



NOTICE OF MEETING

Notice is hereby given that the following meeting will be held in the Council Chambers of the Local Government Centre, 6 Dutton Road, Mount Barker on Wednesday 21 February 2024.

9.30am

Council Assessment Panel

A handwritten signature in black ink, appearing to read "A. Humphries", is written over a horizontal line.

A. Humphries
ASSESSMENT MANAGER

8 February 2024

MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 21 February 2024, 9.30 am

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1. APOLOGIES

2. CONFLICT OF INTEREST DECLARATION

3. CONFIRMATION OF MINUTES

- 3.1. That the minutes of the meeting held on 20 December 2023 as circulated to members be confirmed as a true and accurate record of proceedings.

4. BUSINESS DEFERRED

Nil.

5. REPORTS BY OFFICERS

5.1. DEVELOPMENT ACT APPLICATIONS

5.1.1. NON-COMPLYING APPLICATIONS

Nil.

5.1.2. CATEGORY 3 APPLICATIONS

Nil.

5.1.3. CATEGORY 2 APPLICATIONS

Nil.

5.1.4. CATEGORY 1 APPLICATIONS

Nil.

5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS

5.2.1. 23031502 – THE TRUSTEE FOR PETS ON POWELL TRUST

| | |
|--|---|
| Application ID | 23031502 |
| Applicant | The Trustee for Pets on Powell Trust |
| Subject Land | 118 Powell Road, Dawesley |
| Nature of Development | Animal keeping in the form of a dog kennelling and cattery facility comprising the construction of 8 kennel buildings, establishment of enclosures, exercise yards and shelter, conversion of existing building for cattery, and associated freestanding sign |
| Lodgement Date | 30 October 2023 |
| Relevant Authority | Assessment Panel at Mount Barker District Council |
| Zone | Rural |
| Planning and Design Code Version Number | Version 2023.15 – 26 October 2023 |
| Categorisation | Code Assessed (Performance Assessed) |
| Notification | Yes |
| Representations | 2 |
| Persons to be heard | 2 |
| Referrals - Statutory | Nil |
| Referrals - Non Statutory | Nil |
| Responsible Officer | Greg Sproule – Senior Planner |
| Recommendation | Grant Planning Consent |

APPENDIX 1:

Relevant Planning and Design Code Policies

ATTACHMENT 1:

Application Documents

ATTACHMENT 2:

Site Photos

ATTACHMENT 3:

Representations

ATTACHMENT 4:

Response to Representations

1. **PROPOSAL**

The proposal is best described as follows;

“Animal keeping in the form of a dog kennelling and cattery facility comprising the construction of 8 kennel buildings, establishment of enclosures, exercise yards and shelter, conversion of existing building for cattery, and associated freestanding sign”

The proposal comprises of the following elements and features:

- Kennelling facilities
 - Kennelling for up to maximum of 12 dogs at any one time.
 - Generally located in the north-western portion of the subject land.
 - Dogs to be kept in 8 standalone enclosure buildings that have an associated outdoor enclosure, with only dogs from same household to share enclosures.
 - Two exercise yards. One yard utilising the open grassed area in front of the existing dwelling that will be enclosed by a white picket fence, and an exercise yard being located adjacent to the enclosures on the northern and western side of the existing driveway.
 - The 8 enclosure buildings (cabins) are proposed to be constructed using a treated timber frame with the walls clad in western red cedar and a dark grey Colorbond steel roof. The underfloor, walls and roof will be insulated using a variety of Earthwool products and openable acrylic/Perspex windows to provide ventilation.
 - Two enclosure sizes are proposed with external dimensions being 1.884m x 3.6m for the 2 ‘Bromley’ enclosures and 2.484m x 2.4m for the 6 ‘Glendale’ enclosures. Each type has a wall height of 1.89m and an overall roof height of 2.35m and 2.47m, respectively.
 - Shelter in exercise yard is proposed to be open sided with the external dimensions being 4.2m x 3.6m and overall roof height of 3.2m. Will be constructed from laminated cedar timber frame and dark grey Colorbond steel roof (to match enclosure buildings).
- Cattery facilities
 - Cattery for up to a maximum of 20 cats and other small domestic animals (such as rabbits and guinea pigs) at any one time.
 - Cats and small domestic animals to be kept in 12 individual enclosures within converted outbuilding in north-eastern corner of the subject land.
- Fencing
 - New fencing associated with the facility will comprise a mixture of Colorbond steel and black coated PVC chain link with a height of 2.1m, and a white picket fence around the main exercise yard.
 - Colorbond steel fencing is proposed along 35m of the primary street boundary with a 5m return along the western boundary immediately adjacent to the kennel enclosures. Colour is proposed to be ‘Ironstone’ or similar to match the sections along the eastern portion of the primary street and eastern boundaries.
 - The black coated PVC chain link fencing will be used to separate the kennel enclosures and enclose the western exercise yard, which includes a 15m length along the western boundary of the land.
- Signage
 - One non-illuminated sign to identify and confirm the location of the facility is proposed to be fixed to the existing fence adjacent to eastern side of the vehicle access and will have a maximum size of 1m x 1m.
- Reception area will utilise the existing carport that is located immediately adjacent to the main driveway entrance. Retractable blinds will be used to enclose the reception area and a movable white picket fence will be used to contain animals at drop-off and collection.
- Hours of operation 4:00pm – 6:00pm with options for check-in/out by appointment outside of these hours.
- The owners/operators of the facility will offer a drop-off and pick up service for the animals being kept at the facility.
- Waste management practices to be implemented include dog waste composting, compostable kitty litter, and wastewater being emptied into the existing on-site septic system.

- No changes are proposed to the existing vehicle access, onsite manoeuvring and car parking arrangements.

Refer to **ATTACHMENT 1** for details of the application documents.

2. **SUBJECT LAND**

The subject land is identified as 118 Powell Road, Dawesley, and formally identified as allotment 52 in Certificate of Title Volume 5334 Folio 841. No easements or land management agreements exist over the land.

The subject land has a site area of approximately 4490m² and has a primary road frontage of 80.47m to Powell Road.

The land is presently characterised by a centrally positioned two storey dwelling and associated outbuildings in the form of an open carport and verandah attached to the western and eastern sides of the dwelling. Outbuildings in the form of a shed and carport exist in the north-eastern corner of the land. Roof water from these existing buildings is directed to several rainwater tanks, including dedicated fire water tank on the northern side of the existing driveway adjacent to CFS truck turn-around area at the western end of the driveway.

The balance of the land is characterised by a mixture of formal landscaping around the dwelling and informal landscaping in the form of open and non-irrigated grassed areas beneath a mixture of planted native trees, shrubs and several large remnant Eucalyptus trees.

The topography of the land is described as sloping with a notable fall of approximately 16m from the south-western corner to lowest point in the north-eastern corner adjacent to Powell Road.

Figure 1. Location of the subject land



Refer to **ATTACHMENT 2** for site photos.

3.1. **Zoning**

The subject land and locality is wholly located within the Rural Zone, and is covered by the following overlays in the *Planning and Design Code (Code)*:

Overlays

- Environment and Food Production Area
- Hazards (Bushfire - High Risk) (High)
- Heritage Adjacency
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Murray-Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Traffic Generating Development
- Urban Transport Routes
- Water Resources

4. **PROCEDURAL MATTERS**

4.1. **Categorisation**

The proposed development is not categorised as an *accepted development*, *impact assessed development* or *code assessed development* (deemed-to-satisfy), and is therefore required to be assessed as a *code assessed development* (performance assessed) pursuant to Sections 105 and 107 of the *Planning, Development and Infrastructure Act 2016*. (**Act**).

4.2. **Notification**

All performance assessed development requires notification unless, pursuant to Section 107(6) of the **Act**, the class of development is excluded from notification by virtue of Table 5 – Procedural Matters (PM) of the relevant Zone of the **Code**.

The proposed development, namely the animal keeping element is not identified as a class of development that is excluded from the requirement of notification in Table 5 of the Rural Zone.

Notification of the Application was undertaken in accordance with 107(3) of the **Act** and Section 47 *Planning, Development and Infrastructure (General) Regulations 2017 (Regulations)*.

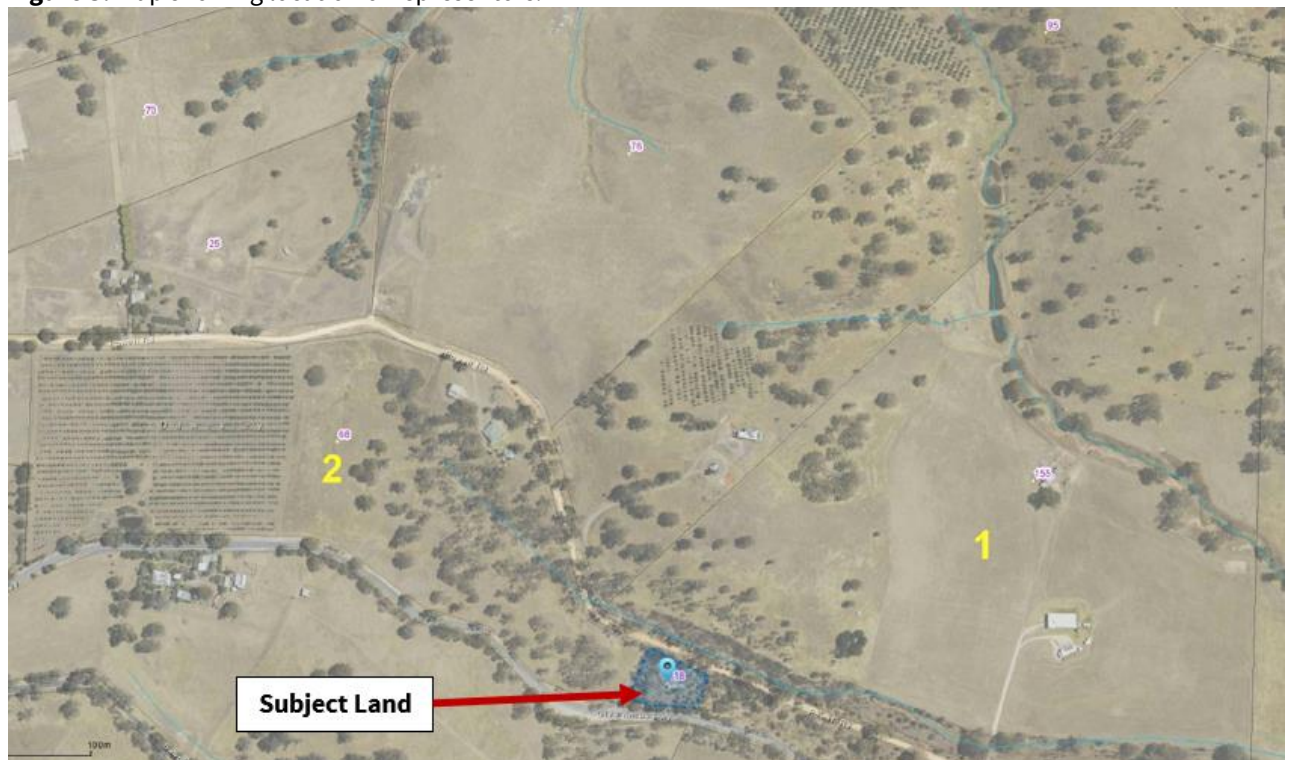
4.2.1. **Representations**

Two (2) representations were received as a result of the public notification, and are summarised in the following table:

| | Representor | Summary of Representation | Request to be heard |
|----------|-------------------------------------|---|----------------------------|
| 1 | Russell Powell (<i>Oppose</i>) | <ul style="list-style-type: none">• Proximity of the proposed development to their dwelling• Noise impacts from the kennel on rural environment from non-farm related business• Contamination of adjoining properties from waste associated with the development• Impacts on grazing livestock and farming lifestyle of adjoining properties | Yes |

| | | | |
|---|---------------------------|---|-----|
| | | <ul style="list-style-type: none"> • Vermin impacts on boarding animals • Subject property has no mains water or electricity connection, limited fire protection | |
| 2 | Susan Stewart (Oppose) | <ul style="list-style-type: none"> • Establishment of proposed development is not a suitable land use and would impact on rural character of area, rural pursuits and lifestyle • Noise impacts of dogs barking on amenity and rural lifestyle • Impacts on stock grazing in proximity to proposed kennel (dogs barking) • Subject property not adequate for proposed development due to not having mains water or electricity connection • Hygiene and welfare concerns of boarding animals • Waste management and disposal, and potential pollution of local environment and waterways • Subject property too small to effectively exercise dogs, resulting in dogs being walked on the road • Concerns of increased traffic generation on narrow unsealed road and associated increase of dust impacts and vehicle accidents • Visual impacts of signage on rural setting | Yes |

Figure 3. Map showing location of representors.



Refer to **ATTACHMENT 3** for a copy of the representations received.

4.2.2. Response to Representations

The applicant provided a written response to the representations via the Plan SA Portal on 22 January 2024. The applicant also updated the site plan to provide further detail on the proposed sections of Colorbond steel fencing that is proposed along 35m of the primary street boundary and the 5m return along the western boundary of the land, and adjacent to the kennel enclosures. The original site plan that formed part of the notified documents has now been substituted with the updated site plan that can be found in the application documents in attachment 1.

Pursuant to Regulation 35 of the **Regulations**, no amendments (variations) were made to the proposed development post notification that may have required the application to be re-notified.

Refer to **ATTACHMENT 4** for a copy of the applicant's response to the representations.

5. **REFERRALS – STATUTORY**

The proposed development did not require referral to a prescribed body pursuant to Section 122 of the *Planning, Development and Infrastructure Act 2016*.

6. **REFERRALS – NON STATUTORY**

The proposed development did not require any internal referrals to other departments within Council.

7. **KEY ISSUES**

The following matters are considered pertinent in reaching a recommendation for this proposal and are discussed within detail in section 8 of this report:

- Land Use and Intensity
- Animal Keeping and Interface between Land Uses
- Siting and Design of Built Form and Advertising

8. **ASSESSMENT**

All provisions of the Planning and Design Code applicable to the proposal are specified in **APPENDIX 1**. The most relevant provisions are discussed in detail below.

8.1. **Land Use and Intensity**

Rural Zone

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

PO 1.1

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.

Dog kennelling and catteries fall under the land use definition of animal keeping within Part 7 of the Code:

Animal Keeping

“Means the boarding (short or long term), keeping, breeding or training of animals, except horses and/or commercially kept livestock.”

The proposed animal keeping in the form of a dog kennelling and cattery facility constitute the establishment of new and additional use on the subject land.

From a land use and intensity perspective, while animal keeping, dog kennelling or catteries are not specifically identified as envisaged forms of development in DPF 1.1 of the Rural Zone, the proposed development is not considered to offend PO 1.1 and is considered to be appropriate on the subject land and within the subject locality for the following reasons:

- The subject land at present is developed for rural-living purposes and due to its limited land area of 4490m² and not having access to water of sufficient quality or quantity it is not physically capable of supporting primary production or horticultural activities.
- While the proposed development is not for primary production or an associated value adding land use, the small scale and nature of the proposed development will not impact upon the productive value of rural land, nor impact upon the existing and envisaged primary production activities, namely low intensive animal husbandry occurring on the adjoining properties.
- Kennelling and cattery facilities are typically located in rural type areas as opposed to built-up urban and townships areas due to the space required and to enable adequate spatial separation so as not to create adverse impacts on the amenity of the locality or sensitive receivers on adjoining land in other ownership.

The nature of activities, scale of operations and size of the site is not considered to offend PO 1.1

8.2. **Animal Keeping and Interface between Land Uses**

Animal Keeping and Horse Keeping Module

- 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.*
- PO 1.1 *Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.*
- 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.*
- PO 3.1 *Kennel flooring is constructed with an impervious material to facilitate regular cleaning.*
- 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.
- PO 3.3 *Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.*
- 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.*
- 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.*

Interface between Land Uses Module

- DO 1 *Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
- PO 1.2 *Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*
- PO 4.1 *Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*
- DTS/DPF 4.1 *Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.*

To ensure that the relevant assessment provisions of the General Development Policies of the Animal Keeping and Horse Keeping and the Interface between Land Uses Modules are achieved, as per the intent of DO 1 of each Module that seek to “minimise” and “mitigate” adverse effects on “local amenity and surrounding development” and “on neighbouring and proximate land uses”. It is fundamental that the intensity, together with design and associated management practices of the proposed kennelling and cattery facility are appropriately considered.

For the subject proposal and locality in which it is situated, this ultimately means that any noise emission from dogs barking when being kept in the facility does not adversely or unreasonably impact upon the rural amenity of the locality or the amenity of sensitive receivers as per Animal Keeping and Horse Keeping PO 1.1 and Interface between Land Uses PO 1.2 and 4.1.

Further, Interface between Land Use PO 1.2 states that “Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) ... is designed to minimise adverse impacts.” While, Interface between Land Uses DPF 4.1 makes reference to achieving “the relevant Environment Protection (Noise) Policy criteria”. Development comprising noise generating activities should include noise attenuation measures that achieve the relevant Noise Policy criteria.

Having viewed the subject land and locality, and with reference to the locality plan in figure 2 of this report, the nearest noise sensitive receivers are the existing residencies located on the rural living and rural properties surrounding the subject land. The separation distance between the sensitive receivers and the site of the proposed development ranges between approximately 275m and 575m. Further it is noted that the dwellings of the two representors are located approximately 430m and 310m from the proposed kennelling facilities, with Representor 1 located to the east and Representor 2 located to the north-west, respectively.

The applicant engaged Sonus Pty Ltd to undertake an Environmental Noise Assessment in accordance with the Environment Protection (Noise) Policy 2007 for the proposed development, that considered noise levels at the closest sensitive receivers from all noise generating activities associated with the proposed development. The noise assessment considered the following:

- The design and layout of the proposed facility.
- Kennelling for up to a maximum of 12 dogs at any one time.
- All fencing around the outdoor enclosures associated with each enclosure building and the two outdoor exercise yards being of chain mesh (link) construction.
- Each of the 8 standalone dog enclosures being constructed as per the proposed specification detailed in the application documents and summarised in Section 1 of this report (i.e. timber framed and clad construction with openable acrylic/Perspex windows).
- The operating requirements - dogs will only be permitted in the outdoor enclosures and the two outdoor exercise yards during the day time period of 7:00am to 10:00pm.

In summary, the report concluded that the noise levels associated with the proposed development can operate in accordance with the relevant provisions of the Animal Keeping and Horse Keeping and the Interface between Land Uses Modules by achieving the day and night time noise criterion of the Environment Protection (Noise) Policy 2007 without any additional acoustic treatments required. With reference to Section 3 of the report, it is noted that the predictions of noise from the proposed development has been modelled on worst case scenarios that include:

- Sound power level of 95dB(A) for each dog.
- 12 dogs barking while playing outside in any 15-minute period during the day time period.
- Applying an 8dB(A) noise character penalty to the predicted noise levels to account for the impulsiveness and modulation (annoyance) associated with dogs barking.
- Factoring in the distance to sensitive receivers and the effect of local topography and meteorological conditions.

With reference to the applicant’s written submission and response to the representations, the proposal includes the installation of 2.1m high Colorbond steel fencing along 35m of the primary street boundary with a 5m return along the western boundary to provide additional noise attenuation immediately adjacent to the kennel enclosures.

Having regard to the above, the proposed design and siting of the proposed kennels, outdoor enclosures and exercise yards, it is considered to achieve Animal Keeping and Horse Keeping Module PO 3.2. The Environmental Noise Assessment confirms that the separation distances to sensitive receivers on the neighbouring properties is sufficient. Further, the proposed development achieves PO 3.3 with the kennel facility being sited in association with the existing dwelling on the land that enables the applicant's to readily observe and manage nuisance impacts associated with animal behaviour.

The proposed cattery for up to a maximum of 20 cats and other small domestic animals within the converted outbuilding in the north-eastern corner of the subject land is not likely to be the source of any adverse impacts on the amenity of the neighbouring sensitive receivers as the cats and animals are contained within the building at all times and are not permitted to roam outdoors within the facility.

Having regard to the other relevant assessment provisions of Animal Keeping and Horse Keeping Module that relate to facility cleaning and management of waste so as to minimise the potential transmission of disease, attraction and harbouring of vermin, and pollution impacts on water resources, it is evident in the applicant's written submission and supporting documentation has considered these aspects in the design and day to day operations of the facility as follows:

- Flooring in the enclosure buildings (cabins) is proposed to be a type of hybrid flooring that the applicant advises is durable, waterproof, temperature and stain resistant and importantly easy to clean, and therefore satisfying PO 4.1.
- Cleaning of the enclosure buildings will occur each morning after the dogs have vacated the site or on an as needs basis throughout the day using veterinary grade disinfectant that is applied via mopping and/or steaming. The same process used for cleaning of cattery and small animal enclosures.
- Each enclosure building will also be supplied with a portable "pet loo" which retains solid waste on its surface and contains liquid internally.
- Dog waste and kitty litter will be composted onsite using commercially available composting bins which are designed to be vermin proof and produce no odour, with all composted material to be applied as a fertiliser to aid in plant nutrition through the property.
- Wastewater from mopping/cleaning process and dogs of the kennel facility is to be emptied into the existing onsite waste system that has been demonstrated to have sufficient capacity as per the wastewater plan.

8.3. Siting and Design of Built Form and Advertising

Rural Zone

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

PO 10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:
(a) having substantial setbacks from boundaries and adjacent public roads
(b) using low-reflective materials and finishes that blend with the surrounding landscape
(c) being located below ridgelines.

PO 15.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.

DTS/DPF 15.1 Freestanding advertisements:
(a) do not exceed 2m in height
(b) do not have a sign face that exceeds 2m² per side.

Hazards (Bushfire - High Risk) Overlay

- PO 3.2 *Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.*

Design Module

- PO 8.1 *Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.*
- PO 9.1 *Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.*
- PO 13.4 *Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.*

The proposed siting, scale, design, and layout of the new built form elements of the kennelling facility and advertising sign associated with the proposed development are generally considered to be appropriate having regard to the relevant assessment provisions of the Rural Zone, Hazards (Bushfire – High Risk) Overlay and the Design Module.

The proposed kennel buildings (cabins) are considered to be small scale and have the appearance akin to small ancillary outbuildings or animal shelters typically found in rural areas. With the external materials comprising horizontal clad cedar walls that will be coated using timber staining in light oak and the Colorbond steel roof being a dark grey, the proposed cabins that have been deliberately sited between and under the canopy of the existing mature trees and vegetation to blend into the landscape. The same applies to the proposed shelter in the western exercise yard that is proposed to be open sided and constructed from laminated cedar timber frame and dark grey Colorbond steel roof to match enclosure buildings.

The proposed location of the kennelling facility on gently sloping land and on the lower slopes of the broader valley in which the subject land is situated, together with the lightweight timber construction of the proposed kennel buildings (cabins) and exercise yard shelter avoids the need for any substantial earthworks in the form of cut and fill or excavation for footing systems that are required for concrete slab buildings.

Sited more than 20m from the existing dwelling on the land, the proposed kennel buildings (cabins) and exercise yard shelter and existing outbuilding that is to be converted to the cattery, the proposed development is considered to be adequately separated from the residential building on the land and achieve Hazards (Bushfire - High Risk) Overlay PO 3.2.

Due to the height of the proposed fencing not exceeding a height of 2.1m, it is excluded from the definition of development as per Schedule 4 of the *Regulations* and subsequently does not form an element that is to be assessed as part of the proposed development. Irrespectively, the applicant has made a conscious effort to ensure that the new sections of Colorbond steel fencing will be 'Ironstone' or similar colour to match the sections along the eastern portion of the primary street and eastern boundaries. Further, view of these sections of fencing for persons travelling along Powell Road will be visually obscured and softened by the existing vegetation in the generous road reserve adjacent to the subject land.

The location, size and purpose of the proposed non-illuminated sign with a maximum size of 1m x 1m that is proposed to be fixed to the existing fence adjacent to eastern side of the vehicle access is considered appropriate and will not be a visually dominant element or impact on the rural character of the locality.

9. **CONCLUSION**

The proposed development which comprises the establishment of animal keeping in the form of a dog kennelling and cattery facility comprising the construction of 8 kennel buildings, establishment of enclosures, exercise yards and shelter, conversion of existing building for cattery, and associated freestanding sign has been assessed against the assessment provisions of the **Code**. The key areas that were considered in reaching a recommendation for the proposal were land use and intensity, animal keeping and the interface between land uses, and the siting of built form and advertising.

On balance, the proposed development is considered to be an appropriate form of development to warrant the granting of planning consent for the following reasons:

- Is considered to be an appropriate form of development in the Rural Zone where it will not impact upon the productive value of rural land due to the subject land not currently being used or capable of supporting primary production or horticultural activities, or impact upon the existing or envisaged primary production activities, namely low intensive animal husbandry occurring on the adjoining properties.
- Kennelling and cattery facilities are typically located in rural type areas as opposed to built-up urban and townships areas due to the space required and to enable adequate spatial separation so as not to create adverse impacts on the amenity of the locality or sensitive receivers on adjoining land in other ownership. The development achieves appropriate separation from sensitive receivers.
- The Environmental Noise Assessment modelled on worst case scenarios and applying noise character penalties for the impulsiveness and modulation (annoyance) associated with dogs barking, found that the proposed development achieves the day and night time noise criterion of the Environment Protection (Noise) Policy 2007 without any additional acoustic treatments. Therefore in accordance with the relevant provisions of the Animal Keeping and Horse Keeping and the Interface between Land Uses Modules.
- The proposed cattery within the converted outbuilding is not likely to be the source of any adverse impacts on the amenity of the neighbouring sensitive receivers as the cats and animals are contained within the building at all times.
- Facility cleaning and management of waste so as to minimise odour, the potential transmission of disease, attraction and harbouring of vermin, and pollution impacts on water resources has been appropriately addressed by the applicants who have considered these aspects in the design and day to day operations of the facility.
- The proposed siting, scale, design, and layout of the new built form elements of kennelling facility and advertising sign associated with the proposed development are considered of an appropriate scale and will not impact upon or dominate the rural character of the locality.

Overall, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code and is considered to have sufficient merit to warrant consent.

10. **RECOMMENDATION**

It is recommended that the Council Assessment Panel;

DETERMINE that the proposed development is not seriously at variance with the provisions of the Planning and Design Code, in accordance with Section 126 (1) of the *Planning, Development and Infrastructure Act 2016*;

and

GRANT Planning Consent to the application by The Trustee for Pets on Powell Trust for the establishment of animal keeping in the form of a dog kennelling and cattery facility comprising the construction of 8 kennel buildings, establishment of enclosures, exercise yards and shelter, conversion of existing building for cattery, and associated freestanding sign at 118 Powell Road, Dawesley as detailed in Application ID: 23031502 subject to the following conditions and advisory notes:

CONDITIONS

Council conditions

1. The development approved herein shall be established, operate and be managed in accordance with approved plans and documentation, including;
 - Written submission: Application for Animal Keeping (Kennel, Cattery and small animals) prepared by Cassandra Walding and Jordan Le Poidevin
 - Appendix A - Site plan (existing buildings)
 - Appendix B - Site plan (proposed development)
 - Appendix C - Site plan (existing septic tank)
 - Appendix D - Floor plan (cattery)
 - Appendix E - Glendale cabin dimensions
 - Appendix F - Bromley cabin dimensions
 - Appendix G - Cabin design and materials
 - Appendix H - Images of cabin locations, reception area and play areas
 - Appendix I - Wastewater plan
 - Appendix J - Pet waste products
 - Appendix K - Environmental Noise Assessment prepared by Sonus Pty Ltd reference S7903C1 and dated September 2023
 - Appendix L - Land subject to permit
2. The kennelling and cattery facility is limited to providing:
 - a. Dog kennelling for a maximum of 12 dogs at any one time.
 - b. Cat boarding for a maximum of 20 cats and small domestic animals at any one time.
3. With the exception of drop-off and collection and the supervised walking of dogs on a leash to and from the main entrance of the facility, dogs must not be exercised or left unattended in any areas of the property outside of the fenced outdoor enclosures associated with each enclosure building and the two outdoor exercise yards.
4. All external lighting must be designed and constructed in accordance with the Australian Standard (AS 4282-1997). Lighting must be appropriately shielded and directed away from adjacent land to prevent light spill and nuisance impacts.
5. All liquid waste must be disposed of to an approved waste control system.

NOTES

Council Advisory Notes

1. The granting of this consent does not remove the need for the Applicant to obtain all other consents that may be required by other statutes or regulations. The Applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.
2. The applicant has a right of appeal against the conditions which have been imposed on this Planning Consent. 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).
3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

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

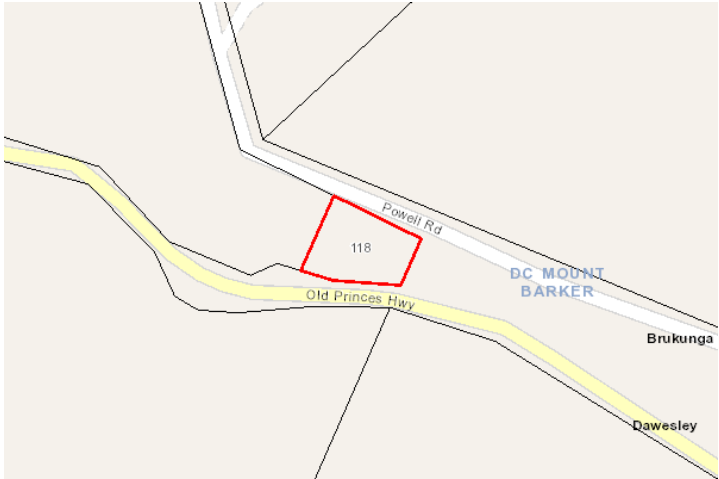
4. Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc, must be reinstated to a standard acceptable to Council at the applicants' expense.
5. The applicant is reminded of their general environmental duty, as required by Section 25 of the Environment Protection Act, to take all reasonable and practical measures to ensure that any activities on the site do not pollute the environment.

118 POWELL RD DAWESLEY SA 5252

Address:

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

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



Property Zoning Details

Zone

Rural

Overlay

Environment and Food Production Area
Hazards (Bushfire - High Risk)
Heritage Adjacency
Hazards (Flooding - Evidence Required)
Limited Land Division
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Traffic Generating Development
Urban Transport Routes
Water Resources

Development Pathways

■ 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.

- Air handling unit, air conditioning system or exhaust fan
- Brush fence
- Building alterations
- Building work on railway land
- Carport
- Farming
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Protective tree netting structure
- Shade sail
- Solar photovoltaic panels (ground mounted)
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool and associated swimming pool safety features
- 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.

- Carport
- Deck
- 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
- Deck
- 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.

