MOUNT BARKER
DISTRICT COUNCIL

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 18 February 2026.

9.30am Council Assessment Panel



A. Houlihan
ASSESSMENT MANAGER

5 February 2026

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MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 18 February 2026, 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 19 November 2025 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. 25007294 – TOPSHIL PTY LTD C/- URPS

Application ID	25007294
Applicant	Topshil Pty Ltd C/- URPS
Subject Land	17 Adelaide Road, Mount Barker SA 5251 5 Dumas Street, Mount Barker SA 5251 3 Dumas Street, Mount Barker SA 5251
Nature of Development	Partial demolition of existing car park, including removal of one (1) regulated tree (*Eucalyptus viminalis ssp. viminalis*) and construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping.
Lodgement Date	11 April 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Community Facilities Zone
Planning and Design Code Version Number	2025.10 – 29 May 2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	Five (5)
Persons to be heard	Two (2) (heard on 19 Nov 2025)
Referrals – Statutory	• Minister responsible for the administration of *Heritage Places Act 1993*
Referrals – Non Statutory	• Development Engineering Officer • Urban Trees Officer • Manager Property • GMB Water
Responsible Officer	Matthew Fielke – Senior Planner
Recommendation	Planning Consent, Subject to Conditions

ATTACHMENT 1:	Response to Deferral
ATTACHMENT 2:	MFY Pty Ltd Peer Review
ATTACHMENT 3:	CIRQA Response to Peer Review
ATTACHMENT 4:	Updated Application Documents
ATTACHMENT 5:	MFY Ptd Ltd Review of Amended Documentation
ATTACHMENT 6:	Council Assessment Panel Report, Appendix & Attachments 19 Nov 2025

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1. BACKGROUND

The subject application was previously considered by the Council Assessment Panel (Panel) at its meeting held on 19 November 2025. Refer to **ATTACHMENT 5** for a copy of the Council Assessment Panel Report (CAP Report) with Appendix & Attachments that were previously considered by the Panel.

Upon consideration of the application, the Panel as the Relevant Authority resolved (with the agreement of the applicant) to defer the application. The Panel have requested the applicant to provide further justification in relation to car parking and have requested that Council seek a peer review of car parking provision.

The following background seeks to provide the Panel with a chronological description of events that have occurred since the application was deferred.

1.1. ADDITIONAL INFORMATION

On 24 November 2025, the applicant provided further supporting documentation to assist with the assessment of DA 25007294, including:

- An amended site plan prepared by Walter Brooke, demonstrating an additional eight (8) car parking spaces within the boundaries of the site.
- A supporting letter prepared by CIRQA, which seeks to bolster the original Traffic and Parking Report and comprises updated parking numbers based on construction of additional car parks.
- A supporting letter from URPS, which also speaks to some of the other concerns raised by the Council Assessment Panel.

See **ATTACHMENT 1** for a copy of the relevant documents.

Methodology for the assessment of car parking provision remained unchanged at this time, with CIRQA utilising a combination of survey data and patron limits within the Auchendarroch House and Oak & Iron Tavern to formulate their assessment.

1.2. PEER REVIEW (MFY Pty Ltd)

Following receipt of the above information, Council engaged Melissa Mellen – Director MFY Pty Ltd (MFY) – to complete a peer review of the car parking provision for the development. This included assessment of the anticipated parking demand associated with the proposal, having regard to relevant Performance Outcomes and Designated Performance Features of the Planning and Design Code, the data provided by CIRQA, development authorisation 25007303 and parking within the site and locality. In completing the peer review, MFY reviewed the council assessment panel report (25007294) and associated documents, reports prepared by CIRQA on 15 August 2025 (V1.2) and 24 September 2025, as well as the subsequent letter dated 24 November 2025.

The peer review was completed and provided to Council on 8 December 2025.

DA 25007303 – Indoor Recreation Facility and Function Venue

As DA 25007303 is relevant to the outcome of this application, it was agreed that a review of both parking assessments was required. The methodology used for DA 25007303 (a 'comparative theoretical assessment') is considered appropriate in this circumstance, however it was identified that this methodology should also consider the applicable parking rates for all land uses forming part of the development. This would include the new function venue space and result in an increased demand of 94 car parking spaces across the site.

MFY opposed the use of patron capacity as a valid metric in this assessment and insists on the use of a 'first principles assessment'. This would utilise figures derived from the Planning & Design Code, while considering real world parking demand. Several reasons were provided in support of this position.

DA 25007294 – Tourist Accommodation

It is recognised that the following principles were considered in the assessment of car parking demand for the proposed tourist accommodation facility:

- Theoretical calculation based on the requirements of the Planning & Design Code;
- A reduction in patron capacity for existing facilities;
- Site surveys, identifying parking vacancies and occupancy rates across the site.

As above, it was outlined that the use of patron capacity is not an appropriate method for the assessment of car parking. MFY further outline the following anomalies in the CIRQA assessment:

- The change of use (DA 25007303) will result in an increase in parking demand, rather than the credit claimed.
- A reduction in patron capacity at these rates would not reduce the number of patrons expected at regular events.
- Survey data should be applied to an empirical assessment for the anticipated demand.
- It is not accurate to apply a theoretical calculation based on PDC to identified vacancies. MFY suggest that CIRQA failed to consider the actual occupancy rate of existing land uses at the time of the survey, resulting in a misrepresentation of demand associated with the change of use application.

MFY state:

'… *I am of the view that the parking assessment has utilised a number of different methodologies to develop a parking outcome for the proposal which can not be utilised in the same calculation. This has resulted in a significant underestimate of the likely parking demand which would be realised following implementation of the proposed development*.'

Subsequently, the complexity of the site and variation of land uses is considered to warrant a 'first principles assessment'. MFY provide a list of principles to be adopted in any such assessment (see page 4 & 5 of **ATTACHMENT 2**). This methodology was used to present an alternative assessment of the application and demonstrates that the site would see an under-supply of car parking at all times of the day / night if the development was operational.

1.3. RESPONSE TO PEER REVIEW (CIRQA)

The applicant was provided with an opportunity to respond to the above peer review, with Council receiving CIRQA's response memo on 21 December 2025 (**ATTACHMENT 3**). In this Memo, CIRQA speak to some potential errors in the MFY report, including:

- References to patron capacity were incorrectly sited as 'Liquor Licensing Act capacity'.
- The function area was assessed as having a 350 seat capacity in lieu of the 300 approved.
- Credits associated with the function venue were taken from the reduction in patron capacity, not the removal of cinemas.
- MFY Table 1 assumes 799 seats in the existing Auchendarroch House and Oak & Iron Tavern. This figure was reduced to 500 in the prevailing consent.
- MFY Table 1 assumes demand for the cinema that is higher than observed demand, resulting in overestimated parking demands. 100th percentile demand was considered to have been reached on Valentines Day.
- MFY Table 1 assumes demand for function areas that are higher than their preferred assumptions.
- MFY Table 1 identifies weekend evening demand for tourist accommodation of 85%. CIRQA would prefer adoption of 77% (consistent with Tourism SA data) as the 85th percentile.
- MFY Table 1 assumes 150 students at the TAFE SA complex. Data suggests 136 students is the correct number.
- Should MFY Table 1 be updated with the above comments in mind, theoretical car parking demand reduces, with only the weekend evening period producing a shortfall in on-site parking spaces.
- Planning & Design Code rates are conservative and result in an overestimate of actual demand. MFY peer review also fails to consider the possibility of shared trips between land uses.
- If theoretical rates were not conservative, higher occupancy would have been realised in site parking surveys completed by Austraffic.

1.4. MEETING DATED 19 JANUARY 2026

On 19 January 2026, representatives from Council, MFY, CIRQA, URPS and Wallis Entertainment met to further discuss car parking and the implications of the proposed development.

CIRQA's response to the MFY peer review was briefly discussed, at which time it was advised that the minor changes highlighted in the response were not sufficient to justify the proposed development. MFY reinforced the need for a first principles assessment and that car parking provision should consider future demand of the development and associated land uses.

URPS tabled amended plans for the change of use application (DA 25007303), removing the consented 300-seat function venue. Representatives from Wallis Entertainment discussed the reasoning behind the variation, citing that the tourist accommodation building is a higher priority and the tenant is satisfied with the existing function facilities on the site.

Council staff advised that a formal variation application would be required pursuant with Section 128 of the *Planning, Development and Infrastructure Act 2016* and Part 2 (7)(4)(c) of *Practice Direction 19 – Minor Variations* as the proposed changes would trigger re-referral to the Minister administering the *Heritage Places Act 1993*.

Through this variation and any subsequent supporting documentation, the applicant is seeking concurrence from MFY on the provision of car parking. It was reinforced that car parking demand for all land uses be assessed using the same methodology.

1.5. DA 26001989 – VARIATION APPLICATION

The above-mentioned variation application was submitted to the Plan SA Portal on 23 January 2026. The proposal sought the following amendments to DA 25007303:

- Removal of upper storey additions and supporting structure, reducing overall building height by approximately 5m.
- Internal modifications to the design including:
    - Removal of lift;
    - Reconfiguration of lobby;
    - Removal of function venue stairs.
- Associated changes to car parking, allowing for the retention of an additional five (5) car parking spaces.
- Changes to the upper ground level additions, including removal of main entrance to the indoor recreation facility and re-cladding with a combination of aluminium sheet and battens (grey and gold, respectively).

Amendment of Condition 2 is also sought to remove references to patron limits for the proposed function venue, and to amend the patron limits for the 'existing hotel and function venue' to approximately 732 persons (up from 500 in the prevailing consent).

<u>Categorisation</u>

The application was categorised as code assessed (performance assessed) in accordance with Sections 105 and 107 of the *Planning, Development and Infrastructure Act 2016* and public notification was not undertaken for the following reason:

> *Pursuant with Section 128 (2)(b) of the Planning, Development and Infrastructure Act 2016, a variation application must be treated as a new application, to the extent of the proposed variation (and not so as to provide for the consideration of other elements or aspects of the development or the authorisation).*
>
> *While the application continues to contain the element 'indoor recreation facility', public notification was not considered necessary as this element of the proposal remains largely un-changed. Furthermore, the total floor area allocated to this land use has been reduced by 11m² and the upper storey (function venue land use) has been removed from the application entirely.*

Referrals

Heritage SA were supportive of the proposal and have provided support to the variations for the following reasons:

- *The variation to the previously approved DA 25007303 consists of the removal of the upper level to the proposed additions to the existing contemporary cinema building.*
- *The new addition previously proposed and the variation thereto would both be approximately 90 metres minimum from the principal culturally heritage significant Auchendarroch House.*
- *The mid-rise semi circular proposed hotel 90 metres to the west of the main house would remain in the scope of the previous Development Application.*

Three (3) general advisory notes were included in the referral response – all of which were included in the decision made by the Assessment Manager.

Assessment

Following a detailed assessment of the variation and pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, the application was not considered to be seriously at variance with the relevant provisions of the Planning and Design Code for the following reasons:

- The proposed variation makes only minor changes to the consented indoor recreation facility, which remains to be an anticipated form of development in the Community Facilities Zone.
- The removal of built form elements reduces the overall bulk and scale of the built form on the land, further reducing the impact of the development on the locality.
- Heritage SA are supportive of the variation and advise that the development will not have a detrimental impact on the existing State Heritage Place.
- Regardless of proposed changes to condition 2 (patron capacity), the removal of the 300-seat function venue has a net positive impact on car parking provision throughout the site.

Planning consent was granted on 10 February 2026 subject to updated reserved matters, conditions and advisory notes.

2. AMENDMENTS TO DA 25007294

The above variation application has resulted in amendments to existing DA 25007294 for the proposed tourist accommodation facility. CIRQA's letter dated 4 February 2026 has considered the reduction in theoretical parking demand from the removal of the function venue and has applied a first principles assessment to all land uses, including the existing TAFE SA, Library and Community Centre.

As previously mentioned, the amendments include an additional 16 car parking spaces on the land, with 316 spaces proposed at the conclusion of the development, in lieu of the 300 spaces originally proposed. Compared with the original proposal, the total number of parking spaces removed will decrease from 37 to 21.

Table 2 of the CIRQA report takes first principles parking demand and applies relevant demand percentages. The results show that the proposed development will be able to suitably cater for anticipated parking demand during each of the assessment periods (weekday lunch; weekday evening; weekend lunch; and weekend evening). Updated plans have been provided to demonstrate the amended car parking layout (see **ATTACHMENT 4**).

2.1. PEER REVIEW (MFY Pty Ltd)

After reviewing the updated report, MFY provided the following response to Council's informal referral:

I am generally comfortable with the table that has been prepared. A couple of minor points:

- *The library is open on Saturday so demand would not be 0 for weekend lunch but equally would be expected to be low and not exceed the Weekend evening forecast.*
- *The parking for the cinema/recreation facility on a weekday lunch would be higher due to minimum staffing requirements but equally not higher than would surpass the number of spaces proposed;*

- *The weekend evening for the Bistro is a bit low. However, it is probably fair to apply a shared use factor to guests at the hotel who would dine at the bistro.*

On balance …the amended assessment is reasonable and will not substantially alter if amended to address the matters I have raised above.

On this basis, the applicant has demonstrated suitable compliance with *Transport, Access and Parking* PO 5.1 and the staff recommendation for support remains, subject to some minor changes to reserved matters and conditions.

3. 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 URPS for the partial demolition of existing car park, including removal of one (1) regulated tree (*Eucalyptus viminalis ssp. viminalis*) and construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping.at 17 Adelaide Road, Mount Barker as detailed in Application ID: 25007294 subject to the following conditions and advisory notes:

CONDITIONS

Council conditions

Condition 1
The development herein approved shall be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions. Relevant approved documentation includes:

- Location Plan – Walter Brooke Project 23-0654 – Drawing DA-H-01 – Revision E – Dated 09 Feb 2026
- Site Plan – Walter Brooke Project 23-0654 – Drawing DA-H-02 – Revision F – Dated 09 Feb 2026
- Ground Floor Plan – Walter Brooke Project 23-0654 – Drawing DA-H-03 – Revision E – Dated 09 Feb 2026
- Typical Level 1-4 Plan – Walter Brooke Project 23-0654 – Drawing DA-H-04 – Revision E – Dated 09 Feb 2026
- Roof Plan – Walter Brooke Project 23-0654 – Drawing DA-H-05 – Revision E – Dated 09 Feb 2026
- Car Parking Zone Plan – Walter Brooke Project 23-0654 – Drawing DA-H-06 – Revision C - Dated 09 Feb 2026
- Existing Site and Demolition Plan – Walter Brooke Project 23-0654 – Drawing DA-H-10 – Revision E – Dated 09 Feb 2026
- Elevations – Walter Brooke Project 23-0654 – Drawing DA-H-20 – Revision D – Dated 09 Feb 2026
- Elevations – Walter Brooke Project 23-0654 – Drawing DA-H-21 – Revision D – Dated 09 Feb 2026
- Section 1 – Walter Brooke Project 23-0654 – Drawing DA-H-30 – Revision D – Dated 09 Feb 2026
- 3D Impression 1 – Walter Brooke Project 23-0654 – Drawing DA-H-31 – Revision D – Dated 09 Feb 2026
- 3D Impression 2 – Walter Brooke Project 23-0654 – Drawing DA-H-32 – Revision D – Dated 09 Feb 2026
- 3D Impression 3 – Walter Brooke Project 23-0654 – Drawing DA-H-33 – Revision D – Dated 09 Feb 2026
- Planning Report – URPS – Ref: 24ADL-1017 – Revision 3 - Dated 22 Apr 2025
- Response to RFI – URPS – Ref: 24ADL-1017 – Dated 19 May 2025
- Stormwater Management Plan – WGA Engineers – Ref: WGA250158-RP-CV-0002_B – Revision B - Dated 12 May 2025
- Traffic and Parking Report – CIRQA – Ref: 24673 – Version 1.2 – Dated 15 Aug 2025
- Letter from CIRQA – Ref: 24673|TAW – Dated 24 Sep 2025
- Letter from CIRQA – Ref: 24673|TAW – Dated 4 Feb 2026
- Waste Management Plan – Rawtec – Project: Wallis Hotel Redevelopment Mount Barker, SA – Version 1.1 – Dated 18 Mar 2025
- Arboricultural Impact Assessment – Arborman Tree Solutions – Ref: ATS7993-017AdeRdHotDIR – Dated 14 Mar 2025

- Preliminary Site Investigation – Gama Environmental Pty Ltd – Job: 250208E – Dated 27 Feb 2025
- Response to Representations – URPS – Ref: 24ADL-1017 – Dated 20 Aug 2025.

Condition 2
Tree Protection Zones (TPZs) are to be erected for all regulated and/or significant trees to be retained (identified in the Arboricultural Impact Assessment by Arborman Tree Solutions) for the duration of construction (including any associated earthworks). This must:

- Consist of solid, chain mesh, steel or similar fabrication with posts at a maximum 3.0m intervals located to contain the area of the TPZ affected;
- Incorporate on all sides a clearly legible sign displaying the words 'Tree Protection Zone';
- Be a minimum of 1.8 metres in height;
- Be fixed in place to prevent any unauthorised movement within the zone; and
- Ensure no materials are to be stored within this zone.

Condition 3
The following activities shall not be allowed, caused, suffered or permitted to occur within the Tree Protection Zone (TPZ) of the regulated and/or significant trees to be retained, outside of the extent of the building footprint:

- Building work (Verandahs, pergola or similar structures utilizing non-invasive construction techniques such as hand digging may be appropriate if approved by Council.
- Trenching for the installation of underground services/pipes unless non-invasive methods such as directional boring are utilised.
- Paving or other impervious objects (such as a water feature) unless agreed in writing beforehand by Council. Tree sensitive pavement techniques may be appropriate if approved by Council.
- Any vehicles or machinery.
- Storage of material, building rubble, construction materials, equipment or temporary buildings/structures.
- Excavating or digging of any form, unless agreed in writing beforehand by Council.
- Fencing except post and rail construction.
- Placement of additional soil or removal of soil unless agreed in writing beforehand by Council.
- Scaffold supports required within the protection zone are to be placed on planks or boards of a suitable thickness.
- Changes to natural ground level.

Condition 4
A Traffic Control Plan and supporting Traffic Impact Statement shall be provided to Council's satisfaction prior to the granting of Development Approval.

Condition 5
Deliveries and waste collection shall be undertaken by a service vehicle no greater than 11m in length and occur outside of the site's peak trading hours to prevent conflict with passenger vehicle movements.

Condition 6
Waste management shall occur in accordance with the Waste Management Plan prepared by Rawtec and should:

- Comprise three waste streams, including general waste, comingled recycling and organics recycling.
- Include a total waste storage volume of approximately 6,700 litres.
- Require no more than five (5) collections per week.
- Comprise bins and signage that meet the Australian Standard for Mobile Waste Containers (AS 4123.7-2006 Mobile Waste Containers).

Condition 7
Areas used for the storage of waste refuse bins must be:

a) Designed to contain all wastewater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
b) Paved with an impervious material
c) Designed to drain wastewater to either:
    i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or
    ii. a holding tank and its subsequent removal off-site on a regular basis.

d) Appropriately contained, stored, managed and screened from public view to not cause a visual impact or odour impact.

Condition 8
All vehicle car parks, driveways, vehicle entry and manoeuvring areas must be designed, constructed and maintained in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2022)

Condition 9
Replacement trees must be planted within 12 months of months of completion of the development at the following rates:

i. if the development relates to a regulated tree—2 trees to replace a regulated tree; or
ii. if the development relates to a significant tree—3 trees to replace a significant tree;

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

Prior to the planting of replacement trees, the applicant is required to provide a planting plan, showing the location and species of trees to be planted to the satisfaction of Council. For advice regarding the most appropriate species and location of replacement trees, please contact Council's Urban Forest Officer on (08) 8391 7200.

ADVISORY NOTES

Council Advisory Notes

Advisory Note 1
Any person proposing to undertake building work within the Mount Barker District Council 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. If you have any queries please contact Council on 8391 7200.

Advisory Note 2
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.

Advisory Note 3
Any pruning required to existing street trees shall be undertaken under the guidance of Council's Urban Forest Officer. Any necessary approvals or permits shall be granted prior to any pruning works occurring. For example, pruning of the existing English Oak Tree to the corner of Adelaide Road and Druids Avenue may require a Development Approval as this tree forms part of a Local Heritage Place. Please contact Council's Urban Forest Officer on (08) 8391 7200 to discuss further.

Advisory Note 4
Effective measures are to be implemented during the construction of the development in accordance with this consent to:

- Prevent silt and water run-off from the land to adjoining properties, roads and drains;
- Control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
- Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;
- Ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
- Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

This will ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 5
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 consent does not override the authority of any encumbrance or easement that might be present on the land.

Advisory Note 6
The proposed development is required to be connected to an approved wastewater management system (includes new or alterations to existing on-site systems, sewer systems and associated underfloor plumbing). A wastewater management system should be approved by Council prior to the commencement of construction.

Advisory Note 7
GMB Water advise that:

a. The proposed development is acceptable to connected to the Mount Barker Wastewater Network. The developer is required to establish a connection at a mutually agreed-upon point.
b. Connection to the sewer system is mandatory. Septic tank systems are not a preferred servicing method and any existing septic tanks on the property must be decommissioned in accordance with relevant standards.
c. A Trade Waste Application must be lodged with and approved by the GMB Water prior to the commencement of any work.
d. The developer will be required to pay the applicable augmentation and/or infrastructure charges to accommodate the increased wastewater load on the network resulting from this development.
e. Approval for all internal drainage works (plumbing) must be obtained from SA Health. Furthermore, mandatory inspections of these works must be scheduled with Mount Barker District Council at the appropriate stages of construction.

Advisory Note 8
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.

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

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

Advisory Note 9
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).

Advisory Notes imposed by the Minister responsible for the administration of the *Heritage Places Act 1993* under Section 122 of the Act

Advisory Note 10
Please note the following requirements of the *Aboriginal Heritage Act 1988.*

(a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Advisory Note 11
Please note the following requirements of the *Heritage Places Act 1993.*

(a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

Ref: 24ADL-1017

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ADL | MEL | PER

24 November 2025

Andrew Houlihan
Manager City Development
Mount Barker District Council
6 Dutton Road
Mount Barker SA 5251

Sent via email to: ahoulihan@mountbarker.sa.gov.au

Dear Andrew

Application 25007294 – 17 Adelaide Road, Mount Barker

Introduction

URPS continues to act for Topshil Pty Ltd (the Applicant) for the above Development Application.

The Council Assessment Panel (CAP) met on 19 November 2025 to consider the proposal and staff recommendation for approval. The CAP resolved to defer the application to enable the applicant to supply additional information.

This letter responds to the CAP's points of deferral.

Amendments

The application has been amended to include an additional 9 car parking spaces on-site. This is shown in the plan prepared by Walter Brooke, see Annexure A.

Images of the existing car park condition where new permeable paving spaces are proposed is shown in Annexure B. This shows that the new parking spaces will not interfere with existing trees or retaining on site.

Deferral Response

1. *Defer the application for the applicant to provide further justification in relation to car parking provision and for Council to undertake a peer review of car parking.*

Cirqa have prepared an amended Traffic and Parking Assessment to respond to the reason for deferral, see Annexure C.

The report provides further justification for the assessment against the relevant provision in the Code:

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. (Underlining added)***

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:***

…

(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply…

Importantly, PO 5.1 seeks that the provision of car parking spaces must respond to the needs of the development firstly, or the land use as a subsequent consideration. It also provides factors which support a reduced on-site parking rate, in which case all factors are relevant to the subject site. This is further expanded upon in Cirqa's prior reports prepared in support of this application.

We understand that Council will seek a peer review of Cirqa's assessment for the benefit of the CAP members.

