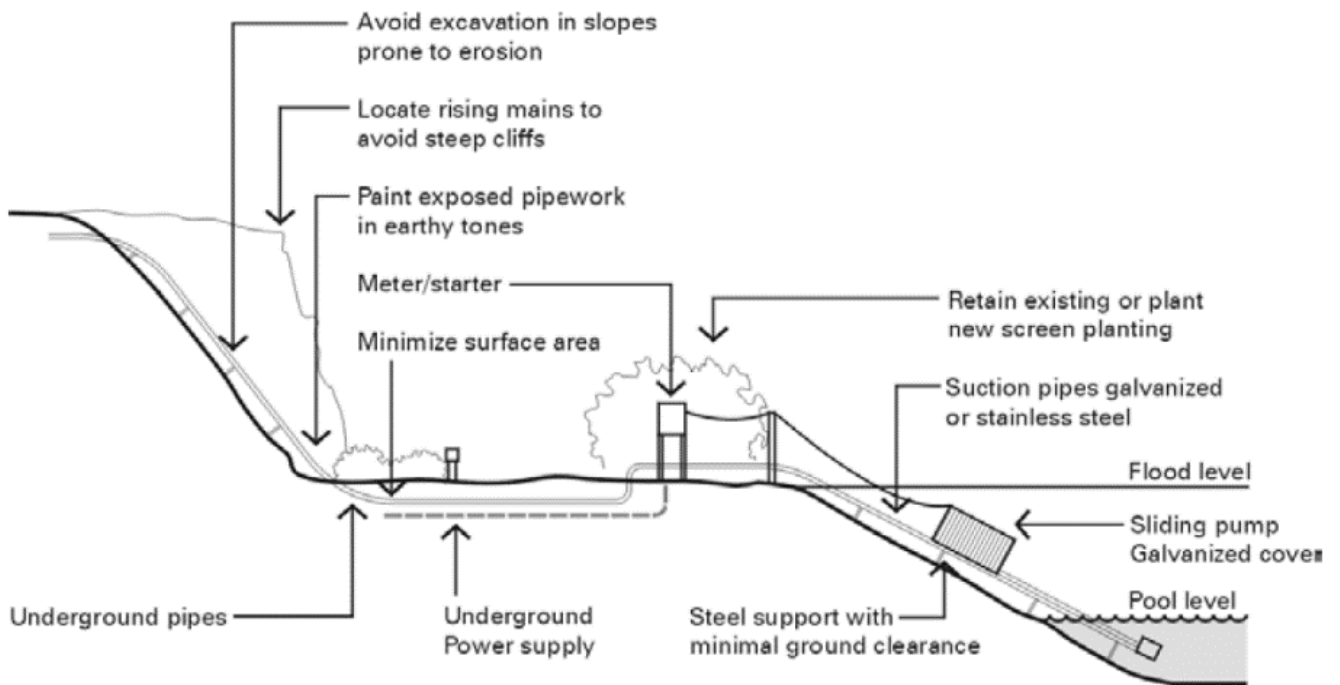


Figure 2 - Floating pontoon

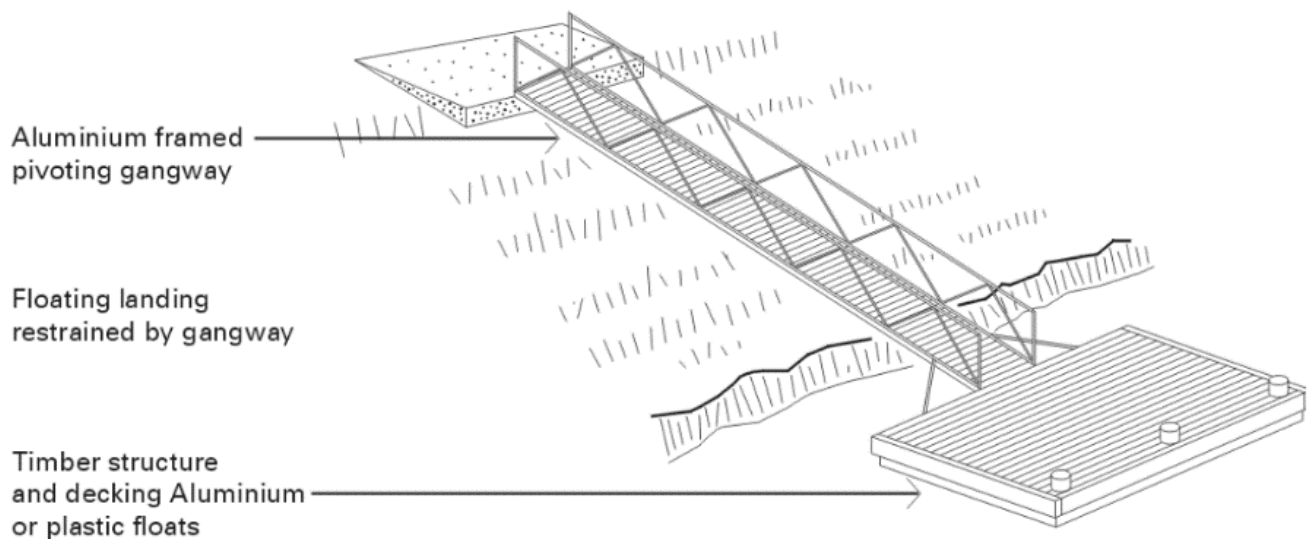


Figure 3 - Floating pontoon (cross-section)