Part 2 - Zones and Sub Zones

Rural Zone

Assessment Provisions (AP)

Desired Outcome (DO)

| 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 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. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Dairy (h) Dam (i) Distillery (j) Dwelling (k) Dwelling addition (l) Farming (m) Horse keeping (n) Horticulture (o) Industry (p) Intensive animal husbandry (q) Low intensity animal husbandry (r) Outbuilding (s) Renewable energy facility (t) Shop (u) Small-scale ground mounted solar power facility (v) Stock slaughter works (w) Tourist accommodation (x) Transport distribution (y) Verandah (z) Warehouse (aa) Winery (ab) Workers' accommodation |

| | |
|---|--|
| Siting and Design | |
| PO 2.1 Development is provided with suitable vehicle access. | DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road. |
| PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts. | DTS/DPF 2.2 Buildings: <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. |
| Horticulture | |
| 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: <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 greenhouses. | DTS/DPF 3.1 Horticultural activities: <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. |
| Rural Industry | |
| PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities. | DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof): <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. |
| 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: <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. | DTS/DPF 4.2 None are applicable. |
| PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity. | DTS/DPF 4.3 Buildings and associated activities: <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. |
| Dwellings | |
| PO 5.1 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. | DTS/DPF 5.1 Dwellings: <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> <p>(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</p> <p>(e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.</p> |
| <p>PO 5.2</p> <p>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> <p>(a) it is located within 20m of an existing dwelling</p> <p>(b) shares the same utilities of the existing dwelling</p> <p>(c) will use the same access point from a public road as the existing dwelling</p> <p>(d) it is located on an allotment not less than 40ha in area</p> <p>(e) will not result in more than two dwellings on the allotment.</p> |
| <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> <p>(a) are set back from all allotment boundaries by at least 40m</p> <p>(b) do not exceed 2 building levels and 9m measured from the top of the footings</p> <p>(c) have a wall height that is no greater than 6m.</p> |
| <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> <p>(a) are set back from all allotment boundaries by at least 40m</p> <p>(b) do not exceed 2 building levels and 9m measured from the top of the footings</p> <p>(c) have a wall height that is no greater than 6m.</p> |
| Shops, Tourism and Function Venues | |
| <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> <p>(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</p> <p>(b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments</p> <p>(c) have a gross leasable floor area not exceeding 100m² or 250m² in the case of a cellar door</p> <p>(d) have an area for the display of produce or goods external to a building not exceeding 25m².</p> |
| <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> <p>(a) are set back from all allotment boundaries by at least 40m</p> <p>(b) are not sited within 100m of a sensitive receiver in other ownership</p> <p>(c) have a building height that does not exceed 9m above natural ground level.</p> |
| <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> <p>(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</p> <p>(b) in relation to the area used for accommodation:</p> <p>(i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m²</p> <p>or</p> <p>(ii) where in an existing building, does not exceed a total floor area of 150m² and</p> <p>(c) does not result in more than one tourist accommodation facility being located on the same allotment.</p> |
| <p>PO 6.4</p> | <p>DTS/DPF 6.4</p> |

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| 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>Tourist accommodation in new buildings:</p> <p>(a) is set back from all allotment boundaries by at least 40m</p> <p>(b) has a building height that does not exceed 7m above natural ground level.</p> |
| <p>PO 6.5</p> <p>Function venues 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 venues:</p> <p>(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</p> <p>(b) do not result in more than 75 persons for customer dining purposes.</p> |
| <p>PO 6.6</p> <p>Function venues 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 venues:</p> <p>(a) are located on an allotment having an area of at least 5ha</p> <p>(b) are set back from all property boundaries by at least 40m</p> <p>(c) are not sited within 100m of a sensitive receiver in other ownership</p> <p>(d) have a building height that does not exceed 9m above natural ground level.</p> |
| 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> <p>(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</p> <p>(b) have a gross leasable floor area not exceeding 100m².</p> |
| 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> <p>(a) a shop</p> <p>(b) office</p> <p>(c) tourist accommodation.</p> |
| 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> <p>(a) having substantial setbacks from boundaries and adjacent public roads</p> <p>(b) using low-reflective materials and finishes that blend with the surrounding landscape</p> <p>(c) being located below ridgelines.</p> | <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</p> | <p>DTS/DPF 11.1</p> <p>Allotments have an area not less than:</p> |

| | |
|---|--|
| sustainable primary production. | <p>In relation to DTS/DPF 11.1, in instances where:</p> <p>(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</p> <p>(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.</p> |
| <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> <p>(a) the allotments are of a size and configuration to support the existing and proposed land uses</p> <p>(b) water of sufficient quality and quantity is available to sustain the proposed use</p> <p>(c) the use will be compatible with adjacent or nearby uses of land.</p> | <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</p> <p>(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</p> <p>(b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.</p> |
| Agricultural Buildings | |
| <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</p> <p>(b) are set back at least 50m from an allotment boundary</p> <p>(c) have a building height not exceeding 10m above natural ground level</p> <p>(d) do not exceed 500m² in total floor area</p> <p>(e) incorporate the loading and unloading of vehicles within the confines of the allotment.</p> |
| Outbuildings, Carports and Verandahs | |
| <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</p> <p>(b) have a combined total floor area that does not exceed 150m²</p> <p>(c) do not exceed 5m in wall height measured from natural ground level (not including a gable end)</p> <p>(d) have a total roof height that does not exceed 6m measured from natural ground level</p> <p>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour</p> <p>(f) will not result in more than 2 outbuildings on the same allotment .</p> |
| <p>PO 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</p> <p>(b) have a total floor area that does not exceed 80m²</p> <p>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)</p> <p>(d) have a total roof height that does not exceed 5m measured from natural ground level</p> <p>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.</p> |
| Concept Plans | |
| <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.</p> |

| | |
|--|---|
| | <p>Note: multiple concept plans may be relevant.</p> <p>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 14.1 is met.</p> |
| Advertisements | |
| <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</p> <p>(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

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

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

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

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

| Class of Development (Column A) | Exceptions (Column B) |
|---|---|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following): <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) carport (f) deck (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank. | None specified. |
| 3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> (a) industry (b) store (c) warehouse. | 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. |

| | |
|---------------------------|--|
| 4. Demolition. | Except any of the following: <ol style="list-style-type: none"> the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Function venue. | Except function venue that does not satisfy any of the following: <ol style="list-style-type: none"> Rural Zone DTS/DPF 6.5(b) Rural Zone DTS/DPF 6.6. |
| 6. Horticulture. | Except horticulture that does not satisfy any of the following: <ol style="list-style-type: none"> Rural Zone DTS/DPF 3.1(d) Rural Zone DTS/DPF 3.1(e) Rural Zone DTS/DPF 3.1(f). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 8. Shop. | 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. |
| 9. Tourist accommodation. | Except tourist accommodation that does not satisfy any of the following: <ol style="list-style-type: none"> Rural Zone DTS/DPF 6.3(b) 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

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---------------------|---|
| PO 1.1 | DTS/DPF 1.1 |

| | |
|---|----------------------|
| Land division undertaken in accordance with Section 7 of the <i>Planning, Development and Infrastructure Act 2016</i> . | None are applicable. |
|---|----------------------|

Procedural Matters (PM)

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

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

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks:</p> <ul style="list-style-type: none"> (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front. |
| DO 2 | Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk. |
| DO 3 | To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Land Use | |
| PO 1.1 Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Child care facilities, educational facilities, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: <ul style="list-style-type: none"> (a) are remote from or require extended periods of travel to reach safer locations (b) don't have a safe path of travel to safer locations. | DTS/DPF 1.2 None are applicable. |
| Siting | |

| | |
|--|--|
| PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain. | DTS/DPF 2.1 None are applicable. |
| Built Form | |
| PO 3.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire. | DTS/DPF 3.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building. |
| Habitable Buildings | |
| PO 4.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk. | DTS/DPF 4.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development. |
| PO 4.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that: (a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements</i> (b) includes the provision of an all-weather hardstand area in a location that: (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s) where required. | DTS/DPF 4.3 None are applicable. |
| Land Division | |
| PO 5.1 Land division for residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is limited to those areas specifically set aside for these uses. | DTS/DPF 5.1 None are applicable. |
| | |

| | |
|---|---|
| PO 5.2 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire. | DTS/DPF 5.2 None are applicable. |
| PO 5.3 Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided. | DTS/DPF 5.3 None are applicable. |
| PO 5.4 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. | DTS/DPF 5.4 None are applicable. |
| PO 5.5 Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting. | DTS/DPF 5.5 None are applicable. |
| Vehicle Access –Roads, Driveways and Fire Tracks | |
| PO 6.1 Roads are designed and constructed to facilitate the safe and effective: <ul style="list-style-type: none"> (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors. | DTS/DPF 6.1 Roads: <ul style="list-style-type: none"> (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes. |
| PO 6.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: <ul style="list-style-type: none"> (a) use, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors. | DTS/DPF 6.2 Access is in accordance with (a) or (b): <ul style="list-style-type: none"> (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: <ul style="list-style-type: none"> (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) |

| | |
|---|--|
| | <p>(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:</p> <p>A. a loop road around the building or</p> <p>B. a turning area with a minimum radius of 12.5m (Figure 3) or</p> <p>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</p> <p>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</p> |
| <p>PO 6.3</p> <p>Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.</p> | <p>DTS/DPF 6.3</p> <p>None are applicable.</p> |

Procedural Matters (PM) - Referrals

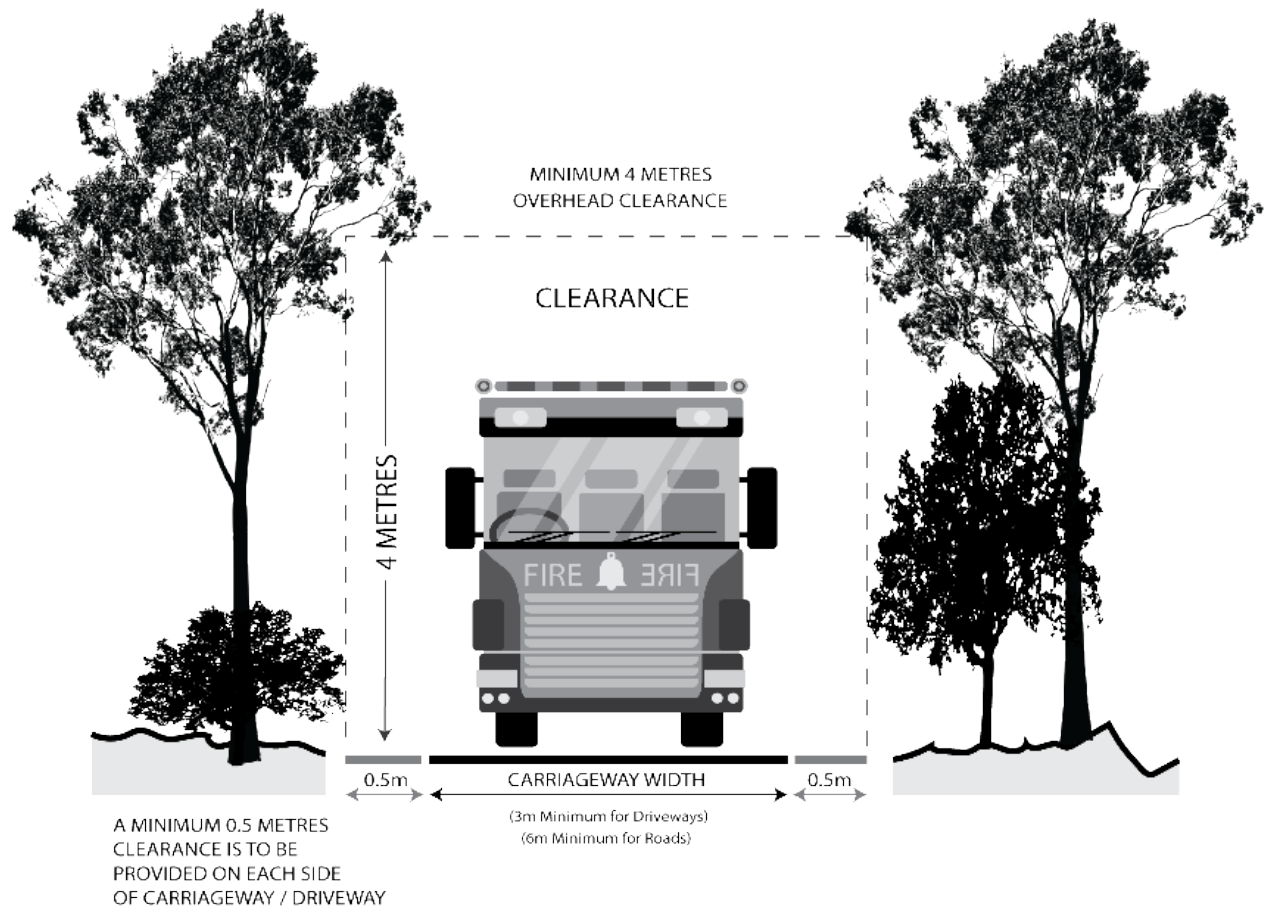
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|--|--|---|--|
| <p>Except if a relevant certificate accompanies the application for planning consent in respect of the development, any of the following classes of development (including alterations and additions which increase the floor area of such buildings by 10% or more):</p> <p>(a) land division creating one or more additional allotments</p> <p>(b) dwelling</p> <p>(c) ancillary accommodation</p> <p>(d) residential flat building</p> <p>(e) tourist accommodation</p> <p>(f) boarding home</p> <p>(g) dormitory style accommodation</p> <p>(h) workers' accommodation</p> <p>(i) student accommodation</p> <p>(j) child care facility</p> <p>(k) educational facility</p> <p>(l) retirement village</p> <p>(m) supported accommodation</p> <p>(n) residential park</p> <p>(o) hospital</p> <p>(p) camp ground.</p> | South Australian Country Fire Service. | To provide expert assessment and direction to the relevant authority on the potential impacts of bushfire on the development. | Development of a class to which Schedule 9 clause 3 item 2 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Figures and Diagrams

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

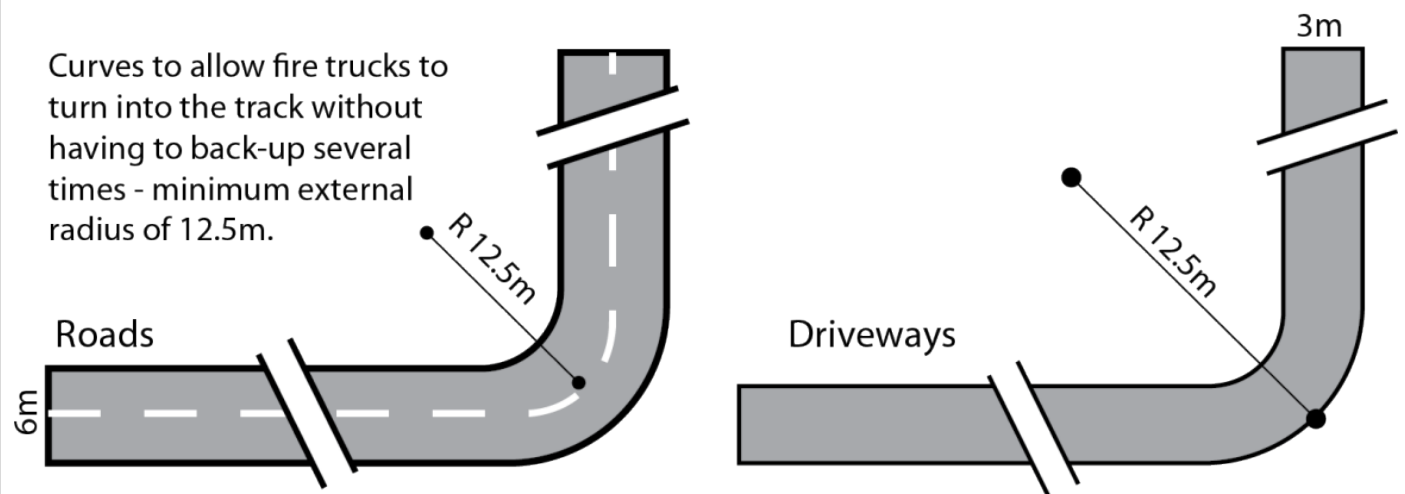
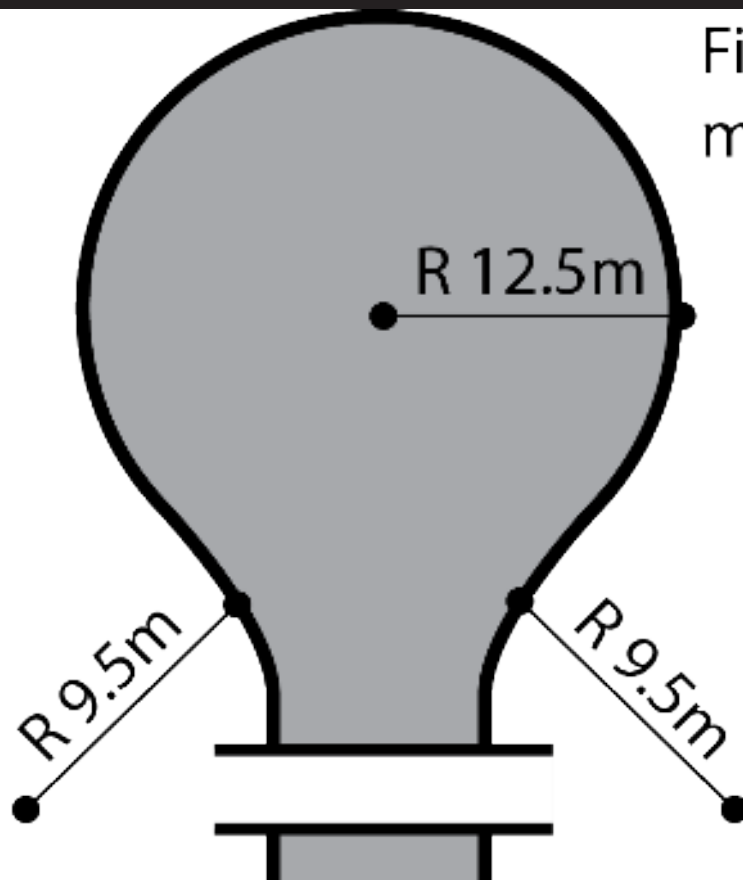
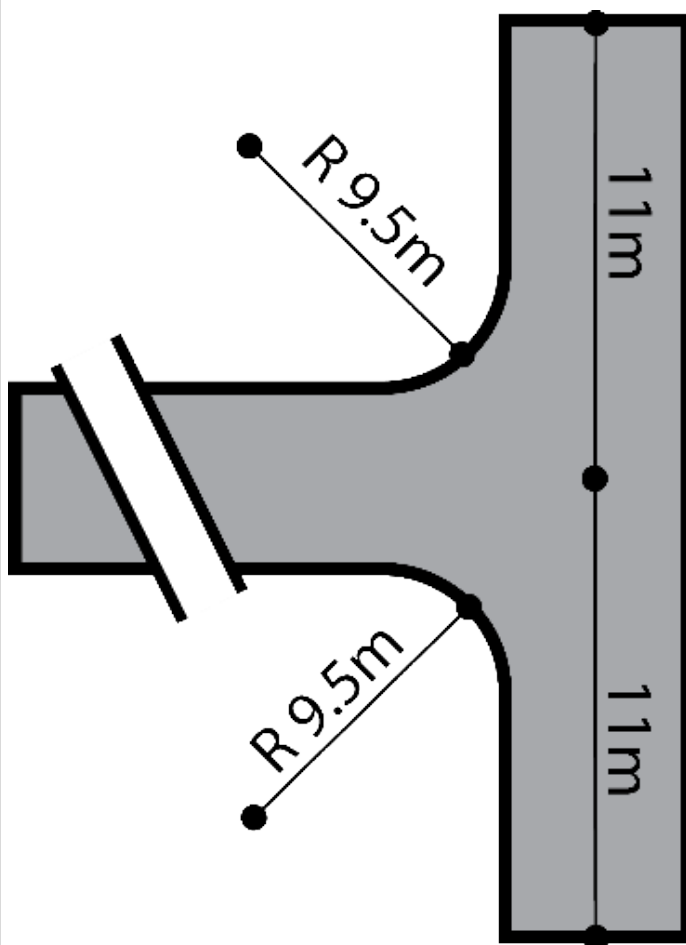


Figure 3 - Full Circle Turning Area



Fire truck turning area -
minimum radius 12.5m

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



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

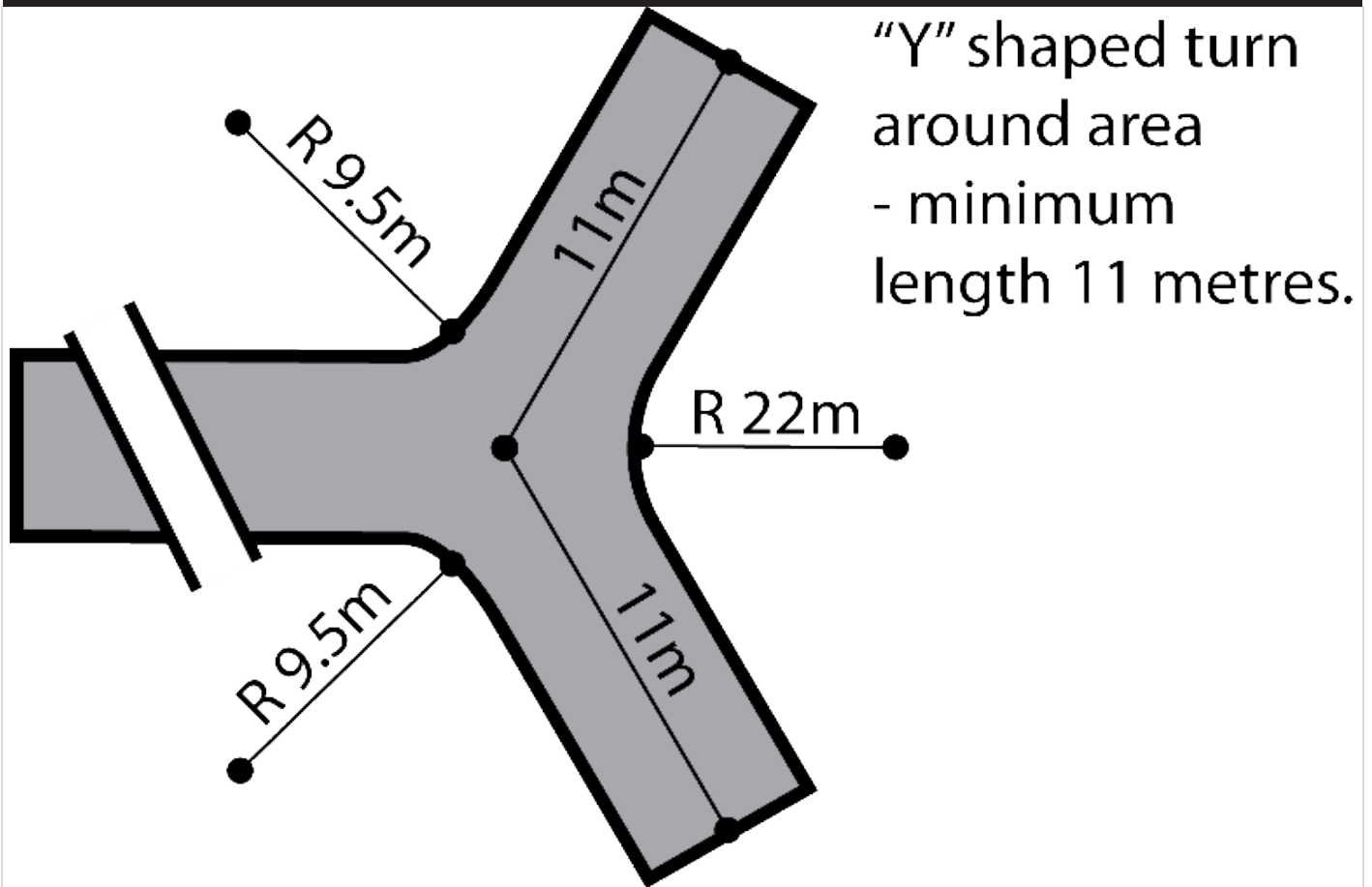
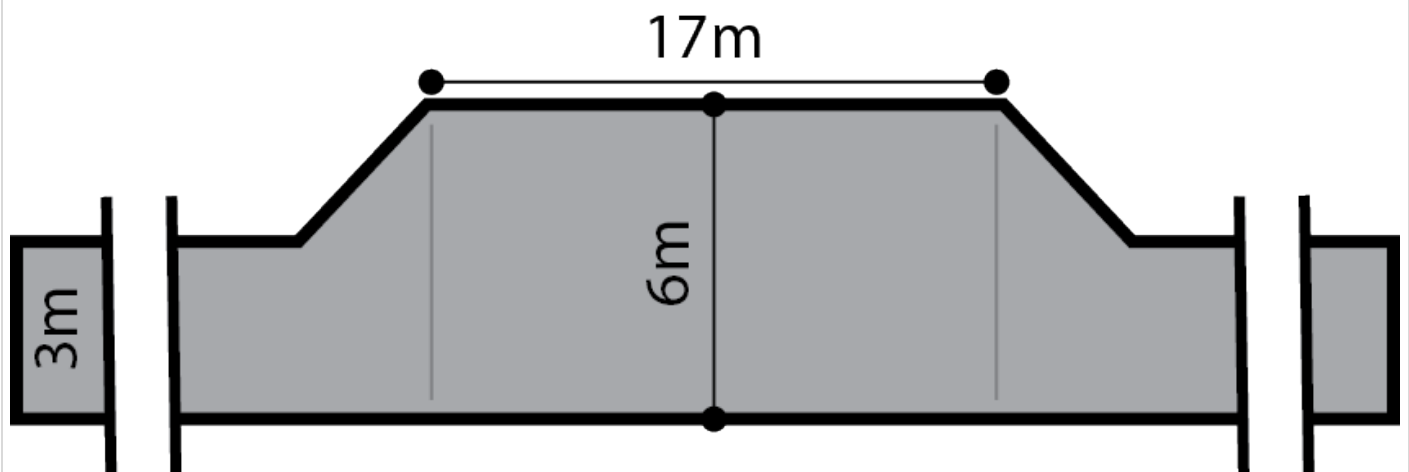


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

| | |
|------|---|
| DO 1 | Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development. |
|------|---|

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Flood Resilience | |
| PO 1.1 Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings. | DTS/DPF 1.1 Habitable buildings, commercial and industrial buildings, and buildings used for animal keeping incorporate a finished floor level at least 300mm above: <ul style="list-style-type: none"> (a) the highest point of top of kerb of the primary street or (b) the highest point of natural ground level at the primary street boundary where there is no kerb |
| Environmental Protection | |
| PO 2.1 Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building. | DTS/DPF 2.1 Development does not involve the storage of hazardous materials. |

Procedural Matters (PM) - Referrals

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

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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

| | |
|------|---|
| DO 1 | Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places. |
|------|---|

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place. | DTS/DPF 1.1 None are applicable. |
| Land Division | |

| | |
|---|--|
| PO 2.1 Land division adjacent to a State or Local Heritage Place creates allotments that are of a size and dimension that enables the siting and setbacks of new buildings from allotment boundaries so that they do not dominate, encroach or unduly impact on the setting of the Place. | DTS/DPF 2.1 None are applicable. |
|---|--|

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|--|--|---|
| Development which in the opinion of the relevant authority materially affects the context within which the State Heritage Place is situated. | Minister responsible for the administration of the <i>Heritage Places Act 1993</i> . | To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places. | Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Limited Land Division Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Murray-Darling Basin Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Sustainable water use in the Murray-Darling Basin area. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 1.1</p> <p>All development, but in particular 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>Development satisfies either of the following:</p> <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|--|---|---|---|
| <p>Any of the following classes of development that require, or may require water to be taken from the River Murray within the meaning of the <i>River Murray Act 2003</i> under a water licence required in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry. | Minister responsible for the administration of the <i>River Murray Act 2003</i> . | 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. | Development of a class to which Schedule 9 clause 3 item 10 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Environmental Protection | |
| PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance. | DTS/DPF 1.1 An application is accompanied by: <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'. |
| PO 1.2 Native vegetation clearance in association with development avoids the following: <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. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from: <ul style="list-style-type: none"> (a) in the case of commercial forestry, the spread of fires from a plantation (b) the spread of pest plants and phytophthora (c) the spread of non-indigenous plants species (d) excessive nutrient loading of the soil or loading arising from surface water runoff (e) soil compaction (f) chemical spray drift. | DTS/DPF 1.3 Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: <ul style="list-style-type: none"> (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture. |
| PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species. | DTS/DPF 1.4 None are applicable. |

| Land division | |
|--|--|
| <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> <p>(a) an application is accompanied by one of the following:</p> <p>(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></p> <p>(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</p> <p>(iii) a report prepared in accordance with Regulation 18(2)(a) of the <i>Native Vegetation Regulations 2017</i> that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance'</p> <p>or</p> <p>(b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur</p> <p>or</p> <p>(c) the division is to support a Heritage Agreement under the <i>Native Vegetation Act 1991</i> or the <i>Heritage Places Act 1993</i>.</p> |

Procedural Matters (PM) - Referrals

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

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

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| <p>PO 1.1</p> <p>All development, but in particular development involving any of the following:</p> | <p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> |

| | |
|---|--|
| <p>(a) horticulture</p> <p>(b) activities requiring irrigation</p> <p>(c) aquaculture</p> <p>(d) industry</p> <p>(e) intensive animal husbandry</p> <p>(f) commercial forestry</p> <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.</p> | <p>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or</p> <p>(b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.</p> |
| <p>PO 1.2</p> <p>Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.</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 |
|--|---|---|---|
| Development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts surface water flowing over land. | Relevant authority under the <i>Landscape South Australia Act 2019</i> that would, if it were not for the operation of section 106(1)(e) of that Act, have the authority under that Act to grant or refuse a permit to undertake the subject development. | To provide expert assessment and direction to the relevant authority on potential impacts from development on the health, sustainability and/or natural flow paths of water resources in accordance with the provisions of the relevant water allocation plan or regional landscape plan or equivalent. | Development of a class to which Schedule 9 clause 3 item 12 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i> : | The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i> . | To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources. | Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |
| <p>(a) horticulture</p> <p>(b) activities requiring irrigation</p> <p>(c) aquaculture</p> <p>(d) industry</p> <p>(e) intensive animal husbandry</p> <p>(f) commercial forestry</p> <p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p> | | | |

River Murray Tributaries Protection Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Sustainable water use and conservation of riverine environments within the River Murray Tributaries 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 | |
| PO 1.1 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment and downstream users. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 All development, but in particular development involving any of the following: <ul style="list-style-type: none"> (a) activities requiring irrigation (b) aquaculture (c) commercial forestry (d) horticulture (e) industry (f) intensive animal husbandry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas. | DTS/DPF 1.2 Development satisfies either of the following: <ul style="list-style-type: none"> (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>. |
| Land Division | |
| PO 2.1 Land division does not lead to the intensification of development to a level that would have a negative impact on the health or natural flow paths of the River Murray Tributaries. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Land division, including boundary realignment, preserves the integrity of the public waterfront of the River Murray system by limiting the number of allotments having a frontage (or extent of frontage) to that system. | DTS/DPF 2.2 Land division does not result in any of the following: <ul style="list-style-type: none"> (a) an increase in allotments having a frontage to a part of the River Murray system (b) an increase in the frontage of an allotment or allotments to a part of the River Murray system. |