Other Matters

The following information is provided in response to general comments made at the CAP meeting. These do not directly relate to the deferral reasons but are provided for the benefit of the CAP's further consideration of the proposal.

Land Use

CAP members raised concerns with the proposed land use and its appropriateness within the Community Facilities Zone.

Our understanding of the discussion was that there is concern that development of tourist accommodation would unreasonably limit future development of community facilities on the land.

Beyond what the library and TAFE provide; the subject site supports the community by:

- Hosting community events within the Auchendarroch House and Gardens, including Australia Day Family Fun Day.
- Regular use of function rooms by community groups at no cost.
- Community event partnerships, including hosting youth mental health events.
- Providing community sponsorships and voucher donations.
- Seasonal outdoor cinema programs.
- Providing public access to the heritage-listed grounds.

The proposed development will further support these community services.

In addition, we confirm that the Community Facilities Zone provides the following provisions relevant to land use:

PO 1.1 ***Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.***

DPF 1.1 ***Development comprises one or more of the following:***

- ***(c) Cemetery***
- ***(d) Child care facility***
- ***(e) Community facility***
- ***(f) Consulting room***
- ***(g) Educational facility***
- ***(h) Emergency services facility***
- ***(i) Health care facility***
- ***(j) Hospital***
- ***(k) Indoor recreation facility***
- ***(l) Library***
- ***(m) Office associated with community service***
- ***(n) Place of worship***
- ***(o) Recreation area***
- ***(p) Shop***

PO 1.5 ***Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services. (Underlining added)***

The tourist accommodation development is directly associated with the existing community facilities and indoor and outdoor recreational areas on the land.

There will be mutual benefits between existing land uses and the tourist accommodation. The tourist accommodation will rely on hospitality and kitchen facilities within the Oak & Iron. Meanwhile the tourist accommodation will directly support the continued provision of community services on the site, including and the

recently approved 300 person function centre and events within the State Heritage Place.

The main purpose of the site will continue to be the operation as a community entertainment and recreation precinct, as desired in this Zone. The tourist accommodation development is directly associated with the provision of these services and satisfies PO 1.1 above.

The tourist accommodation building occupies only 5% of the subject allotment. As a result, the development does not inhibit the existing or future delivery of community and/or recreational uses to satisfy PO 1.5.

To provide further zoning context, prior to the conversion of the Development Plan policies to the Planning and Design Code, the land was located within a Regional Town Centre Zone and the associated Auchendarroch Area – Policy Area 6.

The Policy Area 6 Objectives sought:

1 ***A policy area supporting a range of regional community, cultural, educational, entertainment, leisure, recreational and tourism related uses.***

2 ***Development that conserves and enhances the Auchendarroch building and grounds as a State Heritage Place and valued Mount Barker landmark.***

3 ***Development that contributes to the desired character of the policy area.***

(Underlining added)

Furthermore the Desired Character Statement within Policy Area 6 stated:

Function –

> ***The Community Policy Area 6 will support land uses that complement the core service and community functions of the Regional Town Centre Zone through the provision of regional community, education and leisure facilities. Development is expected to build upon the established school, community library, the Auchendarroch building, cinema complex and grounds as well as the 'park and ride' interchange.***
>
> ***There are opportunities to establish additional tourism related activities, particularly accommodation which will complement the catered functions and activities that are associated with the existing Auchendarroch facility, and take advantage of the nearby Gawler Street historic main street as a key attractor within the zone.***
>
> ***(Underlining added)***

Existing development and establishment of community and recreational facilities at the site was done in accordance with the above policy objectives. Notably, the policy area directly envisaged tourism related uses such as this development.

Furthermore, the desired character statement specifically refers to tourism accommodation associated with Auchendarroch House and Gardens.

Therefore, the original zone policies that were tailored to this site always envisaged tourism accommodation. The conversion from the Development Plan to the Code was

simply a best fit with Code template Zones. It is our view that the omission of tourist accommodation from DPF 1.1 was not deliberate and that the intent of PO 1.1 and PO 1.5 continues to encourage such development.

Conclusion

Given the complexity of the car parking survey data and demand analysis, we would appreciate the opportunity to brief Council's independent traffic engineer and have the ability through Council's administration to provide them with additional information if required.

We look forward to the further consideration of this proposal at the next available CAP meeting.

Please contact me on 8333 7999 if you have any questions.

Yours sincerely



Matilda Asser
Senior Consultant

Annexure A

TREES

REPLACEMENT TREES

replacement trees will not include any species specified as exempt under regulation 3F(4)(b) of the Planning development and Infrastructure (General) Regulations 2017.

EXISTING CARPARK

DRAINAGE EASEMENT

BOUNDARY

EXISTING CARPARK

DRAINAGE EASEMENT

NEW EXIT CROSSOVER

1x ADDITIONAL PARK

2x ADDITIONAL PARKS

LOADING

RIGHT OF WAY

LOBBY

PORTE COCHERE

SERVICES

EXISTING ENTRY

DUMAS STREET

HOTEL VALET CARPARK

5x ADDITIONAL PARKS - PERMEABLE PAVING

EXISTING PUBLIC PARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

BOUNDARY

RIGHT OF WAY

PROPOSED NEW HOTEL

2x NEW TREES

EXISTING CINEMA

EXISTING TAVERN

EXISTING GARDENS

BOUNDARY

BOUNDARY

EXISTING AUCHENDARROCH HOUSE

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	D	04.08.2025
REVISED CARPARK OPTION	E	19.11.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

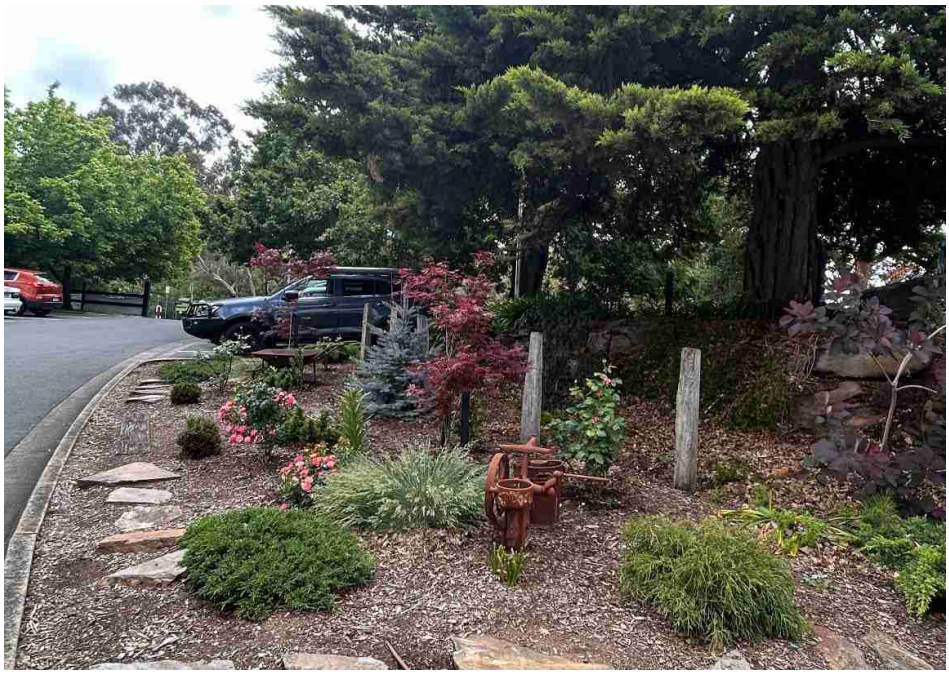
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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SITE PLAN	DRAWING — DA-H-02
19.11.2025	REVISION — E
As indicated @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 20/11/2025 1:44:08 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_toverstn2.rvt

Annexure B



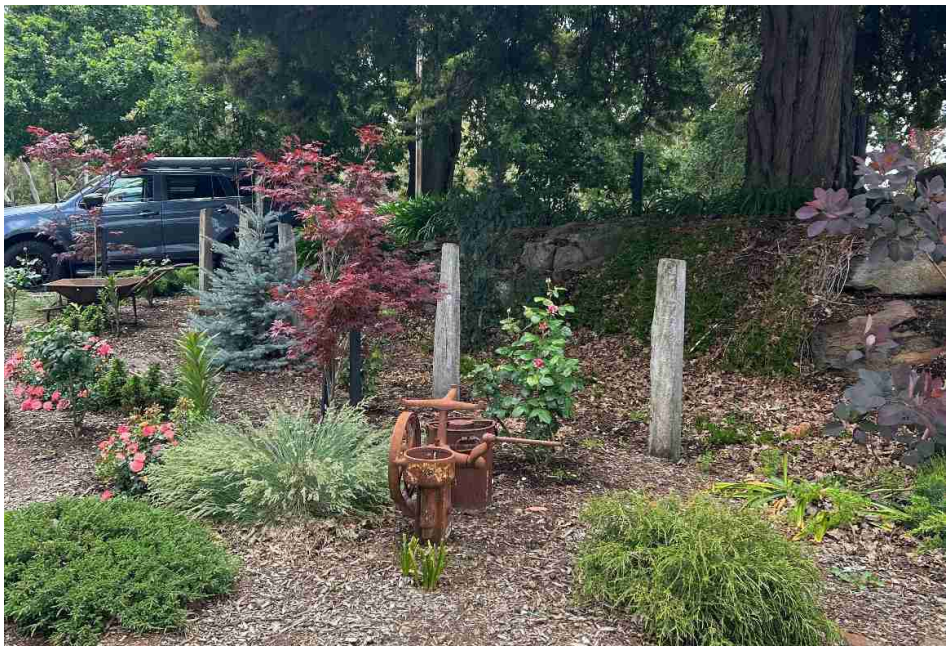


Figure 1 and 2 – Existing garden bed and rock retaining adjacent to cypress tree within Auchendarroch Gardens. This shows the proposed location of 5 additional car parking spaces.



Figure 3 – Existing garden bed and kerbing to be replaced with additional permeable car parking space

Annexure C

Ref: 24673|TAW

24 November 2025

Ms Matilda Asser
URPS
Level 1, 27 Halifax Street
ADELAIDE SA 5000

Dear Matilda,

PROPOSED TOURIST ACCOMMODATION
17 ADELAIDE ROAD, MOUNT BARKER
APPLICATION ID 25007294

I refer to the proposed tourist accommodation development (Application ID 25007294) at 17 Adelaide Road, Mount Barker, and the recent deferral decision reached at the Council Assessment Panel (CAP) meeting held on 19 November 2025.

As requested by the CAP, I have prepared an additional letter to provide clarity in relation to the parking aspects associated with this development application (particularly now that the indoor recreation and function facility development application has been approved – Application ID 25007303).

I also highlight that subsequent to the CAP meeting, updated plans have been prepared by Walter Brooke, illustrating nine (9) additional parking spaces within the subject site. The updated site plan is attached to this letter.

1. APPROVED DEVELOPMENT

As outlined above, the indoor recreation and function facility proposed on the subject site (Application ID 25007303) was recently approved. Due to a reduction in cinema seating, when assessed against the Planning and Design Code, this development was associated with a reduction in the site's theoretical parking requirement of 10 parking spaces.

As such, for the purposes of the following assessments, the approved indoor recreation and function facility is considered to retain the 'status quo' across the broader site (i.e. the 10-space requirement reduction has been ignored for the purposes of the following assessment). This is a conservative approach in regard to determining parking impacts.

2. PARKING DEMAND ASSESSMENT

It is highlighted that Performance Outcome 5.1 of the Planning and Design Code's 'General Development Policies - Traffic, Access and Parking' seeks the provision of sufficient on-site parking for development and contemplates acceptance of lower parking provisions where justified by appropriate factors. This includes factors such as the mixed-use nature of a site, consideration of realistic/observed parking demand rates compared to the theoretical DTS/DPF rates, and the availability of on-street parking.

For example, in comparison to the parking rates identified by the Planning and Design Code, a number of surveys have been undertaken by traffic engineering consultants for accommodation facilities. Of note, GTA Consultants (now Stantec) previously identified an average peak demand of 0.44 spaces per bedroom on a weekday and 0.4 spaces per bedroom on a weekend as applicable to 'hotel' (tourist accommodation) development (based on surveys of multiple hotel sites).

I highlight that the peak demands are in reference to the peak demand across a given day, which typically occurs during an evening (rather than in the middle of a day when guests have checked out/not arrived or are off-site).

By way of comparison (and as outlined in CIRQA's original assessment), Tourism SA identified that the average occupancy of tourist accommodation across the Adelaide Hills region was between 50% and 77% for the previous calendar year (i.e. 2024).

In order to forecast demands associated with the proposed tourist accommodation facility, it is therefore considered that adoption of a 95th percentile peak demand rate would readily account for fluctuations in occupancy above those reported by Tourism SA.

Of note, GTA stated that the accommodation "*... would not typically be above 85% occupancy during normal operating conditions*". The adoption of a 95th percentile peak parking demand based on this data is therefore considered conservative.

For the purposes of this assessment, a 95th percentile peak demand of 0.71 spaces per bedroom on a weekday and 0.68 spaces per bedroom on a weekend has been adopted. Based upon these rates, the proposed tourist accommodation facility is anticipated to generate a 95th percentile peak parking demand of 71 spaces during the week and 68 spaces on weekends.

Factoring in the spaces lost as a result of tourist accommodation facility's construction (20 spaces), and assuming that each of those spaces would otherwise be occupied, a demand for 91 weekday and 88 weekend parking spaces could be associated with the tourist accommodation facility.

The previous analyses prepared by CIRQA identified a peak parking requirement for 112 spaces associated with the subject tourist accommodation facility and indoor recreation

and function facility combined. The assessment also concluded that the parking requirements would typically be accommodated entirely within the site's parking area during typical operation.

On infrequent occasions (such as Valentines Day), the analyses identified that a minor reliance upon on-street parking may arise, however adequate on-street availability would be present.

A 95th percentile peak demand for 91 parking spaces on a weekday and 88 parking spaces on a weekend has now been identified as likely to be associated with the proposed tourist accommodation facility in isolation (based upon the demand assessment approach). Given that these peak (more realistic) demands are lower than that identified in the previous assessment, it can be concluded that the demands will also be readily accommodated within surveyed parking availability.

On the basis of the above, I consider that typical parking demands associated with the site's existing land uses utilising the shared parking area, will continue to be accommodated on-site alongside those expected to be generated by the proposed tourist accommodated facility, with negligible reliance upon on-street parking.

I also highlight that the above assessment indicates that forecast parking demands will be readily on-site without requiring a reduction in the site's theoretical patronage capacity.

3. P&D CODE PARKING ASSESSMENT

As outlined in CIRQA's previous assessment, the Planning and Design Code identifies a parking rate of one (1) space per apartment relevant to tourist accommodation to meet the Deemed-to-Satisfy/Designated Performance Feature (DTS/DPF) criteria. Based upon the construction of 100 rooms within the facility, the proposed tourist accommodation would have a theoretical requirement for 100 parking spaces (to meet the DTS/DPF criteria).

The construction of the tourist accommodation facility will result in the removal of 54 parking spaces within the site's existing parking area, as well as the construction 34 new parking spaces (inclusive of the Porte Cochere parking space). This results in a net loss of 20 parking spaces associated with the tourist accommodation facility.

Combined with the 100-space (DTS/DPF) requirement of the Planning and Design Code, the tourist accommodation facility would therefore require 120 parking spaces to be constructed in order to retain 'status quo'.

The previous assessment then proposed to reduce the patronage capacity of Aucchendarroch House and the Oak & Iron from 800 persons to 500 persons, resulting in a reduction of 300 persons from the subject site (noting that 300 persons was also

previously 'reallocated' to the function component of the approved development application).

Based upon the (DTS/DPF) restaurant parking rate outlined in the Planning and Design Code (0.4 spaces per seat, which has conservatively been applied as on per person basis), 300 persons would equate to a parking requirement of 120 parking spaces.

Taking the reduction into account, when assessing the site on theoretical basis (as per the approach previously undertaken with 'Method 1' and 'Method 2'), the status quo is retained with regard to parking when assessed against the DTS/DPF criteria.

4. SUMMARY

When consideration is given to realistic (surveyed) parking demand rates associated with the proposed tourist accommodation facility, adequate parking availability has been identified to be present within the site's shared parking area to accommodate these demands. This is due to the differing peak demand periods associated with each of the land uses that share the parking area.

When assessed on a theoretical basis using the DTS/DPF parking rates identified by the Planning and Design Code, the parking requirement associated with proposed tourist accommodation and associated net loss of on-site parking (associated with its construction) will be offset by a reduction in patronage capacity within Aucchendarroch House and the Oak & Iron. Parking will therefore remain as per the status-quo.

Whilst the reduction in patronage capacity of Aucchendarroch House and Oak & Iron (combined) is not required to support the forecast parking demands (based upon surveyed on-site availability), this has been included as part of the proposal out of an abundance of caution. As with CIRQA's previous assessments, it remains that adequate parking will be available to facilitate the proposed tourist accommodation facility, without detrimentally impacting upon parking availability for other land uses.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,

THOMAS WILSON
Associate Director | CIRQA Pty Ltd

Encl.

- Updated site plan prepared by Walter Brooke (dated 19 Nov 2025)

TREES

REPLACEMENT TREES

REPLACEMENT TREES WILL NOT INCLUDE ANY SPECIES SPECIFIED AS EXEMPT UNDER REGULATION 3F(4)(B) OF THE PLANNING DEVELOPMENT AND INFRASTRUCTURE (GENERAL) REGULATIONS 2017.

TYPE AND LOCATION OF REPLACEMENT TREES TO BE CONFIRMED WITHIN PLANTING PLAN

EXISTING PUBLIC PARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

BOUNDARY

EXISTING CINEMA

EXISTING CARPARK

DRAINAGE EASEMENT

BOUNDARY

EXISTING CARPARK

DRAINAGE EASEMENT

RIGHT OF WAY

2x ADDITIONAL PARKS

1x ADDITIONAL PARK (PERMEABLE)

LOADING

NEW EXIT CROSSOVER

DUMAS STREET

LOBBY

PORTE COCHERE

SERVICES

HOTEL VALET CARPARK

EXISTING ENTRY

5x ADDITIONAL PARKS - PERMEABLE PAVING

INDICATIVE SECTION - REFER DA-H-06

RIGHT OF WAY

PROPOSED NEW HOTEL

EXISTING TAVERN

EXISTING AUCHENDARROCH HOUSE

EXISTING GARDENS

BOUNDARY

BOUNDARY

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	D	04.08.2025
REVISED CARPARKING	E	21.11.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SITE PLAN	DRAWING — DA-H-02
21.11.2025	REVISION — E
As indicated @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 21/11/2025 12:50:50 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_lowerstn2.rvt

MLM/25-0276

8 December 2025

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MFY Pty Ltd
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Mr. Andrew Houlihan
Manager City Development
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

Dear Andrew,

APPLICATION ID 25007294– PROPOSD HOTEL AND CINEMA DEVELOPMENT
17 ADELAIDE ROAD, MOUNT BARKER

I refer to your request to complete a peer review of the parking assessment for a proposed tourist accommodation and cinema development at the above site. Specifically, you have sought my view as to whether adequate parking will be provided for the proposed tourist accommodation component of the development, having regard to the change of use of two cinemas to an entertainment complex having been approved with no additional parking on the site.

By way of background, your email of 24 November 2024 provides the following advice.

> *On the 19th November the Council Assessment Panel grated planning consent to Partial demolition of existing car park and removal of one (1) regulated tree (Eucalyptus viminalis ssp. viminalis) and One (1) significant tree (Eucalyptus viminalis ssp. viminalis), alterations and additions to existing cinema complex comprising removal of two (2) cinemas and construction of a four (4) storey addition including function venue and indoor recreation facility, as well as associated earthworks and landscaping.*
>
> *The Panel then deferred partial demolition of existing car park, including removal of one (1) regulated tree (Eucalyptus viminalis ssp. viminalis) and construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping.*
> *The reason for the deferral was for the applicant to provide further justification in relation to car parking provision and for Council to undertake a peer review of car parking.*

In preparing this peer review I have reviewed the reports prepared by Cirqa dated 15 August 2025 (V1.2) abd 24 September 2025 and the subsequent advice prepared on 24 November 2025. I have also visited the subject site and prepared an independent forecast of the anticipated parking demand.

In preparing its parking assessment for the proposed tourist accommodation, Cirqa relied on its assessment of the potential demand associated with the proposed change of use at the Wallis Cinema. A review of both parking assessments is therefore required as they are intrinsically linked.

In regard to the (now approved) change in use from a cinema complex to an entertainment complex, Cirqa has applied an assessment based on the Planning and Design Code rates as a comparative theoretical assessment. That is, Cirqa has assessed the theoretical peak parking demand for the two cinemas which will be removed and applied a 'parking credit' to the assessment. Subsequently, they have applied a calculation of the parking demand associated with the proposed use being, in their view, 1,140m^2 of indoor recreation centre.

This type of theoretical assessment has been accepted in many parking assessments for applications where a change of use at an existing facility is applied, including matters heard by the Environment Resources and Development Court. It is appropriate to apply where there is either a status quo theoretical outcome and no changes to the parking provision or to identify the theoretical increase in the number of spaces which should be applied or a theoretical decrease in the number of spaces which could be tolerated.

The application of the theoretical parking comparative assessment, however, must consider applicable parking rates identified in the Planning and Design Code for all areas, namely:

- a credit for parking associated with the 370 cinema seats which will be removed @ 0.2 spaces per seat;
- parking associated with 1140m^2 indoor recreation facilities @ 4.5 spaces/100m^2; and
- parking associated with a 350 seat function facility @ 1 space per 3 seats (based on a restaurant rate in a hotel).

Applying the above rates would result in an increased demand associated with the change of use at the cinema complex of 94 spaces.

The difference between the above assessment and the Cirqa assessment is that Cirqa applied no demand associated with the proposed 350 seat function facility. The justification for not applying any parking to this area was that the licenced capacity for Auchendarroch House and the Oak & Iron Tavern will not be varied and hence there is a 'status quo' situation in respect to parking demand for the function spaces across the site.

I do not concur with this justification for a number of reasons:

- assessment of the parking requirement for function venues is, in my view, based on the Planning and Design Code and not the Liquor Licencing Act. Should the assessment be based on the combined licence at the venues, there would be a parking demand for 367 spaces for this component of the existing development alone;

- the creation of a new function space provides the opportunity for an additional function to be scheduled at the site simultaneously with functions at the Auchendarroch House venues; and
- typically venues are rarely used to their licenced capacity but the ability to use multiple spaces increases the potential for a higher combined patronage on the site; and
- it is not, in my view, true to say that patrons of a function which may be attracted to the proposed facility would otherwise have attended a different function within the existing venue.

Put simply, the proposed function area is being created in a new space where demand was previously generated through the cinema and if the theoretical assessment of parking is to apply, all replacement uses need to be considered.

Notwithstanding the above, a first principles assessment could be applied to the parking demand for the proposal. The Cirqa report did not consider a first principles assessment for the change of use component of the application but if I was to complete such an assessment the following would apply:

- a parking credit applied to an 85th percentile occupancy rate of (say) 30% at the cinemas of 22 spaces;
- a parking demand associated with the indoor recreation facilities of 51 spaces; and
- a parking demand associated with an 85th percentile function occupying (say) 100 seats of 33 spaces.

The above assessment would result in a forecast parking demand of 62 additional spaces as a result of the change in use at the cinema complex.

In assessing the parking requirement for the tourist accommodation, Cirqa has relied on the following:

- a theoretical calculation based on the Planning and Design Code (PDC) which identifies a 'theoretical credit' for the change in use;
- a reduction in the licence capacity for the facilities to 800 persons; and
- site surveys which identify existing vacancies on the site.