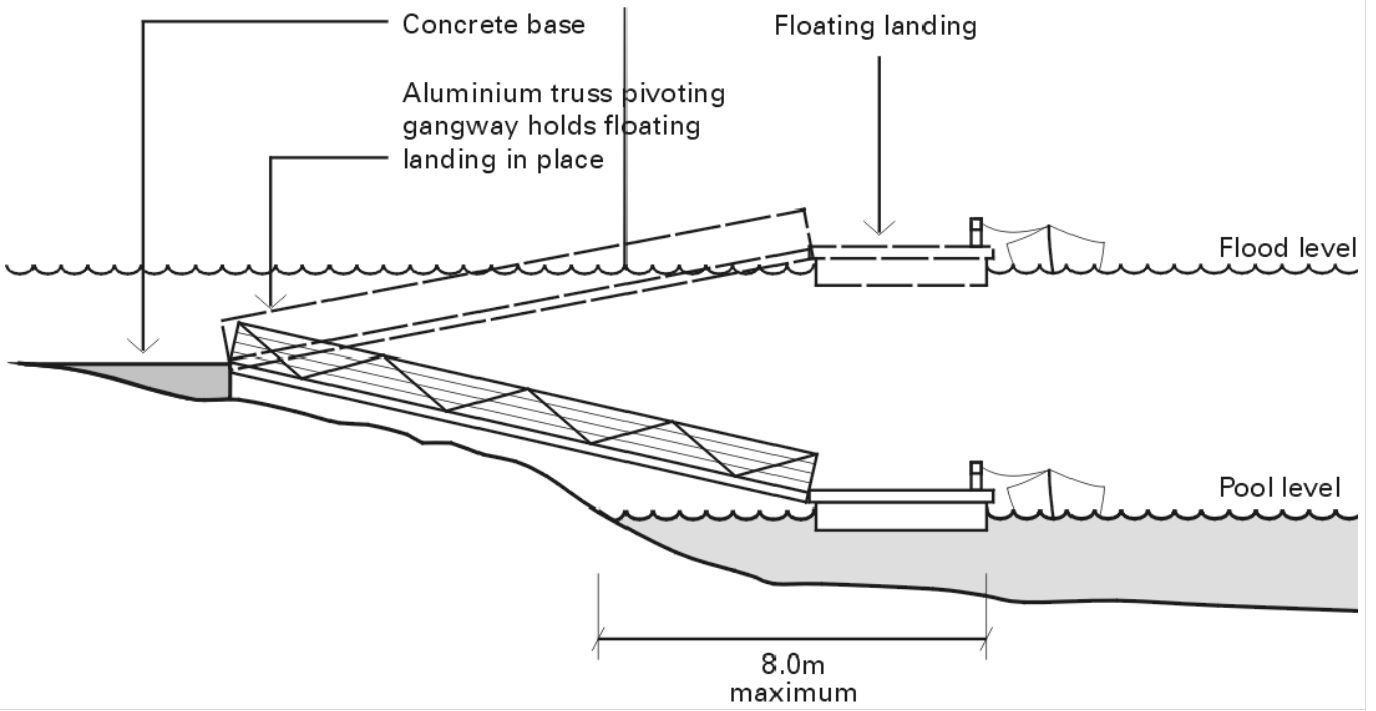
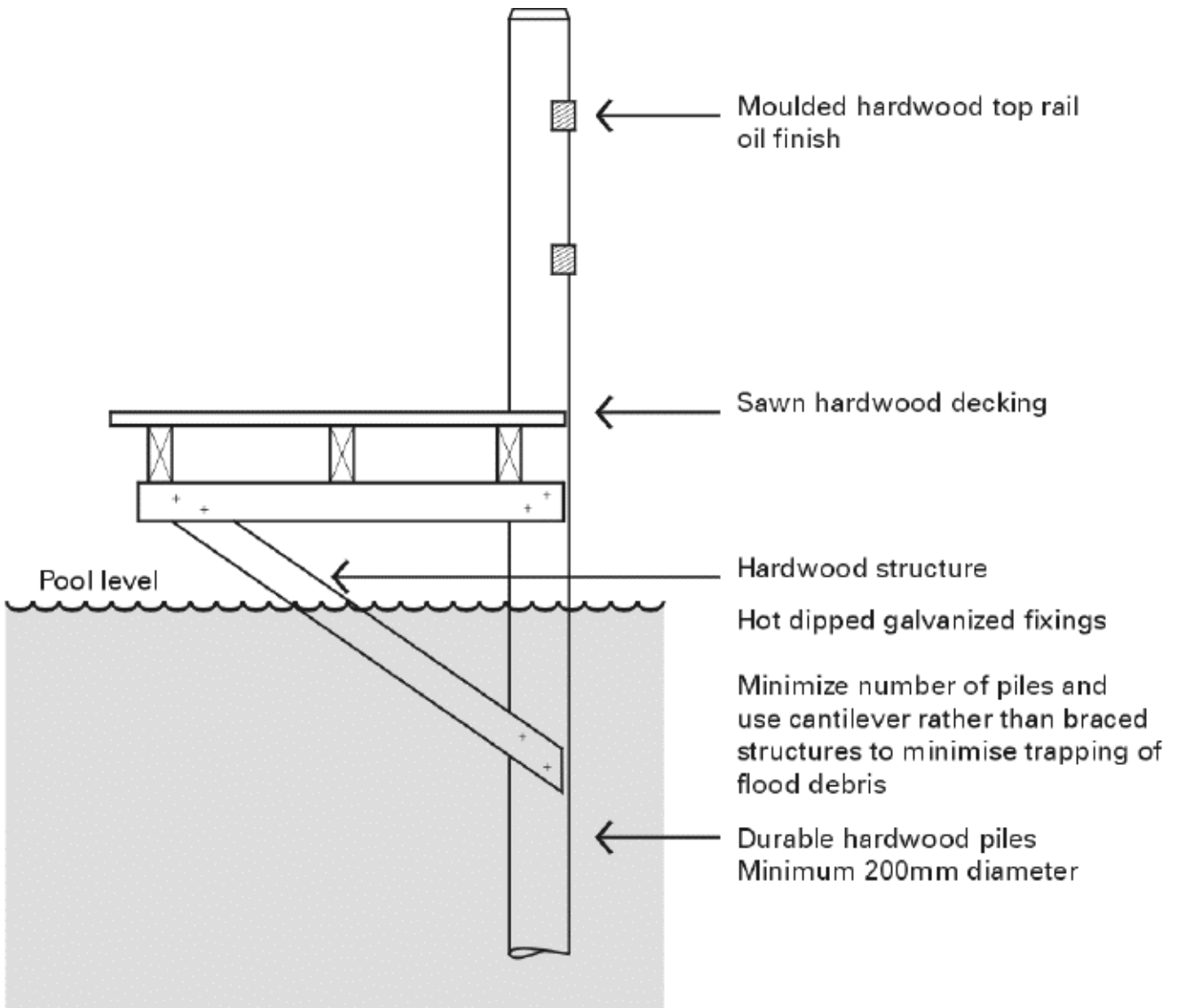