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 |
|--|---|--|--|
| 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: <ul style="list-style-type: none"> (a) development that comprises the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert, or collects or diverts water flowing in a watercourse or surface water flowing over land (b) the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under | Minister responsible for the administration of the <i>River Murray Act 2003</i> . | 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. | Development of a class to which Schedule 9 clause 3 item 16 of the Planning, Development and |

| | | | |
|--|--|--|---|
| <p>the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> (i) horticulture (ii) activities requiring irrigation, other than irrigation used for domestic purposes (iii) aquaculture (iv) intensive animal husbandry (v) horse keeping (vi) commercial forestry <p>(c) land division classified as <i>restricted</i> by the Planning and Design Code</p> <p>(d) land division that results in:</p> <ul style="list-style-type: none"> (i) 4 or more additional allotments or (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 <p>(e) 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</p> <p>(f) alteration of the boundaries of an existing allotment so as to result in:</p> <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>Infrastructure (General) Regulations 2017 applies.</p> |
|--|--|--|---|

Traffic Generating Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from urban transport routes and major urban transport routes. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Traffic Generating Development | |
| <p>PO 1.1</p> <p>Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.</p> | <p>DTS/DPF 1.1</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings (b) land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m² or more (d) retail development with a gross floor area of 2,000m² or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more (f) industry with a gross floor area of 20,000m² or more (g) educational facilities with a capacity of 250 students or more. |
| <p>PO 1.2</p> <p>Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.</p> | <p>DTS/DPF 1.2</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <ul style="list-style-type: none"> (a) building, or buildings, containing in excess of 50 dwellings |

| | |
|--|---|
| | <p>(b) land division creating 50 or more additional allotments</p> <p>(c) commercial development with a gross floor area of 10,000m² or more</p> <p>(d) retail development with a gross floor area of 2,000m² or more</p> <p>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more</p> <p>(f) industry with a gross floor area of 20,000m² or more</p> <p>(g) educational facilities with a capacity of 250 students or more.</p> |
| <p>PO 1.3</p> <p>Sufficient accessible on-site queuing provided to meet the needs of the development so that queues do not impact on the State Maintained Road network.</p> | <p>DTS/DPF 1.3</p> <p>Access is obtained directly from a State Maintained Road where it involves any of the following types of development:</p> <p>(a) building, or buildings, containing in excess of 50 dwellings</p> <p>(b) land division creating 50 or more additional allotments</p> <p>(c) commercial development with a gross floor area of 10,000m² or more</p> <p>(d) retail development with a gross floor area of 2,000m² or more</p> <p>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more</p> <p>(f) industry with a gross floor area of 20,000m² or more</p> <p>(g) educational facilities with a capacity of 250 students or more.</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>Except where all of the relevant deemed-to-satisfy criteria are met, any of the following classes of development that are proposed within 250m of a State Maintained Road:</p> <p>(a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings</p> <p>(b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments</p> <p>(c) commercial development with a gross floor area of 10,000m² or more</p> <p>(d) retail development with a gross floor area of 2,000m² or more</p> <p>(e) a warehouse or transport depot with a gross leasable floor area of 8,000m² or more</p> <p>(f) industry with a gross floor area of 20,000m² or more</p> <p>(g) educational facilities with a capacity of 250 students or more.</p> | 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. |

Urban Transport Routes Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Safe and efficient operation of Urban Transport Routes for all road users. |
| DO 2 | Provision of safe and efficient access to and from Urban Transport 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

An access point satisfies (a), (b) or (c):

- (a) where servicing a single (1) dwelling / residential allotment:
 - (i) it will not result in more than one access point
 - (ii) vehicles can enter and exit the site in a forward direction
 - (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
 - (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road
 - (v) it will have a width of between 3m and 4m (measured at the site boundary)
- (b) where the development will result in 2 and up to 6 dwellings:
 - (i) it will not result in more than one access point servicing the development site
 - (ii) vehicles can enter and exit the site in a forward direction
 - (iii) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
 - (iv) passenger vehicles (with a length up to 5.2m) can enter and exit the site wholly within the kerbside lane of the road
 - (v) it will have a width of between 5.8m to 6m (measured at the site boundary) and an access depth of 6m (measured from the site boundary into the site)
- (c) where the development will result in 7 or more dwellings, or is a non-residential land use:
 - (i) it will not result in more than one access point servicing the development site
 - (ii) vehicles can enter and exit the site using left turn only movements
 - (iii) vehicles can enter and exit the site in a forward direction
 - (iv) vehicles can cross the property boundary at an angle between 70 degrees and 90 degrees
 - (v) it will have a width of between 6m and 7m (measured at the site boundary), where the development is expected to accommodate vehicles with a length of 6.4m or less
 - (vi) it will have a width of between 6m and 9m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 6.4m to 8.8m
 - (vii) it will have a width of between 9m and 12m (measured at the site boundary), where the development is expected to accommodate vehicles with a length from 8.8m to 12.5m
 - (viii) provides for simultaneous two-way vehicle movements at the access:
 - A. with entry and exit movements for vehicles with a length up to 5.2m vehicles being fully within the kerbside lane of the road
 - and
 - B. with entry movements of 8.8m vehicles (where relevant) being fully within the kerbside lane of the road and the exit movements of 8.8m vehicles do not cross the centreline of the road.

Access - On-Site Queuing

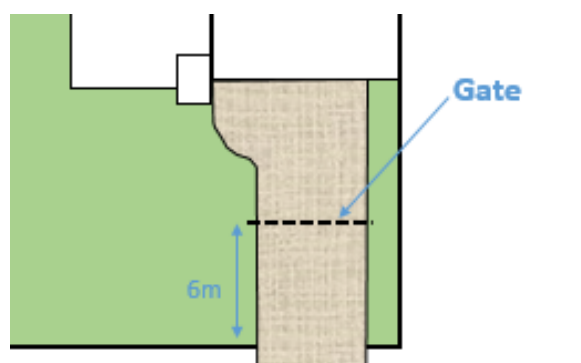
PO 2.1

Sufficient accessible on-site queuing adjacent to access points is provided to meet the needs of development so that all vehicle queues can be contained fully within the boundaries of the development site, to minimise interruption on the functional performance of the road and maintain safe vehicle movements.

DTS/DPF 2.1

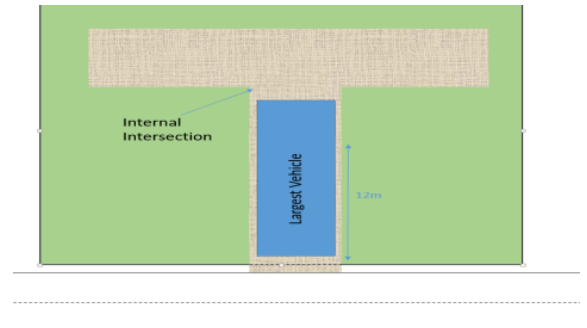
An access point in accordance with one of the following:

- (a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



- (b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
 - (i) is expected to be serviced by vehicles with a length no greater than 6.4m
 - (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)

- (c) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:
- (i) is expected to be serviced by vehicles with a length greater than a 6.4m small rigid vehicle
 - (ii) there are no internal driveways, intersections, parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site)
 - (iii) any termination of or change in priority of movement within the main car park aisle is located far enough into the site so that the largest vehicle expected on-site can store fully within the site before being required to stop
 - (iv) all parking or manoeuvring areas for commercial vehicles are located a minimum of 12m or the length of the longest vehicle expected on site from the access (measured from the site boundary into the site) as shown in the following diagram:



Access - (Location (Spacing)) - Existing Access Point

PO 3.1

Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.

DTS/DPF 3.1

An existing access point satisfies (a), (b) or (c):

- (a) it will not service, or is not intended to service, more than 6 dwellings
- (b) it is not located on a Controlled Access Road and will not service development that will result in a larger class of vehicle expected to access the site using the existing access
- (c) is not located on a Controlled Access Road and development constitutes:
 - (i) a change of use between an office <500m² gross leasable floor area and a consulting room <500m² gross leasable floor area or vice versa
 - (ii) a change in use from a shop to an office, consulting room or personal or domestic services establishment
 - (iii) a change of use from a consulting room or office <250m² gross leasable floor area to shop <250m² gross leasable floor area
 - (iv) a change of use from a shop <500m² gross leasable floor area to a warehouse <500m² gross leasable floor area
 - (v) an office or consulting room with a <500m² gross leasable floor area
 - (vi) a change of use from a residential dwelling to a shop, office, consulting room or personal or domestic services establishment with <250m² gross leasable floor area.

Access - Location (Spacing) - New Access Points

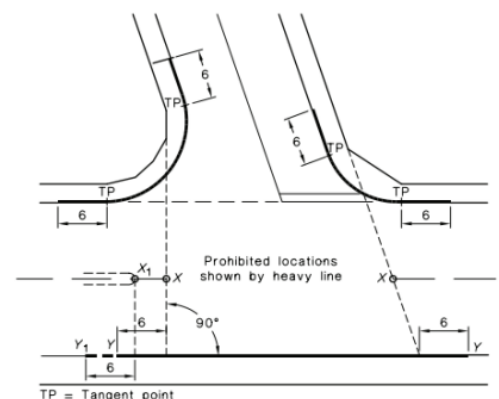
PO 4.1

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.

DTS/DPF 4.1

A new access point satisfies (a), (b) or (c):

- (a) where a development site is intended to serve between 1 and 6 dwellings, access to the site is from the local road network (not being a Controlled Access Road) and is located outside of the bold lines shown in the following diagram:

**NOTE:**

The points marked X_1 and X are respectively at the median end on a divided road and at the intersection of the main road centre-line and the extensions of the side road property lines shown as dotted lines, on an undivided road. On a divided road, dimension Y-Y extends to Point T_1 .

- (b) where the development site is intended to serve between 1 and 6 dwellings, the new access:
 - (i) is not located on a Controlled Access Road

- (ii) is not located on a section of road affected by double barrier lines
- (iii) will be on a road with a speed environment of 70km/h or less
- (iv) is located outside of the bold lines on the diagram shown in the diagram following part (a)
- (v) is located a minimum of 6m from a median opening or pedestrian crossing

- (c) where DTS/DPF 4.1 part (a) and (b) do not apply and access from an alternative local road at least 25m from the State Maintained Road is not available, and the access is not located on a Controlled Access Road, the new access is separated in accordance with the following:

| Speed Limit | Separation between access points | Separation from public road junctions and merging/terminating lanes |
|-----------------|--|---|
| 50 km/h or less | No spacing requirement | 20m |
| 60 km/h | 5m (for development intended to serve between 1 and 6 dwellings) and 10m for all other cases | 73m |
| 70 km/h | 40m | 92m |
| 80 km/h | 50m | 114m |
| 90 km/h | 65m | 139m |
| 100 km/h | 80m | 165m |
| 110 km/h | 100m | 193m |

Access - Location (Sight Lines)

PO 5.1

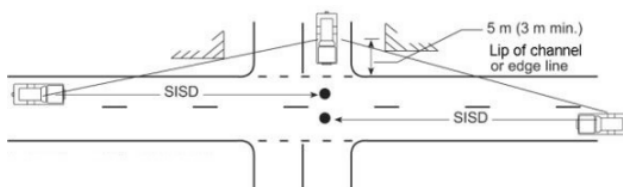
Access points are located and designed to accommodate sight lines that enable drivers and pedestrians to navigate potential conflict points with roads in a controlled and safe manner.

DTS/DPF 5.1

An access point satisfies (a) and (c) or (b) and (c):

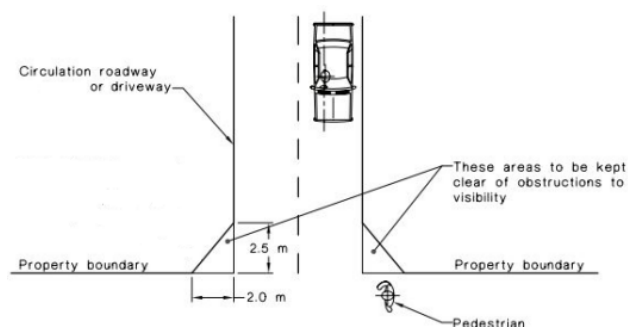
- (a) the development site does or is intended to serve between 1 and 6 dwellings and utilises an existing access point or
- (b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

| Speed Limit | Access point serving 1-6 dwellings | Access point serving all other development |
|-----------------|------------------------------------|--|
| 40 km/h or less | 47m | 73m |
| 50 km/h | 63m | 97m |
| 60 km/h | 81m | 123m |
| 70 km/h | 100m | 151m |
| 80 km/h | 121m | 181m |
| 90 km/h | 144m | 226m |
| 100 km/h | 169m | 262m |
| 110km/h | 195m | 300m |



and

- (c) pedestrian sightlines in accordance with the following diagram:



Access - Mud and Debris

PO 6.1**DTS/DPF 6.1**

| | |
|---|---|
| Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions. | Where the road has an unsealed shoulder and the road is not kerbed, the access way is sealed from the edge of seal on the road for a minimum of 10m or to the property boundary (whichever is closer). |
| Access - Stormwater | |
| PO 7.1 Access points are designed to minimise negative impact on roadside drainage of water. | DTS/DPF 7.1 Development does not: <ul style="list-style-type: none"> (a) decrease the capacity of an existing drainage point (b) restrict or prevent the flow of stormwater through an existing drainage point and system (c) result in access points becoming stormwater flow paths directly onto the road. |
| Building on Road Reserve | |
| PO 8.1 Buildings or structures that encroach onto, above or below road reserves are designed and sited to minimise impact on safe movements by all road users. | DTS/DPF 8.1 Buildings or structures are not located on, above or below the road reserve. |
| Public Road Junctions | |
| PO 9.1 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. | DTS/DPF 9.1 Development does not comprise any of the following: <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. |
| Corner Cut-Offs | |
| PO 10.1 Development is located and designed to maintain sightlines for drivers turning into and out of public road junctions to contribute to driver safety. | 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: <div style="text-align: center;"> </div> |

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.

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

| | |
|--|--|
| 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. | |
| PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation. | DTS/DPF 1.7 None are applicable. |
| PO 1.8 Watercourses, floodplains (1% AEP flood extent) and wetlands are protected and enhanced by stabilising watercourse banks and reducing sediments and nutrients entering the watercourse. | DTS/DPF 1.8 None are applicable. |
| PO 1.9 Dams, water tanks and diversion drains are located and constructed to maintain the quality and quantity of flows required to meet environmental and downstream needs. | DTS/DPF 1.9 None are applicable. |

Procedural Matters (PM) - Referrals

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

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)


Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---------------------|---|
| Appearance | |
| PO 1.1 | DTS/DPF 1.1 |

| | |
|--|---|
| <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p> | <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached. |
| <p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p> | <p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <ul style="list-style-type: none"> (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design. |
| <p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p> | <p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p> |
| <p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p> | <p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <ul style="list-style-type: none"> (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter. |
| <p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p> | <p>DTS/DPF 1.5</p> <p>None are applicable.</p> |
| <p>Proliferation of Advertisements</p> | |
| <p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p> | <p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p> |
| <p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p> | <p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p> |
| <p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p> | <p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> |

| | |
|---|--|
| | <p>(a) are attached to a building</p> <p>(b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached</p> <p>(c) do not result in more than one sign per occupancy that is not flush with a wall.</p> |
| Advertising Content | |
| <p>PO 3.1</p> <p>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.</p> | <p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p> |
| Amenity Impacts | |
| <p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p> | <p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p> |
| Safety | |
| <p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p> | <p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p> |
| <p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p> | <p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p> |
| <p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <p>(a) being liable to interpretation by drivers as an official traffic sign or signal</p> <p>(b) obscuring or impairing drivers' view of official traffic signs or signals</p> <p>(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> | <p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <p>(a) are not located in a public road or rail reserve</p> <p>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</p>  |
| <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> <p>(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</p> <p>(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</p> <p>(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:</p> <p>(a) 110 km/h road - 14m</p> <p>(b) 100 km/h road - 13m</p> <p>(c) 90 km/h road - 10m</p> |

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| | (d) 70 or 80 km/h road - 8.5m. |
| PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages. | DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s). |

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| Land-based Aquaculture | |
| PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers. | DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater. | DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters. | DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment. | DTS/DPF 1.5 None are applicable. |
| PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission. | DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment. | DTS/DPF 1.7 None are applicable. |
| Marine Based Aquaculture | |
| PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm. | DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
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| PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters. | DTS/DPF 2.3 The development does not include toilet facilities located over water. |
| PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark. | DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> . |
| PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: <ul style="list-style-type: none"> (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water. | 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: <ul style="list-style-type: none"> (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline. | DTS/DPF 2.7 None are applicable. |
| PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts. | DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas. | DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea. |
| PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <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: | DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture. |

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| <p>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</p> <p>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</p> <p>(c) incorporating appropriate waste treatment and disposal.</p> | |
| Navigation and Safety | |
| <p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p> | <p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> |
| <p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p> | <p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> |
| Environmental Management | |
| <p>PO 4.1</p> <p>Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.</p> | <p>DTS/DPF 4.1</p> <p>None are applicable.</p> |
| <p>PO 4.2</p> <p>Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.</p> | <p>DTS/DPF 4.2</p> <p>None are applicable.</p> |
| <p>PO 4.3</p> <p>Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.</p> | <p>DTS/DPF 4.3</p> <p>None are applicable.</p> |
| <p>PO 4.4</p> <p>Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.</p> | <p>DTS/DPF 4.4</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p> |

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| Odour and Noise | |
| PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production. | DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser. |
| PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership. | DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours. |
| Water Quality | |
| PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources. | DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores. |
| PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts. | DTS/DPF 2.3 None are applicable. |
| PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems. | DTS/DPF 2.4 None are applicable. |
| Wastewater Irrigation | |
| PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Beverage production wastewater irrigation systems are designed and located to | DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other |

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

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Siting and Design | |
| PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers. | DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers: (a) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals), where the handling of these materials into or from vessels does not exceed 100 tonnes per day: 300m or more from residential premises not associated with the facility (b) bulk handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility: 300m or more from residential premises not associated with the facility (c) bulk petroleum storage involving individual containers with a capacity up to 200 litres and a total on-site storage capacity not exceeding 1,000 cubic metres: 500m or more (d) coal handling with: a. capacity up to 1 tonne per day or a storage capacity up to 50 tonnes: 500m or more b. capacity exceeding 1 tonne per day but not exceeding 100 tonnes per day or a storage capacity exceeding 50 tonnes but not exceeding 5000 tonnes: 1000m or more. |
| Buffers and Landscaping | |
| PO 2.1 Bulk handling and storage facilities incorporate a buffer area for the establishment of dense landscaping adjacent road frontages to enhance the appearance of land and buildings from public thoroughfares. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Bulk handling and storage facilities incorporate landscaping to assist with screening and dust filtration. | DTS/DPF 2.2 None are applicable. |

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| Access and Parking | |
| PO 3.1 Roadways and vehicle parking areas associated with bulk handling and storage facilities are designed and surfaced to control dust emissions and prevent drag out of material from the site. | DTS/DPF 3.1 Roadways and vehicle parking areas are sealed with an all-weather surface. |
| Slipways, Wharves and Pontoons | |
| PO 4.1 Slipways, wharves and pontoons used for the handling of bulk materials (such as fuel, oil, catch, bait and the like) incorporate catchment devices to avoid the release of materials into adjacent waters. | DTS/DPF 4.1 None are applicable. |

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
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| PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| All development | |
| External Appearance | |
| PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public 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: <ul style="list-style-type: none"> (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses. | 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 | DTS/DPF 2.4 None are applicable. |

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| surveillance of the adjacent public realm. | |
| PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 None are applicable. |
| Landscaping | |
| PO 3.1 Soft landscaping and tree planting is incorporated to: <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. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species. | DTS/DPF 3.2 None are applicable. |
| Environmental Performance | |
| PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling. | DTS/DPF 4.2 None are applicable. |
| PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells. | DTS/DPF 4.3 None are applicable. |
| Water Sensitive Design | |
| PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: <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. | 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: <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. |

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| Carparking Appearance | |
| PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: <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. | DTS/DPF 7.1 None are applicable. |
| PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like. | DTS/DPF 7.2 None are applicable. |
| PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development. | DTS/DPF 7.3 None are applicable. |
| PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection. | DTS/DPF 7.4 None are applicable. |
| PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places. | DTS/DPF 7.5 None are applicable. |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | DTS/DPF 7.6 None are applicable. |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | DTS/DPF 7.7 None are applicable. |
| Earthworks and sloping land | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 8.1 Development does not involve any of the following: <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. |
| PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8). | DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): <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. |
| PO 8.3 | DTS/DPF 8.3 |

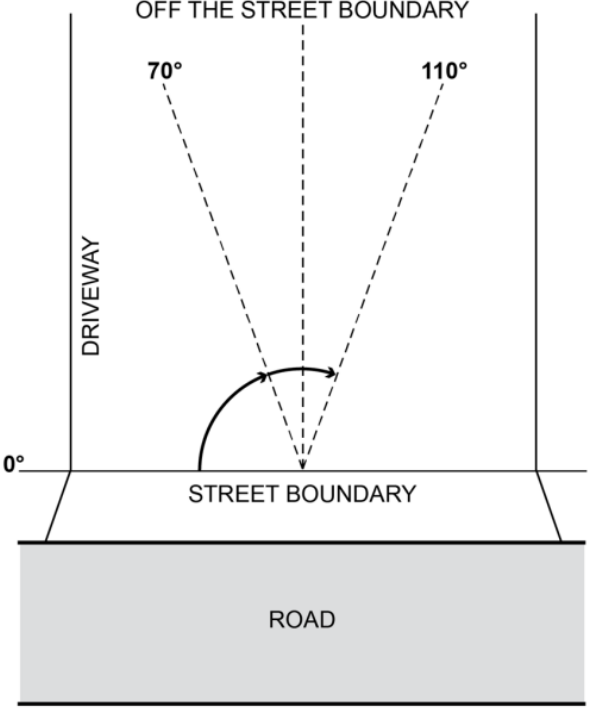
| | |
|--|--|
| <p>Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):</p> <p>(a) do not contribute to the instability of embankments and cuttings</p> <p>(b) provide level transition areas for the safe movement of people and goods to and from the development</p> <p>(c) are designed to integrate with the natural topography of the land.</p> | None are applicable. |
| <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 landslide nor increases the potential for landslide 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> |
| Overlooking / Visual Privacy (in building 3 storeys or less) | |
| <p>PO 10.1</p> <p>Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.</p> | <p>DTS/DPF 10.1</p> <p>Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following:</p> <p>(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm</p> <p>(b) have sill heights greater than or equal to 1.5m above finished floor level</p> <p>(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.</p> |
| <p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, 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> <p>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</p> <p>or</p> <p>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:</p> <p>(i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land</p> <p>or</p> <p>(ii) 1.7m above finished floor level in all other cases</p> |
| All Residential development | |
| Front elevations and passive surveillance | |
| <p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p> | <p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <p>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</p> <p>(b) has an aggregate window area of at least 2m² facing the primary street.</p> |

| <p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p> | <p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p> | | |
|--|--|--|----------------------------|
| <p>Outlook and amenity</p> | | | |
| <p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p> | | |
| <p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p> | <p>DTS/DPF 12.2</p> <p>None are applicable.</p> | | |
| <p>Ancillary Development</p> | | | |
| <p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p> | <p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" data-bbox="940 1626 1522 2096"> <tr> <th data-bbox="948 1626 1275 2096">Dwelling site area (or in the case of residential flat building or group dwelling(s), average site</th><th data-bbox="1275 1626 1522 2096">Minimum percentage of site</th></tr> </table> | Dwelling site area (or in the case of residential flat building or group dwelling(s), average site | Minimum percentage of site |
| Dwelling site area (or in the case of residential flat building or group dwelling(s), average site | Minimum percentage of site | | |

| | <table border="1"> <thead> <tr> <th colspan="2">area) (m²)</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>201-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | area) (m ²) | | <150 | 10% | 150-200 | 15% | 201-450 | 20% | >450 | 25% |
|---|---|-------------------------|------------|--------------------|------------------|--------------------|------------------|---------|-----|------|-----|
| area) (m ²) | | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| 201-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p> | <p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <p>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</p> <p>(b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | | | | | | | | | | |
| <p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p> | <p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <p>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</p> <p>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | | | | | | | |
| <p>PO 13.4</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p> | <p>DTS/DPF 13.4</p> <p>Non-residential ancillary buildings and structures:</p> <p>(a) are ancillary and subordinate to an existing non-residential use on the same site</p> <p>(b) have a floor area not exceeding the following:</p> <table border="1"> <thead> <tr> <th>Allotment size</th><th>Floor area</th></tr> </thead> <tbody> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </tbody> </table> <p>(c) are not constructed, added to or altered so that any part is situated:</p> <p>(i) in front of any part of the building line of the main building to which it is ancillary or</p> <p>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</p> <p>(d) in the case of a garage or carport, the garage or carport:</p> <p>(i) is set back at least 5.5m from the boundary of the primary street</p> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <p>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</p> <p>(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent</p> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</p> | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² | | | | |
| Allotment size | Floor area | | | | | | | | | | |
| ≤500m ² | 60m ² | | | | | | | | | | |
| >500m ² | 80m ² | | | | | | | | | | |
| 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> <p>(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</p> <p>(b) are set back at least 5.5m from the boundary of the primary street</p> <p>(c) have a garage door / opening not exceeding 7m in width</p> | | | | | | | | | | |

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| | (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. |
| Massing | |
| PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets. | DTS/DPF 15.1 None are applicable |
| Dwelling additions | |
| PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements. | DTS / DPF 16.1 Dwelling additions: <ul style="list-style-type: none"> (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: <ul style="list-style-type: none"> (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: <ul style="list-style-type: none"> A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases. |
| Private Open Space | |
| 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: <ul style="list-style-type: none"> (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen. |
| 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: <ul style="list-style-type: none"> (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings. |
| Car parking, access and manoeuvrability | |
| PO 19.1 | DTS/DPF 19.1 |

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| <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> (a) single width car parking spaces: <ul style="list-style-type: none"> (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): <ul style="list-style-type: none"> (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space. |
| <p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p> | <p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m |
| <p>PO 19.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p> | <p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p> |
| <p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: <ul style="list-style-type: none"> (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services. |
| <p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p> | <p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: |

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| | <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p>  <p style="text-align: center;">0°</p> <p style="text-align: center;">70°</p> <p style="text-align: center;">110°</p> <p style="text-align: center;">STREET BOUNDARY</p> <p style="text-align: center;">ROAD</p> <p>(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> | | |
| <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%; height: 20px;"> <tr> <td style="width: 50%;"></td> <td style="width: 50%;"></td> </tr> </table> | | |
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|---|---|--|
| | Number of bedrooms | Minimum internal floor area |
| | Studio | 35m ² |
| | 1 bedroom | 50m ² |
| | 2 bedroom | 65m ² |
| | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours. | DTS/DPF 22.2 None are applicable. | |
| PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties. | DTS/DPF 22.3 None are applicable. | |
| PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement. | |
| Communal Open Space | | |
| PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 23.1 None are applicable. | |
| PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres. | |
| PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 23.3 None are applicable. | |
| PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 23.4 None are applicable. | |
| PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 23.5 None are applicable. | |

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| 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: <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability. | DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway. |
| PO 24.3 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: <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement. | DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m. |
| PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre. |
| PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Soft Landscaping | |
| PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas. | DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway. |
| PO 25.2 Soft landscaping is provided that improves the appearance of common driveways. | DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Site Facilities / Waste Storage | |
| PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 26.1 None are applicable. |

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| 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 | DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres. |

| | |
|---|--|
| recreation. | |
| PO 29.4 Communal open space is designed and sited to: <p>(a) be conveniently accessed by the dwellings which it services</p> <p>(b) have regard to acoustic, safety, security and wind effects.</p> | 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: <p>(a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings</p> <p>(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.</p> | DTS/DPF 29.6 None are applicable. |
| Site Facilities / Waste Storage | |
| PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles. | DTS/DPF 30.1 None are applicable. |
| PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants. | DTS/DPF 30.2 None are applicable. |
| PO 30.3 Provision is made for suitable external clothes drying facilities. | DTS/DPF 30.3 None are applicable. |
| PO 30.4 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 | DTS/DPF 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. | 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 designed to drain wastewater to either: (d) <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. | DTS/DPF 32.1 None are applicable. | | | | | | |
| Decks | | | | | | | |
| Design and Siting | | | | | | | |
| PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: <ul style="list-style-type: none"> A. a total area is determined by the following table: | | | | | | |
| <table border="1"> <thead> <tr> <th>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> </tbody> </table> | | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | |
| <150 | 10% | | | | | | |
| 150-200 | 15% | | | | | | |

| | | |
|--|---|-----|
| | | |
| | >200-450 | 20% |
| | >450 | 25% |
| | <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <p>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.</p> <p>(ii) are set back at least 2 metres from a public road.</p> <p>(iii) have a floor area not exceeding 25m²</p> <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p> | |
| <p>PO 33.2</p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p> | <p>DTS/DPF 33.2</p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p> | |
| <p>PO 33.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p> | <p>DTS/DPF 33.3</p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p> | |

Table 1 - Private Open Space

| Dwelling Type | Minimum Rate |
|--|---|
| Dwelling (at ground level) | <p>Total private open space area:</p> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² / with a minimum dimension 3m.</p> |
| Dwelling (above ground level) | <p>Studio (no separate bedroom): 4m² with a minimum dimension 1.8m</p> <p>One bedroom: 8m² with a minimum dimension 2.1m</p> <p>Two bedroom dwelling: 11m² with a minimum dimension 2.4m</p> <p>Three + bedroom dwelling: 15m² with a minimum dimension 2.6m</p> |
| Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park | Total area: 16m ² , which may be used as second car parking space, provided on each site intended for residential occupation. |

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

| | |
|------|---|
| DO 1 | <p>Development is:</p> <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 Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| All Development | |
| External Appearance | |
| PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope). | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <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. |

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| PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas. | DTS/DPF 2.3 None are applicable. |
| PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night. | DTS/DPF 2.5 None are applicable. |
| Landscaping | |
| PO 3.1 Soft landscaping and tree planting are incorporated to: <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. | 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: <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. | 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: <ul style="list-style-type: none"> (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements |

| | | or Table 2 - Off-Street Car Parking Requirements in Designated Areas. |
|---|--|---|
| Car parking appearance | | |
| PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: <ul style="list-style-type: none"> (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure. | | 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: <ul style="list-style-type: none"> (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces. |
| PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity. | | DTS/DPF 7.6 None are applicable. |
| PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping. | | DTS/DPF 7.7 None are applicable. |
| Earthworks and sloping land | | |
| PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | | DTS/DPF 8.1 Development does not involve any of the following: <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. |
| 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): <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. |

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| 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 landslide or increase the potential for landslide or land surface instability. | DTS/DPF 8.5 None are applicable. |
| Fences and walls | |
| PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places. | DTS/DPF 9.1 None are applicable. |
| PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts. | DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall. |
| Overlooking / Visual Privacy (low rise buildings) | |
| PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones. | DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level. |
| PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones. | DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases |
| Site Facilities / Waste Storage (excluding low rise residential development) | |
| PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection. | DTS/DPF 11.1 None are applicable. |
| PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings. | DTS/DPF 11.2 None are applicable. |
| PO 11.3 | DTS/DPF 11.3 |

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| Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms. | None are applicable. |
| PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing. | DTS/DPF 11.4 None are applicable. |
| PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate. | DTS/DPF 11.5 None are applicable. |
| All Development - Medium and High Rise | |
| External Appearance | |
| PO 12.1 Buildings positively contribute to the character of the local area by responding to local context. | DTS/DPF 12.1 None are applicable. |
| PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale. | DTS/DPF 12.2 None are applicable. |
| PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements. | DTS/DPF 12.3 None are applicable. |
| PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations. | DTS/DPF 12.4 None are applicable. |
| PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements. | DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration. |
| PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages. | DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions. |
| PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character. | DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment. |
| PO 12.8 Building services, plant and mechanical equipment are screened from the public realm. | DTS/DPF 12.8 None are applicable. |

Landscaping

PO 13.1

Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.