In my view, there are a number of anomalies in this assessment, namely:

- as detailed above, there will not be a credit associated with the change of use, but rather a significant increase in parking demand;
- the reduction in liquor licence capacity at the venues in no way reduces the number of patrons expected at regular events at the facility. Cirqa argues that the reduction of 280 persons will equate to a credit of 112 parking spaces (based on a restaurant rate). However, this is applying the PDC rate for a restaurant to the liquor licence capacity and not the number of patrons regularly expected at events. Accordingly it would not change the parking generated by events and as a result increase the deficit;

- the collection of data to identify existing vacancies available is a recognised methodology to assess the potential for parking to be used by future development. However, it must be applied to an empirical assessment for the anticipated demand.
- It is not accurate to apply a theoretical calculation based on the PDC to identified vacancies.

  In this case, Cirqa has in effect argued that the demand generated by the proposed accommodation will be able to use the existing vacancies in the car park. However, they have relied on the change in use not generating any additional parking. Even if the no theoretical increase argument was to be accepted (notwithstanding my view), this calculation is based on the cinema seats being fully occupied whereas at the time of the surveys these seats were not fully occupied. What this means is that the demand associated with the entertainment precinct will be greater than the cinema demand was at the time of the surveys (which is why the theoretical assessment can not then be applied to the empirical calculation).

  If a comparison of the theoretical rates was to be used to assess adequate vacancies, the number of seats occupied in the cinema at the time of the surveys would need to be applied. It is understood that this was 25% and hence there would only have been 93 of the 370 seats to be removed occupied which equates to 19 parking spaces. This is substantially lower than the forecast demand associated with the entertainment precinct and therefore means that if an empirical assessment is to apply there will be a demand associated with the change of use.

Accordingly, while it is appropriate, in my view, to consider the actual demand for a development using an empirical assessment, it is not accurate to calculate that demand using the theoretical planning assessment. Nor is it appropriate to discount the potential parking demand using the liquor licensing capacity and applying a reduction calculated using planning principle.

Further to the above, the parking assessment has also considered the vacancies on a Friday and Saturday and identified that there would be shared use of the car park with peak parking for different land uses not coinciding. While I concur with the principle of shared use in this car park (it is currently how the uses manage competing parking demands). However, there is no detail provided confirming that a Friday is a peak Tafe occupancy day and it is not clear in the report that the peak Tafe periods will conflict with the accommodation parking demand periods.

In summary, I am of the view that the parking assessment has utilised a number of different methodologies to develop a parking outcome for the proposal which can not be utilised in the same calculation. This has resulted in a significant underestimate of the likely parking demand which would be realised following implementation of the proposed development.

I consider that the complexity of parking at the site warrants a detailed first principles assessment of the likely shared parking for the combined uses on the site. Such an assessment could adopt the following principles:

- identification of the existing parking demand at various times, including peak TAFE and Library periods,
- identification of the percentile current use of the facilities on the site during those periods;

- application of a credit calculation for the seats in the cinema to be repurposed, applied at the percentile use rate for the separate periods being assessed;
- forecasting of the parking demand for the proposed uses at the various assessment times;
- identification of the function demand at different periods based on anticipated event bookings and applying additional demand for the proposed new function space;
- based on the above percentiles, calculation of the shared peak parking demand at various times to encompass the peaks for the various uses; and
- identification whether there is adequate parking within the car park to cater for the identified demand(s), accounting for the spaces to be removed as part of the development.

The above mechanism will clearly identify the actual demand rather than rely on hypothetical credits which in reality will not be realised, given that they apply to a reduction in a large event which equates to the liquor licence capacity and may occur, at most, once annually.

In order to provide the panel with some guidance in respect to potential parking demand, I have completed an assessment using the above methodology, albeit I do not have access to the details particularly pertaining to the operation of the existing facility and have therefore relied on similar projects and current trends (such as reduced theatre occupancy).

Table 1 is a forecast demand associated with the subject site and the proposed development based on different periods. The table has been produced based on the following:

- information provided in the proposal documents relating to the existing and proposed uses;
- potential event capacity within existing areas associated with Auchendarroch House identified on its function brochure;
- observed seat numbers within the Lounge Bar and Oaks and Iron Tavern;
- observed number of gaming machines;
- parking rates identified in the Planning and Design Code and the TfNSW Guide to Transport Impact Assessment;
- recommended parking allocation for each development component based on an 85th percentile demand at peak times;
- proportional allocation of percentage demand anticipated by each use at other times; and
- estimated use of the community centre, library and tafe based on previous projects and a review of the current use.

Of note is that if all of the identified function areas (including the lawns) plus the tavern, lounge and gaming areas were to be fully occupied, there would be 831 people on the site. Accordingly, any suggestion that reducing the number of persons at Auchendarroch from 1100 to 800 to provide for the proposed 350 seat function facility within the Wallis Cinema building would result in a status quo is spurious (notwithstanding the mathematical anomaly of 300 v 350).

In the absence of any data associated with the use of the library, community centre or Tafe, the estimated floor areas have been applied for the assessment. Further, it would be reasonable to review the percentages uses of the remaining cinemas and the existing function and dining facilities based on actual recorded event data at Auchendarroch. This would enable the developer's consultant to refine the shared forecast demand for the combined site.

Table 1: Estimated parking demand for combined development at Auchendarroch

Use	Unit	Rate	Total (spaces)	Weekday lunch		Weekday evening		Weekend evening		Weekend lunch	
				%	Demand	%	Demand	%	Demand	%	Demand
Wallis Cinemas	902 seats	0.2 space per seat [1]	181	20%	36	30%	54	40%	72	25%	45
Oak and Iron Tavern	180 seats	1 space per 3 seats [2]	60	30%	18	85%	51	50%	30	75%	45
Existing Function Areas	567 seats	1 space per 3 seats [2]	189	10%	19	20%	38	50%	95	50%	95
Gaming Room	32 machines	1 space per 2 machines (3)	16	10%	2	40%	4	70%	11	30%	5
Lounge Bar	52 seats	1 space per 3 seats [4]	17	-	0	30%	5	30%	5	20%	3
Indoor Recreation Facility	1140 m^2	4.5 spaces/100m^2(3)	51	10%	5	50%	26	100%	51	80%	42
Proposed Function Room	350 seats	1 space per 3 seats [2]	117	10%	12	30%	35	60%	70	50%	59
Hotel	100	1 space per room (2)	100	35%	35	75%	75	85%	85	50%	50
Community Centre	1035m^2[5]	10 spaces/100m^2(3)	104	100%	104	25%	26	-	0	-	0
Library	815m^2	4 per 100 m^2 [3]	33	100%	33	30%	10	-	0	-	0
Tafe	150 students[6]	0.4 spaces per student[3]	60	100%	60	30%	18	-	0	-	0
TOTAL			**928**		**360**		**344**		**419**		**344**

[1] Rate based on PDC with 370 seat reduction

[2] Rate based on PDC for restaurant within a hotel

[3] Rate based on PDC

[4] Rate based on PDC for restaurant within a hotel but should strictly be 1 space /6m^2 – would be used prior to peak lunch and dinner

[5] Rate based on PDC and estimated floor area

[6] Estimated based on existing Tafe facilities

The results identified in the above table identify that a shared use forecast peak would be expected to occur on a weekend evening when in the order of 419 spaces would be required. During peak events there may be a higher demand, but this would not be expected to occur frequently and could be considered outside the design event for the proposal.

Over and above the forecast demand is the reduction in 20 spaces on the site, resulting in a parking provision of 317 spaces on the site. This will result in inadequate parking at all of the assessed times, even accounting for the shared use assessment which will result in less than full use of each component on the site.

Yours sincerely,
MFY PTY LTD

MELISSA MELLEN
Director

BUSINESS WOMEN'S AWARDS
2010 NATIONAL WINNER
2010 TELSTRA SOUTH AUSTRALIAN BUSINESS WOMAN OF THE YEAR

Wallis Parking Review Memo

Proposed Hotel and Cinema Redevelopment

To:	Matilda Asser (URPS)		
From:	Thomas Wilson (CIRQA)		
Copy:	Grazio Maiorano (URPS), Deanna Wallis (Wallis)		
Date:	18 December 2025	**Project no.:**	24673
Project:	Proposed Entertainment Precinct and Hotel, Adelaide Road, Mount Barker		

I refer to the hotel development at 17 Adelaide Road, Mount Barker, and specifically, the peer review undertaken by Ms Melissa Mellen of MFY, of CIRQA's previous assessments. As requested, I have reviewed the letter received from MFY and provide the following initial comments:

(1) Page 2 – the MFY letter infers that the previous CIRQA parking assessment was based upon the site's existing Liquor Licencing Act capacity. This is incorrect. Development Application 580/677/01 refers to a capacity of 1,100 within Aucchendarroch House and the Oak & Iron Tavern. By way of comparison, Aucchendarroch House and the Oak & Iron Tavern has a Liquor Licencing Act capacity of 1,330.

(2) Page 2 and 6 – the assessment notes a capacity of 350 patrons within the proposed function area within the Entertainment Complex. Whilst this was originally proposed, later revisions reduced this capacity to 300. This capacity was subsequently approved at the Council Assessment Panel (CAP) meeting conducted on 19 November 2025. The lower capacity will therefore result in lower estimated parking demands for the combined development than that identified by MFY on page 6 (Table 1).

(3) Page 3 – the letter infers that parking associated with the new function area was credited by a reduction in the cinema's seating capacity. This is incorrect. The parking demand associated with the new function area was 'replaced' by reducing the parking demand of Aucchendarroch House and the Oak & Iron Tavern (combined) by 300 persons (i.e. the status quo with regard to persons within Aucchendarroch House, the Oak & Iron Tavern and the new function area on the subject site was retained, not increased).

(4) Page 6 – Table 1 assumes a combined seating capacity within Aucchendarroch House and the Oak & Iron Tavern of 799 seats. The revised proposal sought to reduce this capacity to 500 seats. This was also approved at the November CAP meeting. This

will in turn reduce the estimated parking demands for the combined development (compared to demands suggested by Ms Mellen).

(5) Page 6 – Table 1 assumed that existing Wallis Cinema would have a 20% demand during the weekday lunch period, 30% during the weekday evening period, 25% during the weekend lunch period and 40% during the weekend evening period. Based on existing ticket sales (and factoring the reduced cinema capacity approved at the November CAP meeting), the Cinema would have actual demands equivalent to 2.2% during the weekday lunch period, 5.7% during the weekday evening period, 18.3% during the weekend lunch period, and 32.8% during the weekend evening period. The demands factored in the MFY assessment therefore overestimate existing recorded demands at the Cinema, and therefore overestimate typical parking demands associated with this component.

As outlined in CIRQA's previous assessment, data was obtained for the busiest trading day of the year (Valentines Day, 14 February). This is the 100th percentile for the year period with regard to cinema ticket sales. This period identified a lunch demand for 18.3% during a lunch period and 32.8% during an evening period (based upon a reduced seating capacity within the cinema whilst considering the same number of ticket sales).

For the purposes of a revised assessment, a weekday lunch period of 5%, a weekday evening period of 7.5%, a weekend lunch period of 20% and as weekend evening period of 35% is considered appropriate, whilst also allowing for increased patronage.

(6) Page 6 – Table 1 identifies differences in demands associated with the existing Aucchendarroch House function areas and the proposed function area for the same period (i.e. the weekday evening assessment period assumes 20% demand for existing function areas and 30% demand for the proposed function area, and the weekend evening assessment period assumes 50% demand for existing function areas and 60% demand for the proposed function area). Given the unlikelihood of both function areas being used simultaneously, it is considered appropriate that the 20% and 50% demands be adopted for both function areas.

(7) Page 6 – Table 1 identifies a weekend evening demand of 85% for the hotel component. As outlined in CIRQA's report and by Tourism SA data, maximum average occupancies for tourist accommodation within the Adelaide Hills region are reported to be 77%. Accordingly, it would be considered appropriate to apply such a demand as an 85th percentile demand for the purposes of the assessment.

(8) Page 6 – Table 1 identifies 150 students to be associated with the Mount Barker TAFE. Based upon information provided by Council, this number is understood to be 136 students.

(9) Should consideration be given to the above factors, utilising the same assessment methodology (as outlined in Table 1 of the MFY assessment) identifies theoretical demands of 277 spaces for the weekday lunch period, 260 spaces for the weekday evening period, 275 spaces for the weekend lunch period and 334 spaces for the

weekend evening period. Notably, the theoretical demand determined by each assessment period (with the exception of the weekend evening period) will readily be accommodated within the on-site parking area.

Whilst the weekend evening period assessment identifies a potential shortfall of 27 parking spaces, adequate on-street provisions are available to accommodate the additional shortfall.

(10) Having said this, the theoretical rates identified within the Planning and Design Code are conservative and, despite altering 'demand' percentages for various assessment periods, will overestimate actual demands. This is further compounded by no consideration having been given in the assessment methodology to shared trip and subsequent parking demands associated with the site's existing and proposed future operations.

For example, it would not be uncommon for patrons of the cinema to also attend the Oak & Iron / Aucchendarroch House bistro pre or post a cinema session. Similarly, it would be expected that patrons of the approved Indoor Recreation Facility may also attend the Oak & Iron / Aucchendarroch House bistro and/or the cinema.

(11) The conservatism of the theoretical rates is evidenced by the parking surveys undertaken by Austraffic for CIRQA's assessment. For example, if the same assessment methodology adopted in the MFY letter was applied to the existing site's approvals, a theoretical weekday lunch demand for 298 spaces, weekday evening demand for 254 spaces, weekend lunch demand for 270 spaces and weekend evening demand for 302 spaces would be realised.

By way of comparison, the various surveys undertaken identified a typical weekday lunch demand for 190 parking spaces, weekday evening period demand for 121 spaces, weekend lunch demand for 144 spaces and weekend evening demand for 198 spaces.

Comparing the theoretical assessment to typical observed parking demands identifies that the theoretical rates overestimate demand by anywhere from 37% (weekend lunch periods) to 109% (weekday and weekend evening periods).

(12) Furthermore, the Valentines Day survey data identified a demand for 253 spaces during the weekday lunch period and 256 spaces during the weekday evening period. Whilst these demands are somewhat akin to the theoretical weekday demands forecast by MFY, it is again reiterated that this day represented atypical trade, whereby a 100th percentile meal service within Aucchendarroch House / Oak & Iron occurred.

As outlined in the MFY letter, assessment of an 85th percentile peak is considered more appropriate to determine parking demands.

(13) Taking the above commentary into consideration, I am the opinion that the MFY assessment overstates realistic parking demands associated with the proposal (particularly noting the comments outlined above). I therefore remain of the opinion

that the shared parking area will have adequate capacity to accommodate typical parking demands generates by the site's existing, modified and proposed uses upon completion and occupation of the proposed development.



DRAWING SCHEDULE

Sheet Number	Sheet Name
DA-H-00	COVER PAGE
DA-H-01	LOCATION PLAN
DA-H-02	SITE PLAN
DA-H-03	GROUND FLOOR PLAN
DA-H-04	TYPICAL LEVEL 1-4 PLAN
DA-H-05	ROOF PLAN
DA-H-06	CARPARKING ZONE PLAN
DA-H-10	EXISTING SITE AND DEMOLITION PLAN
DA-H-20	ELEVATIONS
DA-H-21	ELEVATIONS
DA-H-30	SECTION 1
DA-H-31	3D IMPRESSION 1
DA-H-32	3D IMPRESSION 2
DA-H-33	3D IMPRESSION 3

PLANNING APPROVAL

Wallis Mt Barker Hotel Development

17 Adelaide Rd, Mount Barker SA 5251

job: 23-0654

plot: 9/02/2026 3:23:42 PM

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

WALTERBROOKE

file: C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2023_townsin2.rvt

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EXISTING LIBRARY

EXISTING CARPARK

EXISTING CARPARK

BOUNDARY 118120

PROPOSED NEW HOTEL

DUMAS STREET

15300

EXISTING PUBLIC PARK

BOUNDARY 104150

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

PROPOSED NEW LINK

EXISTING CINEMA

EXISTING TAVERN

BOUNDARY 142940

EXISTING GARDENS

NEW HOTEL SEWER TO CONNECT TO 225mm CONNECTION POINT. PIPEWORK RETICULATES BACK TO HUTCHINSON STREET

BOUNDARY 131740

EXISTING AUCHENDARROCH HOUSE

BOUNDARY 58590

BOUNDARY 6205

ADELAIDE ROAD

MANN STREET

GAWLER STREET

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	D	04.08.2025
REVISED CINEMA PLANNING	E	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 10 20 40

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

LOCATION PLAN	DRAWING — DA-H-01
09.02.2026	REVISION — E
1 : 1000 @A3	PROJECT — 23-0654

TREES

REPLACEMENT TREES

REPLACEMENT TREES WILL NOT INCLUDE ANY SPECIES SPECIFIED AS EXEMPT UNDER REGULATION 3F(4)(B) OF THE PLANNING DEVELOPMENT AND INFRASTRUCTURE (GENERAL) REGULATIONS 2017.

TYPE AND LOCATION OF REPLACEMENT TREES TO BE CONFIRMED WITHIN PLANTING PLAN

EXISTING CARPARK

EXISTING CARPARK

DRAINAGE EASEMENT

DRAINAGE EASEMENT

BOUNDARY

NEW EXIT CROSSOVER

1x ADDITIONAL PARK (PERMEABLE)

LOADING

2x ADDITIONAL PARKS

RIGHT OF WAY

LOBBY

PORTE COCHERE

SERVICES

HOTEL VALET CARPARK

EXISTING ENTRY

5x ADDITIONAL PARKS - PERMEABLE PAVING

INDICATIVE SECTION - REFER DA-H-06

RIGHT OF WAY

PROPOSED NEW HOTEL

DUMAS STREET

EXISTING PUBLIC PARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

BOUNDARY

EXISTING CINEMA

EXISTING TAVERN

EXISTING GARDENS

BOUNDARY

BOUNDARY

EXISTING AUCHENDARROCH HOUSE

REASON FOR ISSUE	REV	DATE
REVISED CARPARKING	E	21.11.2025
REVISED CINEMA PLANNING	F	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SITE PLAN	DRAWING — DA-H-02
09.02.2026	REVISION — F
As indicated @A3	PROJECT — 23-0654

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ALTERED CARPARKING
NEW CROSSOVER/ EXIT
3000
x Ex P332.24
x Ex P332.26
EXISTING CARPARKING
LOADING
UP
LOBBY
FL 333.0
RL 333.0
HOTEL PORTE COCHERE
EXISTING FOOTPATH
ACCESS PATH
x Ex P333.78
Ex P333.64 x
BINS
LIFTS
CLEAN LINEN
DIRTY LINEN
HYDRAULIC
UP
COMMS
ELEC
FL 331.5
FIRE
P332.70 x
1500
1600 TYP
4800 TYP
1:20
BUILDING LINE OVER
P331.400 x
NEW ACCESSIBLE WALKWAY LINK
1:40
2500 TYP
x Ex P332.50
6100 EXISTING NOM
DUMAS STREET
Ex P331.64 x
1:23
Ex P331.45 x
NEW CARPARKING
BUILDING LINE OVER
EXISTING ENTRY
1:20
1:27
Ex P332.17 x
HOTEL VALET CARPARK
1:23
x Ex P331.77
1:27
x Ex P331.28
1:50
Ex P331.18 x
EXISTING FOOTPATH
P330.800 x
P330.750 x
1:40
1:15
RAMP UP
P330.600 x
TO CINEMA, TAVERN, GAWLER STREET
1:80
EXISTING CARPARKING
1:27
Ex P330.24 x
Ex P330.56 x
A
DA-H-30
2
DA-H-06

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	D	04.08.2025
REVISED CINEMA PLANNING	E	09.02.2026

FOR APPROVAL

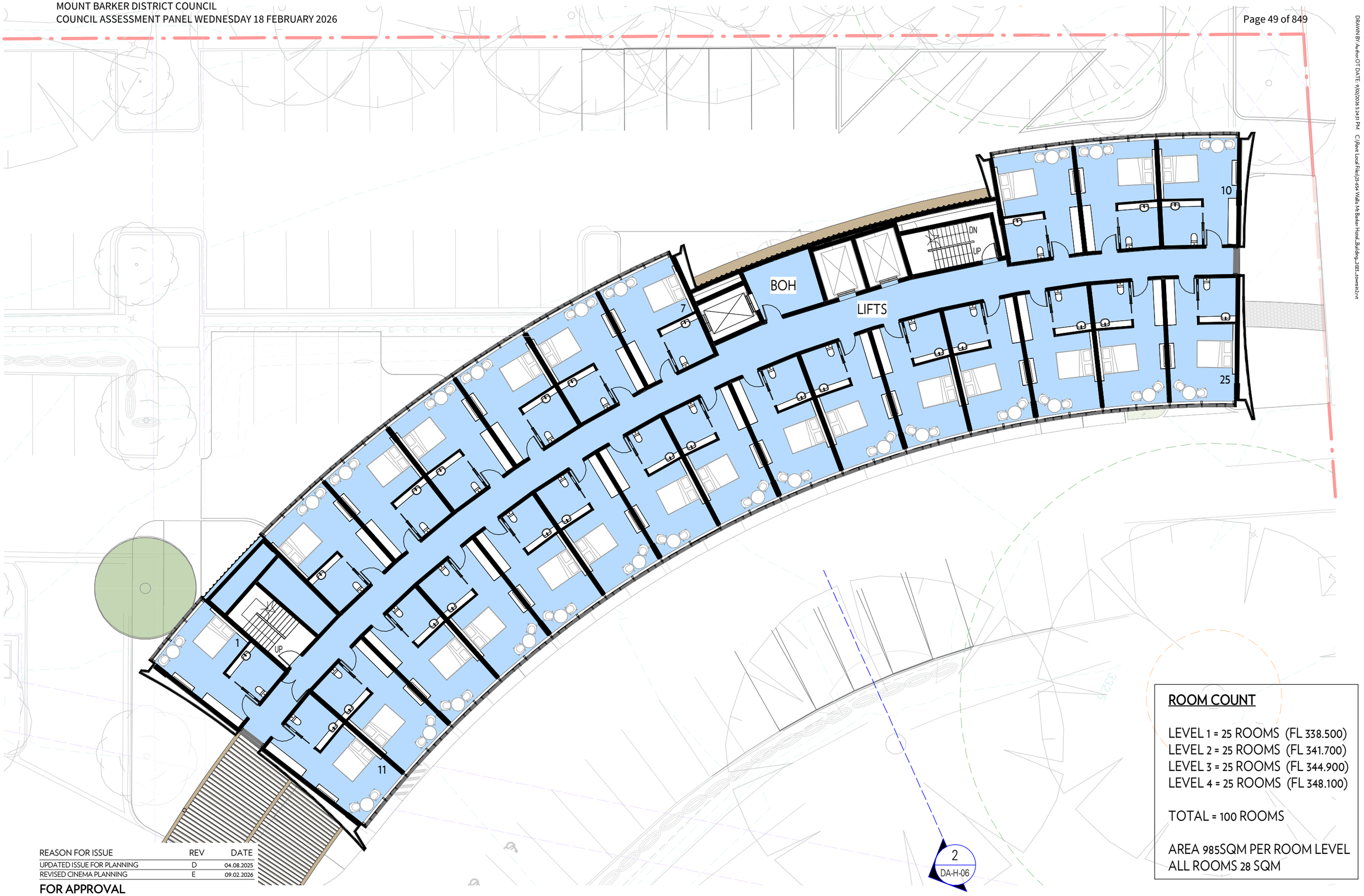
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

GROUND FLOOR PLAN	DRAWING — DA-H-03
09.02.2026	REVISION — E
1 : 200 @A3	PROJECT — 23-0654

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ROOM COUNT

LEVEL 1 = 25 ROOMS (FL 338.500)
LEVEL 2 = 25 ROOMS (FL 341.700)
LEVEL 3 = 25 ROOMS (FL 344.900)
LEVEL 4 = 25 ROOMS (FL 348.100)