Figure 4 - Jetty



Water Resources Overlay

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development avoids interfering with the existing hydrology or water regime of swamps and wetlands other than to improve the existing conditions to enhance environmental values.	DTS/DPF 1.2 None are applicable.
PO 1.3 Wetlands and low-lying areas providing habitat for native flora and fauna are not drained, except temporarily for essential management purposes to enhance environmental values.	DTS/DPF 1.3 None are applicable.
PO 1.4 Watercourses, areas of remnant native vegetation, or areas prone to erosion that are capable of natural regeneration are fenced off to limit stock access.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development that increases surface water run-off includes a suitably sized strip of vegetated land on each side of a watercourse to filter runoff to: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse.	DTS/DPF 1.8 None are applicable.
PO 1.9 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
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Part 4 - General Development Policies

Advertisements

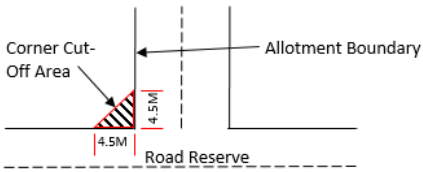
Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (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.

Policy24 - Enquiry

<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 <div style="text-align: center;">  <p>diagram</p> </div>
<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>DTS/DPF 5.6</p>

Policy24 - Enquiry

Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).
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Animal Keeping and Horse Keeping

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3	DTS/DPF 3.3

Policy24 - Enquiry

Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wastes	
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
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 None are applicable.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 None are applicable.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2	DTS/DPF 2.2

Policy24 - Enquiry

Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	None are applicable.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 None are applicable.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (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.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 None are applicable.
PO 2.10 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> .	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i> .
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 None are applicable.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 None are applicable.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 None are applicable.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.

Policy24 - Enquiry

PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 None are applicable.

Beverage Production in Rural Areas

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	

Policy24 - Enquiry

PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more.
Buffers and Landscaping	
PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares.	DTS/DPF 2.1 None are applicable.
PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration.	DTS/DPF 2.2 None are applicable.
Access and Parking	
PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site.	DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface.
Slipways, Wharves and Pontoons	
PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent	DTS/DPF 4.1 None are applicable.