DTS/DPF 13.1

Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.

PO 13.2

Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.

DTS/DPF 13.2

Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

| Site area | Minimum deep soil area | Minimum dimension | Tree / deep soil zones |
|-------------------------------------|--|-------------------|--|
| <300 m ² | 10 m ² | 1.5m | 1 small tree / 10 m ² |
| 300-1500 m ² | 7% site area | 3m | 1 medium tree / 30 m ² |
| >1500 m ² | 7% site area | 6m | 1 large or medium tree / 60 m ² |
| Tree size and site area definitions | | | |
| Small tree | 4-6m mature height and 2-4m canopy spread | | |
| Medium tree | 6-12m mature height and 4-8m canopy spread | | |
| Large tree | 12m mature height and >8m canopy spread | | |
| Site area | The total area for development site, not average area per dwelling | | |

PO 13.3

Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.

DTS/DPF 13.3

None are applicable.

PO 13.4

Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.

DTS/DPF 13.4

Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.

Environmental

PO 14.1

Development minimises detrimental micro-climatic impacts on adjacent land and buildings.

DTS/DPF 14.1

None are applicable.

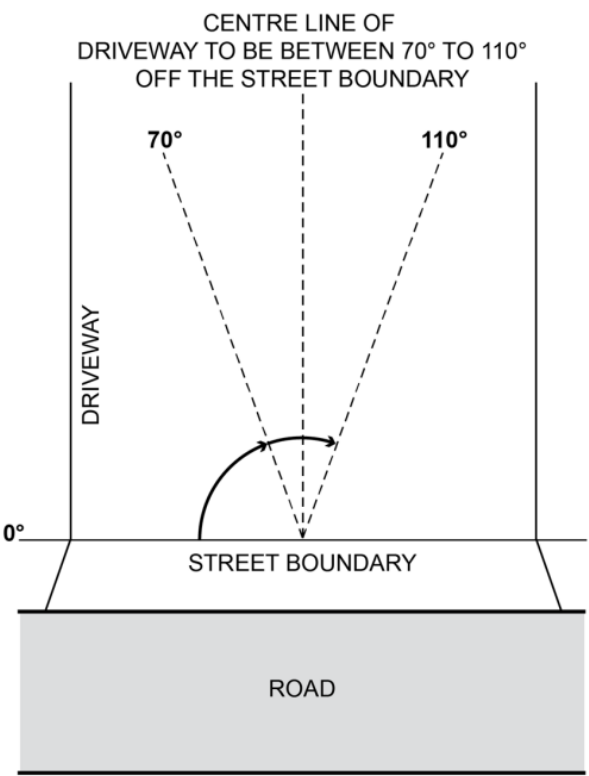
| | |
|--|---|
| <p>PO 14.2</p> <p>Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.</p> | <p>DTS/DPF 14.2</p> <p>None are applicable.</p> |
| <p>PO 14.3</p> <p>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:</p> <ul style="list-style-type: none"> (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level. | <p>DTS/DPF 14.3</p> <p>None are applicable.</p> |
| Car Parking | |
| <p>PO 15.1</p> <p>Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.</p> | <p>DTS/DPF 15.1</p> <p>Multi-level vehicle parking structures within buildings:</p> <ul style="list-style-type: none"> (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings. |
| <p>PO 15.2</p> <p>Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.</p> | <p>DTS/DPF 15.2</p> <p>None are applicable.</p> |
| Overlooking/Visual Privacy | |
| <p>PO 16.1</p> <p>Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:</p> <ul style="list-style-type: none"> (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity. | <p>DTS/DPF 16.1</p> <p>None are applicable.</p> |
| All residential development | |
| Front elevations and passive surveillance | |
| <p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p> | <p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least 2m² facing the primary street. |
| <p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p> | <p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p> |
| Outlook and Amenity | |

| <p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p> | | | | | | | | |
|--|---|---|----------------------------|------|-----|---------|-----|----------|-----|
| <p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p> | <p>DTS/DPF 18.2</p> <p>None are applicable.</p> | | | | | | | | |
| Ancillary Development | | | | | | | | | |
| <p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p> | <p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m² (c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: <ul style="list-style-type: none"> (i) a total area as determined by the following table: <table border="1" data-bbox="938 1444 1524 2116"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> </tbody> </table> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | |
| <150 | 10% | | | | | | | | |
| 150-200 | 15% | | | | | | | | |
| >200-450 | 20% | | | | | | | | |

| | <table> <tr> <td>>450</td><td>25%</td></tr> </table> <p>(ii) the amount of existing soft landscaping prior to the development occurring.</p> | >450 | 25% | | | | |
|--|---|----------------|------------|--------------------|------------------|--------------------|------------------|
| >450 | 25% | | | | | | |
| 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: <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. | | | | | | |
| 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: <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. | | | | | | |
| PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties. | DTS/DPF 19.4 Non-residential ancillary buildings and structures: <ul style="list-style-type: none"> (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: <table> <tr> <th>Allotment size</th><th>Floor area</th></tr> <tr> <td>≤500m²</td><td>60m²</td></tr> <tr> <td>>500m²</td><td>80m²</td></tr> </table> (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 main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <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 (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour. | Allotment size | Floor area | ≤500m ² | 60m ² | >500m ² | 80m ² |
| Allotment size | Floor area | | | | | | |
| ≤500m ² | 60m ² | | | | | | |
| >500m ² | 80m ² | | | | | | |
| 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: <ul style="list-style-type: none"> (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street. | | | | | | |
| PO 20.2 Dwelling elevations facing public streets and common driveways make a positive | DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building | | | | | | |

| <p>contribution to the streetscape and the appearance of common driveway areas.</p> | <p>elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish. | | | | | | | | | | |
|--|---|---|----------------------------|------|-----|---------|-----|----------|-----|------|-----|
| <p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p> | <p>DTS/DPF 20.3</p> <p>None are applicable</p> | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | |
| <p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p> | <p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p> | | | | | | | | | | |
| <p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal living areas.</p> | <p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p> | | | | | | | | | | |
| Landscaping | | | | | | | | | | | |
| <p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | <p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> (a) a total area for the entire development site, including any common property, as determined by the following table: <table border="1"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m²)</th><th>Minimum percentage of site</th></tr> </thead> <tbody> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </tbody> </table> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |

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| | (b) at least 30% of any land between the primary street boundary and the primary building line. |
| 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> <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> |
| <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, pedestrian movement, 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> <p>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</p> <p>(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> |
| <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> <p>(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</p> <p>(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</p> <p>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</p> <p>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</p> |
| <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 of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> |

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| | <p style="text-align: center;">CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY</p>  <p>(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> |
| <p>PO 23.6</p> <p>Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.</p> | <p>DTS/DPF 23.6</p> <p>Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:</p> <ul style="list-style-type: none"> (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a 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 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> <ul style="list-style-type: none"> (a) has a minimum area of 2m² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| 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> <ul style="list-style-type: none"> (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building. |
| Residential Development - Medium and High Rise (including serviced apartments) | |
| Outlook and Visual Privacy | |
| <p>PO 26.1</p> <p>Ground level dwellings have a satisfactory short range visual outlook to public,</p> | <p>DTS/DPF 26.1</p> <p>Buildings:</p> |

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| communal or private open space. | <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> <p>(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms</p> <p>(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.</p> |
| <p>PO 28.6</p> <p>Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p> | <p>DTS/DPF 28.6</p> <p>None are applicable.</p> |
| PO 28.7 | DTS/DPF 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. | None are applicable. | | | | | | | | | | | |
|---|--|-----------------------------|--------------------|-----------------------------|--------|------------------|-----------|------------------|-----------|------------------|-------------|--|
| Dwelling Configuration | | | | | | | | | | | | |
| <p>PO 29.1</p> <p>Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p> | <p>DTS/DPF 29.1</p> <p>Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none">(a) studio (where there is no separate bedroom)(b) 1 bedroom dwelling / apartment with a floor area of at least 50m²(c) 2 bedroom dwelling / apartment with a floor area of at least 65m²(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m², and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom. | | | | | | | | | | | |
| <p>PO 29.2</p> <p>Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p> | <p>DTS/DPF 29.2</p> <p>None are applicable.</p> | | | | | | | | | | | |
| Common Areas | | | | | | | | | | | | |
| <p>PO 30.1</p> <p>The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p> | <p>DTS/DPF 30.1</p> <p>Common corridor or circulation areas:</p> <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 | | | | | | | | | | | | |
| <p>PO 31.1</p> <p>Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p> | <p>DTS/DPF 31.1</p> <p>Dwellings have a minimum internal floor area in accordance with the following table:</p> | | | | | | | | | | | |
| | <table><tr><th>Number of bedrooms</th><th>Minimum internal floor area</th></tr><tr><td>Studio</td><td>35m²</td></tr><tr><td>1 bedroom</td><td>50m²</td></tr><tr><td>2 bedroom</td><td>65m²</td></tr><tr><td>3+ bedrooms</td><td>80m² and any dwelling over 3 bedrooms provides an additional 15m² for every additional bedroom</td></tr></table> | | Number of bedrooms | Minimum internal floor area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 65m ² | 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom |
| | Number of bedrooms | Minimum internal floor area | | | | | | | | | | |
| | Studio | 35m ² | | | | | | | | | | |
| | 1 bedroom | 50m ² | | | | | | | | | | |
| | 2 bedroom | 65m ² | | | | | | | | | | |
| 3+ bedrooms | 80m ² and any dwelling over 3 bedrooms provides an additional 15m ² for every additional bedroom | | | | | | | | | | | |
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| <p>PO 31.2</p> <p>The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.</p> | <p>DTS/DPF 31.2</p> <p>None are applicable.</p> | | | | | | | | | | | |
| <p>PO 31.3</p> <p>Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.</p> | <p>DTS/DPF 31.3</p> <p>None are applicable.</p> | | | | | | | | | | | |
| <p>PO 31.4</p> | <p>DTS/DPF 31.4</p> | | | | | | | | | | | |

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| Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context. | Dwelling sites/allotments are not in the form of a battle-axe arrangement. |
| Communal Open Space | |
| PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 32.1 None are applicable. |
| PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres. |
| PO 32.3 Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 32.3 None are applicable. |
| PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 32.4 None are applicable. |
| PO 32.5 Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance. | DTS/DPF 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: <ul style="list-style-type: none"> (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented. |
| 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: <ul style="list-style-type: none"> (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 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 | DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back |

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| areas. | 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 | DTS/DPF 36.2 |

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| Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | None are applicable. |
| Supported Accommodation and retirement facilities | |
| Siting, Configuration and Design | |
| PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land. | DTS/DPF 37.1 None are applicable. |
| PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place. | DTS/DPF 37.2 None are applicable. |
| Movement and Access | |
| PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: <ul style="list-style-type: none"> (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points. | DTS/DPF 38.1 None are applicable. |
| Communal Open Space | |
| PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors. | DTS/DPF 39.1 None are applicable. |
| PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents. | DTS/DPF 39.2 None are applicable. |
| PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation. | DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres. |
| PO 39.4 Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects. | DTS/DPF 39.4 None are applicable. |
| PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use. | DTS/DPF 39.5 None are applicable. |
| PO 39.6 Communal open space is designed and sited to: <ul style="list-style-type: none"> (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings | DTS/DPF 39.6 None are applicable. |

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| (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: <ul style="list-style-type: none"> (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: <ul style="list-style-type: none"> (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of 8m³ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students. |
| 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 | |

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| 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: <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. | DTS/DPF 43.1 None are applicable. |
| Laneway Development | |
| Infrastructure and Access | |
| PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: <ul style="list-style-type: none"> (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares. | DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare. |
| Decks | |
| Design and Siting | |
| PO 45.1 Decks are designed and sited to: <ul style="list-style-type: none"> (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land. | DTS/DPF 45.1 Decks: <ul style="list-style-type: none"> (a) where ancillary to a dwelling: <ul style="list-style-type: none"> (i) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries |

| | <p>(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling</p> <p>(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:</p> <p>A. a total area is determined by the following table:</p> <table> <tr> <th>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> <tr> <td><150</td><td>10%</td></tr> <tr> <td>150-200</td><td>15%</td></tr> <tr> <td>>200-450</td><td>20%</td></tr> <tr> <td>>450</td><td>25%</td></tr> </table> <p>B. the amount of existing soft landscaping prior to the development occurring.</p> <p>(b) where in association with a non-residential use:</p> <p>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.</p> <p>(ii) are set back at least 2 metres from a public road.</p> <p>(iii) have a floor area not exceeding 25m²</p> <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p> | Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | <150 | 10% | 150-200 | 15% | >200-450 | 20% | >450 | 25% |
|--|--|--|----------------------------|------|-----|---------|-----|----------|-----|------|-----|
| Site area (or in the case of residential flat building or group dwelling(s), average site area) (m ²) | Minimum percentage of site | | | | | | | | | | |
| <150 | 10% | | | | | | | | | | |
| 150-200 | 15% | | | | | | | | | | |
| >200-450 | 20% | | | | | | | | | | |
| >450 | 25% | | | | | | | | | | |
| <p>PO 45.2</p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p> | <p>DTS/DPF 45.2</p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p> | | | | | | | | | | |
| <p>PO 45.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p> | <p>DTS/DPF 45.3</p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</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> <p>(a) Site area <301m²: 24m² located behind the building line.</p> <p>(b) Site area ≥ 301m²: 60m² located behind the building line.</p> <p>Minimum directly accessible from a living room: 16m² /</p> |

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| | | with a minimum dimension 3m. |
| Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park | | Total area: 16m ² , which may be 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 | 15 m ² / minimum dimension 2.6m |

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion. | DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5). |
| PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance. | DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver. |
| Water Protection | |
| PO 2.1 | DTS/DPF 2.1 |

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|--|---|--|---------------|--|--------|-------|-----|--------|-------|-----|--------|-------|-----|--------|------|-----|-------|------|-----|-----------------|------|-----|
| 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. | None are applicable. | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 2.2</p> <p>Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.</p> | <p>DTS/DPF 2.2</p> <p>Commercial forestry plantations:</p> <p>(a) do not involve cultivation (excluding spot cultivation) in drainage lines</p> <p>(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)</p> <p>(c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).</p> | | | | | | | | | | | | | | | | | | | | | |
| Fire Management | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 3.1</p> <p>Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</p> | <p>DTS/DPF 3.1</p> <p>Commercial forestry plantations provide:</p> <p>(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less</p> <p>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha</p> <p>(c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater.</p> <p>Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.</p> | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 3.2</p> <p>Commercial forestry plantations incorporate appropriate fire management access tracks.</p> | <p>DTS/DPF 3.2</p> <p>Commercial forestry plantation fire management access tracks:</p> <p>(a) are incorporated within all firebreaks</p> <p>(b) are 7m or more wide with a vertical clearance of 4m or more</p> <p>(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</p> <p>(d) partition the plantation into units of 40ha or less in area.</p> | | | | | | | | | | | | | | | | | | | | | |
| Power-line Clearances | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 4.1</p> <p>Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p> | <p>DTS/DPF 4.1</p> <p>Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:</p> <table><tr><td>Voltage of transmission line</td><td>Tower or Pole</td><td>Minimum horizontal clearance distance between plantings and transmission lines</td></tr><tr><td>500 kV</td><td>Tower</td><td>38m</td></tr><tr><td>275 kV</td><td>Tower</td><td>25m</td></tr><tr><td>132 kV</td><td>Tower</td><td>30m</td></tr><tr><td>132 kV</td><td>Pole</td><td>20m</td></tr><tr><td>66 kV</td><td>Pole</td><td>20m</td></tr><tr><td>Less than 66 kV</td><td>Pole</td><td>20m</td></tr></table> | Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | 500 kV | Tower | 38m | 275 kV | Tower | 25m | 132 kV | Tower | 30m | 132 kV | Pole | 20m | 66 kV | Pole | 20m | Less than 66 kV | Pole | 20m |
| Voltage of transmission line | Tower or Pole | Minimum horizontal clearance distance between plantings and transmission lines | | | | | | | | | | | | | | | | | | | | |
| 500 kV | Tower | 38m | | | | | | | | | | | | | | | | | | | | |
| 275 kV | Tower | 25m | | | | | | | | | | | | | | | | | | | | |
| 132 kV | Tower | 30m | | | | | | | | | | | | | | | | | | | | |
| 132 kV | Pole | 20m | | | | | | | | | | | | | | | | | | | | |
| 66 kV | Pole | 20m | | | | | | | | | | | | | | | | | | | | |
| Less than 66 kV | Pole | 20m | | | | | | | | | | | | | | | | | | | | |

Housing Renewal

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

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

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Land Use and Intensity | |
| PO 1.1 Residential development provides a range of housing choices. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings. |
| PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres. | DTS/DPF 1.2 None are applicable. |
| Building Height | |
| PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space. | DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end). |
| PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary. | DTS/DPF 2.2 None are applicable. |
| Primary Street Setback | |
| PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character. | DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m. |
| Secondary Street Setback | |
| PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character. | DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage. |

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| Boundary Walls | |
| <p>PO 5.1</p> <p>Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p> | <p>DTS/DPF 5.1</p> <p>Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):</p> <p>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height</p> <p>(b) do not:</p> <p>(i) exceed 3.2m in height from the lower of the natural or finished ground level</p> <p>(ii) exceed 11.5m in length</p> <p>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary</p> <p>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</p> |
| <p>PO 5.2</p> <p>Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p> | <p>DTS/DPF 5.2</p> <p>Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p> |
| Side Boundary Setback | |
| <p>PO 6.1</p> <p>Buildings are set back from side boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours.</p> | <p>DTS/DPF 6.1</p> <p>Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:</p> <p>(a) where the wall height does not exceed 3m - at least 900mm</p> <p>(b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings</p> <p>(c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.</p> |
| Rear Boundary Setback | |
| <p>PO 7.1</p> <p>Buildings are set back from rear boundaries to provide:</p> <p>(a) separation between dwellings in a way that contributes to a suburban character</p> <p>(b) access to natural light and ventilation for neighbours</p> <p>(c) private open space</p> <p>(d) space for landscaping and vegetation.</p> | <p>DTS/DPF 7.1</p> <p>Dwellings are set back from the rear boundary:</p> <p>(a) 3m or more for the first building level</p> <p>(b) 5m or more for any subsequent building level.</p> |
| Buildings elevation design | |
| <p>PO 8.1</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p> | <p>DTS/DPF 8.1</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <p>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</p> <p>(b) a porch or portico projects at least 1m from the building elevation</p> <p>(c) a balcony projects from the building elevation</p> <p>(d) a verandah projects at least 1m from the building elevation</p> <p>(e) eaves of a minimum 400mm width extend along the width of the front elevation</p> <p>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</p> <p>(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> |
| <p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive</p> | <p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> |

| surveillance and make a positive contribution to the streetscape. | <div>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</div> <div>(b) has an aggregate window area of at least 2m² facing the primary street</div> | | | | | | | | | | | | | | | |
|---|--|--|-------------------------------|--------------|----------------------------|--|--|-------------------------------|--------|--|----------------------|--|----------------------|---|--------------------------|--|
| <div>PO 8.3</div> <div>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</div> | <div>DTS/DPF 8.3</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | |
| <div>PO 8.4</div> <div>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</div> | <div>DTS/DPF 8.4</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | |
| <div>PO 8.5</div> <div>Entrances to multi-storey buildings are:</div> <div>(a) oriented towards the street</div> <div>(b) visible and easily identifiable from the street</div> <div>(c) designed to include a common mail box structure.</div> | <div>DTS/DPF 8.5</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | |
| Outlook and amenity | | | | | | | | | | | | | | | | |
| <div>PO 9.1</div> <div>Living rooms have an external outlook to provide a high standard of amenity for occupants.</div> | <div>DTS/DPF 9.1</div> <div>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</div> | | | | | | | | | | | | | | | |
| <div>PO 9.2</div> <div>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.</div> | <div>DTS/DPF 9.2</div> <div>None are applicable.</div> | | | | | | | | | | | | | | | |
| Private Open Space | | | | | | | | | | | | | | | | |
| <div>PO 10.1</div> <div>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</div> | <div>DTS/DPF 10.1</div> <div>Private open space is provided in accordance with the following table:</div> <table><tr><th>Dwelling Type</th><th>Dwelling / Site Configuration</th><th>Minimum Rate</th></tr><tr><td>Dwelling (at ground level)</td><td></td><td>Total area: 24m² located behind the building line Minimum adjacent to a living room: 16m² with a minimum dimension 3m</td></tr><tr><td rowspan="4">Dwelling (above ground level)</td><td>Studio</td><td>4m² / minimum dimension 1.8m</td></tr><tr><td>One bedroom dwelling</td><td>8m² / minimum dimension 2.1m</td></tr><tr><td>Two bedroom dwelling</td><td>11m² / minimum dimension 2.4m</td></tr><tr><td>Three + bedroom dwelling</td><td>15 m² / minimum dimension 2.6m</td></tr></table> | Dwelling Type | Dwelling / Site Configuration | Minimum Rate | Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | One bedroom dwelling | 8m ² / minimum dimension 2.1m | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m |
| Dwelling Type | Dwelling / Site Configuration | Minimum Rate | | | | | | | | | | | | | | |
| Dwelling (at ground level) | | Total area: 24m ² located behind the building line Minimum adjacent to a living room: 16m ² with a minimum dimension 3m | | | | | | | | | | | | | | |
| Dwelling (above ground level) | Studio | 4m ² / minimum dimension 1.8m | | | | | | | | | | | | | | |
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| | Two bedroom dwelling | 11m ² / minimum dimension 2.4m | | | | | | | | | | | | | | |
| | Three + bedroom dwelling | 15 m ² / minimum dimension 2.6m | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| PO 10.2 Private open space positioned to provide convenient access from internal living areas. | DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room. | | | | | | | | | | |
|---|--|--|----------------------------|------|-----|------|-----|---------|-----|------|-----|
| PO 10.3 Private open space is positioned and designed to: <ul style="list-style-type: none"> (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space. | DTS/DPF 10.3 None are applicable. | | | | | | | | | | |
| Visual privacy | | | | | | | | | | | |
| PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses. | DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: <ul style="list-style-type: none"> (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor. | | | | | | | | | | |
| PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses. | DTS/DPF 11.2 One of the following is satisfied: <ul style="list-style-type: none"> (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: <ul style="list-style-type: none"> (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases | | | | | | | | | | |
| Landscaping | | | | | | | | | | | |
| PO 12.1 Soft landscaping is incorporated into development to: <ul style="list-style-type: none"> (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes. | 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): <ul style="list-style-type: none"> (a) a total area as determined by the following table: <table border="1"> <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: <ul style="list-style-type: none"> (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions. | DTS/DPF 13.1 None are applicable. | | | | | | | | | | |
| Car Parking | | | | | | | | | | | |
| PO 14.1 | DTS/DPF 14.1 | | | | | | | | | | |

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| 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. | On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces. |
| PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space. |
| PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient. | DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m. |
| PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand. | DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling. |
| PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking. | DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling. |
| Overshadowing | |
| PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June. | DTS/DPF 15.1 None are applicable. |
| Waste | |
| PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view. | DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of 2m ² with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street. |
| PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection. | DTS/DPF 16.2 None are applicable. |
| Vehicle Access | |

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|---|---|
| <p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p> | <p>DTS/DPF 17.1</p> <p>None are applicable.</p> |
| <p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p> | <p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <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 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> <p>(a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping</p> <p>(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:</p> <div data-bbox="901 913 1492 1668" data-label="Diagram"> </div> <p>(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> |
| <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> <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 17.5</p> | <p>DTS/DPF 17.5</p> |

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| Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement. | Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m. |
| PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre |
| PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas. | DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles. |
| Storage | |
| PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs. | DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than 6m ³ (b) 1 bedroom dwelling / apartment: not less than 8m ³ (c) 2 bedroom dwelling / apartment: not less than 10m ³ (d) 3+ bedroom dwelling / apartment: not less than 12m ³ . |
| Earthworks | |
| PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography. | DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m. |
| Service connections and infrastructure | |
| PO 20.1 Dwellings are provided with appropriate service connections and infrastructure. | DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <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 | |
| PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment. | DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a <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: (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 |

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|--|--|
| | <p>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</p> <p>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</p> <p>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</p> <p>and</p> <p>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</p> |
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Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| General | |
| PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses. | DTS/DPF 1.1 None are applicable. |
| Visual Amenity | |
| PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: <ul style="list-style-type: none"> (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 | DTS/DPF 2.3 |

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| 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. | 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: <ul style="list-style-type: none"> (a) siting utilities and services: <ul style="list-style-type: none"> (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable. | 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. |

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| PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity. | DTS/DPF 6.2 None are applicable. |
| PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts. | DTS/DPF 6.3 None are applicable. |
| Renewable Energy Facilities | |
| PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure. | DTS/DPF 7.1 None are applicable. |
| Renewable Energy Facilities (Wind Farm) | |
| PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation. | DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation |
| PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers. | DTS/DPF 8.2 None are applicable. |
| PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike. | DTS/DPF 8.3 None are applicable. |
| PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations. | DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable. |
| PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes. | DTS/DPF 8.5 None are applicable. |
| Renewable Energy Facilities (Solar Power) | |

| <p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p> | <p>DTS/DPF 9.1</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--------------------------------------|---------------------------------|--|---------------------------------|--|-------|-------|-----|------|-----|-----------|------------|-----|------|-------|----------|--------------|-----|------|-----|---------|---------------|-----|------|------|-----------|-------------|-----|------|------|--------|--------|----|------|-----|
| <p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <p>(a) incorporating wildlife corridors and habitat refuges</p> <p>(b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.</p> | <p>DTS/DPF 9.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p> | <p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:</p> <table><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><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></table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p> | Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | 50MW> | 80ha+ | 30m | 500m | 2km | 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | <100kW | <0.5ha | 5m | 500m | 25m |
| Generation Capacity | Approximate size of array | Setback from adjoining land boundary | Setback from conservation areas | Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones ¹ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 50MW> | 80ha+ | 30m | 500m | 2km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10MW<50MW | 16ha-<80ha | 25m | 500m | 1.5km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5MW<10MW | 8ha to <16ha | 20m | 500m | 1km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1MW<5MW | 1.6ha to <8ha | 15m | 500m | 500m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 100kW<1MW | 0.5ha<1.6ha | 10m | 500m | 100m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <100kW | <0.5ha | 5m | 500m | 25m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p> | <p>DTS/DPF 9.4</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Hydropower / Pumped Hydropower Facilities</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p> | <p>DTS/DPF 10.1</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p> | <p>DTS/DPF 10.2</p> <p>None are applicable.</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>PO 10.3</p> | <p>DTS/DPF 10.3</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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| 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. | None are applicable. |
| Water Supply | |
| PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use. | DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development. |
| PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided. | DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: <ul style="list-style-type: none"> (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling. |
| Wastewater Services | |
| PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not available an appropriate on-site service is provided to meet the ongoing requirements of the intended use in accordance with the following: <ul style="list-style-type: none"> (a) it is wholly located and contained within the allotment of the development it will service (b) in areas where there is a high risk of contamination of surface, ground, or marine water resources from on-site disposal of liquid wastes, disposal systems are included to minimise the risk of pollution to those water resources (c) septic tank effluent drainage fields and other wastewater disposal areas are located away from watercourses and flood prone, sloping, saline or poorly drained land to minimise environmental harm. | DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: <ul style="list-style-type: none"> (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011. |
| PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment. | DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system. |
| Temporary Facilities | |
| PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter. | DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated. |
| PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact. | DTS/DPF 13.2 None are applicable. |

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Siting and Design | |
| PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other 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: <ul style="list-style-type: none"> (a) avoid attracting and harbouring vermin (b) avoid polluting water resources (c) be located outside 1% AEP flood event areas. | 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: | DTS/DPF 3.1 Intensive animal husbandry operations are set back: <ul style="list-style-type: none"> (a) 800m or more from a public water supply reservoir |

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|---|---|
| <p>(a) public water supply reservoirs</p> <p>(b) major watercourses (third order or higher stream)</p> <p>(c) any other watercourse, bore or well used for domestic or stock water supplies.</p> | <p>(b) 200m or more from a major watercourse (third order or higher stream)</p> <p>(c) 100m or more from any other watercourse, bore or well used for domestic or stock water supplies.</p> |
| <p>PO 3.2</p> <p>Intensive animal husbandry operations and dairies incorporate appropriately designed effluent and run-off facilities that:</p> <p>(a) have sufficient capacity to hold effluent and runoff from the operations on site</p> <p>(b) ensure effluent does not infiltrate and pollute groundwater, soil or other water resources.</p> | <p>DTS/DPF 3.2</p> <p>None are applicable.</p> |

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | | | | |
|--|------------------------------|--|--|----------------------|--------------------|-----------------|------------------------------|----------------------|--------|------------------------------|----------------------|-----------------------------|------------------------------|
| General Land Use Compatibility | | | | | | | | | | | | | |
| <p>PO 1.1</p> <p>Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.</p> | | <p>DTS/DPF 1.1</p> <p>None are applicable.</p> | | | | | | | | | | | |
| <p>PO 1.2</p> <p>Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.</p> | | <p>DTS/DPF 1.2</p> <p>None are applicable.</p> | | | | | | | | | | | |
| Hours of Operation | | | | | | | | | | | | | |
| <p>PO 2.1</p> <p>Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:</p> <p>(a) the nature of the development</p> <p>(b) measures to mitigate off-site impacts</p> <p>(c) the extent to which the development is desired in the zone</p> <p>(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</p> | | <p>DTS/DPF 2.1</p> <p>Development operating within the following hours:</p> <table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td rowspan="2">Consulting room</td><td>7am to 9pm, Monday to Friday</td></tr><tr><td>8am to 5pm, Saturday</td></tr><tr><td rowspan="2">Office</td><td>7am to 9pm, Monday to Friday</td></tr><tr><td>8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or</td><td>7am to 9pm, Monday to Friday</td></tr></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 | 7am to 9pm, Monday to Friday |
| 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 | 7am to 9pm, Monday to Friday | | | | | | | | | | | | |