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	D	04.08.2025
REVISED CINEMA PLANNING	E	09.02.2026

FOR APPROVAL

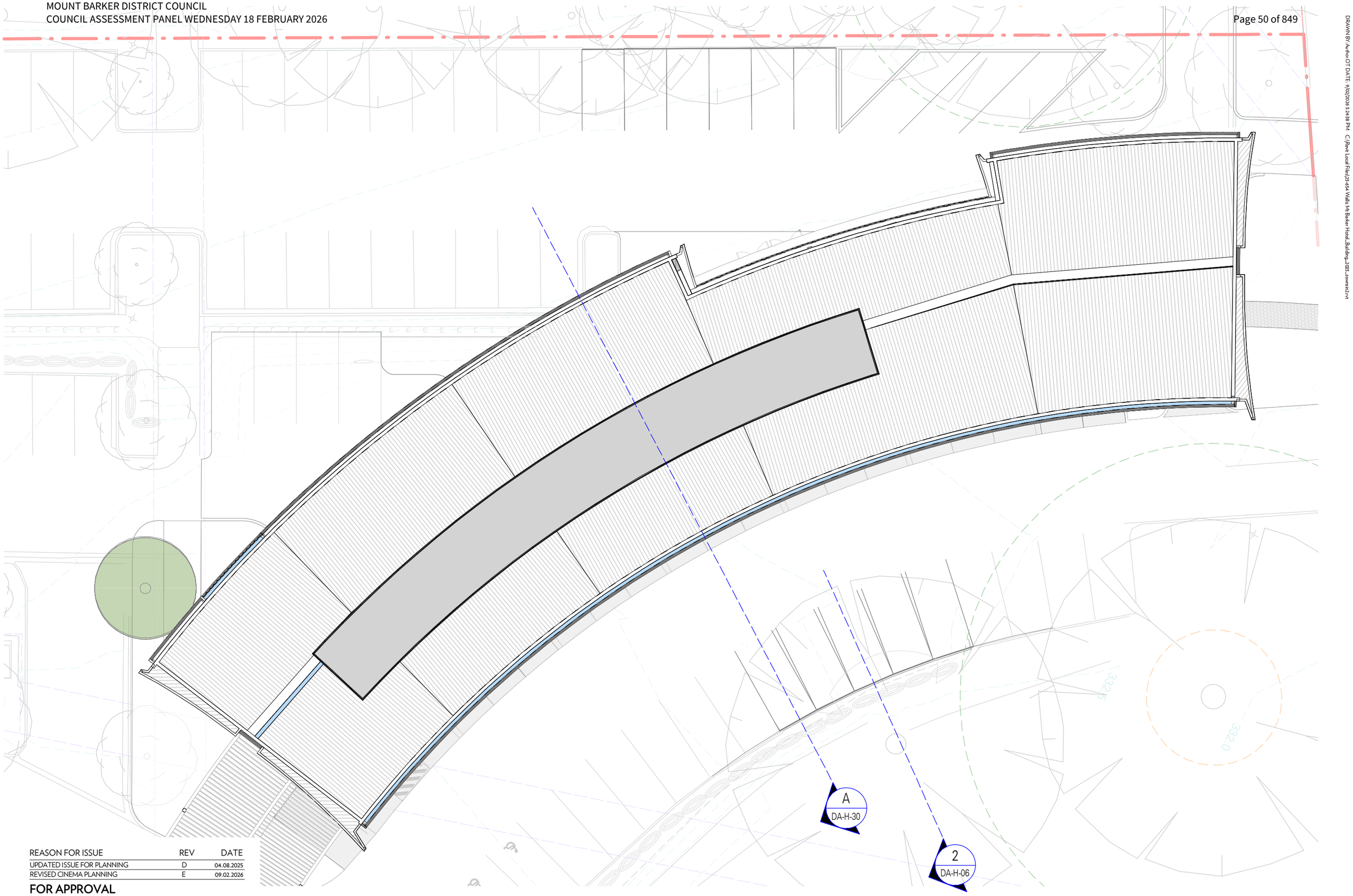
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

TYPICAL LEVEL 1-4 PLAN	DRAWING — DA-H-04
09.02.2026	REVISION — E
As indicated @A3	PROJECT — 23-0654

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REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	D	04.08.2025
REVISED CINEMA PLANNING	E	09.02.2026

FOR APPROVAL

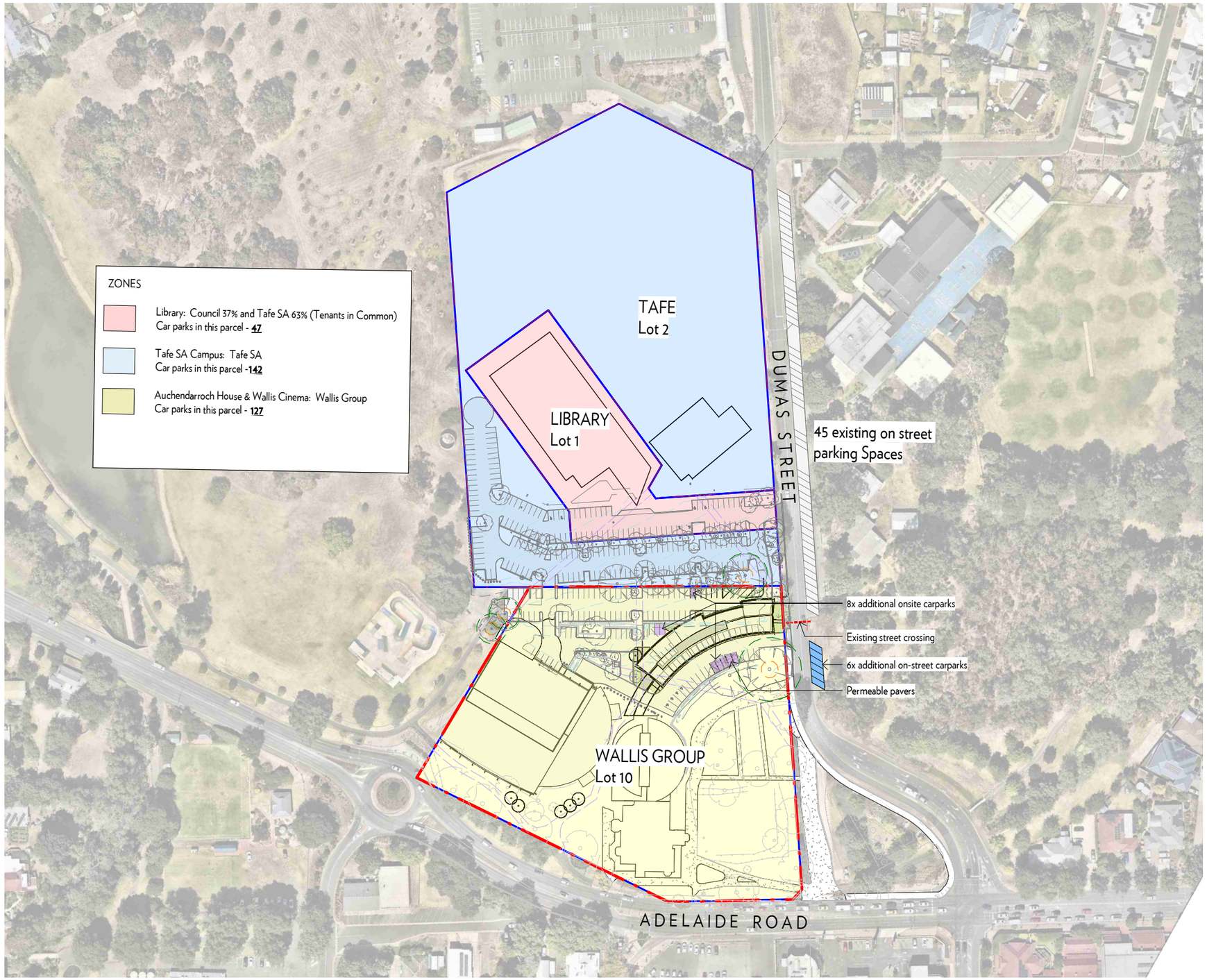
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

ROOF PLAN	DRAWING — DA-H-05
09.02.2026	REVISION — E
1 : 200 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 9/02/2026 4:05:31 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_townsin2.rvt

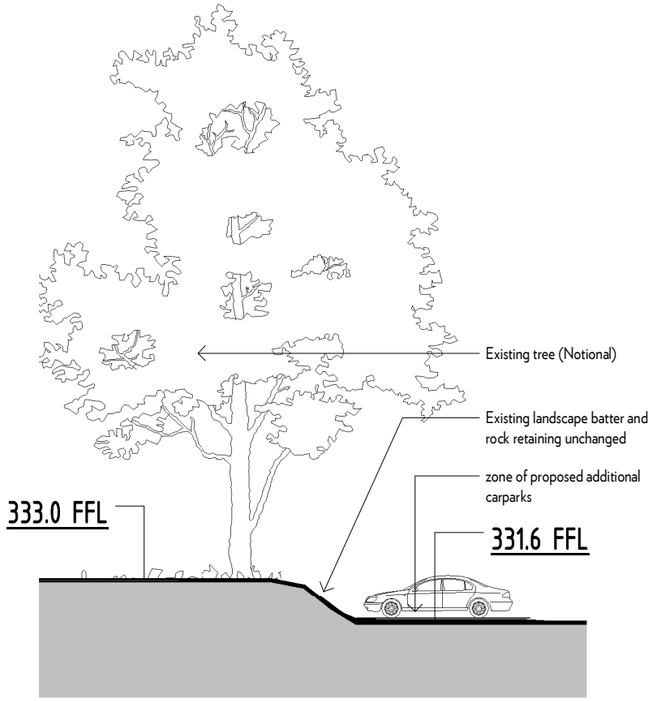


CARPARKING ZONE PLAN

1 : 2000

REASON FOR ISSUE	REV	DATE
REVISED CARPARKING	B	21.11.2025
REVISED CINEMA PLANNING	C	09.02.2026

FOR APPROVAL



CARPARK SECTION

1 : 200

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

CARPARKING ZONE PLAN	DRAWING — DA-H-06
09.02.2026	REVISION — C
As indicated @A3	PROJECT — 23-0654

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TREE TO BE REMOVED

TREE TO REMAIN

EXISTING TAFE CARPARK

DRAINAGE EASEMENT

BOUNDARY

TREE 8
SRZ 3.44m
TPZ 10.56m

DRAINAGE EASEMENT

NEW CROSSOVER TO BE FORMED

EXISTING CARPARK TO BE DEMOLISHED AND ALTERED (RED)

GROUP 6

RIGHT OF WAY

DUMAS STREET

EXISTING PUBLIC PARK

ZONE OF PROPOSED NEW HOTEL

EXISTING CARPARK TO BE DEMOLISHED AND ALTERED (RED)

TREE 5

BOUNDARY

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

TREE 7
SRZ 4.01m
TPZ 15m

EXISTING CINEMA

EXISTING GARDENS

BOUNDARY

EXISTING TAVERN

EXISTING AUCHENDARROCH HOUSE

BOUNDARY

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	D	04.08.2025
REVISED CINEMA PLANNING	E	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

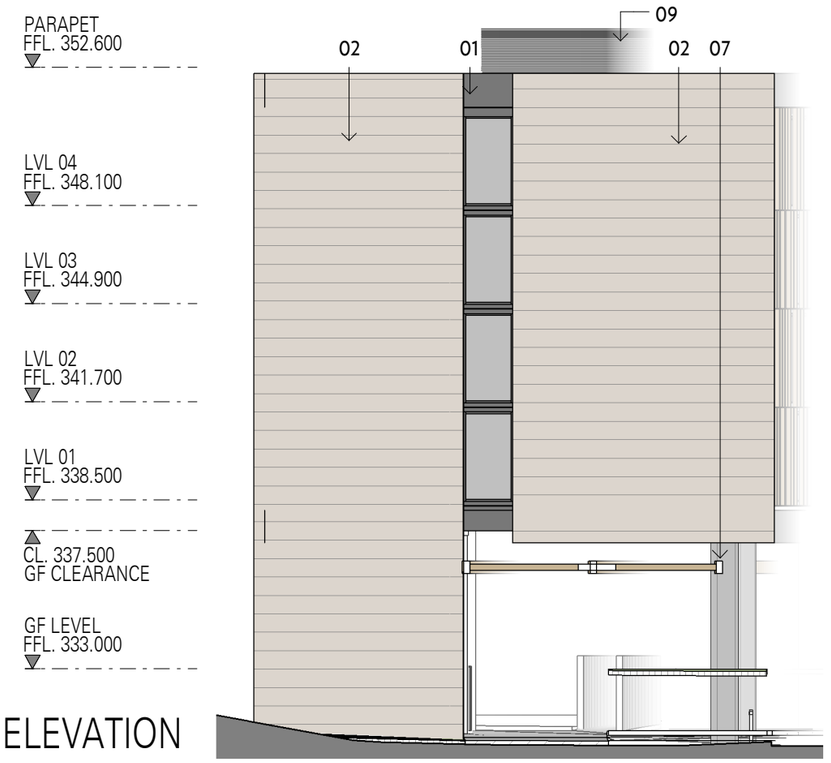
EXISTING SITE AND DEMOLITION PLAN	DRAWING — DA-H-10
09.02.2026	REVISION — E
1 : 500 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 9/02/2026 3:25:54 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_ioverstn2.rvt



DA-NORTH ELEVATION

1 : 200



DA-EAST ELEVATION

1 : 200

MATERIALS

01	POWDERCOATED CHARCOAL ALUMINIUM SPANDREL PANEL
02	TRAVERTINE EXTERNAL TILE
03	ALUMINIUM CLADDING GREY
04	200 X 50 ALUMINIUM BATTEN LIGHT GOLD COLOUR
05	CURTAIN WALL WINDOW SYSTEM
06	SCALLOPED TEXTURE FINISH
07	POWDERCOATED STEEL CANOPY LIGHT GOLD COLOUR
08	CONCRETE
09	POWDERCOATED MONUMENT LOUVRES

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	04.08.2025
REVISED CINEMA PLANNING	D	09.02.2026

FOR APPROVAL

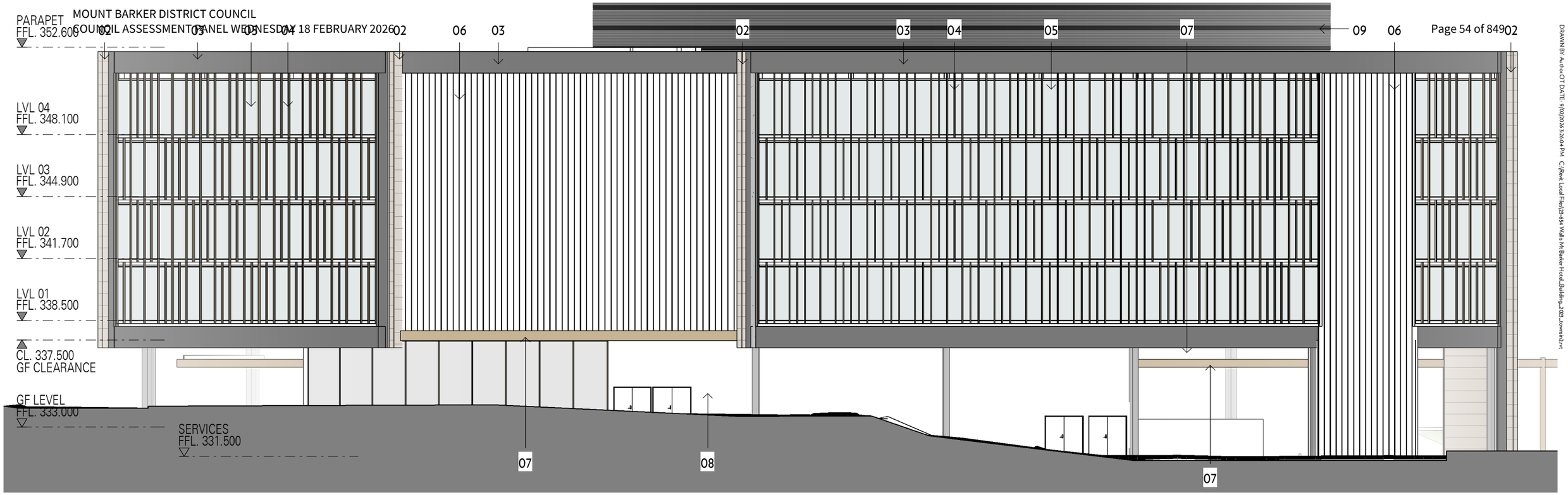
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

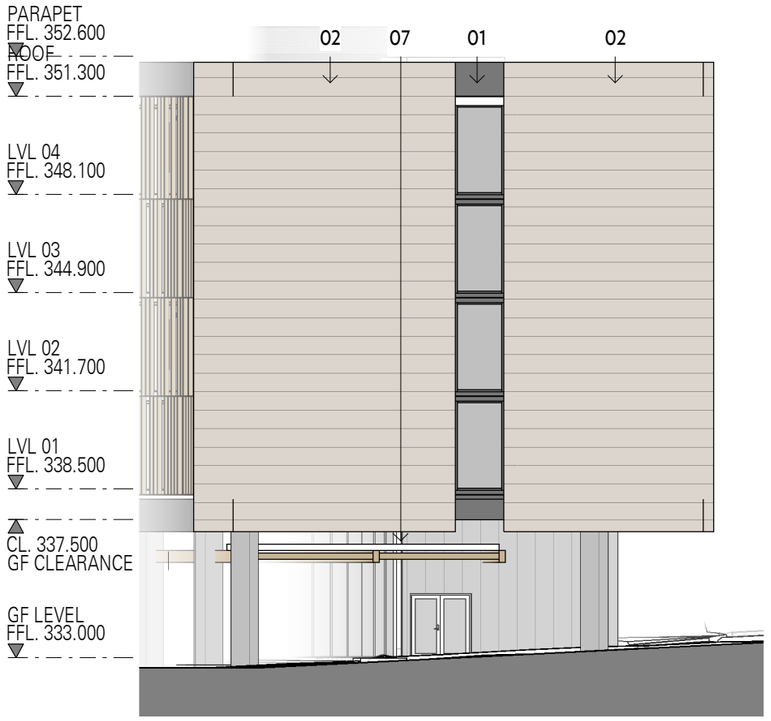
ELEVATIONS	DRAWING — DA-H-20
09.02.2026	REVISION — D
1 : 200 @A3	PROJECT — 23-0654

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DA-SOUTH ELEVATION

1 : 200



DA-WEST ELEVATION

1 : 200

MATERIALS

01	POWDERCOATED CHARCOAL ALUMINIUM SPANDREL PANEL
02	TRAVERTINE EXTERNAL TILE
03	ALUMINIUM CLADDING GREY
04	200 X 50 ALUMINIUM BATTEN LIGHT GOLD COLOUR
05	CURTAIN WALL WINDOW SYSTEM
06	SCALLOPED TEXTURE FINISH
07	POWDERCOATED STEEL CANOPY LIGHT GOLD COLOUR
08	CONCRETE
09	POWDERCOATED MONUMENT LOUVRES

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	04.08.2025
REVISED CINEMA PLANNING	D	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

ELEVATIONS	DRAWING — DA-H-21
09.02.2026	REVISION — D
1 : 200 @A3	PROJECT — 23-0654

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REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	04.08.2025
REVISED CINEMA PLANNING	D	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SECTION 1	DRAWING — DA-H-30
09.02.2026	REVISION — D
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 9/02/2026 3:26:24 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_lowerstn2.rvt



REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	04.08.2025
REVISED CINEMA PLANNING	D	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

3D IMPRESSION 1	DRAWING — DA-H-31
09.02.2026	REVISION — D
@A3	PROJECT — 23-0654

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REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	04.08.2025
REVISED CINEMA PLANNING	D	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

3D IMPRESSION 2	DRAWING — DA-H-32
09.02.2026	REVISION — D
@A3	PROJECT — 23-0654

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REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	04.08.2025
REVISED CINEMA PLANNING	D	09.02.2026

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

3D IMPRESSION 3	DRAWING — DA-H-33
09.02.2026	REVISION — D
@A3	PROJECT — 23-0654

Ref: 24673|TAW

4 February 2026

Matilda Asser
URPS
Level 1, 27 Halifax Street
ADELAIDE SA 5000

Dear Matilda,

PROPOSED HOTEL & CINEMA REDEVELOPMENT
17 ADELAIDE ROAD, MOUNT BARKER
VARIATION TO APPLICATION NO. 25007307

I refer to the two (2) development applications for the redevelopment of the existing Wallis Cinema complex to create an indoor recreation facility and function facility (Application No. 25007303), as well as construct a new hotel (Application No. 25007294) at 17 Adelaide Road, Mount Barker.

As you are aware, the developments propose to utilise the site's existing parking area (albeit with minor modifications) to facilitate associated parking demands. CIRQA previously provided traffic and parking advice for both development applications, albeit advice was provided as a 'whole' (i.e. both applications together) noting the intrinsically linked nature of the applications with regard to traffic and parking matters.

Both applications were heard at a Council Assessment Panel (CAP) meeting held on 19 November 2025, at which Application No. 25007303 (the indoor recreation and function facility) was approved, whilst Application No. 25007294 (the hotel) was deferred. As part of the deferral, the CAP requested that CIRQA's parking assessment be peer reviewed, with Council later engaging MFY to review and undertake an assessment.

However, since the CAP meeting, the hotel operator has confirmed that the proposed function area is not required. The subject variation therefore seeks to remove the function venue from the approved development (Application No. 25007303) along with a minor reduction in the indoor recreation floor area, increase to on-site parking provisions and increase to function capacity (compared to that previously approved).

Accordingly, CIRQA has reassessed parking requirements associated with the combined developments to determine parking requirements associated with the combined proposals. This letter summarises the assessment undertaken.

Proposed Variation

As outlined above, the proposed variation seeks to remove the proposed function area (approved with a capacity of 300 seats), decrease the indoor recreation floor area (by 11 m^2 to 1,129 m^2), increase the Aucchendarroch House/Oak & Iron capacity to 700 persons (excluding gaming) and changeincrease the on-site parking provision (now 316 spaces).

In order to outline the various development yields, Table 1 has been prepared illustrating the land uses and respective yields currently on-site (existing), approved (as part of Application No. 25007303) and proposed (as part of Application No. 25007294 and the subject variation)

Table 1 – Existing, approved and proposed development yields for on the subject site

Site Component	Existing	Approved	Proposed
Cinema Complex			
Cinema	1,272 seats	902 seats	902 seats
Indoor Recreation Facility	0 m^2	1,140 m^2	1,129 m^2
Function Room	0 persons	300 persons	0 persons
Aucchendarroch / Oak & Iron			
Oak & Iron Bistro	238 seats	150 seats	180 seats
Oak & Iron Gaming Room	32 machines	32 machines	32 machines
Oak & Iron Lounge Bar	52 seats	40 seats	45 seats
Aucchendarroch House Function	810 seats	300 seats	475 seats
Hotel			
Hotel Rooms	0 rooms	0 rooms	100 rooms
Third-Party Uses			
Mount Barker Library	≈ 815 m^2	≈ 815 m^2	≈ 815 m^2
Mount Barker Community Centre	≈ 1,035 m^2	≈ 1,035 m^2	≈ 1,035 m^2
Mount Barker TAFE	136 students	136 students	136 students
Parking Provisions			
On-site Parking Spaces	337 spaces	300 spaces	316 spaces

Parking Rates

The following parking rates have been adopted for the purposes of assessing parking requirements associated with development existing and proposed on the subject site:

- cinema *(adopted directly from the PDC)* – 0.2 spaces per cinema seat;
- indoor recreation facility *(adopted directly from the PDC)* – 4.5 spaces per 100 m^2 of floor area;
- function room *(based on the PDC applicable to restaurants within a hotel)* – 1 space per 3 seats;
- restaurant / bistro *(adopted directly from the PDC)* – 1 space per 3 seats;
- gaming room *(adopted directly from the PDC)* – 1 space per 2 gaming machines;
- tourist accommodation / hotel *(adopted directly from the PDC)* – 1 space per unit/guest room;
- library *(adopted directly from the PDC)* – 4 spaces per 100 m^2 of floor area;
- community centre *(adopted directly from the PDC)* – 10 spaces per 100 m^2 of floor area; and
- tertiary institution / TAFE *(adopted directly from the PDC)* – 0.4 spaces per on-site student.