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

Policy24 - Enquiry

<p>PO 1.5</p> <p>The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
<p>Safety</p>	
<p>PO 2.1</p> <p>Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Development is designed to differentiate public, communal and private areas.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
<p>PO 2.3</p> <p>Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.</p>	<p>DTS/DPF 2.3</p> <p>None are applicable.</p>
<p>PO 2.4</p> <p>Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.</p>	<p>DTS/DPF 2.4</p> <p>None are applicable.</p>
<p>PO 2.5</p> <p>Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.</p>	<p>DTS/DPF 2.5</p> <p>None are applicable.</p>
<p>Landscaping</p>	
<p>PO 3.1</p> <p>Soft landscaping and tree planting is incorporated to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity. 	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>
<p>Environmental Performance</p>	
<p>PO 4.1</p> <p>Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>Water Sensitive Design</p>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> (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.
Carparking Appearance	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. 	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>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>
<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 are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).</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 point along the driveway (b) are constructed with an all-weather trafficable surface.
<p>PO 8.3</p> <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <ul style="list-style-type: none"> (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land. 	<p>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 nor increases the potential for landslip or land surface instability.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
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>
<p>Overlooking / Visual Privacy (In building 3 storeys or less)</p>	
<p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p>	<p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <ul style="list-style-type: none"> (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
<p>All Residential development</p>	
<p>Front elevations and passive surveillance</p>	
<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 dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street.
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and amenity</p>	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary <p>and</p>

	<ul style="list-style-type: none"> (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (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="949 459 1524 772"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td><150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>>450</td> <td>25%</td> </tr> </tbody> </table> (ii) the amount of existing soft landscaping prior to the development occurring. 	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 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											
<p>PO 14.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 14.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. 										
Massing											
<p>PO 15.1</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable</p>										
Dwelling additions											
<p>PO 16.1</p> <p>Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.</p>	<p>DTS / DPF 16.1</p> <p>Dwelling additions:</p> <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished 										

	<p>floor level that is fixed or not capable of being opened more than 200mm or</p> <p>B. have sill heights greater than or equal to 1.5m above finished floor level or</p> <p>C. incorporate screening to a height of 1.5m above finished floor level</p> <p>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:</p> <p>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</p> <p>B. 1.7m above finished floor level in all other cases.</p>
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:
	<p>(a) 80 per cent reduction in average annual total suspended solids</p> <p>(b) 60 per cent reduction in average annual total phosphorus</p> <p>(c) 45 per cent reduction in average annual total nitrogen.</p>
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings:
	<p>(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</p> <p>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</p>
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):
	<p>(a) single width car parking spaces:</p> <p>(i) a minimum length of 5.4m per space</p> <p>(ii) a minimum width of 3.0m</p> <p>(iii) a minimum garage door width of 2.4m</p> <p>(b) double width car parking spaces (side by side):</p> <p>(i) a minimum length of 5.4m</p> <p>(ii) a minimum width of 5.4m</p> <p>(iii) minimum garage door width of 2.4m per space.</p>
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have:
	<p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</p>
PO 19.3 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b):
	<p>(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</p> <p>(b) where newly proposed:</p>

	<ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. 										
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not steeper than 1:4 on average (b) they are aligned relative to the street boundary so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the street boundary (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site 										
<p>PO 19.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 19.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. 										
Waste storage											
<p>PO 20.1</p> <p>Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 20.1</p> <p>None are applicable.</p>										
Design of Transportable Dwellings											
<p>PO 21.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 21.1</p> <p>Buildings satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. 										
Group dwelling, residential flat buildings and battle-axe development											
Amenity											
<p>PO 22.1</p> <p>Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.</p>	<p>DTS/DPF 22.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Number of bedrooms</th> <th style="text-align: left;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 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>										
<p>PO 22.4</p> <p>Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</p>	<p>DTS/DPF 22.4</p> <p>Dwelling sites/allotments are not in the form of a battle-axe arrangement.</p>										
Communal Open Space											
<p>PO 23.1</p>	<p>DTS/DPF 23.1</p>										

Policy24 - Enquiry

Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.

Policy24 - Enquiry

PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 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	DTS/DPF 30.1 None are applicable.

Policy24 - Enquiry

equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 28.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 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 Two bedroom dwelling: 11m ² with a minimum dimension 2.4m Three + bedroom dwelling: 15m ² with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome	
DO 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	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <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. 	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings)	DTS/DPF 2.5 None are applicable.

Policy24 - Enquiry

and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6	DTS/DPF 7.6

Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance	DTS/DPF 11.1 None are applicable.

Policy24 - Enquiry

of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.									
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.								
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.								
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.								
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.								
All Development - Medium and High Rise									
External Appearance									
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.								
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.								
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.								
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.								
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.								
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.								
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.								
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.								
Landscaping									
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.								
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.								
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PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.																																
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.																																
Environmental																																	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.																																
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.																																
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.																																
Car Parking																																	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.																																
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.																																
Overlooking/Visual Privacy																																	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between	DTS/DPF 16.1 None are applicable.																																