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| | combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 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. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space. | |
| PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed. | DTS/DPF 3.3 None are applicable. | |
| PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker. | DTS/DPF 3.4 None are applicable. | |
| Activities Generating Noise or Vibration | | |
| PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers). | DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria. | |
| PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone. | DTS/DPF 4.2 None are applicable. | |

| <p>PO 4.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).</p> | <p>DTS/DPF 4.3</p> <p>The pump and/or filtration system ancillary to a dwelling erected on the same site is:</p> <p>(a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.</p> | | | | |
|--|--|---------------------|-------------------|--|---|
| <p>PO 4.4</p> <p>External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.</p> | <p>DTS/DPF 4.4</p> <p>Adjacent land is used for residential purposes.</p> | | | | |
| <p>PO 4.5</p> <p>Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).</p> | <p>DTS/DPF 4.5</p> <p>None are applicable.</p> | | | | |
| <p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p> | <p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1"> <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 ($LOCT_{10,15} < LOCT_{90,15} + 8dB$)</td></tr> </tbody> </table> | Assessment location | Music noise level | Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$) |
| Assessment location | Music noise level | | | | |
| Externally at the nearest existing or envisaged noise sensitive location | Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum ($LOCT_{10,15} < LOCT_{90,15} + 8dB$) | | | | |
| Air Quality | | | | | |
| <p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p> | <p>DTS/DPF 5.1</p> <p>None are applicable.</p> | | | | |
| <p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <p>(a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</p> | <p>DTS/DPF 5.2</p> <p>None are applicable.</p> | | | | |
| Light Spill | | | | | |
| <p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p> | <p>DTS/DPF 6.1</p> <p>None are applicable.</p> | | | | |
| <p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p> | <p>DTS/DPF 6.2</p> <p>None are applicable.</p> | | | | |
| Solar Reflectivity / Glare | | | | | |
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| PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare. | DTS/DPF 7.1 None are applicable. |
| Electrical Interference | |
| PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference. | DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable. |
| Interface with Rural Activities | |
| PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities. | DTS/DPF 9.1 None are applicable. |
| PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.2 None are applicable. |
| PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities. | DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership. |
| PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities. | DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership. |
| PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities. | DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: (a) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals to or from any commercial storage facility (b) 300m or more, where it involves the handling of agricultural crop products, rock, ores, minerals, petroleum products or chemicals at a wharf or wharf side facility (including sea-port grain terminals) where the handling of these materials into or from vessels does not exceed 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. |

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| PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques. | DTS/DPF 9.7 None are applicable. |
| Interface with Mines and Quarries (Rural and Remote Areas) | |
| PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration. | DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> . |

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | <p>Land division:</p> <ul style="list-style-type: none"> (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| All land division | |
| Allotment configuration | |
| PO 1.1 Land division creates allotments suitable for their intended use. | DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments. |
| PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality. | DTS/DPF 1.2 None are applicable. |
| Design and Layout | |
| PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls. | DTS/DPF 2.1 None are applicable. |
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| 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. |
| PO 3.6 | DTS/DPF 3.6 |

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| Road reserves accommodate stormwater drainage and public utilities. | None are applicable. |
| PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites. | DTS/DPF 3.7 None are applicable. |
| PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network. | DTS/DPF 3.8 None are applicable. |
| PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes. | DTS/DPF 3.9 None are applicable. |
| PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians. | DTS/DPF 3.10 None are applicable. |
| Infrastructure | |
| PO 4.1 Land division incorporates public utility services within road reserves or dedicated 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 | |

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| PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space. | DTS/DPF 5.1 None are applicable. |
| Solar Orientation | |
| PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation. | DTS/DPF 6.1 None are applicable. |
| Water Sensitive Design | |
| PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 7.1 None are applicable. |
| PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 7.2 None are applicable. |
| Battle-Axe Development | |
| PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context. | DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement. |
| PO 8.2 Battle-axe development designed to allow safe and convenient movement. | DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m. |
| PO 8.3 Battle-axe allotments and/or common land are of a suitable size and dimension to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner. | DTS/DPF 8.3 Battle-axe development allows a B85 passenger vehicle to enter and exit parking spaces in no more than a three-point turn manoeuvre. |
| PO 8.4 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management. | DTS/DPF 8.4 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point). |
| Major Land Division (20+ Allotments) | |
| Open Space | |
| PO 9.1 Land division allocates or retains evenly distributed, high quality areas of open space to improve residential amenity and provide urban heat amelioration. | DTS/DPF 9.1 None are applicable. |
| PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation. | DTS/DPF 9.2 None are applicable. |
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| PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities. | DTS/DPF 9.3 None are applicable. |
| Water Sensitive Design | |
| PO 10.1 Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems. | DTS/DPF 10.1 None are applicable. |
| PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies. | DTS/DPF 10.2 None are applicable. |
| Solar Orientation | |
| PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions. | DTS/DPF 11.1 None are applicable. |

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Navigation and Safety | |
| PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 The operation of wharves is not impaired by marinas and on-water structures. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Navigation and access channels are not impaired by marinas and on-water | DTS/DPF 1.3 None are applicable. |

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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| Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility. | None are applicable. |
| PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities. | DTS/DPF 2.3 None are applicable. |
| Pedestrians and Cyclists | |
| PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points. | DTS/DPF 3.1 None are applicable. |
| Usability | |
| PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation. | DTS/DPF 4.1 None are applicable. |
| Safety and Security | |
| PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible. | DTS/DPF 5.1 None are applicable. |
| PO 5.2 Play equipment is located to maximise opportunities for passive surveillance. | DTS/DPF 5.2 None are applicable. |
| PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park. | DTS/DPF 5.3 None are applicable. |
| PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment. | DTS/DPF 5.4 None are applicable. |
| PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities. | DTS/DPF 5.5 None are applicable. |
| PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits. | DTS/DPF 5.6 None are applicable. |
| Signage | |
| PO 6.1 Signage is provided at entrances to and within the open space and recreation | DTS/DPF 6.1 None are applicable. |

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| 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. | |
| Buildings and Structures | |
| PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive. | DTS/DPF 7.1 None are applicable. |
| PO 7.2 Buildings and structures in open space areas are clustered where practical to ensure that the majority of the site remains open. | DTS/DPF 7.2 None are applicable. |
| PO 7.3 Development in open space is constructed to minimise the extent of impervious surfaces. | DTS/DPF 7.3 None are applicable. |
| PO 7.4 Development that abuts or includes a coastal reserve or Crown land used for scenic, conservation or recreational purposes is located and designed to have regard to the purpose, management and amenity of the reserve. | DTS/DPF 7.4 None are applicable. |
| Landscaping | |
| PO 8.1 Open space and recreation facilities provide for the planting and retention of large trees and vegetation. | DTS/DPF 8.1 None are applicable. |
| PO 8.2 Landscaping in open space and recreation facilities provides shade and windbreaks: (a) along cyclist and pedestrian routes; (b) around picnic and barbecue areas; (c) in car parking areas. | DTS/DPF 8.2 None are applicable. |
| PO 8.3 Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity. | DTS/DPF 8.3 None are applicable. |
| PO 8.4 Landscaping including trees and other vegetation passively watered with local rainfall run-off, where practicable. | DTS/DPF 8.4 None are applicable. |

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO1 | The role of Activity Centres in contributing to the form and pattern of development and enabling equitable and convenient access to a range of shopping, administrative, cultural, entertainment and other facilities in a single trip is maintained and reinforced. |

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Land Use and Intensity | |
| PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts. | DTS/DPF 1.2 None are applicable. |
| Water Quality | |
| PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site. | DTS/DPF 2.1 None are applicable. |
| Separation Treatments, Buffers and Landscaping | |

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| PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding. | DTS/DPF 3.2 None are applicable. |

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use. | DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): <ul style="list-style-type: none"> (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> (i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that- <ul style="list-style-type: none"> A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form). |

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| General | |
| PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: <ul style="list-style-type: none"> (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact. | DTS/DPF 1.2 None are applicable. |
| Caravan and Tourist Parks | |
| PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing. | DTS/DPF 2.2 None are applicable. |
| PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors. | DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation. |
| PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality. | DTS/DPF 2.4 None are applicable. |
| PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development. | DTS/DPF 2.5 None are applicable. |
| PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations. | DTS/DPF 2.6 None are applicable. |
| Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972 | |
| PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire). | DTS/DPF 3.1 None are applicable. |
| PO 3.2 | DTS/DPF 3.2 |

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| 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. | None are applicable. |
| PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling. | DTS/DPF 3.4 None are applicable. |

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Movement Systems | |
| PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system. | DTS/DPF 1.1 None are applicable. |
| PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers. | DTS/DPF 1.2 None are applicable. |
| PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict. | DTS/DPF 1.3 None are applicable. |
| PO 1.4 Development is sited and designed so that loading, unloading and turning of all | DTS/DPF 1.4 All vehicle manoeuvring occurs onsite. |

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| traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths. | |
| 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: <ul style="list-style-type: none"> (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing. |
| PO 3.2 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): <ul style="list-style-type: none"> (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: <ul style="list-style-type: none"> (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing. |
| 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: <ul style="list-style-type: none"> (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: <ul style="list-style-type: none"> (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided. |
| PO 3.7 | DTS/DPF 3.7 |

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| Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation. | Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m. |
| PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated. | DTS/DPF 3.8 None are applicable. |
| PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads. | DTS/DPF 3.9 None are applicable. |
| Access for People with Disabilities | |
| PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability. | DTS/DPF 4.1 None are applicable. |
| Vehicle Parking Rates | |
| PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place. | DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund. |
| Vehicle Parking Areas | |
| PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another. | DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road. |
| PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like. | DTS/DPF 6.2 None are applicable. |
| PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points. | DTS/DPF 6.3 None are applicable. |
| PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient. | DTS/DPF 6.4 None are applicable. |
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| PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users. | DTS/DPF 6.5 None are applicable. |
| PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site. | DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site. |
| PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times. | DTS/DPF 6.7 None are applicable. |
| Undercroft and Below Ground Garaging and Parking of Vehicles | |
| PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles. | DTS/DPF 7.1 None are applicable. |
| Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks | |
| PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants. | DTS/DPF 8.1 None are applicable. |
| PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement. | DTS/DPF 8.2 None are applicable. |
| Bicycle Parking in Designated Areas | |
| PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode. | DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements. |
| PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft. | DTS/DPF 9.2 None are applicable. |
| PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport. | DTS/DPF 9.3 None are applicable. |
| Corner Cut-Offs | |
| PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions. | DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: |

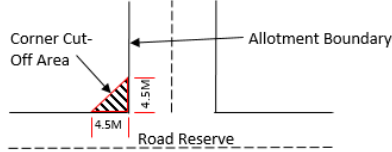
| | |
|---|--|
| |  <p>Corner Cut-Off Area</p> <p>Allotment Boundary</p> <p>4.5M</p> <p>4.5M</p> <p>Road Reserve</p> |
| Heavy Vehicle Parking | |
| <p>PO 11.1</p> <p>Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.</p> | <p>DTS/DPF 11.1</p> <p>Heavy vehicle parking occurs in accordance with the following:</p> <ul style="list-style-type: none"> (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: <ul style="list-style-type: none"> (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: <ul style="list-style-type: none"> (i) Monday to Saturday 6:00am and 9:30pm (ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property. |
| <p>PO 11.2</p> <p>Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p> | <p>DTS/DPF 11.2</p> <p>Heavy vehicles:</p> <ul style="list-style-type: none"> (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator). |
| <p>PO 11.3</p> <p>Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.</p> | <p>DTS/DPF 11.3</p> <p>None are applicable.</p> |

Table 1 - General Off-Street Car Parking Requirements

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

| Class of Development | Car Parking Rate (unless varied by Table 2 onwards) |
|---|---|
| <p>Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.</p> | |
| Residential Development | |
| Detached Dwelling | 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. |
| Row Dwelling where vehicle access is from the primary street | 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings. Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded) | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Semi-Detached Dwelling | Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. |
| Aged / Supported Accommodation | |
| Retirement facility | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. |
| Supported accommodation | 0.3 spaces per bed. |
| Residential Development (Other) | |
| Ancillary accommodation | No additional requirements beyond those associated with the main dwelling. |
| Residential park | Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking. |
| Student accommodation | 0.3 spaces per bed. |
| Workers' accommodation | 0.5 spaces per bed plus 0.2 spaces per bed for visitor parking. |
| Tourist | |
| Caravan and tourist park | Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin. |
| Tourist accommodation other than a caravan and tourist park | 1 car parking space per accommodation unit / guest room. |
| Commercial Uses | |
| Auction room/ depot | 1 space per 100m ² of building floor area plus an additional 2 spaces. |
| Automotive collision repair | 3 spaces per service bay. |
| Motor repair station | 3 spaces per service bay. |
| Office | For a call centre, 8 spaces per 100m ² of gross leasable floor area In all other cases, 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 | |
| Community facility | For a library, 4 spaces per 100m ² of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m ² of total floor area. |
| Educational facility | For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any |

| | |
|-------------------------------------|---|
| | time. |
| Place of worship | 1 space for every 3 visitor seats. |
| Child care facility | For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays). |
| Health Related Uses | |
| Consulting room | 4 spaces per consulting room excluding ancillary facilities. |
| Hospital | 4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital. |
| Recreational and Entertainment Uses | |
| Cinema complex | 0.2 spaces per seat. |
| Concert hall / theatre | 0.2 spaces per seat. |
| Hotel | 1 space for every 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.

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

| | | | |
|---|--|--|---|
| | | | <p>Urban Corridor (Living) Zone</p> <p>Urban Corridor (Main Street) Zone</p> <p>Urban Neighbourhood Zone (except for Bowden)</p> |
| Non-residential development excluding tourist accommodation | 3 spaces per 100m2 of gross leasable floor area. | 6 spaces per 100m2 of gross leasable floor area. | <p>Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham</p> <p>Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area</p> <p>Suburban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Suburban Business Zone when the site is also in a high frequency public transit area</p> <p>Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area</p> <p>Suburban Main Street Zone when the site is also in a high frequency public transit area</p> <p>Urban Activity Centre Zone</p> |
| Non-residential development excluding tourist accommodation | <p>3 spaces per 100 square metres of gross leasable floor area</p> <p>1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop</p> | 3 spaces per 100 square metres of gross leasable floor area | Urban Neighbourhood Zone in Bowden |
| 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 when the site is also in a high frequency public transit area</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 (except for Bowden)</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 in the City of Burnside, City of Marion or City of Mitcham</p> <p>Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area</p> <p>Urban Activity Centre Zone when the site is also in a high frequency public transit area</p> <p>Urban Corridor (Boulevard) Zone</p> |

| | | | |
|--|---|-----------------|--|
| | | | Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential component of a multi-storey building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Residential flat building | Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking. | None specified. | City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden) |
| Residential flat building | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Row dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |
| Semi-detached dwelling | 0.75 per dwelling | None specified | Urban Neighbourhood Zone in Bowden |

Table 3 - Off-Street Bicycle Parking Requirements

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

| 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 facility | 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. | |
| Child care facility | 1 space per 20 full time employees plus 1 space per 40 full time children. | |
| Recreation area | 1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers. | |
| Residential flat building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors. | |
| Residential component of a multi-storey building | Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors. | |
| Shop | 1 space for every 300m ² of gross leasable floor area plus 1 space for every 600m ² of gross leasable floor area for customers. | |
| Tourist accommodation | 1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors. | |
| Schedule to Table 3 | Designated Area | Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below. |
| | All zones | City of Adelaide |

| | | |
|--|---|-----------------------|
| | Business Neighbourhood Zone 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 | Metropolitan Adelaide |
|--|---|-----------------------|

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Mitigation of the potential environmental and amenity impacts of waste treatment and management facilities. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| Siting | |
| PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions. | DTS/DPF 1.1 None are applicable. |
| Soil and Water Protection | |
| PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: <ul style="list-style-type: none"> (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater. | DTS/DPF 2.1 None are applicable. |
| PO 2.2 | DTS/DPF 2.2 |

| | |
|---|---|
| Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources. | 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 | |
| PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity. | DTS/DPF 3.1 None are applicable. |
| PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided. | DTS/DPF 3.2 None are applicable. |
| PO 3.3 Litter control measures minimise the incidence of windblown litter. | DTS/DPF 3.3 None are applicable. |
| PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation. | DTS/DPF 3.4 None are applicable. |
| Access | |
| PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction. | DTS/DPF 4.1 None are applicable. |
| PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites. | DTS/DPF 4.2 None are applicable. |
| Fencing and Security | |
| PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public. | DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site. |
| Landfill | |
| PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner. | DTS/DPF 6.1 None are applicable. |
| | |

| | |
|---|---|
| PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone. |
| PO 6.3 Landfill facilities are located on land that is not subject to land slip. | DTS/DPF 6.3 None are applicable. |
| PO 6.4 Landfill facilities are separated from areas subject to flooding. | DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Organic Waste Processing Facilities | |
| PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm. | DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark. |
| PO 7.2 Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect. | DTS/DPF 7.2 None are applicable. |
| PO 7.3 Organic waste processing facilities are sited away from areas of environmental significance and land used for public recreation and enjoyment. | DTS/DPF 7.3 Organic waste processing facilities are set back 250m or more from a public open space reserve, forest reserve, national park or a Conservation Zone. |
| PO 7.4 Organic waste processing facilities are located on land that is not subject to land slip. | DTS/DPF 7.4 None are applicable. |
| PO 7.5 Organic waste processing facilities separated from areas subject to flooding. | DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from land inundated in a 1% AEP flood event. |
| Major Wastewater Treatment Facilities | |
| PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality. | DTS/DPF 8.1 None are applicable. |
| PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes. | DTS/DPF 8.2 None are applicable. |

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|--|
| DO 1 | Appropriately designed and located accommodation for seasonal and short-term workers in rural areas that minimises environmental and social impacts. |

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

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

Admin - No criteria applies to this land use

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

118 POWELL RD DAWESLEY SA 5252

Address:

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

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



Property Zoning Details

Zone

Rural

Overlay

Environment and Food Production Area
 Hazards (Bushfire - High Risk)
 Heritage Adjacency
 Hazards (Flooding - Evidence Required)
 Limited Land Division
 Murray-Darling Basin
 Native Vegetation
 Prescribed Water Resources Area
 River Murray Tributaries Protection Area
 Traffic Generating Development
 Urban Transport Routes
 Water Resources

Selected Development(s)

Advertisement

This development may be subject to multiple assessment pathways. Please review the document below to determine which pathway may be applicable based on the proposed development compliances to standards.

If no assessment pathway is shown this mean the proposed development will default to performance assessed. Please contact your local council in this instance. Refer to Part 1 - Rules of Interpretation - Determination of Classes of Development

Advertisement - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Rural Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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 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. | DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Dairy (h) Dam (i) Distillery (j) Dwelling (k) Dwelling addition (l) Farming (m) Horse keeping (n) Horticulture (o) Industry (p) Intensive animal husbandry (q) Low intensity animal husbandry (r) Outbuilding (s) Renewable energy facility (t) Shop (u) Small-scale ground mounted solar power facility (v) Stock slaughter works (w) Tourist accommodation (x) Transport distribution (y) Verandah (z) Warehouse (aa) Winery (ab) Workers' accommodation |
| Built Form and Character | |
| PO 10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: <ul style="list-style-type: none"> (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines. | DTS/DPF 10.1 None are applicable. |
| Advertisements | |
| PO 15.1 Freestanding advertisements that identify the associated business | DTS/DPF 15.1 Freestanding advertisements: |

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| without creating a visually dominant element within the locality. | <p>(a) do not exceed 2m in height</p> <p>(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

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

Where a development or an element of a development falls within more than one class of development listed in Column A, it will be excluded from notification if it is excluded (in its entirety) under any of those classes of development. It need not be excluded under all applicable classes of development.

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

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

| Class of Development (Column A) | Exceptions (Column B) |
|---|--------------------------|
| 1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development. | None specified. |
| 2. Any development involving any of the following (or of any combination of any of the following): <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) carport (f) deck (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank. | None specified. |

| | |
|---|---|
| 3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse. | Except development that 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. |
| 4. Demolition. | Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building). |
| 5. Function venue. | Except function venue that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.5(b) 2. Rural Zone DTS/DPF 6.6. |
| 6. Horticulture. | Except horticulture that does not satisfy any of the following: 1. Rural Zone DTS/DPF 3.1(d) 2. Rural Zone DTS/DPF 3.1(e) 3. Rural Zone DTS/DPF 3.1(f). |
| 7. Railway line. | Except where located outside of a rail corridor or rail reserve. |
| 8. Shop. | 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. |
| 9. Tourist accommodation. | Except tourist accommodation that does not satisfy any of the following: 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

Heritage Adjacency Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

| | |
|------|---|
| DO 1 | Development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those Places. |
|------|---|

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|---|
| Built Form | |
| PO 1.1 Development adjacent to a State or Local Heritage Place does not dominate, encroach on or unduly impact on the setting of the Place. | DTS/DPF 1.1 None are applicable. |

Procedural Matters (PM) - Referrals

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

| Class of Development / Activity | Referral Body | Purpose of Referral | Statutory Reference |
|---|--|--|---|
| Development which in the opinion of the relevant authority materially affects the context within which the State Heritage Place is situated. | Minister responsible for the administration of the <i>Heritage Places Act 1993</i> . | To provide expert assessment and direction to the relevant authority on the potential impacts of development adjacent State Heritage Places. | Development of a class to which Schedule 9 clause 3 item 17 of the Planning, Development and Infrastructure (General) Regulations 2017 applies. |

Native Vegetation Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome

| | |
|------|--|
| DO 1 | Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values. |
|------|--|

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

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

| Designated Performance Feature | |
|--|---|
| Environmental Protection | |
| PO 1.1 Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance. | DTS/DPF 1.1 An application is accompanied by: <ul style="list-style-type: none"> (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'. |
| PO 1.2 Native vegetation clearance in association with development avoids the following: <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. | DTS/DPF 1.2 None are applicable. |
| PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species. | DTS/DPF 1.4 None are applicable. |

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.

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|---|--|
| Appearance | |
| <p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p> | <p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: <ul style="list-style-type: none"> (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: <ul style="list-style-type: none"> A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: <ul style="list-style-type: none"> (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: <ul style="list-style-type: none"> A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m² per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: <ul style="list-style-type: none"> (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached. |
| PO 1.2 | DTS/DPF 1.2 |

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

| | |
|---|--|
| PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers. | DTS/DPF 4.1 Advertisements do not incorporate any illumination. |
| Safety | |
| PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access. | DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign. |
| PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination. | DTS/DPF 5.2 No advertisement illumination is proposed. |
| PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: <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. | DTS/DPF 5.3 Advertisements satisfy all of the following: <ul style="list-style-type: none"> (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram <div data-bbox="1050 958 1469 1120" data-label="Diagram"> </div> |
| PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high. | DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more. |
| PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users. | DTS/DPF 5.5 Where the advertisement or advertising hoarding is: <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. |
| PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages. | DTS/DPF 5.6 Advertising: <ul style="list-style-type: none"> (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s). |

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|---|
| PO 1.1 Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property. | DTS/DPF 1.1 One of the following is satisfied: <ul style="list-style-type: none"> (a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i> (b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development. |

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

| Desired Outcome | |
|-----------------|---|
| DO 1 | Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity. |

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature |
|--|--|
| Wastewater Services | |
| 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. |

Item 5.2.1 - Attachment 2

APPLICATION FOR ANIMAL KEEPING (KENNEL, CATTERY AND SMALL ANIMALS)

118 Powell Road, Dawesley 5252

Cassandra Walding and Jordan Le Poidevin

Contents

| | |
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Summary

This is an application for a boutique kennel, cattery and small animal boarding facility at 118 Powell Road, Dawesley 5252.

As a brief introduction our names are Cassie Walding and Jordan Le Poidevin. We have dreamt of opening an animal boarding facility for many years and believe it would be a huge benefit to the growing community. Our goal is to create a high quality service that focuses on the physical and emotional well-being of pets and their owners.

With a combination of business acumen and animal experience, we are in a great position to operate a successful facility. Cassie has a commerce degree, is a chartered accountant and a registered tax agent. She has also completed nationally recognised animal studies and has experience working in a kennel and cattery. She currently works for a national pet store chain which has helped increase her pet product and care knowledge. Jordan has a commerce degree, is also a chartered accountant and has experience being a company director. An animal lover at heart, Jordan also has experience in paid pet sitting.

Please note that this application is being formally submitted under our company Pets on Powell Pty Ltd as trustee for Pets on Powell Trust for commercial reasons. Any references to “we” refers to us as the owners of the company.

The essence of luxury underpins our business model. Unlike many other facilities, we plan to only house a small number of pets on-site to ensure an exclusive and premium experience. Initially only Cassie will be dedicating full-time attention to the business until it is commercially viable for Jordan to join on a full-time basis.

Please see below for an overview of our application:

- Eight standalone enclosures (referred to as cabins) will accommodate a maximum of twelve dogs. To ensure safety and reduce noise, only dogs from the same household will share a cabin. Each cabin has an attached outdoor area enclosed by chain link fencing and mesh to reduce visibility between neighbouring outdoor areas. Cabins will be sited along the north western boundary of the property amongst existing trees. There is an approximately 10 meter wide unmade road reserve of natural vegetation that separates this boundary from Powell Road. Refer Appendix H for images of cabin locations and road reserve. Refer to Appendix E, F & G for design and specifications of the cabins and Appendix B for their proposed locations. Refer to Appendix A for locations of existing buildings.
- An environmental noise assessment conducted by an acoustic consultancy firm certifies that the expected noise outcomes for sensitive receivers is within acceptable levels to satisfy performance outcomes of Plan SA. Refer to Appendix K for the full report.
- An existing open area in front of the residential dwelling will be enclosed by a white picket fence and serve as the main play area. Refer to marking K in site plan Appendix B and images in Appendix H. An additional sheltered play area will be erected near the cabins. Refer to marking H in site plan Appendix B and images in Appendix H. A "sensory" garden nestled between the cabins and the sheltered play area will provide dogs with an engaging environment for exploration. Additionally, we hold a commercial use permit issued by the Mount Barker District Council for the adjacent land on the properties east boundary. It is approximately 4 acres and may be used for additional exercise. However access to the land is not critical to the business model. Refer to Appendix L for land subject to permit.

- An existing shed (refer to marking E in site plan Appendix A) will be converted into a cattery/small animal boarding facility, featuring 12 freestanding enclosures to accommodate cats and small animals (e.g. rabbits or Guinea pigs). We'll house a maximum of 20 cats and/or small animals at any given time. The shed will have two marked exit points (refer to floor plan in Appendix D).
- An existing carport (refer to marking D in site plan Appendix A and images in Appendix H) will be used as a reception area enclosed by retractable blinds. Artificial turf will cover the existing gravel floor and a movable white picket fence will contain pets during transfers into or out of our care. There will be no structural changes to the existing carport, all additions will be removable.
- An eco-friendly approach will be a hallmark of our facility, including the use of compostable kitty litter and responsible dog waste composting. Wastewater will be added to the existing septic system of the dwelling. Our calculated Minimum Effective Capacity of 1,468L (including conservative assumptions and buffers) is less than the system capacity of 1,620L at a desludging frequency of every two years. Refer Appendix I for wastewater calculations. Refer to Appendix J for proposed pet waste products. Refer Appendix C for location of the existing septic tank.
- The facility is planned to be open to the public from 4-6 PM daily with the option for appointments outside of this time. Boarding for differing lengths of time will be accepted on a customer by customer basis. A dedicated car park and a turn around area will be provided for customers. However, we encourage the use of our convenient drop-off and pick-up service.
- Customers coming from Old Princes Highway onto Powell Road at the eastern entry will pass only one house which is set back over 150 meters from the road. Customers coming from the western end of Powell Road will pass four houses with the closest being set back approximately 45 meters from the road. Based on these distances, the limited opening hours, the limited number of animals and the pick-up/drop-off services offered, it is not anticipated traffic will cause unreasonable disruption to neighbouring properties.
- A single street-facing sign will be displayed. Its purpose is to serve as an identifying marker for customers to confirm they have arrived at the correct location and provide basic information. The sign will be no more than 1M x 1M in dimension. Within the property there will be directional signage identifying parking and reception areas.
- The facility will require multiple fencing types. These are summarised below:
 - On the northern boundary adjoining the road reserve approximately 35 meters of perimeter fencing is required. The preference for this fencing is Colorbond steel fencing in 2.1 meter high panels in an "Ironstone" or similar colour. This will provide acoustic benefits, privacy and safety for the dogs from the road and will mirror the existing fencing style and colour on the eastern property frontage. This fencing will be set back approximately 10 meters from Powell Road due to the existing road reserve.
 - On the western border with neighbouring grazing land approximately 20 meters of fencing is required. The preference for this fencing is Colorbond steel fencing per specifications above for the first 5 meters, extending privacy and acoustic benefits. The remaining 15 meters of western perimeter fencing, as well as internal fencing surrounding the kennel facility area, will be a PVC coated chain link fence of the same height and black in colour.
 - Fencing separating and securing cabin outdoor areas will also be chain link (or similar product) and form an enclosed space for each dog.

- Fencing around the main play area (in front of dwelling) will be white picket style to enhance the character and appearance. Fencing around the smaller covered play area will be chain link (or similar product).