It should be highlighted that the above parking rates have also been utilised by MFY in their peer review of CIRQA's previous assessment. As such, it is considered that both parties agree that application of the above rates to the proposed development is appropriate.

Parking Requirements

Based upon the rates outlined above, parking requirements have been determined for each land use within the site. The total parking requirement is illustrated in Table 2.

However, adoption of such a parking assessment methodology does not take into consideration varying demand periods associated with the site's land uses and would likely result in a significant overprovision (and underutilisation of) parking spaces on the subject site. In order to determine a realistic parking requirement, it is considered appropriate to analyse various key periods whilst factoring parking demands for each use at the respective time.

It is also considered that both parties (CIRQA and MFY) agree that given the complexity of analysing parking on the site, adoption of such an approach is appropriate for analysing parking requirements associated with the subject site.

For the purposes of this assessment, parking has been analysed for a typical weekday lunch, weekday evening, weekend lunch and weekend evening period. Table 2 illustrates the various parking requirements for each period.

Table 2 – On-site parking requirements, factored by demand percentages

Site Component	Proposed	Base Req.	Weekday Lunch		Weekday Evening		Weekend Lunch		Weekend Evening	
			% Demand	Spaces	% Demand	Spaces	% Demand	Spaces	% Demand	Spaces
Cinema Complex										
Cinema	902 seats	180.4	5%	9.0	25%	45.1	25%	45.1	30%	54.1
Indoor Recreation Facility	1,129 m2	50.8	10%	5.1	50%	25.4	80%	40.6	100%	50.8
Aucchendarroch / Oak & Iron										
Oak & Iron Bistro	180 seats	60.0	30%	18.0	85%	51.0	75%	45.0	50%	30.0
Oak & Iron Gaming Room	32 machines	16.0	10%	1.6	40%	6.4	30%	4.8	70%	11.2
Oak & Iron Lounge Bar	45 seats	15.0	10%	1.5	30%	4.5	30%	4.5	30%	4.5
Aucchendarroch Function	475 seats	158.3	10%	15.8	20%	31.7	50%	79.2	50%	79.2
Hotel										
Hotel Rooms	100 rooms	100	35%	35.0	75%	75.0	50%	50.0	85%	85.0
Third-Party Uses										
Mt. Barker Library	≈ 815 m2	32.6	100%	32.6	30%	9.8	0%	0.0	0%	0.0
Mt. Barker Community Centre	≈ 1,035 m2	103.5	100%	103.5	25%	25.9	0%	0.0	0%	0.0
Mt. Barker TAFE	136 students	54.4	100%	54.4	30%	16.3	0%	0.0	0%	0.0
Total Spaces Required		772		277		292		270		315
316 Spaces Provided		**Surplus =**		39		24		46		1

As illustrated in Table 2, adequate parking would be provided on the subject site for each assessment period. Specifically, the weekday lunch period identified a surplus of 39 parking spaces on the subject site, primarily due to low cinema utilisation, low function demand and reduced hotel room demands, whilst the weekend lunch period identified a surplus of 46 spaces primarily due to no demands being associated with the library, community centre and TAFE (due to being outside of operating hours).

With regard to the weekday evening, demands associated with the library, community centre and TAFE are reduced, whilst function demands are also relatively low, resulting in a forecast surplus of 24 parking spaces. The weekend evening demand was identified to result in a surplus of 1 space noting no demands associated with the library, community centre and TAFE (again due to being outside of operating hours).

It should be highlighted that demand percentages for the cinema component have been adopted based upon data provided by Wallis Cinemas (i.e. actual ticket sales data), whilst allowing for growth in cinema visitation.

For example, with reference to the weekend lunch period, the cinema was identified to have an existing demand for 18.3% of seats (factoring ticket registrations over a three-hour period and factoring up to account for the reduction of cinema seats). For the purposes of this assessment, a demand for 25% of seats was accounted for.

With regard to all other demand percentages, these are considered akin to typical demands associated with such uses. It is also noted that these demand percentages are akin (or higher) than those adopted by MFY in their respective assessment.

On the basis of the above, I consider that the adequate capacity will be available within the 316-space parking area to accommodate typical parking demands associated with the various land uses.

In the event that demands were to increase above those outlined in Table 2 during peak periods (such as those associated with Aucchendarroch House's function facilities), additional on-street parking was surveyed to be available during each key period. Such availability would assist to accommodate any overflow demands realised.

It is also considered that such scenarios would not occur frequently and therefore do not represent typical operation of the site. Accordingly, it is considered that such scenarios would be outside of the typical design basis for the subject site.

Summary

The proposal comprises a variation to the approved indoor recreation and function facility (Application No. 25007303) to remove the function component, decrease the indoor

recreation floor area, increase on-site parking provisions and alter capacities within Aucchendarroch House and the Oak & Iron Tavern.

Adopting parking rates agreed upon by both CIRQA and MFY, as well as typical demand adjustments for key parking analysis periods (agreed upon by both parties or determined by available data), adequate parking will be available on the subject site to accommodate typical forecast demands.

Should parking demands be observed to exceed those forecast (notably during the weekend evening period), on-street parking would be available to assist in accommodating overflow demands. It is reiterated that it is not considered appropriate to design for infrequent scenarios and that designing for such a scenario would be outside of the reasonable design basis for the subject site.

On the basis of the above, I am of the opinion that adequate on-site parking will be available to accommodate typical parking demands associated with the day-to-day operation of all land uses proposed on the subject site.

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

Yours sincerely,



THOMAS WILSON
Associate Director | CIRQA Pty Ltd

Matthew Fielke

From: Melissa Mellen <melissa@MFY.COM.AU>
Sent: Friday, 6 February 2026 3:48 PM
To: Matthew Fielke
Cc: Andrew Houlihan
Subject: RE: Re-referral to Heritage SA - Wallis

Hi Matthew,

I am generally comfortable with the table that has been prepared. A couple of minor points:

- The library is open on Saturday so demand would not be 0 for weekend lunch but equally would be expected to be low and not exceed the Weekend evening forecast;
- I think the parking for the cinema/recreation facility on a weekday lunch would be higher due to minimum staffing requirements but equally not higher than would surpass the number of spaces proposed;
- I think the weekend evening for the Bistro is a bit low. However, it is probably fair to apply a shared use factor to guests at the hotel who would dine at the bistro.

On balance I think the amended assessment is reasonable and will not substantially alter if amended to address the matters I have raised above.

Thanks,

Mel.

Melissa Mellen | Director | MFY Pty Ltd

Unit 6/224 Glen Osmond Road, Fullarton SA 5063
t: 08 8338 8888 | m: 0413 800 135 | e: melissa@mfy.com.au | w: mfy.com.au

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From: Matthew Fielke <mfielke@mountbarker.sa.gov.au>
Sent: Wednesday, February 4, 2026 11:08 AM
To: Melissa Mellen <melissa@MFY.COM.AU>
Cc: Andrew Houlihan <ahoulihan@mountbarker.sa.gov.au>
Subject: FW: Re-referral to Heritage SA - Wallis

Hi Melissa,

I hope things are well for you and that I catch you with this information before you have a chance to critique the updated parking report.

I noticed some discrepancies in the document yesterday and flagged them with CIRQA and URPS. They have updated the document accordingly and have provided a description of the changes below.

Please consider this when preparing your response to Council.

If you have any questions or concerns, please don't hesitate to contact me.

Kind regards,

Matthew Fielke
Senior Planner
D 08 8391 7211 |**T** 08 8391 7200| **F** 08 8391 7299
6 Dutton Road, Mount Barker, South Australia, 5251
PO Box 54, Mount Barker, South Australia, 5251
E mfielke@mountbarker.sa.gov.au | **W** www.mountbarker.sa.gov.au

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From: Thomas Wilson <thomas@cirqa.com.au>
Sent: Wednesday, 4 February 2026 10:49 AM
To: Matthew Fielke <mfielke@mountbarker.sa.gov.au>
Cc: Andrew Houlihan <ahoulihan@mountbarker.sa.gov.au>; Matilda Asser <masser@urps.com.au>
Subject: RE: Re-referral to Heritage SA - Wallis

Hi Matt,

Thanks for picking up those discrepancies.

Starting with the parking numbers, there has been some confusion as to which number is right. Confirming that **316 parking spaces will be retained/provided on the site** after the construction of the current variation proposal (this has also been verified by another person in our office counting the spaces on the plans). The numbers referenced on Page 10 of the Walter Brooke variation set are incorrect.

Based upon 316 spaces, I've then looked at the seating within Aucchendarroch House / Oak & Iron. The correct numbers for the various areas are as per the image below, which equates to a total of **700 patrons excluding gaming (or 732 patrons including gaming)**.

Aucchendarroch / Oak & Iron	
Oak & Iron Bistro	180 seats
Oak & Iron Gaming Room	32 machines
Oak & Iron Lounge Bar	45 seats
Aucchendarroch Function	475 seats

I've attached an updated letter which addresses these changes. The same conclusion still applies in that Table 2 illustrates a surplus during each analysis period.

Apologies for the chop and change with regard to all these numbers – I appreciate that this is confusing!

Any queries, feel free to give me a call.

Cheers,

Thomas Wilson | Associate Director

CIRQA

Planning and Design of Networks to Move People

T: (08) 7078 1801 | M: 0417 184 235 | E: thomas@cirqa.com.au | Tenancy 3, Level 1, 27 Halifax Street, Adelaide SA 5000 | PO Box 144, Glenside SA 5065 | ABN: 17 606 952 309

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From: Matthew Fielke <mfielke@mountbarker.sa.gov.au>
Sent: Tuesday, 3 February 2026 4:29 PM
To: Matilda Asser <masser@urps.com.au>; Thomas Wilson <thomas@cirqa.com.au>
Cc: Andrew Houlihan <ahoulihan@mountbarker.sa.gov.au>
Subject: RE: Re-referral to Heritage SA - Wallis

Hi Matilda, Thomas,

Apologies, It appears that the CIRQA report has two (2) different sets of patron numbers for the Auchendarroch / Oak & Iron. They are as follows:

Table 1

Aucchendarroch / Oak & Iron			
Oak & Iron Bistro	238 seats	150 seats	180 seats
Oak & Iron Gaming Room	32 machines	32 machines	32 machines
Oak & Iron Lounge Bar	52 seats	40 seats	52 seats
Aucchendarroch House Function	810 seats	300 seats	475 seats

Table 2

Aucchendarroch / Oak & Iron	
Oak & Iron Bistro	180 seats
Oak & Iron Gaming Room	32 machines
Oak & Iron Lounge Bar	45 seats
Aucchendarroch Function	425 seats

The commentary under 'Proposed Variation' is consistent with Table 2, which states that the Auchendarroch House / Oak & Iron capacity to 650 persons. I recommend we update the draft condition accordingly, adopting the numbers in Table 2 of the report.

Thomas – can you please give me a call to discuss when you get an opportunity? It would be great to get this resolved ASAP so that the correct figures can be represented in the variation application and new CAP report.

I also have some questions about the total parking provision on-site. It is stated that the development now has an additional 11 parking spaces (compared to the original consent), but only increases the parking provision from 307 to 309. The original applications had a total parking provision of 300 spaces combined (337 existing spaces minus 27 removed for the 'hotel' and 10 removed for the function venue). What am I missing here?

I am still waiting on Melissa's response to the updated CIRQA report – she is hoping to have something to me by COB tomorrow.

Kind regards,

Matthew Fielke
Senior Planner
D 08 8391 7211 |**T** 08 8391 7200| **F** 08 8391 7299
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5.1.1. DA 25007294 – TOPSHIL PTY LTD

Application ID	25007294
Applicant	Topshil Pty Ltd C/- URPS
Subject Land	17 Adelaide Road, Mount Barker SA 5251 5 Dumas Street, Mount Barker SA 5251 3 Dumas Street, Mount Barker SA 5251
Nature of Development	Partial demolition of existing car park, including removal of one (1) regulated tree (*Eucalyptus viminalis ssp. viminalis*) and construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping.
Lodgement Date	11 April 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Community Facilities Zone
Planning and Design Code Version Number	2025.10 – 29 May 2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	Five (5)
Persons to be heard	Two (2)
Referrals - Statutory	• Minister responsible for the administration of *Heritage Places Act 1993*
Referrals – Non Statutory	• Development Engineering Officer • Urban Trees Officer • Manager Property • GMB Water
Responsible Officer	Matthew Fielke – Senior Planner
Recommendation	Planning Consent, Subject to Conditions

APPENDIX 1:	Relevant Planning and Design Code Policies
ATTACHMENT 1:	Application Documents
ATTACHMENT 2:	Site Photos
ATTACHMENT 3:	Representations
ATTACHMENT 4:	Response to Representations
ATTACHMENT 5:	Referrals – Statutory

1. PROPOSAL

The proposal is best described as follows:

"*Partial demolition of existing car park, including removal of one (1) regulated tree (Eucalyptus viminalis ssp. viminalis) and construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping.*"

The proposal comprises of the following attributes:

Tree Damaging Activity

- Removal of one (1) regulated *Eucalyptus viminalis ssp. viminalis* (smooth bark Manna Gum);

Demolition

- Removal of 54 existing car parking spaces and associated landscaping.

Tourist Accommodation Facility

- Five (5) storey tourist accommodation facility, comprising:
  - 100 guest rooms / units over four (4) levels (1 through 4);
  - Porte cochere, lobby, cleaning and services areas at ground level;
  - 27 car parking spaces, covered pedestrian walkways, loading area and landscaping.

Materials and finishes include powder coated spandrel panels (charcoal) and travertine tiles to the northern and south-eastern elevations; glazing, aluminium panels and aluminium battens throughout levels 1 through 4; tilt up concrete panelling; scalloped texture finish cladding to ground level and upper storey (western) elevations, and; powder coated louvres and structural steel. Glazing will also be installed to the ground level lobby area.

Levels 1 through 4 are shown to cantilever the proposed porte cochere, car parking and pedestrian walkways, reducing the depth and extent of earthworks.

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

2. SUBJECT LAND

The subject land comprises three (3) individual allotments, which are formally and informally known as:

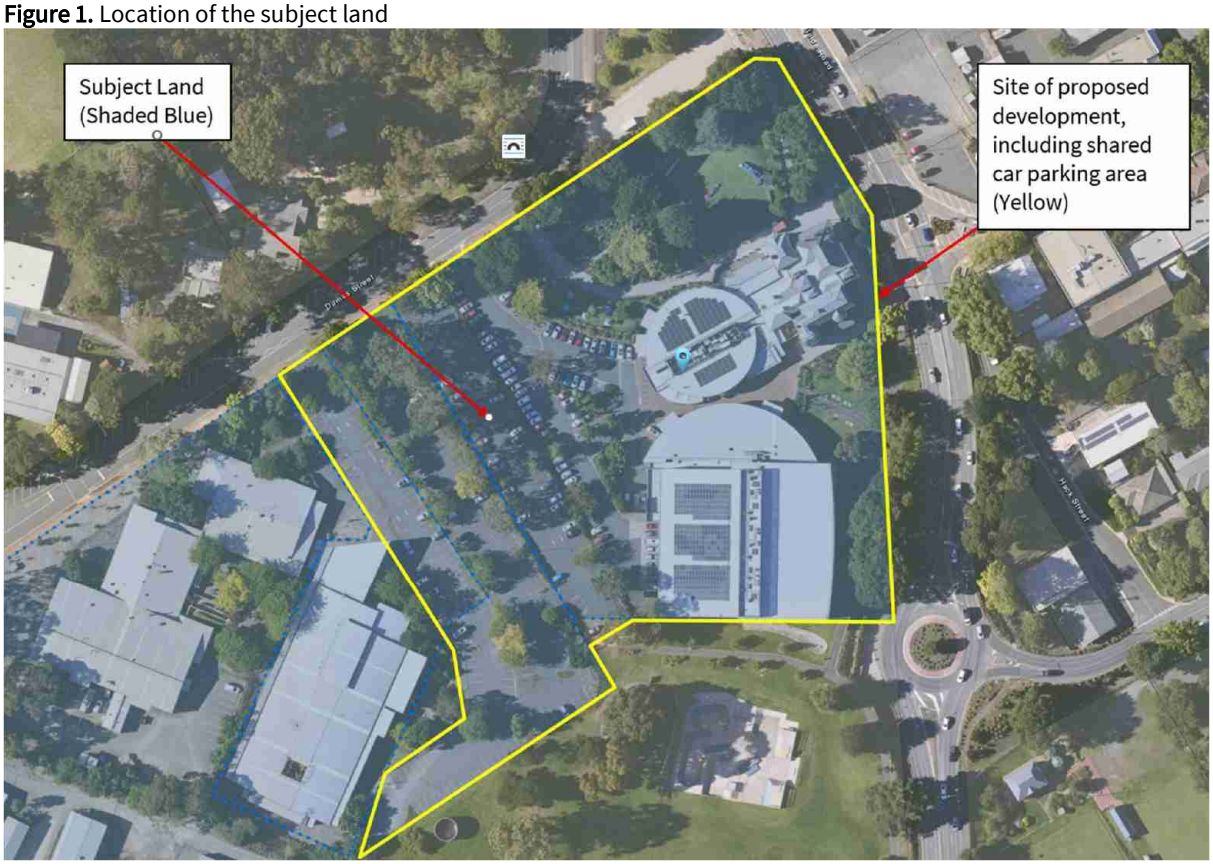
Certificate of Title	Lot / Plan No.	Street Address
Volume 6227 Folio 850	A10 in DP 58933	17 Adelaide Rd, Mount Barker SA 5251 (Wallis)
Volume 5461 Folio 104	A1 in DP 45954	3 Dumas St, Mount Barker SA 5251 (Library)
Volume 5400 Folio 791	A2 in DP 45954	5 Dumas St, Mount Barker SA 5251 (TAFE SA)

The subject land comprises a number of land uses including the TAFE SA educational facility, Adelaide Hills Vocational College, Mount Barker Community Centre, Mount Barker Library, Wallis Cinema, Auchendarroch House (function venue) and Oak and Iron Tavern (restaurant). Built form varies in design and construction, with the most contemporary buildings being the Oak and Iron Tavern and Wallis Cinema complex – constructed 2003-2004 – and the most historical being the Auchendarroch House – constructed circa 1860.

Auchendarroch House is a State Heritage Place due to its association with the Barr Smith family and comprises a 'substantial two-storey sandstone and rendered brick building' that is 'architecturally significant as the largest known residential example in South Australia of the French Renaissance (or Victorian Second Empire) style'. Together with this building is a manicured garden area of some 3,700m^2.

The site of the proposed development occupies some 2.73 hectares of the subject land, which combined totals 5.02 hectares and has vehicular access from Dumas Street via two (2) existing crossovers. Pedestrian access to the land is also available from Adelaide Road to the east and Keith Stephenson Park to the south and Dumas Street to the north. An interconnected car parking area of some 337 car parking spaces spans all three (3) allotments. Approximately 150 of these car parking spaces are located on the Wallis land, with the balance located on the TAFE SA and Library land.

Figure 1. Location of the subject land



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

3. THE LOCALITY

The subject land sits at the western edge of the Mount Barker town centre – a regional centre that includes a mix of retail, services, community and public institutions – and just 1km south to south-east of the South-Eastern Freeway.

Immediately adjacent the subject land is a range of community facilities, including Keith Stephenson Park (public open space) to the south, Mount Barker Primary School to the north, north-west and the Adelaide Metro Park 'n' Ride facility to the west. Directly east to north-east, with direct interface to Adelaide Road, are restaurants (dine in and take-away) and a petrol filling station, as well as the existing SA CFS station.

More broadly, the locality captures some residential development to the west (mostly single-storey detached dwellings) and various commercial land uses throughout the Urban Activity Centre and Suburban Main Street Zones to the north-east, east and south-east. Gawler Street, located directly east of Auchendarroch House, comprises a number of heritage listed buildings with activated shop fronts at ground level.

By virtue of the variety in land uses, built form varies significantly throughout the locality. Commercial buildings to the north-east are sited and designed to accommodate car parking and vehicle manoeuvring areas, while Gawler Street reflects the densities and character expected of

a traditional main street. Low-scale development predominates, including to the south-east, where some office, recreational and residential buildings are located.