<p>(d) balconies or windows of habitable rooms screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.</p>											
All residential development											
Front elevations and passive surveillance											
<p>PO 17.1 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 Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. 										
<p>PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>										
Outlook and Amenity											
<p>PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>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.</p>										
<p>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.</p>	<p>DTS/DPF 18.2 None are applicable.</p>										
Ancillary Development											
<p>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.</p>	<p>DTS/DPF 19.1 Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same 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="951 1787 1525 2101" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #003366; color: white;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area (m²))</th> <th style="background-color: #003366; 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> 	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%
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	(ii) the amount of existing soft landscaping prior to the development occurring.		
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.		
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.		
Residential Development - Low Rise			
External appearance			
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.		
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.		
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable		
Private Open Space			
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.		
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.		
Landscaping			
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #0056b3; color: white; padding: 5px;">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</td> <td style="background-color: #0056b3; color: white; padding: 5px;">Minimum percentage of site</td> </tr> </table>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site
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<150	10%										
150-200	15%										
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Car parking, access and manoeuvrability											
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <p>(a) single width car parking spaces:</p> <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 <p>(b) double width car parking spaces (side by side):</p> <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> <p>(a) a minimum length of 5.4m</p> <p>(b) a minimum width of 2.4m</p> <p>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</p>										
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <p>(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</p> <p>(b) sites with a frontage to a public road greater than 10m:</p> <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> <p>(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</p> <p>(b) where newly proposed, is set back:</p> <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> <p>(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</p> <p>(b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary.</p> <p>(c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site</p>										
<p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p>	<p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <p>(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest</p>										

	<p>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 24.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 24.1</p> <p>Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:</p> <p>(a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</p> <p>(b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.</p>
Design of Transportable Buildings	
<p>PO 25.1</p> <p>The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.</p>	<p>DTS/DPF 25.1</p> <p>Buildings satisfy (a) or (b):</p> <p>(a) are not transportable</p> <p>(b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.</p>
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
<p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.</p>	<p>DTS/DPF 26.1</p> <p>Buildings:</p> <p>(a) provide a habitable room at ground or first level with a window facing toward the street</p> <p>(b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.</p>
<p>PO 26.2</p> <p>The visual privacy of ground level dwellings within multi-level buildings is protected.</p>	<p>DTS/DPF 26.2</p> <p>The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.</p>
Private Open Space	
<p>PO 27.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 27.1</p> <p>Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
Residential amenity in multi-level buildings	
<p>PO 28.1</p> <p>Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.</p>	<p>DTS/DPF 28.1</p> <p>Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.</p>
<p>PO 28.2</p> <p>Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:</p> <p>(a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy</p> <p>(b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.</p>	<p>DTS/DPF 28.2</p> <p>Balconies utilise one or a combination of the following design elements:</p> <p>(a) sun screens</p> <p>(b) pergolas</p> <p>(c) louvres</p> <p>(d) green facades</p> <p>(e) openable walls.</p>
<p>PO 28.3</p> <p>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> <p>(a) studio: not less than 6m³</p> <p>(b) 1 bedroom dwelling / apartment: not less than 8m³</p> <p>(c) 2 bedroom dwelling / apartment: not less than 10m³</p> <p>(d) 3+ bedroom dwelling / apartment: not less than 12m³.</p>
<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> <p>(a) are not used as the primary source of outlook for living rooms</p>

	<ul style="list-style-type: none"> (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms. 										
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.										
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.										
Dwelling Configuration											
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: <ul style="list-style-type: none"> (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least 50m² (c) 2 bedroom dwelling / apartment with a floor area of at least 65m² (d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. 										
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.										
Common Areas											
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: <ul style="list-style-type: none"> (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core. 										
Group Dwellings, Residential Flat Buildings and Battle axe Development											
Amenity											
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="text-align: left;">Number of bedrooms</th> <th style="text-align: left;">Minimum internal floor area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>65m²</td> </tr> <tr> <td>3+ bedrooms</td> <td>80m² and any dwelling over 3 bedrooms provides an additional 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
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PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.										
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.										
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.										
Communal Open Space											
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.										
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.										
PO 32.3	DTS/DPF 32.3										

Policy24 - Enquiry

Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.

PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 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	DTS/DPF 39.6 None are applicable.

Policy24 - Enquiry

(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m ³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are:	DTS/DPF 43.1 None are applicable.

Policy24 - Enquiry

<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. 	
Laneway Development	
Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> (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)		<p>Total private open space area:</p> <ul style="list-style-type: none"> (a) Site area <301m²: 24m² located behind the building line. (b) Site area ≥ 301m²: 60m² located behind the building line. <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p>
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation.
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	15m ² / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated
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Performance Feature

		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: <ul style="list-style-type: none"> (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area. 																		
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%; margin-top: 10px;"> <thead> <tr> <th>Voltage of transmission line</th> <th>Tower or Pole</th> <th>Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td>500 kV</td> <td>Tower</td> <td>38m</td> </tr> <tr> <td>275 kV</td> <td>Tower</td> <td>25m</td> </tr> <tr> <td>132 kV</td> <td>Tower</td> <td>30m</td> </tr> <tr> <td>132 kV</td> <td>Pole</td> <td>20m</td> </tr> <tr> <td>66 kV</td> <td>Pole</td> <td>20m</td> </tr> </tbody> </table>	Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m
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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Housing Renewal

Assessment Provisions (AP)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.