Plan SA Criteria

| PO | DTS/DPF | Comments |
|---|---|---|
| Kennel flooring is constructed with impervious material to facilitate regular cleaning. | <p>The floors of kennels satisfy all of the following:</p> <p>a) are constructed of impervious concrete</p> <p>b) are designed to be self-draining when washed down</p> | <p>To satisfy this performance outcome the flooring in each kennel cabin will be a hybrid flooring. Hybrid flooring is described as an excellent flooring option for pet owners being durable, temperature resistant, fully waterproof, stain-resistant and easy to clean. It also offers an acoustic benefit, with the variety to be used in each cabin achieving a 5-star rating from the Association of Australian Acoustical Consultants (AAAC) (deemed to be close to the maximum achievable in normal building construction). This will sit atop a 19mm Yellow-tongue moisture resistant subfloor and is raised off natural ground by treated pine framing.</p> <p>Following conversations with the Environmental Health Department at the Mount Barker District Council, each cabin will have a portable “pet loo” which retains solid waste on its surface and self contains liquid waste internally. The wastewater from the mopping process and the liquid waste from dogs is contemplated in the wastewater plan. Refer Appendix I for wastewater calculations. The solid waste from dogs will be composted. Refer to Appendix J for proposed pet waste products</p> <p>As we do not intend to pressure wash the cabins they will intentionally not be self-draining. This aligns with the eco-friendly business model and minimises water wastage. Cleaning of each cabin will be done thoroughly every morning and after dogs have completed their stay using veterinarian grade disinfectant and mopping/steaming process. Spot cleans will be completed throughout the day on an as needed basis. Refer to the “A day in our lives” section for additional cleaning information.</p> |

| | | |
|--|---|--|
| <p>Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as:</p> <ul style="list-style-type: none"> • Adopting appropriate separation distances • Orientating openings away from sensitive receivers. | <p>Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.</p> | <p>An Environmental Noise Assessment was completed by Sonus Pty Ltd, an acoustic consultancy firm in South Australia with experience in analysing noise from kennel facilities. This assessment analysed the noise outcomes for sensitive receivers to the property against goal noise levels during the day and night.</p> <p>Goal noise levels are determined by the World Health Organisation’s guidelines for community noise which satisfy the Performance Outcome of the Planning and Design Code for a rural zone development. The analysis uses a worst-case scenario basis that aims to overstate noise rather than understate it. The analysis also adds penalties of 5 dB(A) in recognition of this development being new noise, as well as 8 dB(A) noise character penalty in recognition that dog barking and vocalisation is objectively an “annoying” sound.</p> <p>The assessment found that the proposed facility created day time noise of 51 dB(A) which is compliant with the criteria of 52 dB(A), and night time noise of 41 dB(A) which is compliant with the criteria of 45 dB(A). The full report is available at Appendix K.</p> <p>Please note the acoustic report assumed chain link fencing for all perimeter fences. The acoustic consultant advised that the use of solid (e.g. Colorbond) fencing would provide an acoustic benefit. However, to be conservative we advised against using this in the calculations despite our intention to use this type of fencing.</p> <p>Other points to note when considering this performance outcome:</p> <ul style="list-style-type: none"> • The desired performance outcomes of rural zoning is to support economic activities and value adding businesses. The nearest sensitive receivers have chosen to live in a rural zone knowing these desired outcomes. |
|--|---|--|

| | | |
|---|--|--|
| | | <ul style="list-style-type: none"> • Our quality over quantity business model allows dogs vocalising stress to be attended to rapidly. Planned techniques to further reduce stress and barking will be implemented. <p>These techniques include but are not limited to:</p> <ul style="list-style-type: none"> - Therapeutic effects of music. - A sensory garden. - Limited visibility of other dogs through individual cabins and screened outdoor play areas. - Additional exercise. |
| Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviours | Kennels are sited in association with a permanent dwelling on the land. | A permanent dwelling is on the land. We live at the property which allows us to attend to noises swiftly as opposed to other facilities which employ staff during day time hours only. We intend to both work full-time at the facility once economically viable. During the growth phase of the business only Cassie intends to work full time. However, Jordan will be available to assist on weekends and evenings. |
| Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin. | None are applicable. | Dog waste and kitty litter will be composted. Composting will take place using commercially available pet waste composting bins which are vermin proof and produce no odour. Composted materials will be used to support the flora in the dedicated dog sensory garden and other areas on the property. Refer to Appendix J for proposed pet waste products. |
| Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources. | Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas. | Our property location does not have flood hazard data. As such, the overlay applicable to our property is "Hazards (Flooding - Evidence Required) Overlay". The deemed to satisfy criteria for this overlay requires any buildings used for animal keeping to incorporate 300mm free board above the highest point of natural ground level at the primary street boundary where there is no kerb. The septic tank, composting equipment and proposed kennel location meet this requirement. |

A day in our lives

A Day in the Life at Pets on Powell (POP)

At POP, each day is dedicated to providing exceptional care and a comfortable stay for our furry guests. Below is an example of planned routines.

Morning Routine:

7AM

Our day begins at 7AM as we open kennel dog doors (providing access to their private outdoor area).

The next 45 minutes is spent detail cleaning the kennels which involves:

- Draining the “pet loos”.
- Using veterinary grade disinfectant in mop buckets and steam cleaner.
- Assessing bedding for any soilage and replacing if required.
- Collecting any solid wastes from outdoor areas and depositing into onsite compost bins.

7:45AM

We begin cleaning the cattery and small animal enclosures. The cleaning process for the cattery is expected to take about 30 minutes and involves:

- Using veterinary grade disinfectant in mop buckets.
- Scooping out used kitty litter and depositing into onsite compost bins (high quality compostable kitty litter will be used).
- Removing any uneaten food from the prior night.
- Other small animal enclosures will be cleaned as appropriate for the specific species.

8:15AM

After the cattery has been cleaned we will begin the process of feeding both cats and dogs using food provided by owners or if unsupplied, our high quality nutritious food held onsite. Medications will also be administered at this time as advised by the owners.

A “spot check” clean will be completed for any accidents that may occur prior to providing food.

9AM - onwards

Playtime and socialization will begin for our canine guests. Socialization between dogs will only be conducted if the owners have requested socialization during their stay and a behavioural assessment is completed and deemed safe. Our policy is to have no more than 4 dogs with similar temperament/size/age in the same community play area at any one time to reduce the chance of injury and noise. All dogs will be monitored whilst in the community play area.

For guests not undergoing group socialization individual play and enrichment will be provided.

Types of enrichment activities will differ depending on the time of year. For example, a dog play pool will be provided to dogs who like water during the summer.

Feline enrichment and other small animal care will also be completed at this time. Enrichment for cats may include puzzle toys, new hiding toys or simply human attention. Enrichment for other small animals will be specific to the species.

Afternoon:

Personalised photos and videos will be taken for customers.

Paid extras customers can select when booking (such as additional walks or playtime) will be completed during this period. If it is deemed too hot to walk during this time, walks will be provided during the evening wind down activities.

Dogs are rotated through the sensory garden.

“Spot check” cleans are continuously completed throughout the afternoon.

4PM - 6PM

Between the hours of 4-6PM the facility will be open to the general public for pick-up and drop-off.

Evening Wind Down:

As the day winds down, our guests are served dinner, again tailored to their individual dietary and medical needs.

“Spot check” cleans are completed.

Kennel dog doors (providing access to their private outdoor area) are closed for the evening at nightfall.

Additional Activities

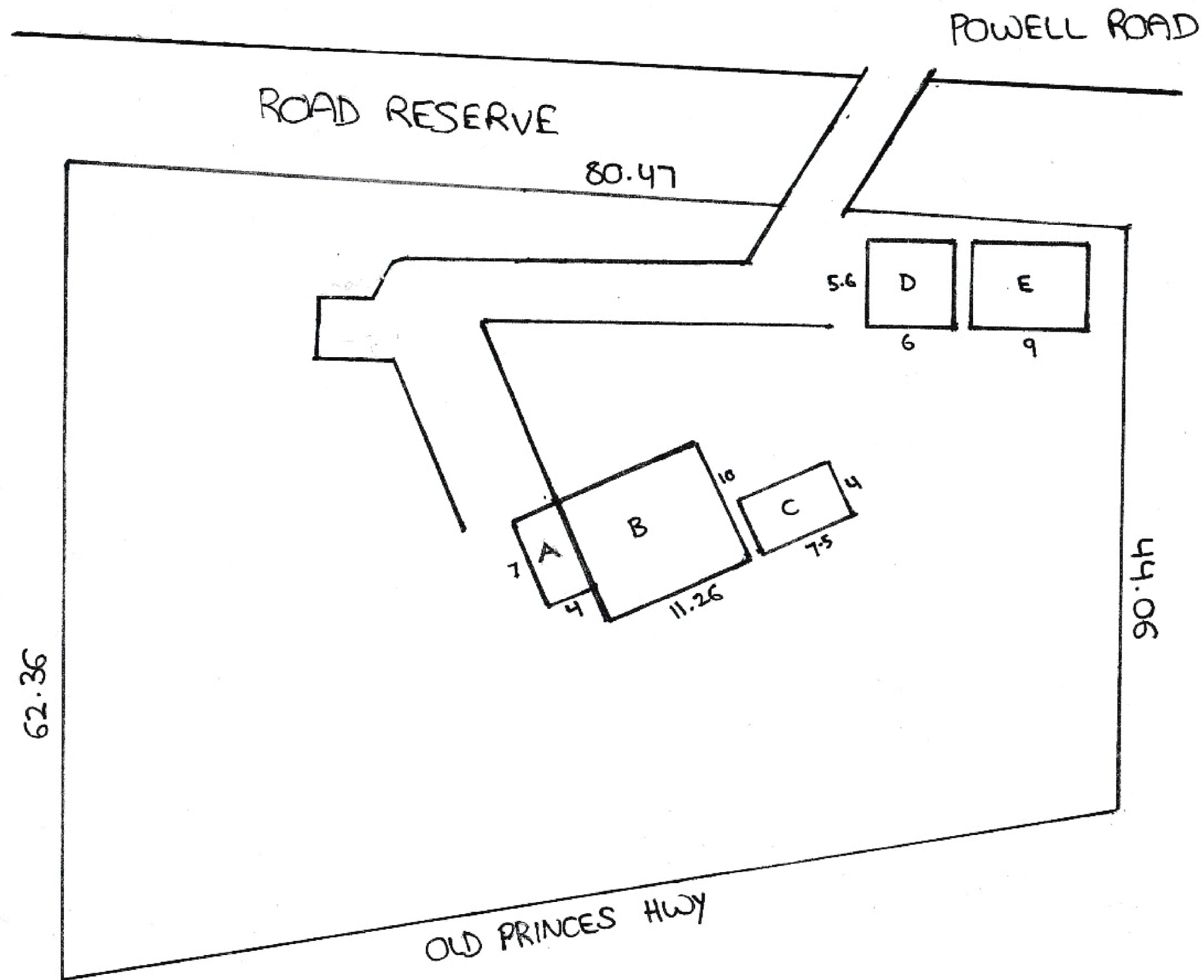
Depending on the times reserved by customers either Jordan or Cassie will provide a drop-off/pick-up service for guests during the day. After a pet has left the facility a detailed clean of their enclosure will be completed ready for a new guest.

Overnight

As we both live onsite any loud disruptions or emergencies can be attended to rapidly.

SITE PLAN - EXISTING BUILDINGS

- A: CARPORT
- B: DWELLING
- C: PERGOLA
- D: CARPORT
- E: GARAGE

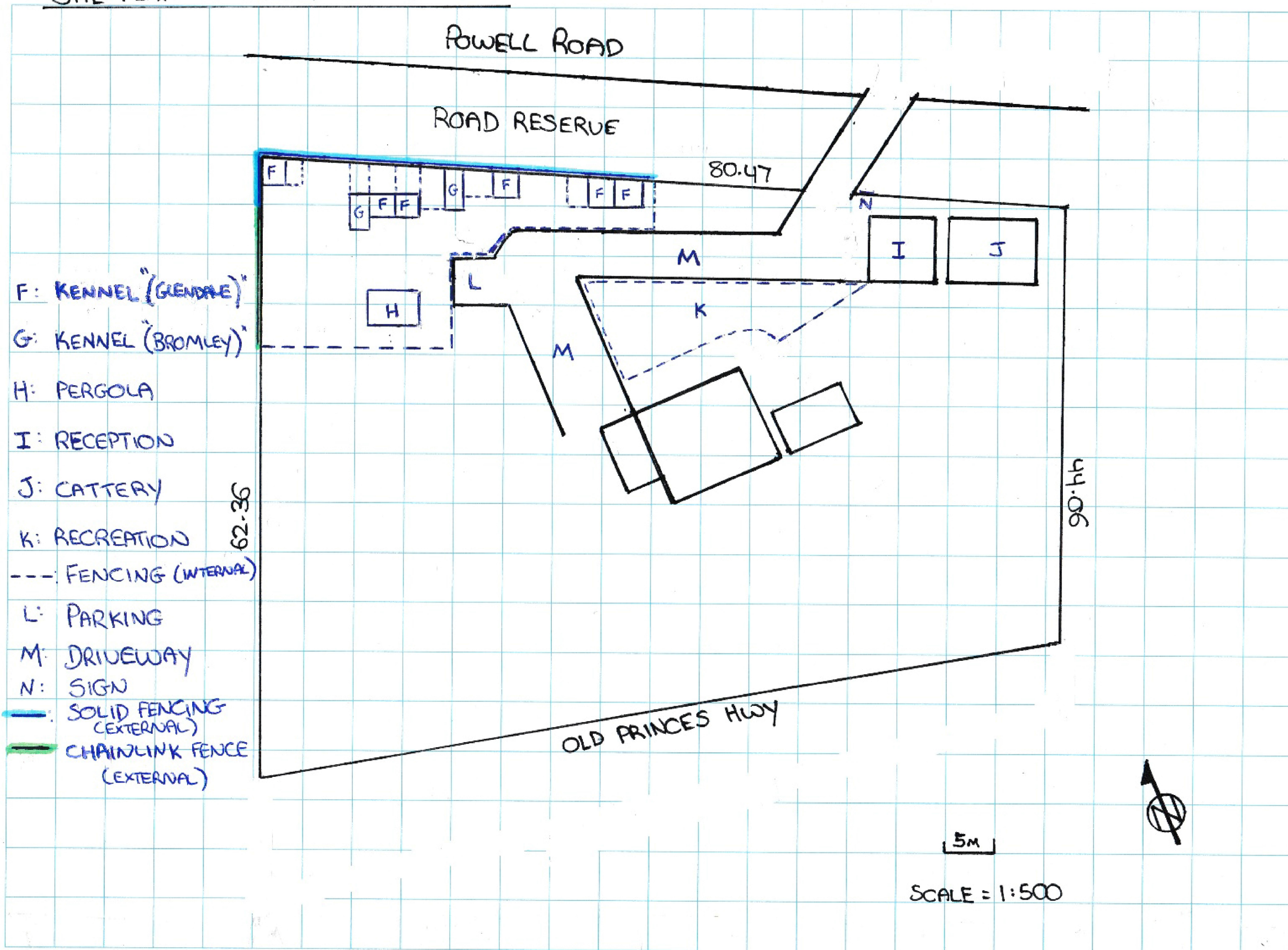


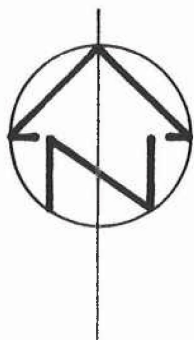
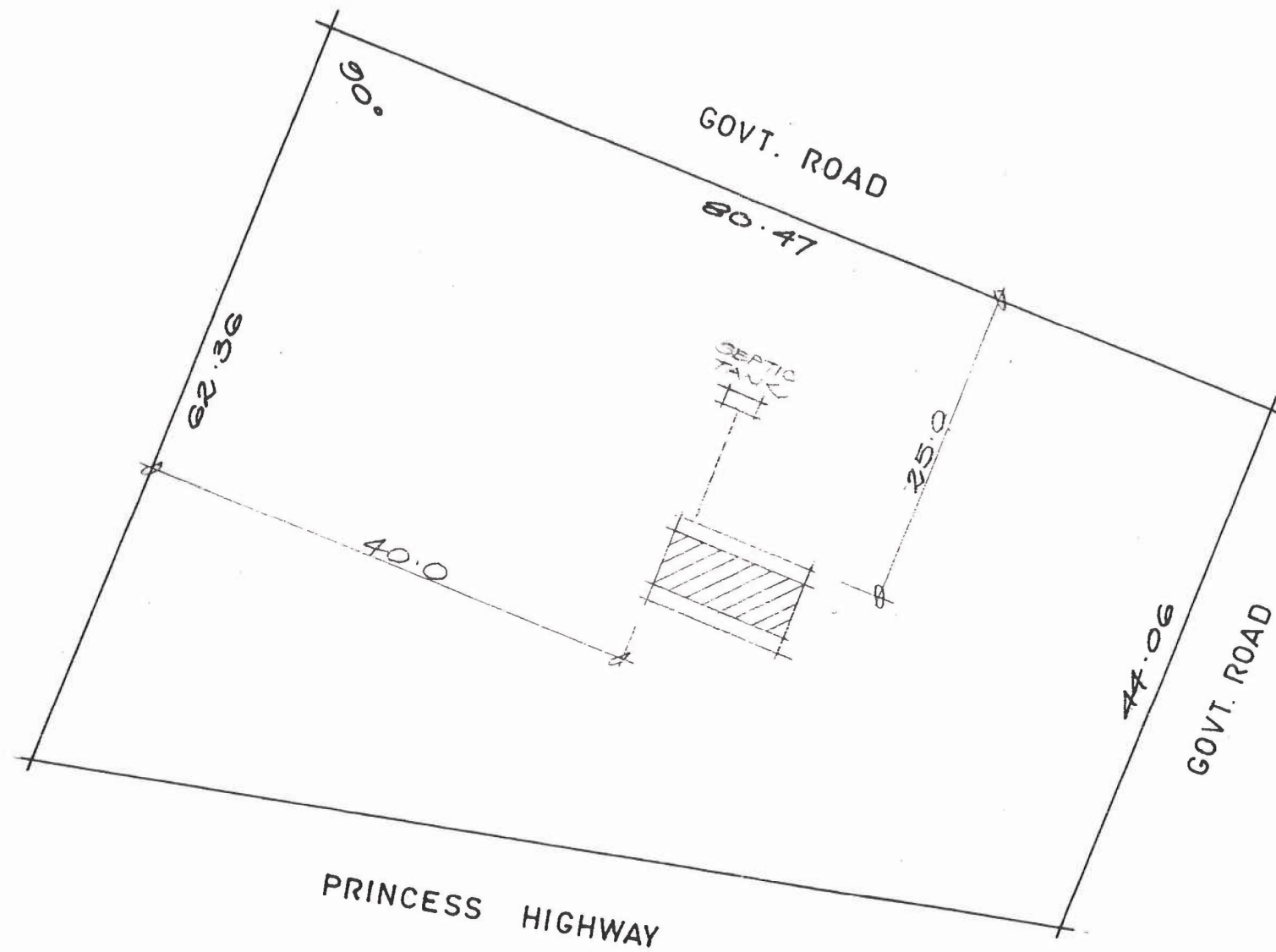
5m

SCALE = 1:500

SITE PLAN - PROPOSED DEVELOPMENT

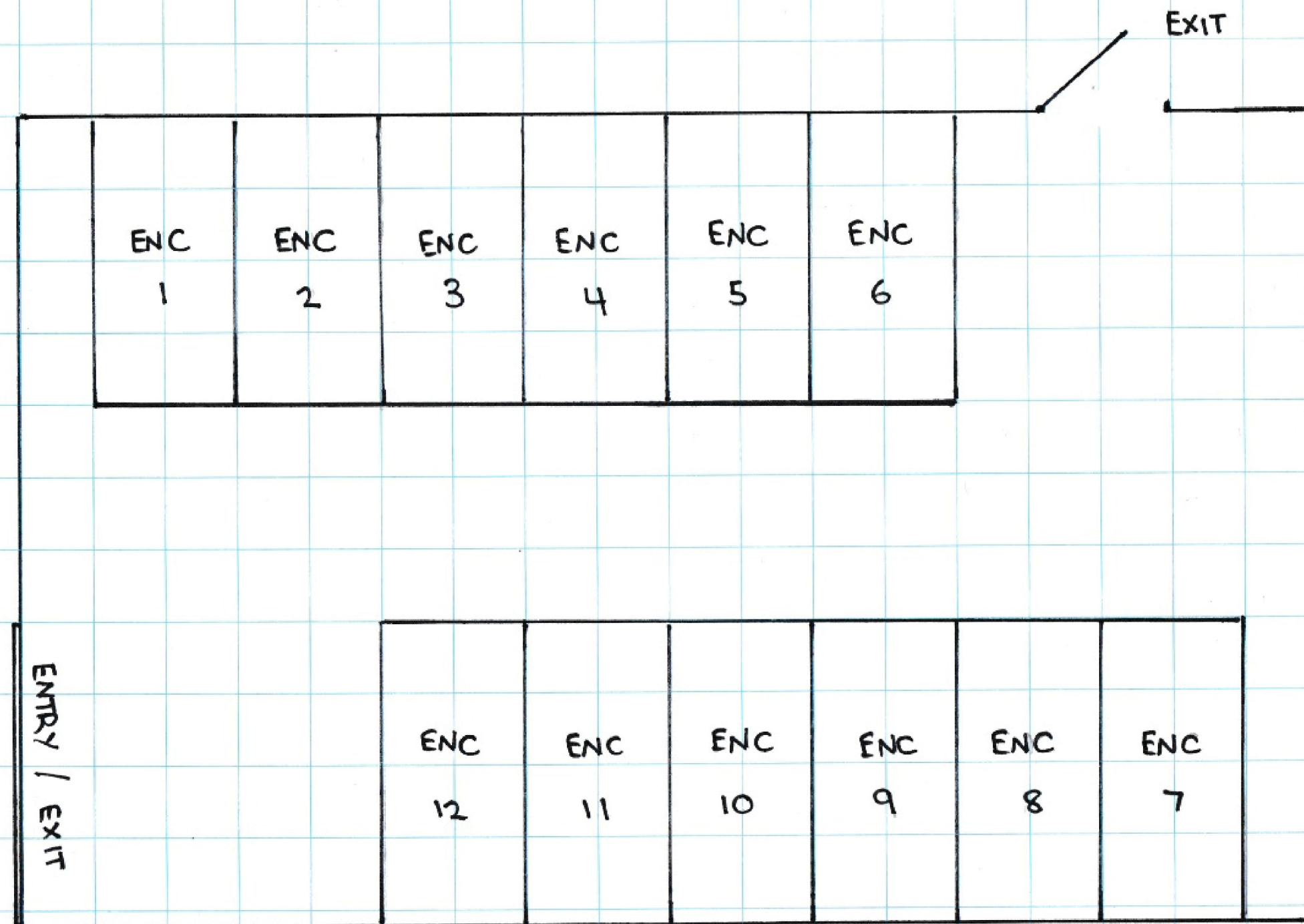
10mm Squares





SITE PLAN SCALE 1:500
3778 / 64

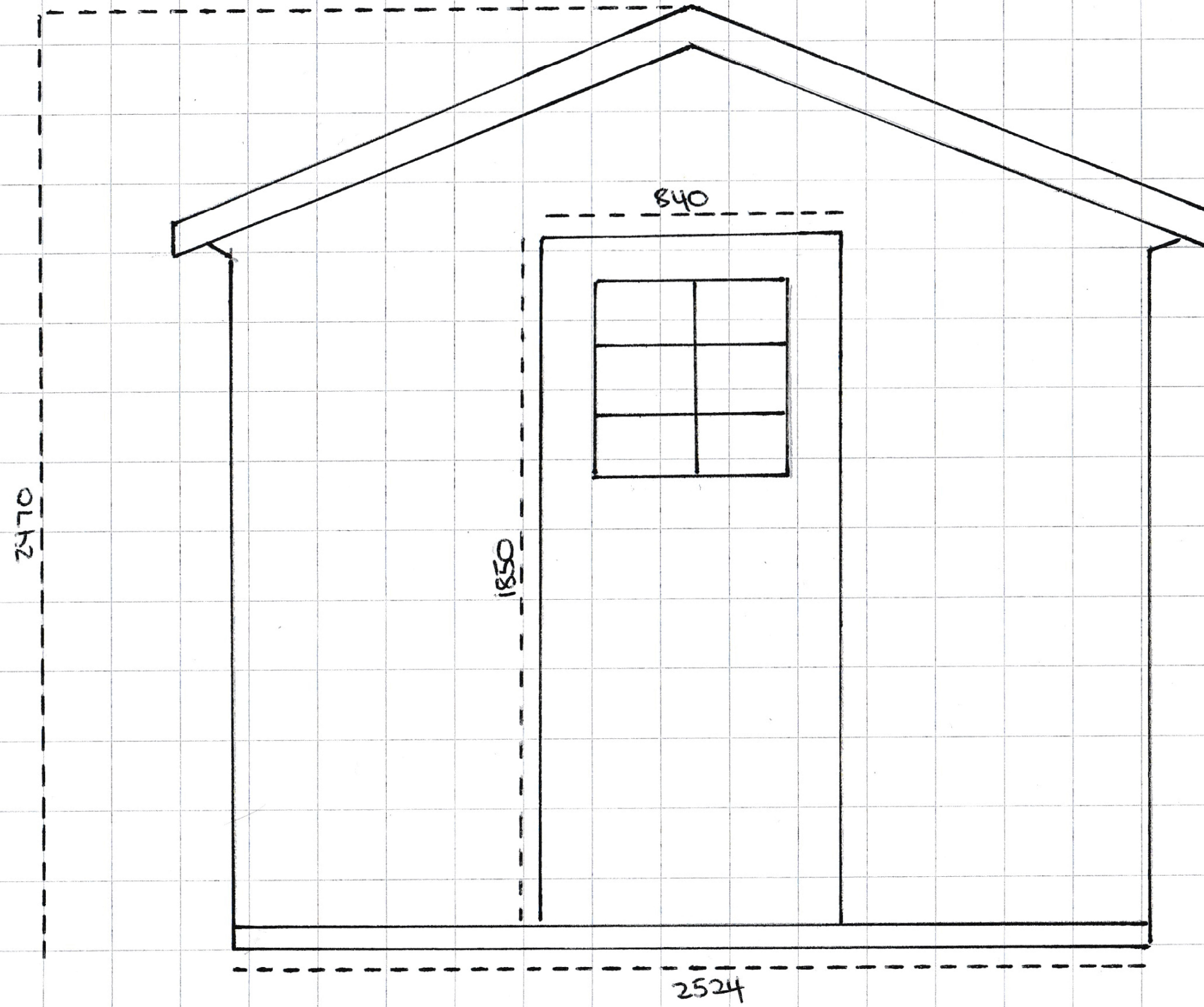
FLOOR PLAN - CATTERY



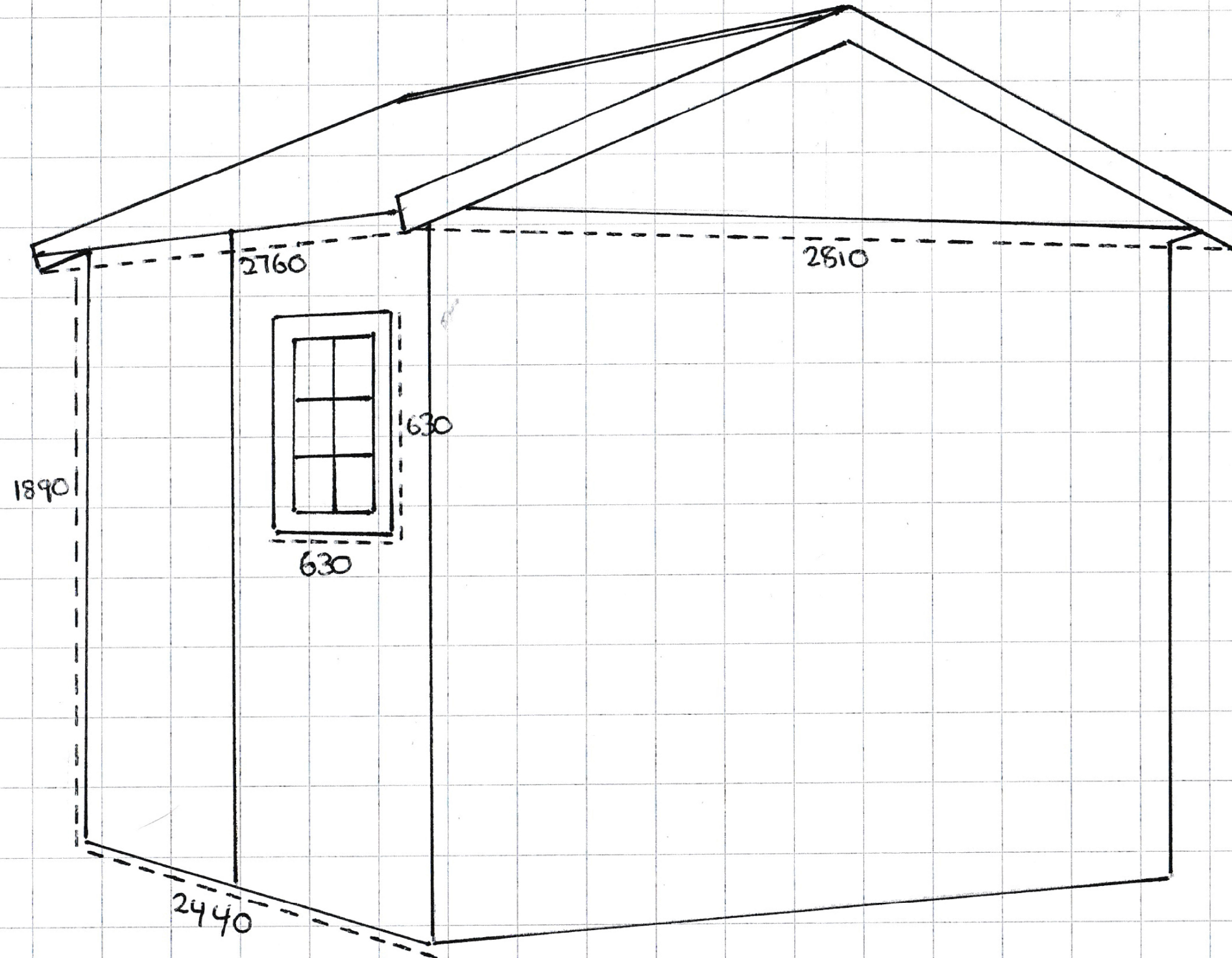
SCALE 1:50

ENC = ENCLOSURE

GLENDALE



GLENDALE



Front view excluding door.