3.1. Locality Plan

Figure 2. Locality Plan



3.2. Zoning

The subject land is wholly located within the Community Facilities Zone, and is covered by the following overlays and technical and numerical variations (TNV's) in the *Planning and Design Code (**Code**)*:

Overlays

- Advertising Near Signalised Intersections
- Hazards (Bushfire – Medium Risk)
- Heritage Adjacency
- Murray-Darling Basin
- Noise and Air Emissions
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area

- Regulated and Significant Tree
- State Heritage Place (16106)
- Traffic Generating Development
- Urban Transport Routes
- Water Resources

Concept Map

- *Concept Plan 3 – Mount Barker and Littlehampton*

Figure 3. Planning and Design Code Concept Plan 3 – Mount Barker and Littlehampton

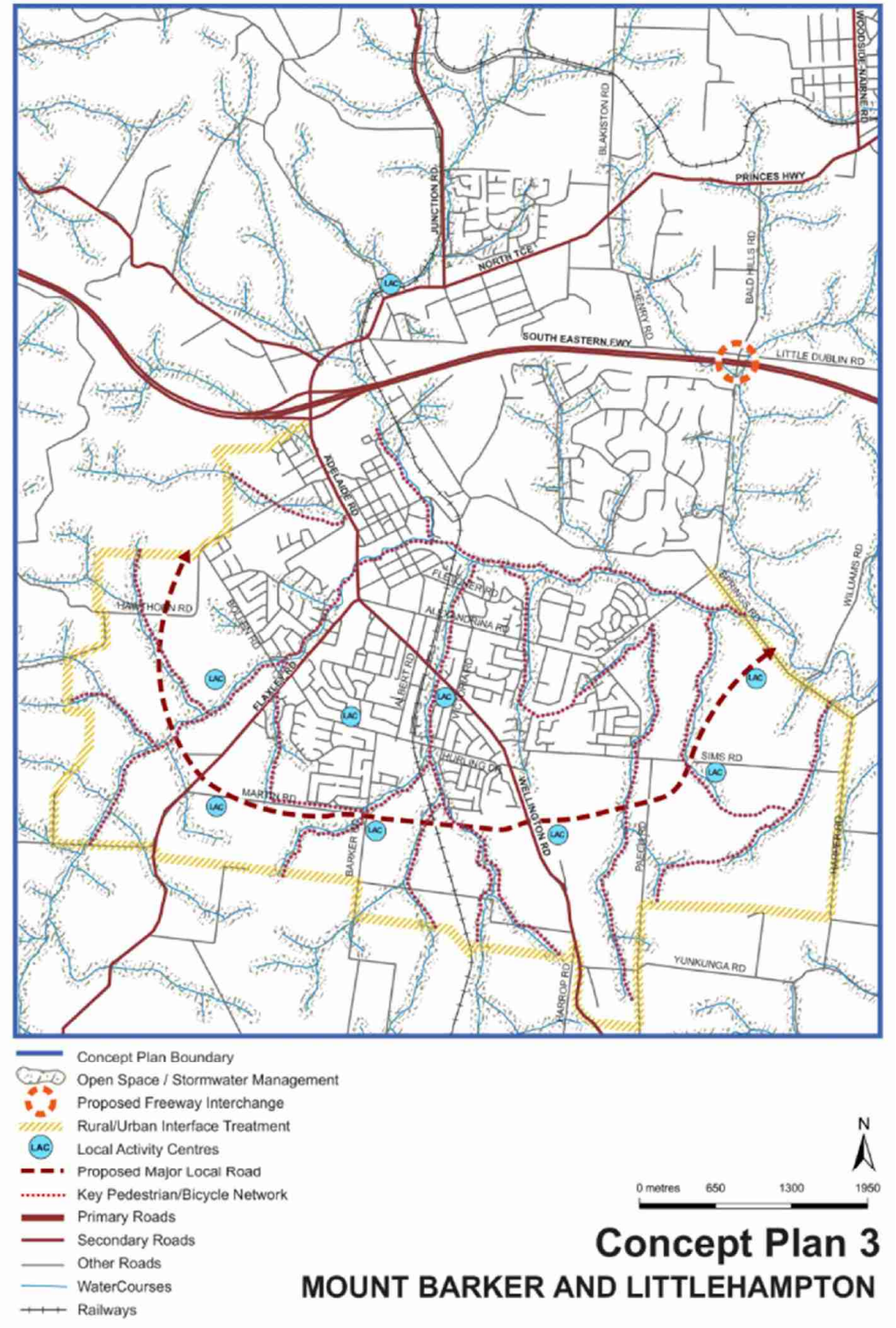
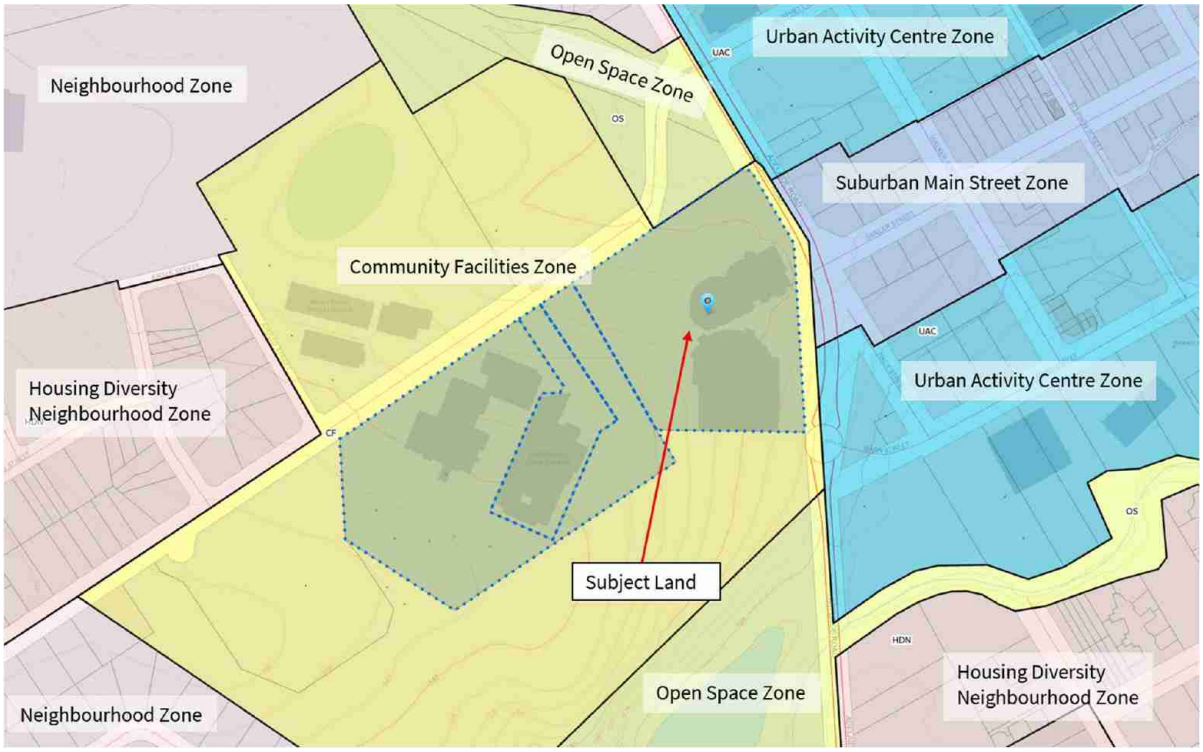


Figure 4. Zone Map



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 is not identified as a class of development that is excluded from the requirement of notification of the Zone.

Notification of the Application was undertaken in accordance with 107(3) of the *Planning, Development and Infrastructure Act 2016* and Section 47 *Planning, Development and Infrastructure (General) Regulations 2017* (**Regulations**).

4.2.1. Representations

Five (5) representations were received as a result of the public notification and are summarised as follows.

	Representor	Summary of Representation	Request to be heard

1	Timothy Welch *(Oppose)*	• Concerns regarding tree removal. Development should be designed to accommodate retention of the tree. • Questions the need for a hotel on this site, as one is proposed in the Town Square. • Investment in infrastructure to manage increased traffic should be priority.	No
2	Rachelle Barlow *(Support)*	• Acknowledges a need for good quality accommodation in the district. • Development likely to create jobs and benefit existing businesses in the locality.	No
3	Nathan Rogers *(Oppose)*	• Lack of adequate car parking proposed as part of the development application. Development will result in a net loss of 37 off-street car parking spaces. • It is likely that the development will attract a substantial number of new visitors. Combined with the loss of car parking, this will negatively impact a number of community members, including: o Library patrons; o TAFE SA students; o Community centre visitors; o Council-run immunisation clinic attendees; o JP Service users; o Community health clients; o Vocational college students; o Users of other community services located in the community centre. • Concerns that the development will place additional stress on the public car parking area. These spaces do not belong to the applicant and they are essential for accessing a range of public services and facilities. • Growth in population will only result in additional demand for these public services. • Applicant should propose additional car parking. • Users of public services on the land should be consulted directly about the project. • Lack of car parking alone should see this application refused.	Yes
4	Mount Barker & District Residents' Association *(Support with concerns)*	• Oppose the loss of regulated and significant trees on the land. Creative design could have incorporated these trees within the development. • Hopes that the applicant will incorporate appropriate offset plantings. • Loss of car parking and insufficient provision of car parking for a development that will see increased demand in the short and long term. This is at odds with the provisions of the Planning & Design Code.	No

		• At times, there is already insufficient car parking available on site during the day. • Development should not impact on public facilities (Library and Tafe SA). Will Council or the State Government be reimbursed for the use of public car parks? • Applicant should improve pedestrian access between Dumas St and the various uses of the land. This should include two (2) pedestrian refuge crossing within Dumas St. • Access ramps should be included in the car parking area.	
5	Paths & Trails Mount Barker and Beyond Group *(Support with concerns)*	• There are opportunities to improve pedestrian links through the site. • The area is already hazardous for pedestrians and the new facilities will increase danger for people on foot or on wheels. • Recommendations to improve pedestrian safety: o Install a link path between proposed tourist accommodation walkway and Dumas Street o Installation of pedestrian refuge(s) in Dumas Street o Installation of DDA compliant paths through the existing car park, linking all land uses and areas of open space. • Undercover bicycle parking should also be provided.	Yes

4.2.2. Map of Representors

No representors are within proximity of the locality of the site.

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

4.2.3. Response to Representations

In response to the representations, the applicant has provided an updated Traffic Impact Assessment prepared by CIRQA which provides additional information in relation to the proposed parking arrangements. In addition, the applicant's Planning Consultant has provided further information in relation to the proposed pedestrian access arrangements and has reinforced their justification in relation to the proposed removal of trees.

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

5. REFERRALS – STATUTORY

5.1. Heritage SA

A referral to the Minister responsible for the administration of the *Heritage Places Act 1993* was required pursuant to Section 122 of the *Planning, Development and Infrastructure Act 2016* and Schedule 9 Clause 3 Item 17 of the *Planning, Development and Infrastructure (General)*

Regulations 2017. A response was received on 20 May 2025 in accordance with section 122(5)(b)(ii) of the *Planning, Development and Infrastructure Act 2016.*

The purpose of the referral is to provide expert assessment and direction to the relevant authority on the potential impacts of development on State Heritage Places. The referral is required as the development seeks approval for building works that could materially affect the context of a State Heritage Place (Auchendarroch House - ID: 16106).

The statutory referrals response raised no objections to the proposed development, stating that the proposed development was acceptable in relation to the State Heritage Place for the following reasons:

- *The proposed new five storey hotel building located to the north-west of the existing contemporary cinema complex on site will not have a visual impact upon the setting of the heritage place.*
- *The architectural expression and the materiality proposed, whilst contemporary and in a different form to the heritage elements on the site, would be appropriately distanced from the heritage place to the northeast end of the large site.*
- *The scale of the development would be appropriate in relation to the heritage elements on the site and, as proposed, would also have minimal adverse impact upon the visual context of the place.*

Three (3) advisory notes were included in the referral response.

Refer to **ATTACHMENT 5** for a copy of the response/s.

6. REFERRALS – NON STATUTORY

6.1. Development Engineering Officer

A referral to Council's Development Engineering Team was undertaken to review the proposed civil works, including access and stormwater management. The initial referral response identified that the Stormwater Management Report (prepared by WGA) speaks to stormwater from the existing paved areas of the car park is directed to a gross pollutant trap, where it is then treated. However, the proposed Stormwater Management Plan does not reflect this statement and the installation of a suitable gross pollutant trap will be required.

An updated Stormwater Management Plan has since been provided, satisfying this requirement.

6.2. Urban Forest Officer

The applicant has sought approval for the removal of one (1) regulated tree, identified as *Eucalyptus viminalis ssp. viminalis* (smooth bark Manna Gum). Council's Urban Forest Officer has been engaged to review the application for removal, with a visual inspection of the tree also being undertaken.

The tree (Tree 5 in the Arborist Report) proposed for removal is located entirely within the subject land and in a car park setting, where it was likely planted at the time of construction of the associated cinema and tavern (circa 2003). While indigenous to the local area and listed as an endangered species under the *National Parks and Wildlife Act 1972*, the tree is a young specimen and not generally suitable in a car park setting. The tree is not considered to be worthy of ultimate constraints if its retention would prevent the otherwise reasonable development of the land.

Two (2) significant trees (identified as Trees 7 & 8 in the Arborist Report), a *Quercus robur* and *Eucalyptus viminalis ssp. viminalis*, are both worthy of retention, as identified by Arborman Tree Solutions. Both trees are well catered for in the development and providing appropriate measures are put in place during construction, no undue impact is expected as a result of this development.

6.3. GMB Water

GMB Water, a subsidiary of Council and the Water Industry Entity responsible for wastewater infrastructure in the locality, were referred the application for comment. No objections were raised to the proposed development, subject to the following condition:

1. The following requirements and conditions for wastewater servicing apply:
    a. The proposed development is acceptable to connected to the Mount Barker Wastewater Network. The developer is required to establish a connection at a mutually agreed-upon point.
    b. Connection to the sewer system is mandatory. Septic tank systems are not a preferred servicing method and any existing septic tanks on the property must be decommissioned in accordance with relevant standards.
    c. A Trade Waste Application must be lodged with and approved by the GMB Water prior to the commencement of any work.
    d. The developer will be required to pay the applicable augmentation and/or infrastructure charges to accommodate the increased wastewater load on the network resulting from this development.
    e. Approval for all internal drainage works (plumbing) must be obtained from SA Health. Furthermore, mandatory inspections of these works must be scheduled with Mount Barker District Council at the appropriate stages of construction.

7. 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.

Refer to **APPENDIX 1** for a copy of the Planning and Design Code policy extract.

7.1. Key Issues

The following matters are considered pertinent in reaching a recommendation for this proposal and are discussed within detail in section 8.3 of this report:

- Land Use
- Heritage
- Design, Appearance and Siting
- Transport, Access and Car Parking
- Interface between Land Uses
- Environment
- Infrastructure
- Hazards
- Site Contamination

7.2. Question of "Seriously at Variance"

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended that the Mount Barker Council Assessment Panel determine that the proposed development is not Seriously at Variance with the relevant provisions of the Planning and Design Code for the following reasons:

- The proposed land use (tourist accommodation) will complement the existing recreational and function venue uses on the subject land, thereby achieving consistency with the forms of development anticipated in the Community Facilities Zone;
- The proposed development is suitably located close to the Mount Barker town centre; and
- The proposed development will not have a detrimental impact on the amenity of the locality.

7.3. Merits Assessment

Land Use

Community Facilities Zone	
DO 1	*Provision of a range of community, educational, recreational and health care facilities.*
PO 1.1	*Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.* *DO 1.1 – Development comprises one or more of the following:* *(a) Cemetery* *(b) Child care facility* *(c) Community facility* *(d) Consulting room* *(e) Educational facility* *(f) Emergency services facility* *(g) Health care facility* *(h) Hospital* *(i) Indoor recreation facility* *(j) Library*
PO 1.2	*Shops including restaurants are of a scale that is subordinate to the principal community use of land.*
PO 1.4	*Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.*
PO 1.5	*Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.*
PO 4.1	*Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.*

From a land use perspective, it is noted that the proposed development seeks to construct a five-storey tourist accommodation facility in association with an existing restaurant, function venue and cinema complex. While tourist accommodation is not specifically anticipated in the Community Facilities Zone, the proposed development will be associated and integrated with existing recreational activities as sought by PO 1.1 of the Zone.

More broadly, the location of the proposed tourist accommodation on the western edge of the Mount Barker Town Centre and the traditional shopping and entertainment precinct of Gawler

Street is considered appropriate. More specifically, guests staying at the proposed tourist accommodation will be able to walk to the town centre to take advantage of existing shops and services.

The proposed development will also be integrated and coordinated with the existing land uses on the subject land – particularly the existing and proposed function venues. Further, guests staying at the tourist accommodation will be able to use the existing and proposed recreational facilities including the existing cinemas and the proposed recreational facilities such as the bowling alley and mini golf course. Importantly, the proposed development will achieve this integration without inhibiting or prejudicing the future delivery of recreational services on the subject land. In this way, the proposed development satisfies POs 1.4 and 1.5 of the Zone.

With the above in mind, the proposed development is consistent with the land use and intensity provisions of the Community Facilities Zone.

Heritage

State Heritage Place Overlay	
DO 1	*Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the Heritage Places Act 1993.*
PO 1.1	*The form of new buildings and structures maintains the heritage values of the State Heritage Place.*
PO 1.2	*Massing, scale and siting of development maintains the heritage values of the State Heritage Place.*
PO 1.3	*Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.*
PO 1.4	*Development is consistent with boundary setbacks and setting.*
PO 1.5	*Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.*
PO 1.6	*New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.*
PO 3.1	*Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.*
PO 3.2	*Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.*

As noted previously, Auchendarroch House is a State Heritage Place. Therefore, an assessment against the State Heritage Overlay is required to ensure that the development maintains the heritage values of the State Heritage Place.

In response to the State Heritage Overlay, it is noted that the proposed tourist accommodation will be separated from Auchendarroch House by an existing building containing the Oak and Iron Tavern. Accordingly, while views of the development will be available from Auchendarroch House, the built form will not dominate or detract from the State Heritage Place. In this way, the proposed development will maintain the heritage values of the State Heritage Place – despite being considerably taller. In terms of the materials, colours and finishes, the proposed development will complement, rather than clash, with existing and proposed development on the subject land. On this basis, the proposed development will maintain the heritage values of the Auchendarroch House as sought by the State Heritage Place Overlay.

Further, it is noted that Heritage SA assessed the potential impact of the development on Auchendarroch House and advised that the development was acceptable for the following reasons:

- *The proposed new five storey hotel building located to the north-west of the existing contemporary cinema complex on site will not have a visual impact upon the setting of the heritage place.*
- *The architectural expression and the materiality proposed, whilst contemporary and in a different form to the heritage elements on the site, would be appropriately distanced from the heritage place to the northeast end of the large site.*
- *The scale of the development would be appropriate in relation to the heritage elements on the site and, as proposed, would also have minimal adverse impact upon the visual context of the place.*

Design, Appearance and Siting

Community Facilities Zone	
PO 2.1	*Building height is consistent with the maximum height expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer or is generally consistent with the prevailing character of the locality and height of nearby buildings.*
Clearance from overhead Powerlines	
PO 1.1	*Buildings are adequately separated from aboveground powerlines to minimise potential hazard to people and property.*
Design in Urban Areas	
DO 1	*Development is:* *(a) Contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area* *(b) Durable - fit for purpose, adaptable and long lasting* *(c) Inclusive - by integrating landscape design to optimise pedestrian and cyclist usability, privacy and equitable access, and promoting the provision of quality spaces integrated with the public realm that can be used for access and recreation and help optimise security and safety both internally and within the public realm, for occupants and visitors* *(d) Sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.*
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.*
PO 1.4	*Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:* *(a) Position 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 plant and equipment as far as practicable from adjacent sensitive receivers.*

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.*
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.*
PO 2.2	*Development is designed to differentiate public, communal and private areas.*
PO 2.3	*Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.*
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.*
PO 3.1	*Soft landscaping and tree planting is incorporated to:* *(a) Minimise heat absorption and reflection* *(b) Maximise shade and shelter* *(c) Maximise stormwater infiltration* *(d) Enhance the appearance of land and streetscapes* *(e) Contribute to biodiversity.*
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.*
PO 4.2	*Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.*
PO 4.3	*Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.*
PO 7.6	*Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.*
PO 8.1	*Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.*
PO 9.2	*Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.*
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.*
PO 11.3	*Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.*
PO 12.1	*Buildings positively contribute to the character of the local area by responding to local context.*
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.*
PO 12.3	*Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.*
PO 12.4	*Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.*

PO 12.5	*External materials and finishes are durable and age well to minimise ongoing maintenance requirements.*
PO 12.7	*Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.*
PO 12.8	*Building services, plant and mechanical equipment are screened from the public realm.*
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, vessels, plant or equipment are:* *(a) Designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off* *(b) Paved with an impervious material to facilitate wastewater collection* *(c) Of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area* *(d) Designed to drain wastewater to either:* *i. A treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme* *or* *ii. a holding tank and its subsequent removal off-site on a regular basis.*

As reflected in the table above, the Planning and Design Code contains numerous provisions which seek to guide the design, siting and appearance of new development. Firstly, in terms of the height of the building, PO 2.1 of the Community Facilities Zone indicates that buildings should generally be consistent with the character of the locality and height of nearby buildings. While the proposed development will be considerably taller than all other buildings on the subject land (including the existing cinema complex), the siting of the building 'behind' the other buildings and amongst mature vegetation, and the sloping nature of the site from Adelaide road to the Library and Tafe site assists to reduce its visual impact. Accordingly, the height of the building is acceptable given the context of the locality.

In terms of the Design in Urban Areas General Development Policies, it is noted that the proposed development will introduce a visually interesting façade when viewed from Dumas Street and the existing car park. In addition, the curved and linear nature of the building assists to reduce the visual bulk when viewed from the public realm. On this basis, the proposed development represents an acceptable addition to the subject land.

It is also noted that visual interest will be created through the use of glazing and vertical aluminium battens (coloured light gold) together with a scalloped texture finish covering the lifts and stairwell on the southern elevation. In this way, the proposed development will complement the existing buildings on the site while also providing additional visual interest.

The proposed development includes a new entrance at ground level, which will be easily accessible from the main car park as sought by PO 2.3. In addition, the development will make use of the existing waste storage area located near the cinema complex.

With the above in mind, it is considered that the proposed development appropriately satisfies the design and appearance provisions of the Planning and Design Code and represents a high-quality design which will provide a positive contribution to the character of the locality, while also responding to the local context established by the State Heritage Place, the Oak and Iron Tavern and the cinema complex.

Transport, Access and Car Parking

Traffic Generating Development Overlay	
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.*
PO 1.1	*Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.*
PO 1.2	*Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.*
PO 1.3	*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.*
Urban Transport Routes Overlay	
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.*
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.*
PO 3.1	*Existing access points are designed to accommodate the type and volume of traffic likely to be generated by the development.*
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.*
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.*
Design	
PO 7.3	*Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.*
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.*
Transport, Access and Parking	
DO 1	*A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.*
PO 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.*
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.*
PO 1.4	*Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.*

<table>
<tr><td>PO 2.1</td><td>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.</td></tr>
<tr><td>PO 3.1</td><td>Safe and convenient access minimises impact or interruption on the operation of public roads.</td></tr>
<tr><td>PO 3.3</td><td>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</td></tr>
<tr><td>PO 3.5</td><td>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.</td></tr>
<tr><td>PO 4.1</td><td>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</td></tr>
<tr><td>PO 5.1</td><td>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.

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 – Off-Street Vehicle 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.

Table 1 – Off-Street Vehicle Parking Requirements:
<table>
<tr><td colspan="2">17 Adelaide Rd</td></tr>
<tr><td>Indoor Recreation Facility</td><td>4.5 spaces per 100m² of total floor area</td></tr>
<tr><td>Function Venue</td><td>No defined rate, however ‘Community Facility’ is considered an appropriate comparison and requires 0.2 spaces per seat or 10 spaces per 100m² of total floor area.</td></tr>
<tr><td>Cinema Complex</td><td>0.2 spaces per seat</td></tr>
<tr><td>Hotel</td><td>1 space per 2m² of total floor area in a public bar
1 space per 6m² of total floor area available to the public in a lounge or beer garden
1 space per 2 gaming machines
1 space per 3 seats in a restaurant.</td></tr>
<tr><td>Tourist Accommodation</td><td>1 space per accommodation unit / guest room.</td></tr>
<tr><td colspan="2">3 & 5 Dumas St</td></tr>
</table>
</td></tr>
</table>

	Library	*4 spaces per 100m² of floor area*
	Educational Facility	*Tertiary institution – 0.4 spaces per student based on the maximum number of students on the site at any time.*
	Community Facility	*10 spaces per 100m² of total floor area*
	Shop (no commercial kitchen)	*5 spaces per 100m² of gross leasable floor area.*
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.*	
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.*	
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.*	
PO 6.4	*Pedestrian linkages between parking areas and the development are provided and are safe and convenient.*	
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.*	
PO 6.6	*Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.*	

Relevant transport, access and car parking provisions seek safe and efficient access to and from the subject land, bearing in mind the nature and volume of vehicle movements generated by the proposed development. The Planning and Design Code further seeks that traffic movements occur within the boundaries of the land (loading, unloading and turning manoeuvres in particular) and that access to the site is available from an all-weather public road, while not impeding the flow of traffic in the road network.

Additionally, sufficient off-street car parking should be provided to meet the demands of the development. Of particular relevance to the proposed development is the shared nature of the car parking facilities and as such, it is expected that all land uses be complementary – generating peak demands at different times of the day or night.

In support of the application, the applicant has engaged CIRQA to provide a Traffic and Parking Report. Additional car parking figures have also been provided in a recent addendum to this report.

Existing Car Parking Facilities

The parking arrangements associated with the subject land, as well as the existing and proposed developments, are relatively complex. This is because the car parking area is shared (informally) across three main developments, broadly described as the TAFE SA facility, Mount Barker District Council Library and the Wallis Group Complex. As it currently stands, the TAFE SA site contains 135 car parks, the Library site contains 46 car parks and the Wallis Group Complex has 156 car parks. This provides an overall supply of 337 car parks across the subject land. This number will be reduced to 300 car parks should the Development Applications associated with the Wallis Group Complex be approved. More specifically, it is noted that the 'tourist accommodation DA' (this DA) will result in a net loss of 27 spaces while the separate 'cinema variation DA' will result in the loss of 10 spaces – a total reduction of 37 spaces over the Wallis Group land.