Policy24 - Enquiry

<p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours. 	<p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries:</p> <ul style="list-style-type: none"> (a) at least 900mm where the wall height is up to 3m (b) other than for a wall facing a southern side boundary, at least 900mm plus 1/3 of the wall height above 3m (c) at least 1.9m plus 1/3 of the wall height above 3m for walls facing a southern side boundary.
<p>Rear Boundary Setback</p>	
<p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation. 	<p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
<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> <ul style="list-style-type: none"> (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
<p>PO 8.2</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>

	Dwelling Type	Dwelling / Site Configuration	Minimum Rate										
	Dwelling (at ground level)		Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m										
	Dwelling (above ground level)	Studio	4m ² / minimum dimension 1.8m										
		One bedroom dwelling	8m ² / minimum dimension 2.1m										
		Two bedroom dwelling	11m ² / minimum dimension 2.4m										
		Three + bedroom dwelling	15m ² / minimum dimension 2.6m										
PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.												
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.												
Visual privacy													
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.												
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases												
Landscaping													
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: <table border="1" style="width: 100%; border-collapse: collapse;"> <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> (b) at least 30% of land between the road boundary and the building line.			Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site	<150	10%	<200	15%	200-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²)	Minimum percentage of site												
<150	10%												
<200	15%												
200-450	20%												
>450	25%												
Water Sensitive Design													
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of	DTS/DPF 13.1 None are applicable.												

Policy24 - Enquiry

<p>downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.</p>	
Car Parking	
<p>PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.</p>
<p>PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.</p>
<p>PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</p>
<p>PO 14.4 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 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 Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.</p>
Overshadowing	
<p>PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1 None are applicable.</p>
Waste	
<p>PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (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>
<p>PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.</p>	<p>DTS/DPF 16.2 None are applicable.</p>
Vehicle Access	
<p>PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1 None are applicable.</p>
<p>PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from</p>

	<p>the asset owner</p> <ul style="list-style-type: none"> (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient from the place of access on the boundary of the allotment to the finished floor level at the front of the garage or carport is not more than 1-in-4 on average (b) they are aligned relative to the street so that there is no more than a 20 degree deviation from 90 degrees between the centreline of any dedicated car parking space to which it provides access (measured from the front of that space) and the road boundary. (c) if located so as to provide access from an alley, lane or right of way - the alley, lane or right of way is at least 6.2m wide along the boundary of the allotment / site.
<p>PO 17.4</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street parking.</p>	<p>DTS/DPF 17.4</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ol style="list-style-type: none"> 1. minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) 2. Minimum car park length of 5.4m where a vehicle can enter or exit a space directly 3. minimum car park length of 6m for an intermediate space located between two other parking spaces.
<p>PO 17.5</p> <p>Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.</p>	<p>DTS/DPF 17.5</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
<p>PO 17.6</p> <p>Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 17.6</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre</p>
<p>PO 17.7</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 17.7</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Storage	
<p>PO 18.1</p> <p>Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.</p>	<p>DTS/DPF 18.1</p> <p>Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:</p> <ul style="list-style-type: none"> (a) studio: not less than 6m³ (b) 1 bedroom dwelling / apartment: not less than 8m³ (c) 2 bedroom dwelling / apartment: not less than 10m³ (d) 3+ bedroom dwelling / apartment: not less than 12m³.
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i> (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of

	the <i>Electricity Act 1996</i> .
Site contamination	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u> (c) involves a change in the use of land to a <u>more sensitive use</u> on land at 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.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
<p>PO 1.1</p> <p>Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
Visual Amenity	
<p>PO 2.1</p> <p>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:</p> <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. 	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
<p>PO 2.2</p> <p>Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.</p>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>

Policy24 - Enquiry

PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1	DTS/DPF 7.1

Policy24 - Enquiry

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.	None are applicable.																																			
Renewable Energy Facilities (Wind Farm)																																				
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation																																			
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.																																			
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.																																			
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.																																			
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.																																			
Renewable Energy Facilities (Solar Power)																																				
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.																																			
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.																																			
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria: <table border="1" style="width: 100%; border-collapse: collapse;"> <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> Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹	50MW>	80ha+	30m	500m	2km	10MW<50MW	16ha<80ha	25m	500m	1.5km	5MW<10MW	8ha to <16ha	20m	500m	1km	1MW<5MW	1.6ha to <8ha	15m	500m	500m	100kW<1MW	0.5ha<1.6ha	10m	500m	100m	<100kW	<0.5ha	5m	500m	25m
Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹																																
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Policy24 - Enquiry

PO 9.4	Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities		
PO 10.1	Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2	Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3	Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply		
PO 11.1	Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2	Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services		
PO 12.1	Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not 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.	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: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.
PO 12.2	Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities		
PO 13.1	In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2	Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome	
DO 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.
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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 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas.	DTS/DPF 2.1 None are applicable.
Soil and Water Protection	
PO 3.1 To avoid environmental harm and adverse effects on water resources, intensive animal husbandry operations are appropriately set back from: (a) public water supply reservoirs (b) major watercourses (third order or higher stream) (c) any other watercourse, bore or well used for domestic or stock water supplies.	DTS/DPF 3.1 Intensive animal husbandry operations are set back: (a) 800m or more from a public water supply reservoir (b) 200m or more from a major watercourse (third order or higher stream) (c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.
PO 3.2 Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that: (a) have sufficient capacity to hold effluent and runoff from the operations on site (b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.	DTS/DPF 3.2 None are applicable.