10mm Squares

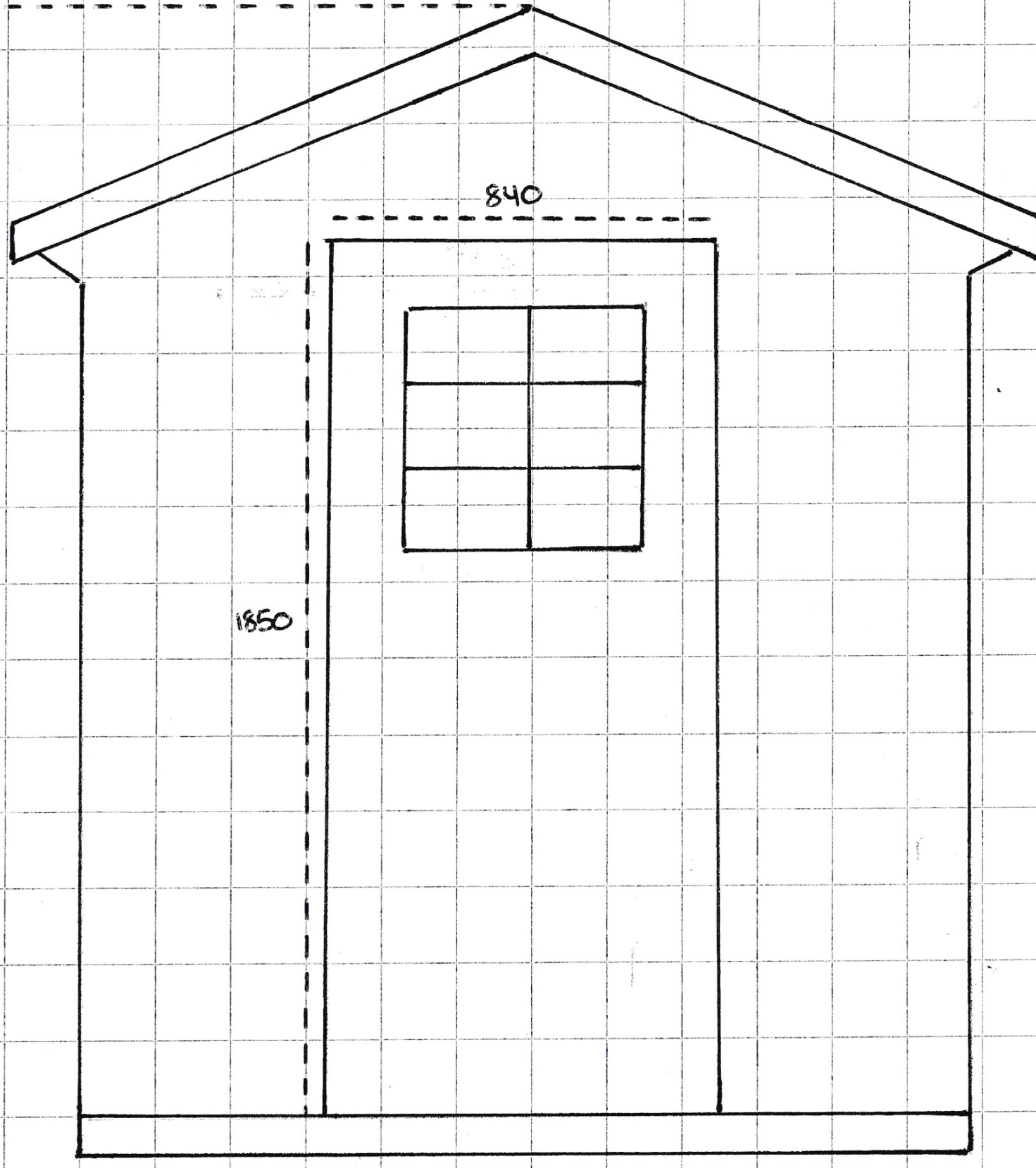
BROMLEY

2350

1850

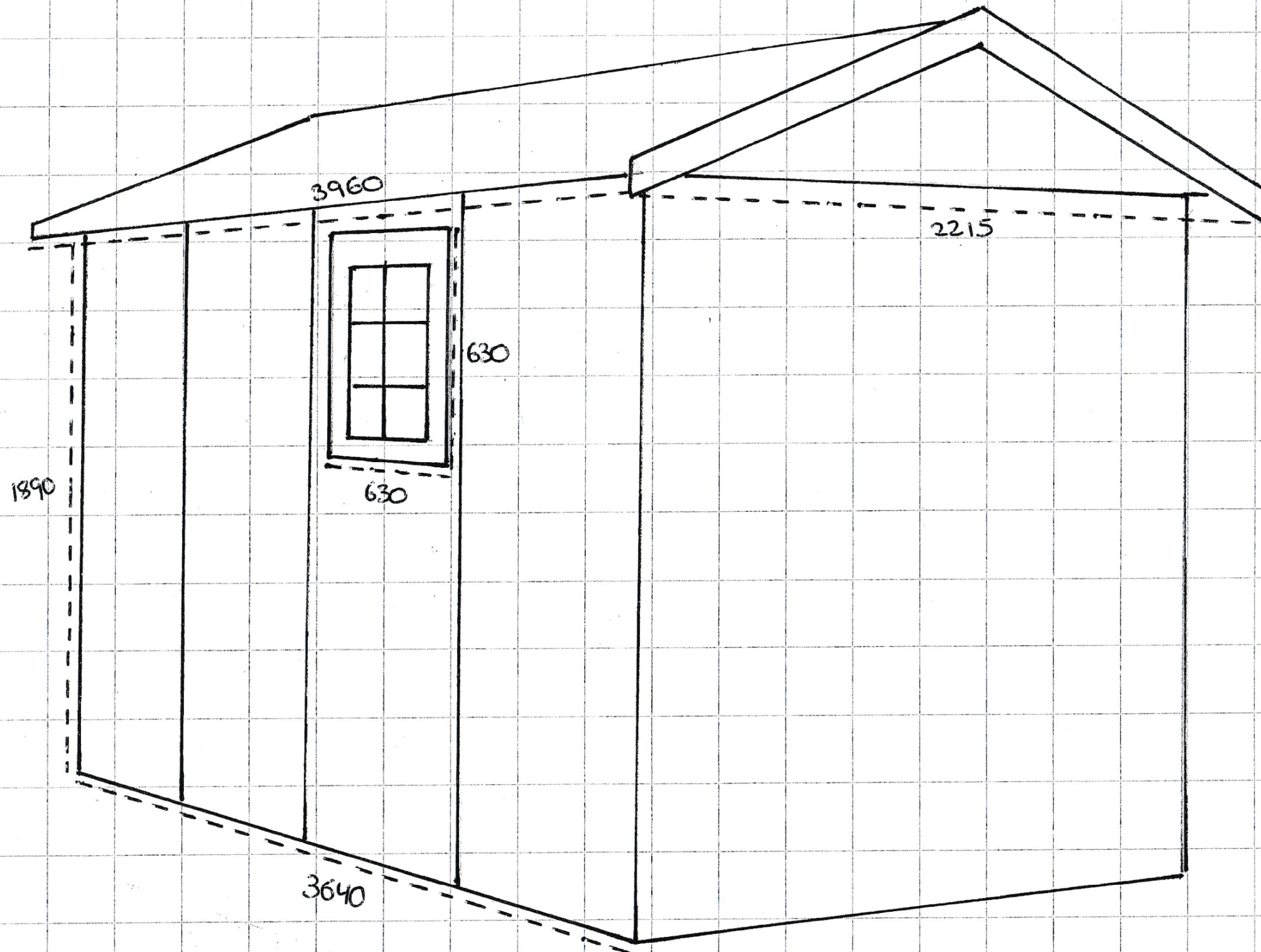
840

1924



10mm Squares

BROMLEY



Front view excluding door.

Dog Cabin Information

Dogs will be housed within eight cabins, made up of six “Glendale” and two “Bromley” sheds from the Cedarshed range sold by Stilla. Each cabin will include the heavy-duty floor addition such that the cabin flooring is raised above natural ground level. Each will also feature one opening Tinted Acrylic Perspex window. The main access door into each cabin will be located at the front and be a standard size of 1850cm x 840cm. An additional door of the same or similar size, including a lockable dog door, will be retrofit to each cabin onto whichever wall faces the cabins own play area.

The cabins will be built with a focus on thermal efficiency consistent with the overall eco-friendly business model. They will be situated below the canopy of existing trees where possible to provide shading, have a roof colour with solar absorptance no greater than 0.7 whilst still complimenting the natural surroundings. The cabin structure is a combination of treated pine and cedar providing termite resistance. Exterior of the cabin will be coated with Intergrain Ultra deck Timber Stain in Light Oak as recommended by the manufacturer or an equivalent product.

The following is a breakdown of the main cabin elements with insulation aimed at both achieving acoustic benefits and thermal efficiency.

| Cabin Element | Material / Product | Insulation Properties |
|---------------------------|------------------------|-----------------------------|
| Frame | Treated Pine | |
| Cladding | Western Red Cedar | |
| Roof | Colorbond Steel | |
| Interior Flooring | Hybrid Flooring | Acoustic Rating AAAC 5 Star |
| Interior Panels | Gyprock Aquachek* | R0.05 |
| Under Flooring Insulation | Earthwool FloorShield* | R2.5 |
| Wall Insulation | Earthwool SoundShield* | R2.5 |
| Ceiling Insulation | Earthwool Ceiling* | R5.0 |

** or equivalent product from an alternate manufacturer pending availability*

Bromley Shed



| | |
|------------------------------|---|
| Item Number | S3113 |
| Internal Dimensions | 1800 x 3516 x 2200 Front x Side x Height (mm) |
| External of Frame Dimensions | 1884 x 3600 Front x Side (mm) |
| External of Roof Dimensions | 2215 x 3960 x 2350 Front x Side x Peak Height (mm) |
| Door Opening Dimensions | 1850 x 840 Height x Width (mm) |
| Wall Height | 1890mm |
| Window Dimensions | 630 x 630 (mm) |

* Single door option would be selected however images of this are currently unavailable

Glendale Shed



| | |
|------------------------------|---|
| Item Number | S3031 |
| Internal Dimensions | 2400 x 2316 x 2325 Front x Side x Height (mm) |
| External of Frame Dimensions | 2484 x 2400 Front x Side (mm) |
| External of Roof Dimensions | 2810 x 2760 x 2470 Front x Side x Peak Height (mm) |
| Door Opening Dimensions | 1850 x 840 Height x Width (mm) |
| Wall Height | 1890mm |
| Window Dimensions | 630 x 630 (mm) |

Opening Tinted Acrylic Perspex window

Dimensions: 630 x 630 mm

Cedar Frame & Tinted Acrylic Perspex

The window is placed in the centre of the wall panel. The wall panels are interchangeable.



Heavy Duty Floor

140 x 35mm Treated Pine Framing

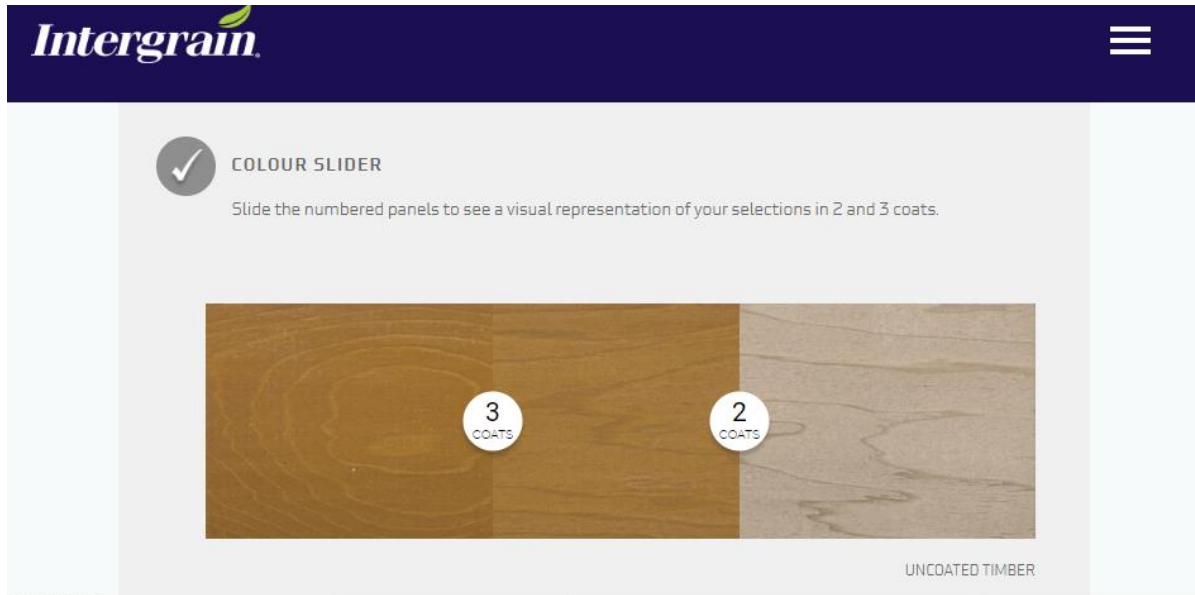
19mm Yellow-tongue Flooring

750mm long 100 x 100 mm Treated Pine Posts suitable for uneven ground

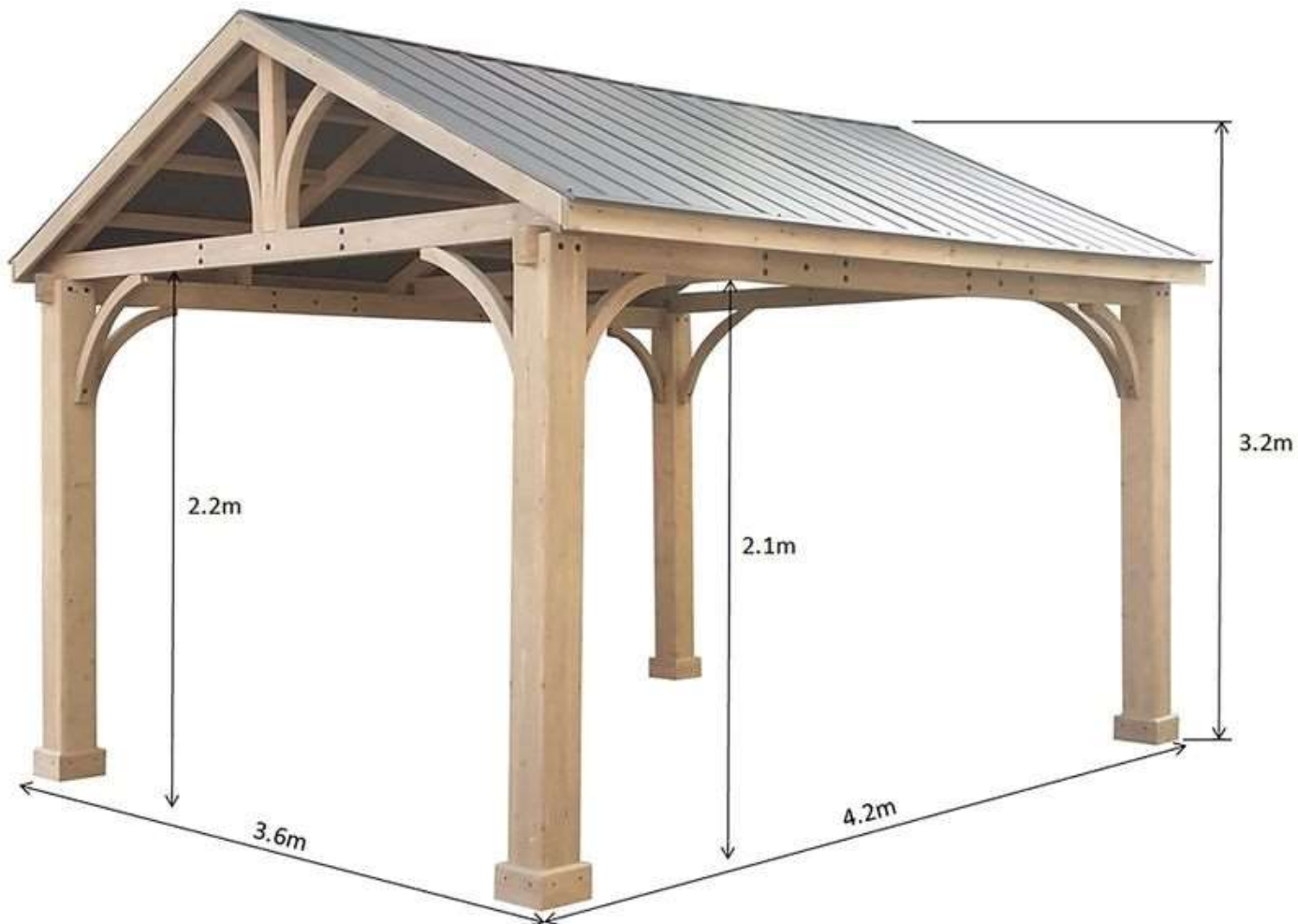


Colour Visualiser

Intergrain Ultra deck Timber Stain in Light Oak on Cedar Wood



Shelter 'H' in common dog exercise area



Materials and Colour Schedule:

- Laminated cedar timber frame (to match dog cabins)
- Dark grey colorbond steel roof

Cabin 1 Location



Cabin 2 Location



Cabin 3 and 4 Location



Cabin 5 Location



Cabin 6 Location



Cabin 7 and 8 Location



Road Reserve Showing set back from Powell Road



Covered Play Area Location



Main Play Area Location



Reeption Area and Cattery Location



Wastewater Plan

The kennel facility will utilise an existing 1,620L septic tank as identified on the site plans for managing wastewater from the kennel facility. Liquid waste from the dogs and liquids used in the cleaning process will be added to the existing tank via a waste sewer line attachment that is sealed when not in use. Calculations to determine the adequacy of the existing septic tank and the required desludging frequency based on the Minimum Effective Capacity formula $(L) = (P1 \times S \times Y) + (P2 \times DF)$ from SA Health's code for On-site Wastewater Systems have been undertaken.

Using this formula a sensitivity analysis was performed to assess the number of people the septic system has capacity at varying desludging intervals. The highlighted row in the sensitivity reflects the actual position calculated, with both desludging frequencies of every year or every two years resulting in a capacity under the capacity of the tank. Assumptions contributing to the calculation are outlined below the analysis.

Sensitivity Analysis on Desludging Years for No. of Persons

| | Y = 4 | Y = 3 | Y = 2 | Y = 1 |
|--------------------|---------|---------|---------|---------|
| Number | MEC (L) | MEC (L) | MEC (L) | MEC (L) |
| 1 Person | 445 | 365 | 285 | 205 |
| 2 People | 890 | 730 | 570 | 410 |
| 3 People | 1,335 | 1,095 | 855 | 615 |
| 4 People | 1,780 | 1,460 | 1,140 | 820 |
| 5 People | 2,225 | 1,825 | 1,425 | 1,025 |
| 5.15 People | 2,292 | 1,880 | 1,468 | 1,056 |
| 6 People | 2,670 | 2,190 | 1,710 | 1,230 |
| 7 People | 3,115 | 2,555 | 1,995 | 1,435 |
| 8 People | 3,560 | 2,920 | 2,280 | 1,640 |
| 9 People | 4,005 | 3,285 | 2,565 | 1,845 |
| 10 People | 4,450 | 3,650 | 2,850 | 2,050 |

| | |
|--|------------------------------|
| | Max. MEC below tank capacity |
| | Actual calculated persons |
| | Actual calculated MEC |

The above sensitivity has been performed using the formula as defined below per SA Health Code.

Minimum Effective Capacity (MEC)

P1 = Number of persons using the system (p)

S = Rate of sludge/scum accumulation in litres per person per year (L/p/y)

Y = Desludging frequency in years (y)

P2 = Number of persons using the system (p)

DF = Daily flow in litres per person per day (L/p/d)

The SA Health Code can be found via the following link:

https://www.sahealth.sa.gov.au/wps/wcm/connect/ba6ead0048f0d8ab828287f25a3eb7d6/2013SA_Health_On-site_Wastewater_Systems_Code_April.pdf?MOD=AJPERES

The following explains the breakdown of the formula as applied to arrive at our calculation of 1,468 litres Minimum Effective Capacity.

$$\text{Minimum Effective Capacity (L)} = (\text{P1} \times \text{S} \times \text{Y}) + (\text{P2} \times \text{DF})$$

| Formula | Input Value | Comment |
|-----------|-------------|---|
| P1 | 5.15 | <p>There are three components contributing to our calculation of 5.15. These are:</p> <ul style="list-style-type: none"> A- The actual number of persons in the household (2) B- The number of equivalent persons (1.15) C- A buffer (2) <p>A + B + C = 5.15</p> <p>“A” in the calculation reflect that two adults currently reside on the premises.</p> <p>“B” in the calculation is to assign a number of human equivalents the system will cater to based on the litres per day flow of liquid dog waste and liquids from the kennel and cattery cleaning process. This allowed us to calculate how many equivalent people the system will need to support and determine the desludge frequency options using the minimum effective capacity formula. Calculations for liquid dog waste and cleaning liquids are presented under this table.</p> <p>“C” in the calculation has been added for conservatism and is designed to cater for potential employees or family expansion.</p> |
| S | 80 | This is the sludge and scum accumulation rate in the SA Health Code for residential premises where all wastewater flows into the septic tank. |
| Y | 2 | This is the desludging frequency. We will commit to pumping the septic a minimum of every two years. |
| P2 | 5.15 | Refer P1. We have assumed that the same number of users is applicable on both the flow and sludge side of the equation for conservatism even though only liquids will be added. |
| DF | 125 | This is the daily flow in litres per person per day from the SA Health Code for residential premises where all wastewater flows into the septic tank and where water supply is roof catchment and storage which is applicable for our property. |

The following tables are extracts from the SA Health Code (the link is provided above).

Table 5-1: Design flows (expressed in litres per person per day (L/p/d))

| | Water supply | Daily flow (DF) (L/p/d) |
|----------------|---|-------------------------|
| All wastewater | Mains water (includes bore water or any other reticulated supply) | 150 |
| | Roof catchment and storage | 125 |
| Greywater | Mains water (includes bore water or any other reticulated supply) | 100 |
| | Roof catchment and storage | 75 |
| Blackwater | Mains water (includes bore water or any other reticulated supply)/roof catchment and storage | 50 |

Table 5-3: Sludge and scum accumulation rates for residential premises

| Type of wastewater | Sludge/scum rate (S) (L/p/y) |
|--------------------|------------------------------|
| All wastewater | 80 |
| Greywater | 40 |

Calculation of Person Equivalent Flows

Dog Urine in Litres per Day is a function of $F = A \times B \times C \times D \times E$

| | | |
|----------|--------------------------------------|--------------------|
| A | Average Urine in L per KG | 0.03 |
| B | Average Dog Weight in KG | 26 |
| C | Capacity of Dogs | 12 |
| D | Assumption of 100% capacity | 100% |
| E | Assumption of 100% days open | 100% |
| F | Total urine in litres per day | 9.36 Litres |

Cleaning liquids in Litres per Day is a function of $L = G \times (H + I) \times J \times K$

| | | |
|----------|--|----------------------|
| G | Mop bucket capacity in Litres | 15 |
| H | Daily buckets required Cats | 3 |
| I | Daily buckets required Dogs | 6 |
| J | Assumption of 100% capacity | 100% |
| K | Assumption of 100% days open | 100% |
| L | Total cleaning liquid in Litres per day | 135.00 Litres |

| | | | |
|------------------|--|---------------|----------------------------------|
| M = F + L | Total Person Equivalent Daily Flows | 144.36 | |
| N | Daily Person Flows Applicable in L/p/d | 125 | <i>DF in MEC formula</i> |
| O = M / N | Calculated Equivalent Persons | 1.15 | <i>Used in P1 & P2 above</i> |

Note: our calculation of equivalent persons is not the same as the defined equivalent person (EP) assumption in the SA Health code. Our person flows are 125 litres per day rather than the codes 150 litres per day as we have roof catchment and storage water supply only, no mains water.


Assumptions and figures used in the above are explained below:





A – This figure is the middle point in the range noted by dvm360®, a publication providing veterinary professionals with comprehensive resources and information to help enhance patient care, client services and veterinary medicine. The extract relied upon is below, with the volume converted from 30 millilitres to 0.03 litres in the calculation above:

“It has been estimated that normal adult dogs in a normal environment will produce approximately 20 to 40 ml of urine per kilogram of body weight per 24 hours (1.0 to 2.0 ml/kg/hour).”

<https://www.dvm360.com/view/ins-and-outs-polyuria-and-polydipsia>

B – This figure represents 26kg being the assumed average dog weight in the calculation. This figure was chosen as it is the upper weight commonly used in medium dog size charts which should give a theoretical middle point on a four-size chart scale.

 **Dog size chart**

| Small | Medium | Large | Giant |
|---|--|--|--|
| < than 24 lb < than 10 kg Chihuahua, Yorkshire Terrier, French Bulldog, Toy Poodle | 25 - 59 lb 11 - 26 kg Bulldog, Australian Shepherd, Border Collie | 60 - 99 lb 27 - 45 kg Golden Retriever, Rottweiler | > 100 lb > 45 kg Great Dane, Mastiff |
|  |  |  |  |

www.vetcarenews.com

<https://vetcarenews.com/small-medium-large-dog-size-by-weight-guide/>

C – This is the dog capacity of the kennel facility

D & J – This is a conservative assumption that the facility will always be 100% occupied. We do not expect nor budget for the facility to be always fully occupied, but using 100% in these calculations should overstate the liquid waste from dogs and cleaning liquids used allowing for conservatism in the calculations.



E & K – This is a conservative assumption that the facility will be open 100% of the year. We do not intend to be open 100% of the year, but using 100% in these calculations should overstate the liquid waste from dogs and cleaning liquids used allowing for conservatism in the calculations.

G – This is the standard capacity of a mop bucket design intended to be used.

H – This is the number of full mop buckets planned to be required for daily cleaning of the cat area.

I – This is the number of full mop buckets planned to be required for daily cleaning of the dog cabins.

EXAMPLES OF POTENTIAL PRODUCTS

| Product Name | Dimensions | How it Works | Benefits |
|------------------------------|---------------------------------------|---|---|
| Tumbleweed Pet Poo Worm Farm | 450 Wide 1150 High 520 Diameter | <p>The Tumbleweed Pet Poo Worm Farm has been developed to turn your pet droppings into great free organic fertiliser that promotes fantastic growth in your plants. By allowing worms to process pet poo and take the castings into the surrounding soil, this product will enrich the soil in your garden with minerals and nutrients.</p>  | <ul style="list-style-type: none">- Commercially available- Easy to install and easy to move around- Compost your pet droppings fast with minimal work through the power of composting worms- Vermin proof rim- The unit is tall so you don't have to bend- Pedal driven so you don't have to touch the lid to open- Insulated body and lid to prevent mess and odour- Multiple can be used as required  |

| Product Name | Dimensions | How it Works | Benefits |
|------------------------|----------------------------------|--|---|
| The Pet Loo Pet Toilet | 840 Wide 840 Long 140 High | <p>The Pet Loo Pet Toilet is a portable indoor/outdoor toilet works for dogs, cats and small pets. Ideal for occasions when you can't let pets out, the Pet Loo® Pet Toilet is a convenient alternative to pee pads and midnight bathroom breaks.</p> <p>The top layer of synthetic grass allows urine to drain through into the base. The reinforced base is slightly angled so urine trickles down into the waste container. The waste container catches the urine and is removable for easy clean-up.</p> | <ul style="list-style-type: none">- Convenient and portable pet toilet suitable for indoor and outdoor use- Appealing to dogs and feels like real grass- Reinforced angled base to assist collection- Removable urine container for disposal of waste- Easy to keep clean- Commercially available in many styles and sizes |



Dog Boarding Facility Adelaide Hills

Environmental Noise Assessment

S7903C1

September 2023

The logo for Sonus Pty Ltd, featuring the word "sonus." in a lowercase, red, sans-serif font. The period at the end of the word is a solid white circle.

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**Dog Boarding Facility Adelaide Hills
Environmental Noise Assessment
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September 2023**

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Document Title : Dog Boarding Facility Adelaide Hills
Environmental Noise Assessment
Client : Jordan Le Poidevin
Document Reference : S7903C1
Date : September 2023
Author : Simon Moore, MAAS

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1 INTRODUCTION

An environmental noise assessment has been prepared for the proposed dog boarding facility at 118 Powell Road, Dawesley (the **Development**).

The Development includes the provision of eight new dog cabins, each with an associated private outdoor play area, as well as a separate large outdoor area which serves as the main play area.

This assessment considers noise levels resulting at nearby sensitive receivers (residences) from the activity at the site, being dog boarding, which also includes the noise from dogs barking in the outdoor areas.

The existing residences located around 300-700m away as shown in Figure 1, are the closest sensitive receivers to the site. The layout of the site is shown in Appendix A.

The assessment has been based on:

- The layout provided by the client via email on 8 September 2023.
- The understanding that the facility will host no more than 12 Dogs at a time.
- All fencing surrounding the outdoor private and main play areas are of chainmesh construction (providing no acoustic shielding).
- Each individual dog cabin will be of timber construction and contain an openable acrylic / perspex window to provide ventilation. The cabins will be of a construction equivalent to the “Bromley” and “Glendale” sheds supplied by Stilla (refer to <https://www.stilla.com.au/product/bromley-6x12/> and <https://www.stilla.com.au/product/glendale-8x8/#>).
- The dogs will be allowed within the outdoor private and main play areas during day time period only (7:00am to 10:00pm), and are restricted to their individual cabins over night (10:00pm to 7:00am).

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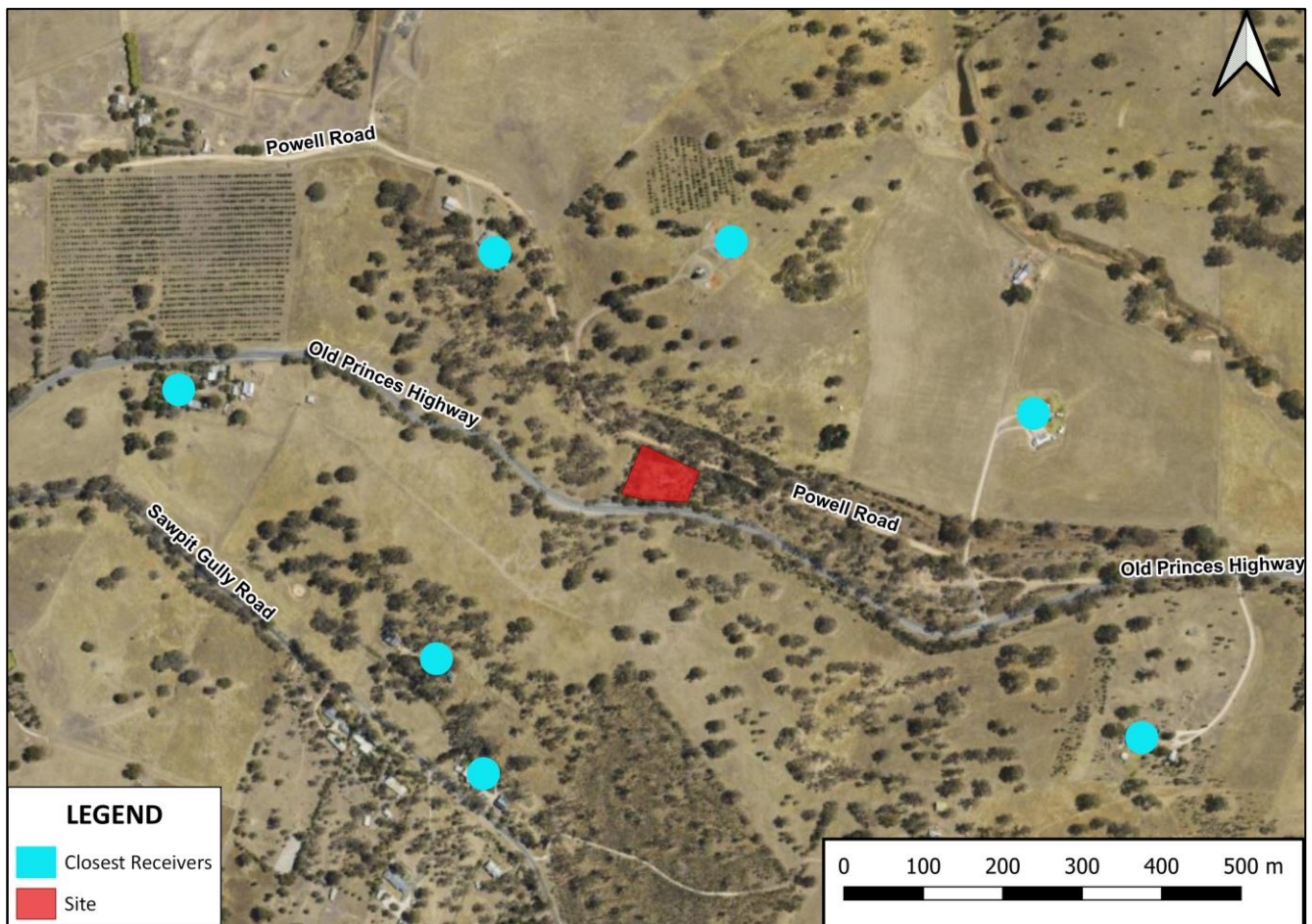


Figure 1: Site and its Surroundings

2 CRITERIA

2.1 Planning and Design Code

The subject site and the closest sensitive receivers are located within the Rural zone of the South Australian Planning and Design Code (the **Code**). The Code has been reviewed and the provisions considered relevant to the assessment are included in Appendix B.