To formalise the parking arrangements described above, a Shared Use Parking Agreement has been prepared, which in essence, provides the TAFE, the Library and the Wallis Group Complex with reciprocal rights over the car parking area. It is understood that all three parties are working through finalising the Agreement and it is anticipated that the Agreement will be executed in due course.

Given that the car parking area will continue to be shared by the existing and proposed developments, it is necessary to consider the parking demands for the development site as a whole. With this in mind, CIRQA have provided a breakdown of car parking demand (see Table 1 below), which seeks to demonstrate the theoretical parking demand associated with the existing land uses on the site. The table assumes an occupancy of the Auchendarroch House and Oak & Iron Tavern that is consistent with a patron capacity of 1,100 people.

However, it is important to understand that the capacity of the Auchendarroch House and Oak & Iron Tavern is based on the health and safety requirements of the National Construction Code (applied via Building Rules Consent for DA 580/677/01) and have not been derived from a Planning Assessment for the purposes of car parking or gross leasable floor area.

Site Component	Land Use	Quantity	Unit	Parking Rate	Unit	Theoretical Requirement
Oak & Iron						
Bistro	Hotel (Rest.)	290	Seats	0.33	Per seat	96.67
Gaming	Hotel (Gaming)	32	Machines	0.5	Per machine	16
Auchendarroch House						
Robert Charles Room	Function (Rest.)	150	Persons	0.4	Per person	60
Billiard Room	Function (Rest.)	25	Persons	0.4	Per person	10
Oakfield Room	Function (Rest.)	25	Persons	0.4	Per person	10
Dining Room	Function (Rest.)	40	Persons	0.4	Per person	16
Ballroom	Function (Rest.)	50	Persons	0.4	Per person	20
Joanna's Room	Function (Rest.)	20	Persons	0.4	Per person	8
Lawn Area	Function (Rest.)	500	Persons	0.4	Per person	200
Entertainment Complex						
Cinema	Cinema	1272	Seats	0.2	Per seat	254.4
Balance of Site						
TAFE SA	Tertiary Institute	574	Enrolments	0.4	Per student	229.6
Library	Library	1322	Square metres	4	Per 100m²	52.88
Community Centre	Community Facility	150	Square metres	10	Per 100m²	15
					Total Required	991.88
					Existing Spaces	337
					Current Shortfall	654.88

Table 1 – Existing parking demand based on peak occupancy of the existing Auchendarroch House and Oak & Iron Tavern.

Car Parking Requirements for Proposed Development

Through this proposal (and corresponding cinema complex application), the development will result in an increase to the number of land uses and gross leasable floor area across the subject land and as such, a theoretical increase in car parking demand. Through the encroachment of the proposed development, the existing car parking facility will be reduced to 300 car parking spaces (down from 337).

Based on the requirements of Transport, Access and Parking Table 1 – General Off-Street Car Parking Requirements), the proposed developments will have the following impacts on car parking:

- Tourist Accommodation
  - The proposed tourist accommodation building comprises 100 rooms, which triggers a requirement for 100 car parking spaces. As the construction of this facility would require the removal of 27 existing car parking spaces, the shortfall resulting from this application would increase by 127 spaces.
- Cinema modifications (subject to separate application)
  - For a cinema complex, the Planning and Design Code seeks the provision of 0.2 car parking spaces per cinema seat. The current cinema complex comprises 1,272 seats and theoretically requires 254.4 car parks.
  - As detailed in the cinema complex application, the number of cinema seats is to be reduced from 1,272 seats to 902, a reduction of 370 seats. Based on a parking rate of 0.2 spaces per seat for a cinema complex, removal of the two cinemas and associated seating will equate to a 'credit' of 74 parking spaces, reducing the total cinema demand to 180.4 car parks.
- Recreation facility (subject to separate application)
  - Indoor recreation facilities require the provision of 4.5 car parking spaces per 100m^2 of total floor area. Based on a total floor area of 1,140m^2, the proposed indoor recreation facility requires 51.3 car parking spaces.
- Function venue (subject to separate application)
  - Table 1 – General Off-Street Car Parking Requirements does not prescribe a parking rate for a function venue. As such, the closest representative land use has been adopted for the purposes of this assessment (restaurant with commercial kitchen), which prescribes a parking rate of 0.4 spaces per seat.
  - CIRQA's documentation assumes provision of 300 seats in the proposed function venue, resulting in a theoretical parking demand of 120 car parking spaces.
  - This figure is at odds with the proposed floor plan, which shows a seating area for 360 seats (requiring 144 car parking spaces).

Combined, the separate cinema complex application would comprise a net short-fall of some 107.3-131.3 spaces after factoring in the loss of 10 existing car parking spaces. Together with the tourist accommodation application, this would result in a total additional shortfall of approximately 234.3-258.3 spaces.

Car Parking Analysis and Justification

The application includes a detailed traffic and car parking analysis, which seeks to address the car parking shortfall by proposing to limit the occupancy limits across the development. For example, the occupancy limits across the Auchendarroch and Oak & Iron Tavern are proposed to be reduced from 1,100 people to 500 – a total reduction of 600 patrons. Based on a 'restaurant' parking rate of 0.4 spaces per seat, the proposed reduction of 600 people would equate to 240 parking spaces – cancelling out the shortfall calculated above.

The following table provides a practical application of these figures – demonstrating that the theoretical parking demand could be equal to (or less than) the existing situation:

Site Component	Land Use	Quantity	Unit	Parking Rate	Unit	Theoretical Requirement
Oak & Iron						
Bistro	Hotel (Rest.)	190	Seats	0.33	Per seat	63.33
Gaming	Hotel (Gaming)	32	Machines	0.5	Per machine	16

Auchendarroch House						
Robert Charles Room	Function (Rest.)	150	Persons	0.4	Per person	60
Billiard Room	Function (Rest.)	25	Persons	0.4	Per person	10
Oakfield Room	Function (Rest.)	25	Persons	0.4	Per person	10
Dining Room	Function (Rest.)	40	Persons	0.4	Per person	16
Ballroom	Function (Rest.)	50	Persons	0.4	Per person	20
Joanna's Room	Function (Rest.)	20	Persons	0.4	Per person	8
~~Lawn Area~~	~~Function (Rest.)~~	~~0~~	~~Persons~~	~~0.4~~	~~Per person~~	~~0~~
Entertainment Complex						
Cinema	Cinema	902	Seats	0.2	Per seat	180.4
Function	Function (Rest.)	300	Seats	0.4	Per seat	120
Indoor Recreation	Indoor Rec Facility	1140	Square metres	4.5	Per m²	51.3
Balance of Site						
TAFE SA	Tertiary Institute	574	Enrolments	0.4	Per student	229.6
Library	Library	1322	Square metres	4	Per 100m²	52.88
Community Centre	Community Facility	150	Square metres	10	Per 100m²	15
					Total Required	988.55
					Existing Spaces	337
					Hotel	-27
					Cinema Complex	-10
					Proposed Shortfall	651.55

Table 2 – Proposed parking demand based on reduced occupancy limits in the Auchendarroch House and Oak & Iron Tavern.

Notwithstanding, basing this assessment on occupancy rates alone may be somewhat challenging, as both development applications still introduce additional land uses and gross leasable floor area to the subject land. Based on the car parking surveys presented in the CIRQA report, it is clear that the existing activities are operating at occupancy rates far less than the limits applied through the historic Building Rules Consent (DA 580/677/01).

For example, on the surveyed Friday night (Valentines Day) the Oak & Iron Tavern sold some 253 meals, suggesting a conservative peak occupancy of 253 patrons (assuming one meal per patron). No functions were occurring in the Auchendarroch House, meaning a total occupancy rate of 23% was reached. It was also advised that some 536 cinema tickets were sold this day. Assuming at least 450 of these patrons were present in the cinema at the same time, a 35% occupancy was reached. It was during this time that the existing shared car parking area reached a near 80% capacity – reflecting a car parking rate of some 0.37 spaces per person. With additional land uses attracting patrons to the site, total capacity could be reached within the proposed car park more frequently.

While the theoretical parking demand suggests that the existing and proposed developments have a significant shortfall in off-street car parking supply, many of the existing land uses are complementary in nature – reaching peak occupancy at different times of the day / night. This has been historically demonstrated as the subject land rarely (if ever) experiences significant overflows of car parking in to the local road network. In addition to their complementary nature, this may also suggest that these land uses are rarely operating at their expected capacities, meaning any additional land uses may result in additional demand regardless of any reduction in occupancy rates.

Assessed in isolation (without factoring in any reduction to existing on-site occupancy limits), successfully accommodating the proposed tourist accommodation building on the land would be unlikely, particularly as over-night car parking rates may directly conflict with peaks reached in both the existing hotel and function venue and cinema complex. However, reducing the total

occupancy rate for the Auchendarroch House and Oak & Iron Tavern to 500 patrons could suitably counteract this. A corresponding condition has been recommended to ensure this reduction is enforceable.

Notwithstanding, the car parking argument presented in this development application, utilising a reduced occupancy limit while increasing gross leasable floor area across the site, is a finely balanced one. There still remains a chance that the site will be significantly undersupplied on days of peak occupancy and as such, the requirement for car parking must be carefully considered against the various other assessment criteria of the Planning & Design Code.

Vehicle Access and Manoeuvring

In terms of the proposed access arrangements, vehicle movements and car park design, it is noted that:

- Service and delivery vehicles (up to a maximum length of 11 metres), can safely and efficiently access the development site;
- A new access point (egress only) will be constructed approximately 15 metres to the south-west of the existing main access to facilitate the exit movements of light (passenger and service vehicles);
- The existing loading area near the cinema complex will continue to be used for deliveries and waste collection with turn paths provided by the applicant's Traffic Consultant indicating that 11 metre long trucks can safely manoeuvre through the car park and around the proposed hotel before exiting via the new crossover to Dumas Street;
- While the service vehicles will not be separated from passenger vehicles and the car park, this reflects the existing situation and, according to the applicant's Planning Consultant, will be managed to ensure that deliveries and waste collection do not occur during peak trading periods;
- The applicant's Traffic Consultant has advised that the new and altered car parking spaces will comply with the various requirements of the Australian Standards;
- Based on modelling of the anticipated traffic movements, the applicant's Traffic Consultant has advised that the additional traffic forecast to be generated by the proposed development would be readily accommodated within the broader road network.

It is acknowledged that the works to the existing car park will satisfy the requirements of relevant Australian Standards and that Transport, Access and Parking PO's 6.1; 6.2; 6.5 and 6.6 have been satisfied. The local road network is considered capable of accommodating any increase in traffic movements from the site and pedestrian accessibility through the carpark will also be improved through the installation of a new pedestrian link between Dumas St and the Cinema complex.

Interface between Land Uses

Design	
PO 10.1	*Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.*
PO 10.2	*Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.*
Interface between Land Uses	
DO 1	*Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
PO 2.1	*Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an*

	adjacent zone primarily for sensitive receivers through its hours of operation having regard to: *(a) The nature of the development* *(b) Measures to mitigate off-site impacts* *(c) The extent to which the development is desired in the zone* *(d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*
PO 4.1	*Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*
PO 4.4	*External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.*
PO 4.6	*Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.*
PO 5.2	*Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:* *(a) Incorporating appropriate treatment technology before exhaust emissions are released* *(b) Locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.*
PO 6.1	*External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*
Open Space and Recreation	
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.*

In terms of the Interface between Land Uses provisions of the Planning and Design Code, it is noted that the development site is a considerable distance from the nearest sensitive receiver (which is located more than 200 metres to the west). Further, the proposed tourist accommodation will not increase the intensity of activities occurring on the site to such an extent that they will create an adverse impact on the nearest sensitive receiver. More specifically, the tourist accommodation does not propose any particular activities (such as function venues or bars) which could generate additional noise. Further, with the exception of the additional egress to Dumas Street, the vehicle movements (service and passenger) will remain very similar to the existing situation and won't create additional adverse impacts on sensitive receivers.

While the proposed tourist accommodation will include internal and external lighting, given the distance to the nearest sensitive receiver, the lighting is unlikely to result in any adverse impacts.

With the above in mind, the proposed development has appropriately addressed the Interface between Land Uses provisions of the Planning and Design Code.

Environment

Native Vegetation Overlay

DO 1	*Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.*
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.*
Regulated and Significant Tree Overlay	
DO 1	*Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.*
PO 1.1	*Regulated trees are retained where they:* *(a) Make an important visual contribution to local character and amenity* *(b) Are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species, and/or* *(c) Provide an important habitat for native fauna.*
PO 1.2	*Significant trees are retained where they:* *(a) Make an important contribution to the character or amenity of the local area* *(b) Are indigenous to the local area and are listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species* *(c) Represent an important habitat for native fauna* *(d) Are part of a wildlife corridor of a remnant area of native vegetation* *(e) Are important to the maintenance of biodiversity in the local environment* *(f) Form a notable visual element to the landscape of the local area.*
PO 1.4	*A tree damaging activity in connection with other development satisfies all of the following:* *(a) It accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible* *(b) In the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree damaging activity occurring.*
PO 2.1	*Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.*
River Murray Tributaries Protection Area Overlay	
DO 1	*Sustainable water use and conservation of riverine environments within the River Murray Tributaries area.*
PO 1.2	*All development, but in particular development involving any of the following:* *(a) Activities requiring irrigation* *(b) Aquaculture* *(c) Commercial forestry* *(d) Horticulture* *(e) Industry* *(f) Intensive animal husbandry* *has lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.*
Design in Urban Areas	

PO	*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.*
PO 5.1	*Development is sited and designed to maintain natural hydrological systems without negatively impacting:* *(a) The quantity and quality of surface water and groundwater* *(b) The depth and directional flow of surface water and groundwater* *(c) The quality and function of natural springs.*
PO 14.1	*Development minimises detrimental micro-climatic impacts on adjacent land and buildings.*
Site Contamination	
PO 1.1	*Ensure land is suitable for use when land use changes to a more sensitive use.*

From an environmental perspective, it is noted that the proposed development involves the removal of a Regulated Tree. While the tree is indigenous to the local area, its siting within an existing car park (rather than a public reserve) reduces its value from an environmental perspective. Also, from a practical perspective, the tree is not particularly suitable to be located within car parks.

Within the above in mind, and given that the Council's Urban Forest Officer has concluded that the retention of the tree is not warranted at the expense of the overall development, its removal is considered acceptable. In saying this, it is noted that proposed development is considered reasonable and is generally consistent with the Community Facilities Zone. Further, the applicant has demonstrated that the retention of the tree would unreasonably restrict the proposed development, and that alternative design solutions are not available.

Infrastructure

Urban Transport Routes Overlay	
PO 7.1	*Access points are designed to minimise negative impact on roadside drainage of water.*
Design	
PO 7.7	*Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.*
PO 42.1	*Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.*
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.*
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.*
Infrastructure and Renewable Energy Facilities	
PO 11.1	*Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.*
PO 12.1	*Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use…*

In response to the 'infrastructure' provisions of the Planning and Design Code, it is noted that the applicant has provided a Stormwater Management Plan which appropriately addresses the management of stormwater across the development site. It is also noted that the Stormwater

Management Plan has been reviewed and accepted by the Council's Engineers. Further, given that the proposed development is connected to an appropriate water supply and waste disposal service, it appropriately responds to the relevant provisions of the Planning and Design Code.

Hazards

Hazards (Bushfire – Medium Risk) Overlay	
DO 1	*Development, including land division responds to the medium level of bushfire risk and potential for ember attack and radiant heat by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property taking into account the increased frequency and intensity of bushfires as a result of climate change.*
PO 1.1	*Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.*
PO 2.1	*Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.*
PO 5.3	*Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.*

From a bushfire hazards perspective, it is noted that the proposed development seeks to establish a new building within an existing substantial complex comprising function venues and cinemas. Also, the proposed development is not located close to an area that may pose an unacceptable bushfire risk, nor does it rely on fire tracks as a means of evacuation or access for fire-fighting vehicles. On this basis, the development satisfies the Hazards (Bushfire – Medium Risk) Overlay.

Site Contamination

Site Contamination	
DO 1	*Ensure land is suitable for the proposed use in circumstances where it is, or may have been, subject to site contamination.*
PO 1.1	*Ensure land is suitable for use when land use changes to a more sensitive use.*

Given that the proposed tourist accommodation represents a change to a more sensitive use on the land, a preliminary site investigation (PSI) prepared by GAMA Environmental Pty Ltd was provided with the application. As a result of these investigations GAMA considers the site suitable for the proposed use and has submitted a Site Contamination Declaration Form which confirms that:

- A potentially contaminating activity is not known to have occurred on the subject land; and
- A class 1 activity is not known to have occurred on adjacent land.

Accordingly, the proposed development satisfies the Site Contamination provisions of the Planning and Design Code.

8. CONCLUSION

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. More

specifically, the development represents a high-quality design which successfully integrates with the existing hotel, function centre and cinema complex while also protecting the heritage values of the State Heritage Place. Further, the proposed land use will complement the existing recreational facilities on the land as sought by the Community Facilities Zone while also complementing the existing and proposed function venues located on the site.

With the assistance of the Council, the applicant has sought to address the car parking challenges of the subject land through the preparation of a Shared Use Deed and by restricting the capacity of the various function venues to a maximum of 800 people. This will provide an acceptable 'buffer' while also allowing for the concurrent function venue and indoor recreation facility development to proceed without negatively impacting the parking supply.

With the above in mind, it is considered that the proposed development has appropriately addressed the relevant provisions of the Planning and Design Code.

9. 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 URPS for the partial demolition of existing car park, including removal of one (1) regulated tree (*Eucalyptus viminalis ssp. viminalis*) and construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping at 17 Adelaide Road, Mount Barker as detailed in Application ID: 25007294 subject to the following conditions, reserved matters and advisory notes:

RESERVED MATTERS

The following information shall be submitted for further assessment and approval by the Council Assessment Panel as reserved matter pursuant to Section 102(3) of the *Planning, Development and Infrastructure Act 2016* (the Act):

1. Updated floor plans associated with the existing hotel and function venue facility (Auchendarroch House and Oak & Iron Tavern), showing:
    - An amended seating layout showing an occupancy of no greater than 500 people in accordance with Parking Table 'Method 2', supplied by CIRQA.
    - Floor areas associated with all existing areas of the building.

Pursuant to Section 102(1) of the Act, the Council Assessment Panel reserves its decision on the form and substance of any further conditions of planning consent that it considers appropriate to impose in respect of the reserved matters set out above. The Council Assessment Panel resolves to delegate the power to assess and determined specified reserved matters, including the power to impose further conditions of planning consent pursuant to Section 127(1) of the Act, to the Assessment Manager.

CONDITIONS

Council conditions

Condition 1
The development herein approved shall be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions. Relevant approved documentation includes:

- Location Plan – Walter Brooke Project 23-0654 – Drawing DA-H-01 – Revision D – Dated 04 Aug 2025
- Site Plan – Walter Brooke Project 23-0654 – Drawing DA-H-02 – Revision D – Dated 04 Aug 2025
- Ground Floor Plan – Walter Brooke Project 23-0654 – Drawing DA-H-03 – Revision D – Dated 04 Aug 2025
- Typical Level 1-4 Plan – Walter Brooke Project 23-0654 – Drawing DA-H-04 – Revision D – Dated 04 Aug 2025
- Roof Plan – Walter Brooke Project 23-0654 – Drawing DA-H-05 – Revision D – Dated 04 Aug 2025
- Existing Site and Demolition Plan – Walter Brooke Project 23-0654 – Drawing DA-H-10 – Revision D – Dated 04 Aug 2025
- Elevations – Walter Brooke Project 23-0654 – Drawing DA-H-20 – Revision C – Dated 04 Aug 2025
- Elevations – Walter Brooke Project 23-0654 – Drawing DA-H-21 – Revision C – Dated 04 Aug 2025
- Section 1 – Walter Brooke Project 23-0654 – Drawing DA-H-30 – Revision C – Dated 04 Aug 2025
- 3D Impression 1 – Walter Brooke Project 23-0654 – Drawing DA-H-31 – Revision C – Dated 04 Aug 2025
- 3D Impression 2 – Walter Brooke Project 23-0654 – Drawing DA-H-32 – Revision C – Dated 04 Aug 2025
- 3D Impression 3 – Walter Brooke Project 23-0654 – Drawing DA-H-33 – Revision C – Dated 04 Aug 2025
- Planning Report – URPS – Ref: 24ADL-1017 – Revision 3 - Dated 22 Apr 2025
- Response to RFI – URPS – Ref: 24ADL-1017 – Dated 19 May 2025
- Stormwater Management Plan – WGA Engineers – Ref: WGA250158-RP-CV-0002_B – Revision B - Dated 12 May 2025
- Traffic and Parking Report – CIRQA – Ref: 24673 – Version 1.2 – Dated 15 Aug 2025
- Letter from CIRQA – Ref: 24673|TAW – Dated 24 Sep 2025
- Waste Management Plan – Rawtec – Project: Wallis Hotel Redevelopment Mount Barker, SA – Version 1.1 – Dated 18 Mar 2025
- Arboricultural Impact Assessment – Arborman Tree Solutions – Ref: ATS7993-017AdeRdHotDIR – Dated 14 Mar 2025
- Preliminary Site Investigation – Gama Environmental Pty Ltd – Job: 250208E – Dated 27 Feb 2025
- Response to Representations – URPS – Ref: 24ADL-1017 – Dated 20 Aug 2025.

Condition 2
The existing hotel and function venue facility (Auchendarroch House and Oak & Iron Tavern) shall have a reduced combined occupancy limit of 500 patrons at any given time.

Condition 3
Tree Protection Zones (TPZs) are to be erected for all regulated and/or significant trees to be retained (identified in the Arboricultural Impact Assessment by Arborman Tree Solutions) for the duration of construction (including any associated earthworks). This must:

- Consist of solid, chain mesh, steel or similar fabrication with posts at a maximum 3.0m intervals located to contain the area of the TPZ affected;
- Incorporate on all sides a clearly legible sign displaying the words 'Tree Protection Zone';
- Be a minimum of 1.8 metres in height;

- Be fixed in place to prevent any unauthorised movement within the zone; and
- Ensure no materials are to be stored within this zone.

Condition 4
The following activities shall not be allowed, caused, suffered or permitted to occur within the Tree Protection Zone (TPZ) of the regulated and/or significant trees to be retained, outside of the extent of the building footprint:

- Building work (Verandahs, pergola or similar structures utilizing non-invasive construction techniques such as hand digging may be appropriate if approved by Council.
- Trenching for the installation of underground services/pipes unless non-invasive methods such as directional boring are utilised.
- Paving or other impervious objects (such as a water feature) unless agreed in writing beforehand by Council. Tree sensitive pavement techniques may be appropriate if approved by Council.
- Any vehicles or machinery.
- Storage of material, building rubble, construction materials, equipment or temporary buildings/structures.
- Excavating or digging of any form, unless agreed in writing beforehand by Council.
- Fencing except post and rail construction.
- Placement of additional soil or removal of soil unless agreed in writing beforehand by Council.
- Scaffold supports required within the protection zone are to be placed on planks or boards of a suitable thickness.
- Changes to natural ground level.

Condition 5
A Traffic Control Plan and supporting Traffic Impact Statement shall be provided to Council's satisfaction prior to the granting of Development Approval.

Condition 6
Deliveries and waste collection shall be undertaken by a service vehicle no greater than 11m in length and occur outside of the site's peak trading hours to prevent conflict with passenger vehicle movements.

Condition 7
Waste management shall occur in accordance with the Waste Management Plan prepared by Rawtec and should:

- Comprise three waste streams, including general waste, comingled recycling and organics recycling.
- Include a total waste storage volume of approximately 6,700 litres.
- Require no more than five (5) collections per week.
- Comprise bins and signage that meet the Australian Standard for Mobile Waste Containers (AS 4123.7-2006 Mobile Waste Containers).