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome	
DO 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									
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.	DTS/DPF 1.1 None are applicable.								
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.								
Hours of Operation									
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.	DTS/DPF 2.1 Development operating within the following hours: <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 Zone or Rural Horticulture Zone </td> <td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday 8am to 5pm, Saturday	Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday
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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 Zone or Rural Horticulture Zone	7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday								
Overshadowing									
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.								
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m ² of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.								
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.								
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.								
Activities Generating Noise or Vibration									
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.								
PO 4.2	DTS/DPF 4.2								

Policy24 - Enquiry

<p>Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</p> <ul style="list-style-type: none"> (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>None are applicable.</p>				
<p>PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <ul style="list-style-type: none"> (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment. 				
<p>PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p>	<p>DTS/DPF 4.4 Adjacent land is used for residential purposes.</p>				
<p>PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 4.5 None are applicable.</p>				
<p>PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1" data-bbox="829 1030 1492 1187"> <thead> <tr> <th>Assessment location</th> <th>Music noise level</th> </tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td> <td>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)
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Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L _{90,15min}) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)				
Air Quality					
<p>PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1 None are applicable.</p>				
<p>PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers. 	<p>DTS/DPF 5.2 None are applicable.</p>				
Light Spill					
<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>				
Solar Reflectivity / Glare					
<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>				
Electrical Interference					
<p>PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of</p>	<p>DTS/DPF 8.1 The building or structure:</p>				

Policy24 - Enquiry

existing communication services due to electrical interference.	<p>(a) is no greater than 10m in height, measured from existing ground level or</p> <p>(b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.</p>
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: <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.
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

Land Division

Assessment Provisions (AP)

Desired Outcome	
DO 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.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.
PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street network.	DTS/DPF 2.7 None are applicable.
PO 2.8 Land division is designed to preserve existing vegetation of value including native vegetation and regulated and significant trees.	DTS/DPF 2.8 None are applicable.
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.

Policy24 - Enquiry

PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.8 None are applicable.
PO 3.9 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.9 None are applicable.
PO 3.10 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.10 None are applicable.
PO 3.11 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.11 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2	DTS/DPF 7.2

Policy24 - Enquiry

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.	None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.
PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre.
PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Major Land Division (20+ Allotments)	
Open Space	
PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration.	DTS/DPF 9.1 None are applicable.
PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more non-residential allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.3 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome	
DO 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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.
PO 1.5 Marinas and on-water structures are located to avoid interfering with the operation or function of a water supply pumping station.	DTS/DPF 1.5 On-water structures are set back: (a) 3km or more from upstream water supply pumping station take-off points (b) 500m or more from downstream water supply pumping station take-off points.
PO 1.6 Maintenance of on-water infrastructure, including revetment walls, is not impaired by marinas and on-water structures.	DTS/DPF 1.6 None are applicable.
Environmental Protection	
PO 2.1 Development is sited and designed to facilitate water circulation and exchange.	DTS/DPF 2.1 None are applicable.

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome	
DO 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 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	DTS/DPF 2.3

Policy24 - Enquiry

Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	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;	DTS/DPF 8.2 None are applicable.

Policy24 - Enquiry

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

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome	
D01	The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced.

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome	
D01	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	

Policy24 - Enquiry

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) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome	
DO 1	Tourism development is built in locations that cater to the needs of visitors and positively contributes to South Australia's visitor economy.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences	DTS/DPF 1.1 None are applicable.

Policy24 - Enquiry

(b) it showcases South Australia's landscapes and produce (c) 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.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.
PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental 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 / Designated
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		Performance Feature
Movement Systems		
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.	
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.	
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.	
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.	
Sightlines		
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.	
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.	
Vehicle Access		
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.	
PO 3.2 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.	DTS/DPF 3.2 None are applicable.	
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.	
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.	
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.	
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.	

Policy24 - Enquiry

<p>PO 3.7</p> <p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>DTS/DPF 3.7</p> <p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
<p>PO 3.8</p> <p>Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.</p>	<p>DTS/DPF 3.8</p> <p>None are applicable.</p>
<p>PO 3.9</p> <p>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9</p> <p>None are applicable.</p>
<p>Access for People with Disabilities</p>	
<p>PO 4.1</p> <p>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>Vehicle Parking Rates</p>	
<p>PO 5.1</p> <p>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:</p> <ul style="list-style-type: none"> (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. 	<p>DTS/DPF 5.1</p> <p>Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant:</p> <ul style="list-style-type: none"> (a) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements (b) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
<p>Vehicle Parking Areas</p>	
<p>PO 6.1</p> <p>Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.</p>	<p>DTS/DPF 6.1</p> <p>Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>PO 6.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.</p>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>
<p>PO 6.4</p> <p>Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4</p> <p>None are applicable.</p>
<p>PO 6.5</p> <p>Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.</p>	<p>DTS/DPF 6.5</p> <p>None are applicable.</p>
<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
<p>Undercroft and Below Ground Garaging and Parking of Vehicles</p>	
<p>PO 7.1</p> <p>Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks</p>	
<p>PO 8.1</p> <p>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>