Performance Outcome 4.1 (PO4.1) of the Code requires that noise from development *not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers)*. The Deemed to Satisfy provision for PO 4.1 specifically reference achieving the criteria of the *Environment Protection (Noise) Policy 2007* (the **Policy**), which provides objective criteria for most noise sources.

2.2 Environment Protection (Noise) Policy 2007

The Policy provides objective noise criteria to assess environmental noise from a proposed development. The Policy is based on the World Health Organisation *Guidelines for Community Noise* which provides guidance for appropriate levels of environmental noise to prevent annoyance, sleep disturbance and unreasonable interference on the amenity of an area. Therefore, compliance with the Policy is also considered to be sufficient to satisfy all other provisions of the Code (in addition to PO 4.1) relating to environmental noise.

The Policy provides goal noise levels to be achieved at sensitive receivers, based on the principally promoted land uses of the zones within the Code in which the noise source and the noise receivers are located. Part 5 of the Policy also states that the noise criteria for a new Development Application are 5 dB(A) less than those which would apply in a complaint situation, partly in recognition of adding new noise sources to an existing site.

In this instance, the Policy provides the following goal noise levels:

- An equivalent noise level (L_{eq}) of 52 dB(A) during the day (7:00am to 10:00pm).
- An equivalent noise level (L_{eq}) of 45 dB(A) during the night (10:00pm to 7:00am).

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

3 ASSESSMENT

The noise levels resulting at nearby sensitive receivers from the use of the outdoor play areas, being the worst-case scenario, has been predicted based on previous noise measurements and observations at similar dog boarding facilities. The measurements include the noise from dogs barking while playing outside, as is proposed for the Development. Based on the previous noise measurements a sound power level of 95 dB(A) per dog has been used as the basis for the assessment.

In order to predict the noise levels resulting at sensitive receivers, a noise model of the site and surrounding area has been developed using SoundPlan software. The noise model considers the level of activity occurring at the site, the sound power level of each source, the distance to sensitive receivers, the effect of local topography, barriers such as fences and buildings and meteorological conditions which result in the highest noise level at receivers.

The predictions of noise from the Development have been based on the assumption that up to 12 dogs could be barking while playing outside in any in any 15-minute¹ period during day period. An 8 dB(A) noise character penalty has been added to the predicted noise levels to account for impulsiveness and modulation associated with the dogs barking and vocalising. With the assessed level of activity, and the application of the penalties, the predicted equivalent noise levels (L_{eq}) are no more than 51 dB(A) and therefore compliant with the day time noise criterion of 52 dB(A).

The dogs will be located inside the cabins during the night time period. The cabins will provide additional noise reduction of 10 dB(A) in comparison to the day time scenario with the dogs located outside. With the noise reduction provided by the cabins and the application of the noise character penalties, the predicted equivalent noise levels (L_{eq}) are no more than 41 dB(A) during the night, which meets the relevant night time criterion of 45 dB(A).

Based on the above, the predicted noise levels achieve the noise criteria under the Policy during the day and night time period without any additional acoustic treatment to the site.

¹ The default assessment period of the Policy.

4 CONCLUSION

An environmental noise assessment has been prepared for the dog boarding facility at 118 Powell Road, Dawesley.

The assessment references the Planning and Design Code and the *Environment Protection (Noise) Policy 2007* to ensure the Development does not unreasonably interfere with the amenity of the closest sensitive receivers. Specifically, the noise levels resulting at nearby sensitive receivers are predicted from dogs barking and vocalising while playing outside.

The predicted noise levels achieve the day time noise level requirements of the Policy without any additional treatments. As the dogs will be located within the cabins during the night time period, the cabins will provide additional noise reduction, ensuring the predicted noise levels will also achieve the night time noise level requirements of the Policy without any additional treatment.

Based on the results of the assessment, it is considered that the Development should *not unreasonably impact the amenity of sensitive receivers*, thereby achieving the relevant provisions of the South Australian *Planning and Design Code* related to environmental noise.

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APPENDIX A



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APPENDIX B: SOUTH AUSTRALIAN PLANNING AND DESIGN CODE – RELEVANT PROVISIONS

PART 4 – GENERAL DEVELOPMENT POLICIES

Interface between Land Uses

Desired Outcome (DO)

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

| Performance Outcome | Deemed-to-Satisfy Criteria / Designated Performance Feature | | | | | | | | |
|---|---|----------------------|--------------------|-----------------|--|--------|--|--|---|
| General Land Use Compatibility | | | | | | | | | |
| PO 1.2 <i>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.</i> | DTS/DPF 1.2 <i>None are applicable.</i> | | | | | | | | |
| Hours of Operation | | | | | | | | | |
| PO 2.1 <i>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:</i> <ul style="list-style-type: none"> (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land. | DTS/DPF 2.1 <i>Development operating within the following hours:</i> <table> <tr> <th>Class of Development</th><th>Hours of operation</th></tr> <tr> <td>Consulting room</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Office</td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday</td></tr> <tr> <td>Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone </td><td>7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday</td></tr> </table> | Class of Development | Hours of operation | Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday |
| Class of Development | Hours of operation | | | | | | | | |
| Consulting room | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | |
| Office | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday | | | | | | | | |
| Shop, other than any one or combination of the following: <ul style="list-style-type: none"> (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone | 7am to 9pm, Monday to Friday 8am to 5pm, Saturday and Sunday | | | | | | | | |

**Dog Boarding Facility Adelaide Hills
Environmental Noise Assessment
S7903C1
September 2023**

sonus.

| Activities Generating Noise or Vibration | |
|---|--|
| <p><i>PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).</i></p> | <p><i>DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.</i></p> |
| <p><i>PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:</i></p> <ul style="list-style-type: none"> <i>(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</i> <i>(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers</i> <i>(c) housing plant and equipment within an enclosed structure or acoustic enclosure</i> <i>(d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.</i> | <p><i>DTS/DPF 4.2 None are applicable.</i></p> |



Area : 0.32 Sq meters
Perimeter : 3.84 Meters

Powell Road

Area : 12737.40 Sq meters
Perimeter : 695.45 Meters



Zoom level 15

Old Princes





Site inspection form

Site Visit Photos: 27.11.2023

Officer: Greg Sproule – Senior Planner

DA: 23031502

Development Location(s): 118 Powell Road, Dawesly

Nature of development: Dog kennelling and cattery facility comprising the construction of 8 kennel buildings, establishment of enclosures, exercise yards and shelter, conversion of existing building for cattery, and associated freestanding sign



Photo 1: Looking south-east along Powell Road with entrance to subject site on the right.



Photo 2: Looking west along Powell Road with entrance to subject site on the left.

Site inspection form



Photo 3: View of existing carport and shed that are proposed to be adapted and used for the reception area and cattery.



Photo 4: Inside of existing shed that is proposed to be used for the cattery.

Site inspection form



Photo 5: Looking west showing existing driveway on right and lawn area on the left that is proposed to be fenced to form an outdoor dog exercise yard.



Photo 6: Looking east showing existing driveway on left and lawn area on the right that is proposed to be fenced to form an outdoor dog exercise yard.

Site inspection form



Photo 7: Pegs and string showing approximate location and footprint of the proposed kennel cabins.



Photo 8: Pegs and string showing approximate location and footprint of the shelter within common play area to west of existing driveway.

Site inspection form



Photo 9: Pegs and string showing approximate location and footprint of the proposed kennel cabins

Application Summary

| | |
|----------------|---|
| Application ID | 23031502 |
| Proposal | Animal keeping in the form of a dog kennelling and cattery facility comprising the construction of 8 kennel buildings, establishment of enclosures, exercise yards and shelter, conversion of existing building for cattery, and associated freestanding sign |
| Location | 118 POWELL RD DAWESLEY SA 5252 |

Representations

Representor 1 - Russell Powell

| | |
|--|--|
| Name | Russell Powell |
| Address | po box 1010 NAIRNE SA, 5252 Australia |
| Submission Date | 28/12/2023 05:04 PM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |

Reasons

Proposed development is within 500 metres of my House Noise pollution Reduction in land value Adjacent property contamination from waste Loss of income from grazing livestock on adjacent land which would need to be compensated for Visual pollution from signage Distress to kennels and cattery from vermin control on adjacent land Access to proposed development is on unsealed (dirt) narrow track Increased Anxiety and Stress to my family from uncontrolled noise We currently live in an rural environment free from the noise of any business that is not farm related This is Farming Lifestyle Area, Not an area for noise produced by a Dog Kennel Business No SA Water water supply to property (Limited Fire control, Protection) No SA Power electricity supply to property

Attached Documents

Representor 2 - Susan Stewart

| | |
|--|---|
| Name | Susan Stewart |
| Address | PO Box NAIRNE SA, 5252 Australia |
| Submission Date | 29/12/2023 11:05 AM |
| Submission Source | Online |
| Late Submission | No |
| Would you like to talk to your representation at the decision-making hearing for this development? | Yes |
| My position is | I oppose the development |

Reasons

I, Dr Susan Stewart, strongly object to the development of a dog boarding kennel and cattery at 118 Powell Road Dawesley. Powell Road Dawesley is a delightful rural area with rolling paddocks and big red gums. The character of the area would be destroyed by the establishment of a dog boarding kennel and cattery. Noise of dogs barking A family member has spoken to a neighbour of a dog kennel in the district and has established that dogs barking for regular and extended periods of time are an intrinsic part of a dog kennel operation. The previous owners of the property in question had a dog, which could clearly be easily heard at our house, as noise effortlessly travels up the gully. Regularly barking dogs would be an unwelcome annoyance to my family. We live in this rural area for peace and quiet. This noise pollution would cause distress to my family and devalue our lifestyle. Barking dogs would spook and stress our stock. We currently run sheep right up to the property in question, but sheep would not graze near to barking dogs, effectively making several hectares of land adjoining 118 Powell Road unusable, resulting in a loss of productivity for our property. Additionally, this would be a fire risk, as this land would not be grazed out over summer and can't be mowed due to roughness of the terrain. Regularly barking dogs would cause distress to our own pets, two miniature Australian goats, which are startled by barking dogs. Lack of resources to undertake a dog boarding kennel and cattery I do not believe that the property at 118 Powell Road has the appropriate resources to undertake a dog boarding kennel and cattery. The property does not have mains water and is not connected to the electricity grid. I believe that the hygiene and welfare of the animals being kept there would suffer. It would also be questionable how, with this lack of appropriate resources, waste could be effectively managed, potentially resulting in the polluting of surrounding areas and waterways. Furthermore, the property is small, with no room to effectively exercise dogs. This would mean that that either the dogs would not be exercised, impacting on their welfare, or would be walked on the road, which is a single road with no footpaths. This would be a hazard to the dogs and motorists, and result in an increased a risk of accidents. Decrease in property value I would not want to buy a property next door to a dog boarding kennel and cattery, and nor would anyone else. I feel that this development would reduce the value of my property to the tune of 10% to 20%, resulting in a loss of around \$120,000 to \$240,000. Increased road traffic The property is located on a single lane dirt road. The establishment of a dog boarding kennel and cattery will greatly increase traffic on the road. This will generate additional vehicle noise, create added dust and wear and tear of the road, as well as an increased risk of traffic accidents, since it is difficult to pass on the road and I have witnessed several near misses. Visual pollution from signage Powell Road is a rural setting and signage will detract from the natural beauty of the area. Deviation from a rural area Powell Road Dawesley is a rural area where families enjoy lifestyle properties and suitable rural pursuits. The establishment of a dog boarding kennel and cattery does not fit in a rural area and will compromise the lifestyle of the families that live in the area.

Attached Documents

Response to Public Notification Representation

Proposed Development at 118 Powell Road, Dawelsey SA 5252

Before addressing the concerns of the representations, we would like to express our gratitude to our neighbours for dedicating time to review our development application. We understand that the prospect of new developments can raise concerns and cause anxiety, and we want to assure you that it was never our intention to create any discomfort. Regardless of whether the application is approved or declined, we genuinely hope to have a positive relationship with each of our neighbours in the future. As a final note to our neighbours reading this, we acknowledge that it is easy to miscommunicate through writing alone. As such, we would like to emphasize that our responses are intended to be read in a friendly and respectful tone.

As many of the representor's concerns overlapped, we have provided a summary response to both representations below. Where relevant we have referred to the original application for further detail. We have split the responses into two sections. The first section addresses concerns regarding requirements of the development per Plan SA, the second are concerns raised by neighbours that are not directly relevant to the criteria of Plan SA.

Section 1 - Concerns raised by representors related to Plan SA criteria

Scale of the Business and Built Form

Scale of the Business

We feel some understanding of the scale of the proposed kennel and cattery business has been missed and that is potentially a consequence of the Plan SA standard wording which we appreciate makes the facility sound more intimidating and larger than it is and may lead to representations out of fear.

To give a bit of context, a comparison of the capacity of dogs at our facility and the nearest alternate facility (to the best of our knowledge) is below:

| Location | Capacity (dogs) | Distance to Nearest Sensitive Receiver |
|---|-----------------|--|
| Our proposed development at 118 Powell Road, Dawesley | 12 | Approximately 300m |
| Closest alternative facility 77 Watts Road, Brukunga | 90 | Approximately 140m |

To further expand on the scale of our business, the proposed development is for only 8 kennel enclosures. The enclosures are not dominant structures, they are well proportioned insulated sheds made of cedar to match the surrounding natural environment. The additional 4 dog capacity is to facilitate housing multiple dogs from the same family in one kennel. We do not expect "double dog" room occupancy rates to be high. In addition, we do not expect all 8 kennels to be 100% occupied throughout the year. For context a rural zoned property is already allowed 5 dogs (3 dogs and 2 working dogs) per council By-Laws.

We are not a large profit-making scheme or a national corporation who put profits above all else. This is a lifestyle business in an industry we are extremely passionate about with a view to improve the care methods in boarding. We have budgeted extensively for the Kennel and Cattery and chosen the minimum number of dogs that makes the whole development economically viable in an attempt to keep noise/disruption to a minimum. Please keep in mind we live at the premises, no one wants to minimise noise more than we do!

Scale of Built Form

We feel that our application is unique in that everything we are adding for the facility can easily be removed and/or doesn't negatively impact the presentation of the property (as opposed to building a large new structure that dominates the landscape). Examples of this are:

- 1- We are re-fitting an existing shed to house the cats and small animals. This means there is no new structure being built for the cattery and no material visual changes to what currently exists
- 2- We are using blinds and fittings in the reception area that can be removed allowing us to return the area to its prior condition
- 3- We are using standalone cedar sheds that complement the natural surroundings to house the dogs which can be easily removed
- 4- We have chosen a picket fence type for in front of the property for aesthetics
- 5- Solid perimeter fencing will be consistent in style and colour to existing fencing at the property

In summary, the property could easily be returned a non-kennel and cattery in the future, which is unique compared to other kennel facilities.

Noise

We understand this is the main area of concern and it was definitely something we have discussed at length being residents living at the premises.

As recommended by Council, we sought an Environmental Noise Assessment conducted by an acoustic consultancy firm at significant expense to us. This assessment analysed the noise outcomes for sensitive receivers to the property (closest residences in all directions) against goal noise levels during the day and night. Goal noise levels are determined by the World Health Organisation's guidelines for community noise which satisfy the Performance Outcome of the Planning and Design Code for a rural zone development. The analysis uses a worst-case scenario basis that aims to overstate noise rather than understate it. The analysis also adds penalties of 5 dB(A) in recognition of this development being new noise, as well as 8 dB(A) noise character penalty in recognition that dog barking and vocalisation is objectively an "annoying" sound. These last two points are important given the Representors comments regarding adding noise from dogs to the area.

The assessment found that the proposed facility created day time noise of 51 dB(A) which is compliant with the criteria threshold of 52 dB(A), and night time noise of 41 dB(A) which is compliant with the criteria of 45 dB(A). The acoustic assessment determined the above noise levels assuming chainmesh construction for all fencing (providing no acoustic shielding). Despite already meeting the criteria on this basis, to increase acoustic shielding around the kennels we have decided to include solid perimeter fencing. This is highlighted in blue in the site plan extract below and per file "Appendix to Responses - Site Plan (Differentiated Fencing)".



Extract from "Appendix to Responses - Site Plan (Differentiated Fencing)"

For practical comparison on noise <https://noiseawareness.org/info-center/common-noise-levels/> provides sound levels [in dB(A)] relative to common activities. The Environmental Noise Assessment found the noise level at the closest sensitive receiver (in a worst-case scenario) to be less than a normal conversation during the day time and almost equal to a library at night.

| | | | |
|--------------|----------------------|----------|------------------------------|
| 150 dB(A) | Firecracker | 80 dB(A) | Ringling Telephone |
| 140 dB(A) | Airplane at Take Off | 70 dB(A) | TV Audio |
| 130 dB(A) | Jackhammer | 60 dB(A) | Normal Conversation |
| 120 dB(A) | Band Concert | 51 dB(A) | Proposed Kennel (Day Time) |
| 110 dB(A) | Leaf Blower | 50 dB(A) | Refrigerator |
| 95-110 dB(A) | Motorcycle | 41 dB(A) | Proposed Kennel (Night Time) |
| 90 dB(A) | Tractor/Truck | 40 dB(A) | Library |

As noted above and in the original application, the following specific elements of our facility would further help to reduce noise (and would not have been incorporated into the acoustic report findings):

- Quality over quantity business model allowing for greater exercise and one-on-one time (relieving boredom and assisting with reducing barking)
- The fact we live at the premises and can therefore attend quickly to dogs (rather than dogs being left alone to bark once employees have gone home for the day)
- Implementing sensory experiences and therapeutic effects of music
- Limited visibility between dogs through the use of individual insulated cabins and screened outdoor areas

Zoning

The desired outcome of rural zoning is to support the economic prosperity of South Australia. A growing region needs a diverse range of services to thrive. Animal boarding is a vital provision and one valued by the community, as evidenced by a recent application for expansion by another boarding facility based in the Mount Barker Council region (also situated in a Rural Zone). The following summary is noted in the May 2023 Council Assessment Panel Agenda regarding this boarding facility and its Zoning:

"From a zoning and land use perspective, animal keeping is identified as an envisaged form of development in the Rural Zone as per Designated Performance Feature (DPF) 1.1."

Further, Rural Zones have a desired outcome to generate energy from renewable sources. Our proposed facility will be powered entirely from renewable sources (this is expanded on in the Power

section below), a point of difference to existing facilities and aligned with our eco-friendly business model.

We understand the reality that what we value others may not, and what others value we may not. This doesn't mean that only what we value should exist. For valuable services to exist in a community there must be corresponding processes involved in providing them. We feel we have done everything possible (at the potential detriment to ourselves) to minimise disruptions in the service we want to provide. Rural living as a concept has been reference many times by the Representors. While we respect and also want many of the same elements of rural living, we also reaffirm nothing we have applied for is beyond the scope of a rural property in a Rural Zone, if anything it is greatly aligned to it.

Signage

Signage was discussed in the application including a photo and dimension. Please refer to Sign Elevation PDF and page 3 of the original application.

The signage noted on the site plan is less than 1m x 1m in size. Making the sign any smaller would risk the sign being unreadable from the road. A sign would be beneficial so that customers can identify when they arrive at the premises given the secluded location. We do not believe that a sign this small, in a location that isn't visible from any other dwelling constitutes "visual pollution".

Traffic

As outlined in the application, we do not feel there is a material impact to the residents of Powell Road or the road surface itself from traffic generated by the facility. This is due to:

- Very limited opening hours of 4-6pm
- Very limited number of dogs which naturally limits the number of potential movements
- Our pick-up and drop-off service offered to customers
- The large set back of existing properties from the road
- The excellent maintenance work performed by the council on the road
- The location of our property and closest access point from Old Princes Highway being on a flat section of Powell Road which is much less impacted by water erosion and general degradation

Waste Disposal

This was thoroughly covered in the application from both a solid waste and liquid waste (including cleaning waste) perspective. The wastewater and solid waste treatment plans were established following conversations with the Environmental Health Department (EHD) at the Mount Barker District Council. The EHD helped us understand the options and best practices in our situation. Please refer to page 3 and Appendix I of the original application.

Hygiene

Veterinary grade disinfectant and steam cleaning will be used to clean kennels thoroughly and regularly. From Cassie's experience other kennel facilities still use an outdated model of hosing down kennels with chemicals which uses excessive water, can be dangerous to animals in cold weather (hypothermia), can be unsafe with animals ingesting chemicals and can cause severe eye injuries should an animal get sprayed. Our business model intends to use steam cleaning and mopping where possible to reduce water usage (adhering to our eco-friendly model) and additionally provide a complete disinfection process that is widely used in vet clinics. In essence, our kennels will be

extremely hygienic and safe for animals. We would like to emphasise that we love animals and want the best for them. We have more than enough water storage capabilities to facilitate the cleaning process. Waste water from cleaning process has been addressed in the waste water section of the application. Please refer to page 3 and Appendix I of the original application.

Section 2 - Other concerns raised by representors not directly related to Plan SA criteria

We would like to respectfully highlight that the representations listed below are not included in the Plan SA requirements for a kennel facility. However, for transparency and to ease concerns of representors we have responded to the representations. We ask that the council recognise that these concerns are more of a “business” issue rather than an “application” issue and to keep this in mind when considering the proposed development.

Sections not applicable to Plan SA requirements but responded to for completeness:

- Power
- Water
- Livestock
- Exercise space
- Property values

Power

The Representors correctly noted that our property is entirely powered by renewable sources. While this was presented as unfavourable in their comments, we consider this a hugely beneficial element of our application. We believe that it should be looked upon favourably given the desired outcomes of rural zoning to generate energy from renewable sources.

The power requirements for the proposed kennels are minimal and our current electricity system is more than capable of meeting the additional needs. It’s worthwhile noting again that an eco-friendly approach is one of our planned differentiating features for our business.

Solar power technology has advance significantly in recent years. We can confidently say that we live off-grid the exact same way we lived on-grid (at previous properties) with no lifestyle impact whatsoever. As a bit of background, we recently completed an overhaul of the properties power generation and storage capabilities at a great expense. This included installation of a new panel array, expandable modular lithium battery storage system, all new wiring, switchboards and latest technology off-grid inverters which are able to be access remotely by the installation team to resolve problems or perform upgrades. We are able to harvest more than enough electricity for current and future needs even on winter days with complete cloud cover.

Water and Fire Defence

The representations highlighted concerns due to not being connected to mains water and the risk of bushfires.

Water

Off-grid can sound a little scary – maybe even a little crazy – to people who don’t have experience with this lifestyle. We wanted to live the same way off-grid that we previously did on-grid. A big part of comfortable living is having access to hot/cold water when needed. To facilitate this, we have recently completed an overhaul of the properties water supply. This included a new pressurised main

water line, new internal house pressurised water lines, the integration of a pressure controllable water pump, new pipework/valves to the main water supply tanks, new external taps, additional water tank and an upgraded instantaneous gas hot water system with digital temperature selection. We have significant water tanks (in addition to bushfire water tanks mentioned below) to support private and business everyday water usage.

In summary, we expect to easily meet the water needs of the proposed facility.

Bushfire risk

We acknowledge that bushfires are always a risk. Customers will be made aware of our bushfire policy during the booking process. Our bushfire plan is extensive and dependent on the unique situations of the day. Our bushfire plan has been prepared using expertise acquired from our attendance to the CFS community workshop held at The Brae in Dawesley on the 13th of August 2023 and Cassie's attendance of the CFS' "Firey Women" two-day workshop held in Uraidla at the end of 2023.

The Firey Women course was extremely valuable and highlighted that contrary to many people's belief, mains water/power cannot be relied upon during a bushfire.

With regard to electricity supply, we are in a beneficial situation of our house power supply not being dependent upon the mains grid in an emergency. Please refer to the Power section above for further details.

With regard to water supply, as per the CFS guidance (<https://www.cfs.sa.gov.au/plan-prepare/before-a-fire-be-prepared/preparing-your-home-property/>)

"Ensuring access to an independent water supply such as a tank, dam or swimming pool of at least 5000 litres. Do not rely on mains water being available during a fire."

We are in an advantageous position of having a two fully dedicated bushfire tanks;

1. 23,650L tank with London adaptor situated at the front of the property and,
2. A 10,000L tank that is attached to the electric fire pump in carport permanently full for use in the event of a bushfire.

Other advantageous bushfire considerations at our property include but are not limited to:

- Phone and internet using independent satellite technology (regular phone coverage & internet often goes down during a bushfire)
- Access to alternate sources of power (rechargeable portable power station and petrol generator)
- Multiple sources of firefighting equipment
- Pressurised water lines and exterior hoses at the property
- Multiple fire sprinklers

Livestock

It was raised that having dogs on our property would cause distress to sheep at the Representors properties. We have reached out to a third party with expertise in sheep farming to provide guidance. Their responses are below:

"Drawing on my personal experience as a former technical officer in lamb production, farm manager on livestock properties and 10+ years working with sheep and work dogs, it is my opinion that your proposed boarding kennels will have little to no impact on the neighbouring sheep. Obviously

uncontrolled dogs can cause stress to livestock, but if the dogs are contained, don't share a boundary fence with the livestock and having the dogs out of sight as proposed, the induced stress will be insignificant. This is very similar to how livestock producers keep their own working dogs on farm. Sheep can very quickly adapt and become desensitised to distant barking and is not a significant stress inducing factor, particularly if the sheep are in paddock situation where the movement is not confined."

This would be the case with the representor 1 where their sheep would be, at a minimum, physically separated from the dogs by solid fencing, a road reserve adjoining our boundary, the width Powell Road itself and a road reserve adjoining their property (totalling a distance of approximately 50m). We went back to the expert for comment regarding the common boundary shared with representor 2, noting that the application has solid fencing along that boundary where the kennel structures are located and so dogs would still be out of sight, however technically the sheep could walk up to that fence line.

"Dogs been (SIC) out of site (SIC) will help. I would think that if a dog was continually barking sheep might avoid the fence line for that period and return when quite (SIC). As the sheep are in a paddock they can avoid the area if they chose to the chance of the livestock been (SIC) under stress would be very low."

Further to the expert guidance, we feel the following points address the concerns of the representors regarding sheep grazing and the couple of goats at the representor 2 property:

- As noted in the application, we intend (if financially viable) to be closed for a period or multiple periods during the year. We are happy to alert the representors as to when we are closed or have very limited bookings during which time sheep could access any paddock unrestricted for grazing and fire prevention
- Many other examples exist of dogs being located immediately adjacent paddocks of sheep and livestock. The most notable example of this is the Hahndorf Dog Retreat, which is situated directly next to the Hahndorf Farm Barn and livestock paddocks. Another is "The Glebe" dog park in Littlehampton which has a sheep paddock immediately opposite
- To the best of our knowledge (from online sources), the land size of Representor 1 is close to 40ha and Representor 2 is close to 17ha. The scale of the land size relative to the small number of sheep at each property suggests these locations are not being used as intensive farming operations and animals that are kept would have enormous space to move around in line with the expert advice
- In our experience travelling Powell Road, Representor 2 already has (or has had) multiple dogs at their premises. This suggests a level of pre-existing co-habitation between their livestock (goats and sheep) and dogs - as is common in rural properties

Space

The representors stated that the exercise yards are insufficient. We respectfully disagree with this statement based upon Cassie's studies in animal care and her practical experience within the boarding industry. Our business prioritizes quality over quantity, and to be candid, our success hinges on providing facilities markedly superior to those of our competitors. Competing boarding facilities typically have significantly smaller kennel sizes and lack access to private yards. In contrast, our establishment provides individual private yards for each spacious kennel along with communal play areas. In Cassie's experience our service offering will be significantly better than competitors. Photos of the kennels will be available to customers prior to booking at our facility allowing each customer to make an informed decision as to whether to board their pet.

For additional information on play yards, please refer to the application Appendix B. For detailed kennel sizing information, please refer Appendix E and Appendix F.

Additionally, we wish to reiterate the small scale of our business and our distinctive capability to dedicate quality time to each animal. Dogs often don't engage in independent play or exercise as they prefer human interaction and only partake in physical activities with people – an aspect we are able to accommodate with our time and attention.

Property Values

We would like to re-emphasise that property values are not included in Plan SA's criteria for a kennel facility. We would also like to re-emphasise the extremely small number of proposed kennels and that they are not dominant structures. The structures are well proportioned insulated sheds made of cedar to match the surrounding natural environment and minimise noise. By virtue of addressing all individual concerns by representors, we respectfully disagree that there will be a decrease in property values in the surrounding area.

6. REVIEW OF ASSESSMENT MANAGER DECISIONS

Nil.

7. INFORMATION REPORTS

Nil.

8. CONFIDENTIAL REPORTS

Reason for Confidentiality

In accordance with Regulation 13(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*, it is recommended that the public be excluded from the meeting, to receive, discuss or consider the following information or matters in relation to this item on the grounds that it relates to:

- viii. legal advice; and
- ix. information relating to actual litigation, or litigation that the panel believes on reasonable grounds will take place.

8.1. 23013912 – BEYOND INK

1. OFFICER'S RECOMMENDATION –APPLICATION BE HELD IN CONFIDENCE

1. Pursuant to Regulation 13(2) of the *Planning, Development and Infrastructure (General) Regulations 2017*, the Council Assessment Panel orders the public to be excluded with the exception of:
 - Manager City Development (Assessment Manager);
 - Team Leader Planning
 - Senior Planning Officer
 - Development/Business Support Officers

on the basis that it will consider information relating to legal advice and potential/actual litigation, disclosure of such information could compromise Council's position in the matter and the community interest, and that the Development Council Assessment Panel is satisfied with the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter by the need to keep the information and/or discussion confidential.

2. Accordingly, on this basis, the principle that meetings of the Council Assessment Panel should be conducted in a place open to the public has been outweighed by the need to keep the information or matter confidential.

9. POLICY MATTERS ARISING FROM THIS AGENDA3
Nil.

10. OTHER BUSINESS
Nil.

11. CLOSE