Policy24 - Enquiry

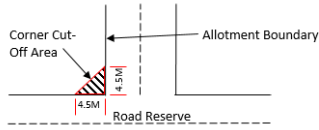
park residents and occupants.	
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 

Table 1 - General Off-Street Car Parking Requirements

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

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

Policy24 - Enquiry

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	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Health Related Uses	
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
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
	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> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Residential development			
Residential component of a multi-storey building	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p> <p>3 or more bedroom dwelling - 1.25 spaces per dwelling</p> <p>0.25 spaces per dwelling for visitor parking.</p>	None specified.	<p>City Living Zone</p> <p>Strategic Innovation Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p> <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone</p>
Residential flat building	<p>Dwelling with no separate bedroom -0.25 spaces per dwelling</p> <p>1 bedroom dwelling - 0.75 spaces per dwelling</p> <p>2 bedroom dwelling - 1 space per dwelling</p>	None specified.	<p>City Living Zone</p> <p>Urban Activity Centre Zone</p> <p>Urban Corridor (Boulevard) Zone</p> <p>Urban Corridor (Business) Zone</p>

Policy24 - Enquiry

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

Table 2 - Criteria:

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

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

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

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate
	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	<p>Relevant part of the State</p> <p>The bicycle parking rate applies to a designated area located in a relevant part of the State described below.</p>

Policy24 - Enquiry

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 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	

Policy24 - Enquiry

P0 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.
P0 3.2	Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
P0 3.3	Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.
P0 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		
P0 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.
P0 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		
P0 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		
P0 6.1	Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
P0 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.
P0 6.3	Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
P0 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		
P0 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.
P0 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.
P0 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.
P0 7.4	Organic waste processing facilities are located on land that is not subject to land slip.	DTS/DPF 7.4 None are applicable.
P0 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		
P0 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.
P0 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.

18656440

10 June 2022

Mr Peter Booth
C/- Mr James Levinson
Principal
Botten Levinson Lawyers

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Adelaide SA 5001

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saplanningcommission@sa.gov.au

Dear Mr Levinson

Decision Review Request – Restricted Development Application 21025912

I refer to your request to the State Planning Commission (the Commission) received on 19 April 2022, on behalf of Mr Peter Booth (the Applicant), to review a decision of the State Commission Assessment Panel (SCAP) at its meeting held on 16 March 2022, where it was resolved to refuse Development Application (DA) 21025912 without proceeding to make an assessment pursuant to section 110(14) of the *Planning, Development and Infrastructure Act 2016* (the Act).

At its meeting of 9 June 2022, the Commission reviewed the decision by SCAP, taking into consideration the following from the Commission's *Practice Direction 4 – Restricted and Impact Assessed Development 2019*:

- (a) the proposal provides a social, economic or environmental benefit to the current or future community; and
- (b) the development responds to a demonstrated need or demand for the proposed land use in the locality.

As a result of the review, the Commission affirms the decision of SCAP not to proceed to assess DA 21025912.

Pursuant to section 110(19) of the Act, there is no appeal to the Environment, Resources and Development Court against a decision to refuse the application without making an assessment, either against the initial decision by the delegate of the Commission or a subsequent decision by the Commission.

Yours sincerely



Craig Holden
Chair

18656442

10 June 2022

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Adelaide SA 5000GPO Box 1815
Adelaide SA 500108 7109 7466
saplanningcommission@sa.gov.au

Ms Rebecca Thomas
Presiding Member
State Commission Assessment Panel

By email: scapadmin@sa.gov.au

Dear Ms Thomas

Decision Review Request – Restricted Development Application 21025912

On 19 April 2022, the State Planning Commission (the Commission) received a request from Botten Levinson Lawyers on behalf of Mr Peter Booth (the Applicant) to review a decision of the State Commission Assessment Panel (SCAP) at its meeting held on 16 March 2022, to refuse a Restricted Development Application (DA) 21025912 without proceeding to make an assessment pursuant to section 110(14) of the *Planning, Development and Infrastructure Act 2016* (the Act).

At its meeting of 9 June 2022, the Commission reviewed the decision by SCAP, taking into consideration the following from the Commission's *Practice Direction 4 – Restricted and Impact Assessed Development 2019*:

- (a) the proposal provides a social, economic or environmental benefit to the current or future community; and
- (b) the development responds to a demonstrated need or demand for the proposed land use in the locality.

As a result of the review, the Commission can advise that it affirms the decision of SCAP not to proceed to assess DA 21025912.

I have also written to the Applicant to advise him of the Commission's decision.

Yours sincerely



Craig Holden
Chair