Condition 8
Areas used for the storage of waste refuse bins must be:

a) Designed to contain all wastewater within a bunded and roofed area to exclude the entry of external surface stormwater run-off
b) Paved with an impervious material
c) Designed to drain wastewater to either:
    i. a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or
    ii. a holding tank and its subsequent removal off-site on a regular basis.

d) Appropriately contained, stored, managed and screened from public view to not cause a visual impact or odour impact.

Condition 9
All vehicle car parks, driveways, vehicle entry and manoeuvring areas must be designed, constructed and maintained in accordance with Australian Standards (AS/NZS 2890.1:2004 and AS/NZS 2890.6.2022)

Condition 10
Replacement trees must be planted within 12 months of months of completion of the development at the following rates:

i. if the development relates to a regulated tree—2 trees to replace a regulated tree; or
ii. if the development relates to a significant tree—3 trees to replace a significant tree;

Replacement trees cannot be within a species specified under regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017, and cannot be planted within 3 metres of an existing dwelling or in-ground swimming pool.

Prior to the planting of replacement trees, the applicant is required to provide a planting plan, showing the location and species of trees to be planted to the satisfaction of Council. For advice regarding the most appropriate species and location of replacement trees, please contact Council's Urban Forest Officer on (08) 8391 7200.

ADVISORY NOTES

Council Advisory Notes

Advisory Note 1
Any person proposing to undertake building work within the Mount Barker District Council 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. If you have any queries please contact Council on 8391 7200.

Advisory Note 2
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.

Advisory Note 3
Any pruning required to existing street trees shall be undertaken under the guidance of Council's Urban Forest Officer. Any necessary approvals or permits shall be granted prior to any pruning works occurring. For example, pruning of the existing English Oak Tree to the corner of Adelaide Road and Druids Avenue may require a Development Approval as this tree forms part of a Local Heritage Place. Please contact Council's Urban Forest Officer on (08) 8391 7200 to discuss further.

Advisory Note 4
Effective measures are to be implemented during the construction of the development in accordance with this consent to:

- Prevent silt and water run-off from the land to adjoining properties, roads and drains;
- Control dust arising from the construction and other activities, so as not to, in the opinion of Council, be a nuisance to residents or occupiers on adjacent or nearby land;
- Ensure that soil or mud is not transferred onto the adjacent roadways by vehicles leaving the site;

- Ensure that all litter and building waste is contained on the subject site in a suitable bin or enclosure; and
- Ensure that no sound is emitted from any device, plant or equipment or from any source or activity to become an unreasonable nuisance, in the opinion of Council, to the occupiers of adjacent land.

This will ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.

Advisory Note 5
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 consent does not override the authority of any encumbrance or easement that might be present on the land.

Advisory Note 6
The proposed development is required to be connected to an approved wastewater management system (includes new or alterations to existing on-site systems, sewer systems and associated underfloor plumbing). A wastewater management system should be approved by Council prior to the commencement of construction.

Advisory Note 7
GMB Water advise that:

a. The proposed development is acceptable to connected to the Mount Barker Wastewater Network. The developer is required to establish a connection at a mutually agreed-upon point.
b. Connection to the sewer system is mandatory. Septic tank systems are not a preferred servicing method and any existing septic tanks on the property must be decommissioned in accordance with relevant standards.
c. A Trade Waste Application must be lodged with and approved by the GMB Water prior to the commencement of any work.
d. The developer will be required to pay the applicable augmentation and/or infrastructure charges to accommodate the increased wastewater load on the network resulting from this development.
e. Approval for all internal drainage works (plumbing) must be obtained from SA Health. Furthermore, mandatory inspections of these works must be scheduled with Mount Barker District Council at the appropriate stages of construction.

Advisory Note 8
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.

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

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

Advisory Note 9
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).

Advisory Notes imposed by the Minister responsible for the administration of the *Heritage Places Act 1993* under Section 122 of the Act

Advisory Note 10
Please note the following requirements of the *Aboriginal Heritage Act 1988.*

(a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Advisory Note 11
Please note the following requirements of the *Heritage Places Act 1993.*

(a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.
(b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works. For further information, contact the Department for Environment and Water.

Address: **17 ADELAIDE RD MOUNT BARKER SA 5251**

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



Property Zoning Details

Zone

Community Facilities

Overlay

Advertising Near Signalised Intersections
Hazards (Bushfire - Medium Risk)
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
State Heritage Place *(16106)*
Traffic Generating Development
Urban Transport Routes
Water Resources

Local Variation (TNV)

Concept Plan *(Concept Plan 3 - Mount Barker and Littlehampton)*

Development Pathways

- Community Facilities

1. Accepted Development
   Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Brush fence
   - Building alterations
   - Building work on railway land
   - Educational facility
   - Partial demolition of a building or structure
   - Private bushfire shelter
   - Protective tree netting structure
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Swimming pool or spa pool and associated swimming pool safety features
   - Water tank (above ground)
   - Water tank (underground)

2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Advertisement
   - Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed
   Performance Assessed development types listed below are those for which the Code identifies relevant policies.
   Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

   - Advertisement
   - Consulting room
   - Demolition
   - Office
   - Retaining wall
   - Tree-damaging activity

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

Part 2 - Zones and Sub Zones

Community Facilities Zone

Assessment Provisions (AP)

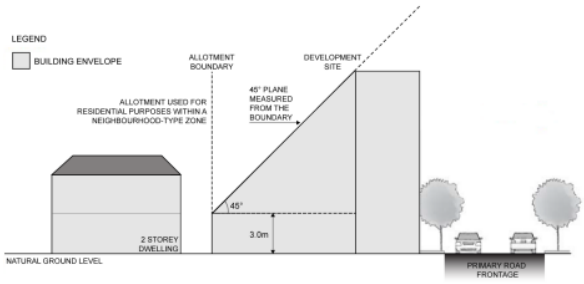
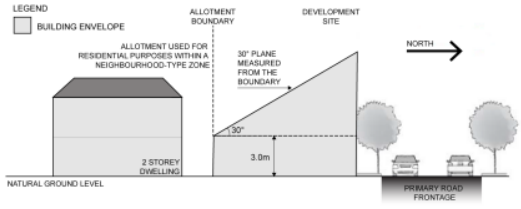
Desired Outcome (DO)

Desired Outcome	
DO 1	Provision of a range of community, educational, recreational and health care facilities.

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 Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Cemetery (b) Child care facility (c) Community facility (d) Consulting room (e) Educational facility (f) Emergency services facility (g) Health care facility (h) Hospital (i) Indoor recreation facility (j) Library

	(k) Office associated with community service (l) Place of worship (m) Recreation area (n) Shop
PO 1.2 Shops including restaurants are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.2 Shop gross leasable floor area does not exceed 250m^2.
PO 1.3 Offices are of a scale that is subordinate to the principal community use of land.	DTS/DPF 1.3 Office gross leasable floor area does not exceed 250m^2.
PO 1.4 Integration and coordination of land uses to enhance the accessibility and efficiency of service delivery.	DTS/DPF 1.4 None are applicable.
PO 1.5 Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.	DTS/DPF 1.5 None are applicable.
PO 1.6 Community facilities are designed to encourage flexible and adaptable use of open space and facilities for a range of uses over time.	DTS/DPF 1.6 None are applicable.
PO 1.7 Expansion of existing community services such as educational facilities, community facilities and child care facilities in a manner which complements the scale of development envisaged by the desired outcome for the neighbourhood.	DTS/DPF 1.7 Alteration of or addition to existing educational facilities, community facilities or child care facilities where all the following are satisfied: (a) set back at least 3m from any boundary shared with a residential land use (b) building height not exceeding 1 building level (c) the total floor area of the building not exceeding 150% of the total floor area prior to the addition/alteration (d) development satisfies Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number.
Building Height and Setbacks	
PO 2.1 Building height is consistent with the maximum height expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally consistent with the prevailing character of the locality and height of nearby buildings.	DTS/DPF 2.1 Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s): In relation to DTS/DPF 2.1, in instances where: (a) more than one value is returned in the same field, refer to the *Maximum Building Height (Levels) Technical and Numeric Variation* layer or *Maximum Building Height (Metres) Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) only one value is returned (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other (c) no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.

PO 2.2 Buildings mitigate the visual impacts of massing on residential development within a neighbourhood-type zone.	DTS/DPF 2.2 Except in the St Andrews Hospital Precinct Subzone and the part of the WHC and Memorial Hospital Precinct Subzone north of Kermode Street, buildings constructed within a building envelope provided by a 45 degree plane measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the street boundary): 
PO 2.3 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 2.3 Buildings on sites with a southern boundary adjoining the an allotment boundary used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): 
PO 2.4 Buildings are set back from all boundaries (other than street boundaries) to minimise impacts on neighbouring residential properties, including access to natural light and ventilation	DTS/DPF 2.4 Buildings are set back a minimum 3m from all boundaries where the subject land abuts an allotment used for residential purposes, except where the development abuts the wall of an existing or simultaneously constructed building on the adjoining land.
PO 2.5 Buildings on an allotment fronting a road that is not a State Maintained Road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 2.5 None are applicable.
Advertisements	
PO 3.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 3.1 Freestanding advertisements:

	(a) do not exceed 2m in height (b) do not have a sign face that exceeds $2m^2$ per side.
Concept Plans	
PO 4.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 4.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 3 - Mount Barker and Littlehampton In relation to DTS/DPF 4.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) child care facility (c) community facility (d) educational facility (e) protective tree netting structure (f) recreation area.	Except development that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1 or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 2.2 2. Community Facilities Zone DTS/DPF 2.3.
3. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan	None specified.

(b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
4. Consulting room.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
5. 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).
6. Office.	Except office that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.3 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that exceeds the maximum building height specified in Community Facilities Zone DTS/DPF 2.1, or is on a Catalyst Site in the St Andrews Hospital Precinct Subzone and exceeds the maximum building height in Community Facilities Zone DTS/DPF 2.1 that applies to development not on a Catalyst Site, or does not satisfy any of the following: 1. Community Facilities Zone DTS/DPF 1.2 2. Community Facilities Zone DTS/DPF 2.2 3. Community Facilities Zone DTS/DPF 2.3.
9. Telecommunications facility.	Except telecommunications facility that: 1. is within 50m of a neighbourhood-type zone or 2. exceeds 30m in height or

	3. is on a site that is adjacent land to a site (or land) used for residential purposes.

Placement of Notices - Exemptions for Performance Assessed Development
None specified.

Placement of Notices - Exemptions for Restricted Development
None specified.

Part 3 - Overlays

Advertising Near Signalised Intersections Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Provision of a safe road environment by reducing driver distraction at key points of conflict on the road.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Advertisements Near Signalised Intersections	
PO 1.1 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 1.1 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

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
Advertisement or advertising hoarding that: (a) is within 100m of a: (i) signalised intersection or	Commissioner of Highways.	To provide expert technical assessment on potential risks relating to pedestrian and road safety which may arise	Development of a class to which Schedule 9 clause 3 item

(ii) signalised pedestrian crossing and (b) will: (i) be internally illuminated or (ii) incorporate a moving or changing display or message or (iii) incorporate a flashing light.		from advertisements near intersections.	21 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	

PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road

	(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)

	(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

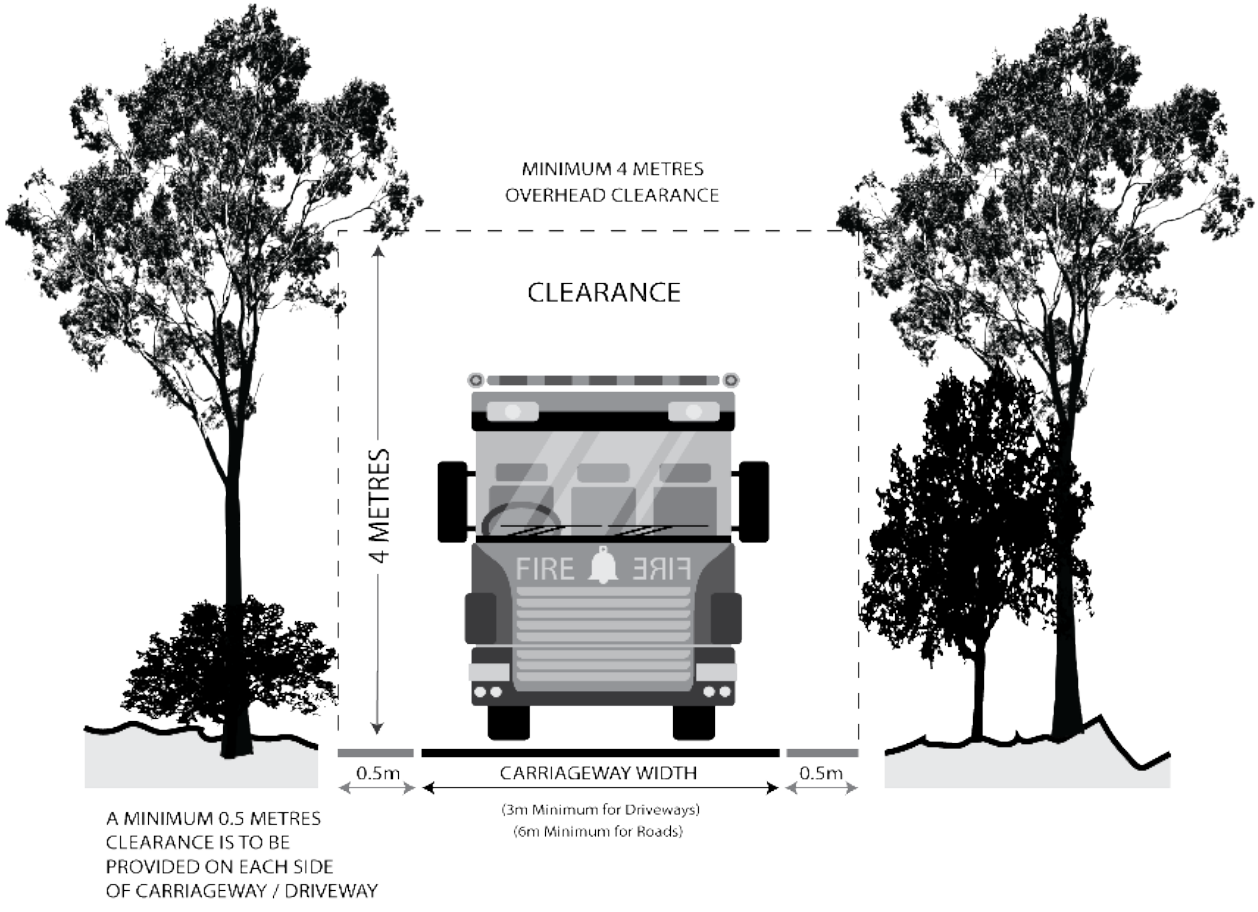
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

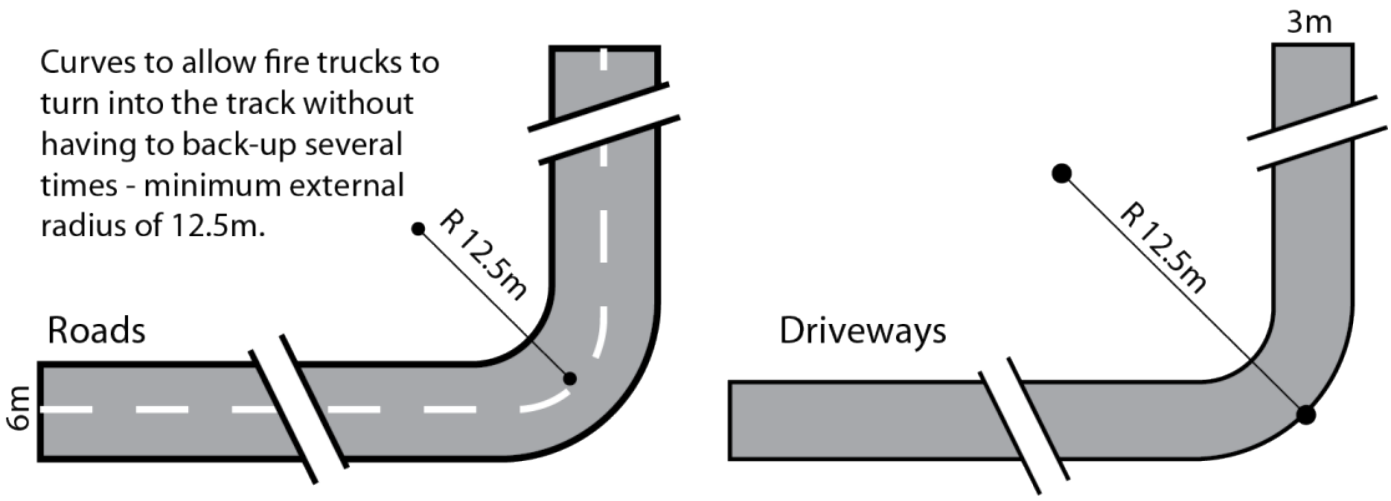


Figure 3 - Full Circle Turning Area

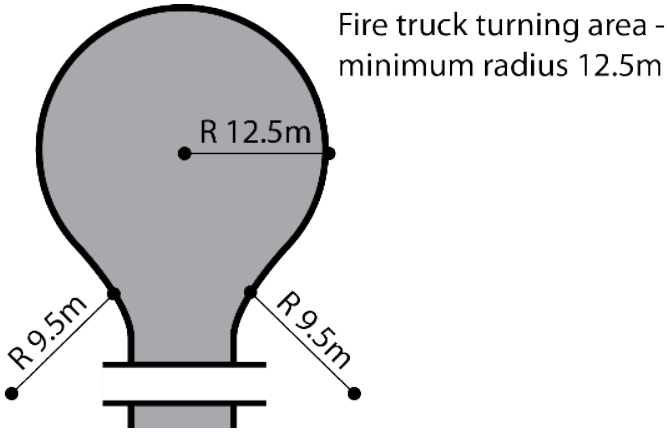
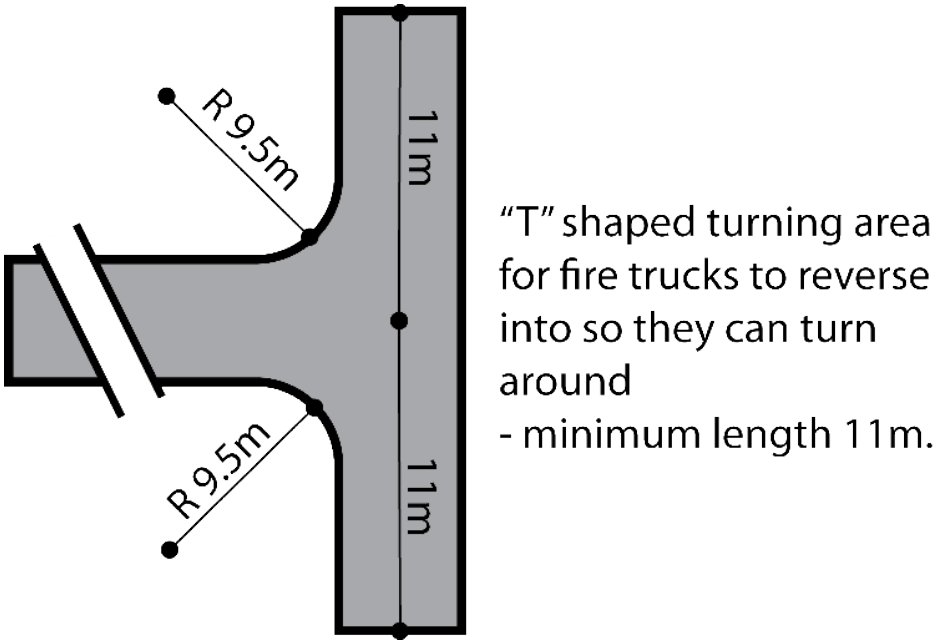


Figure 4 - 'T' or 'Y' Shaped Turning Head



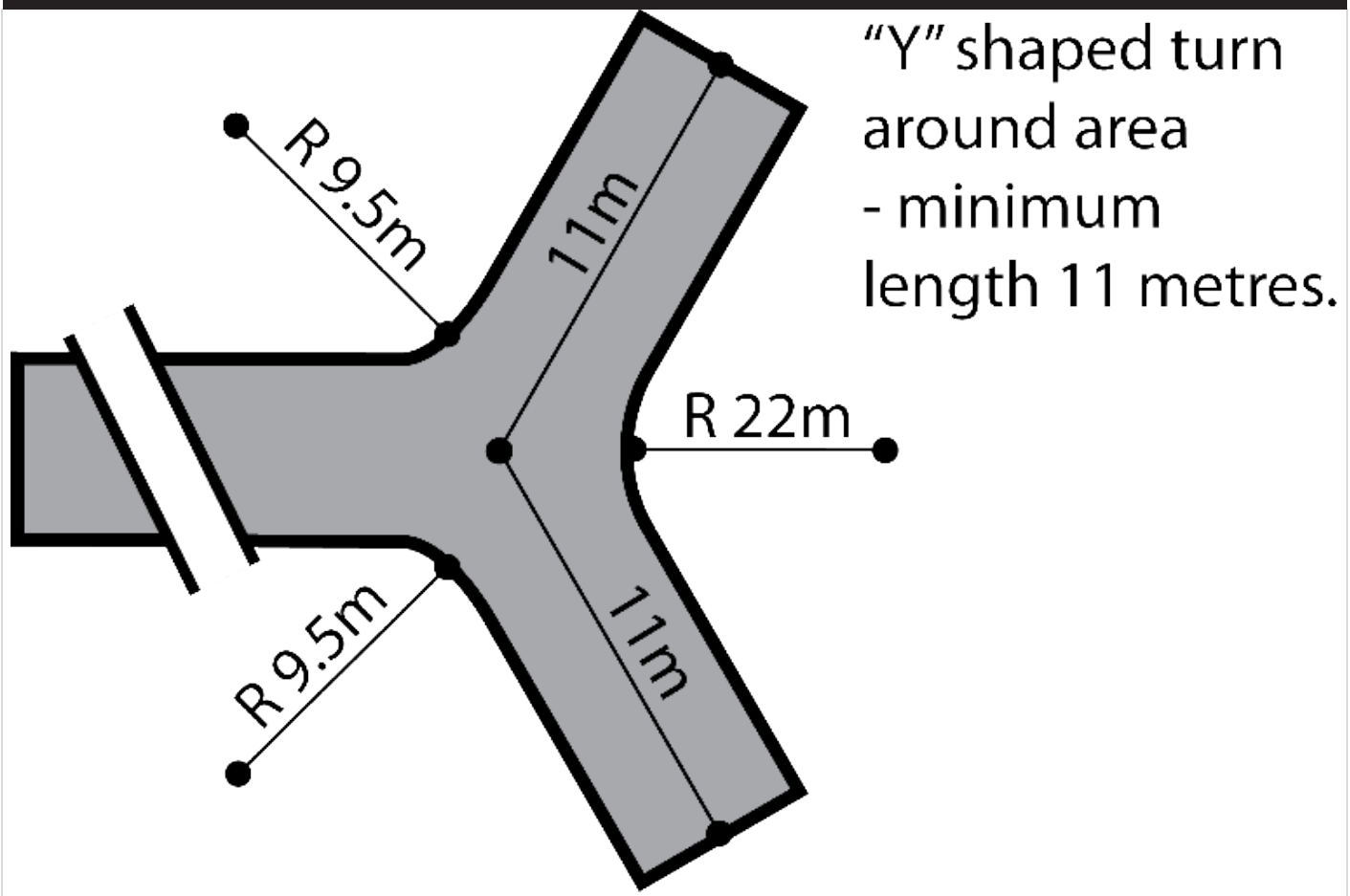
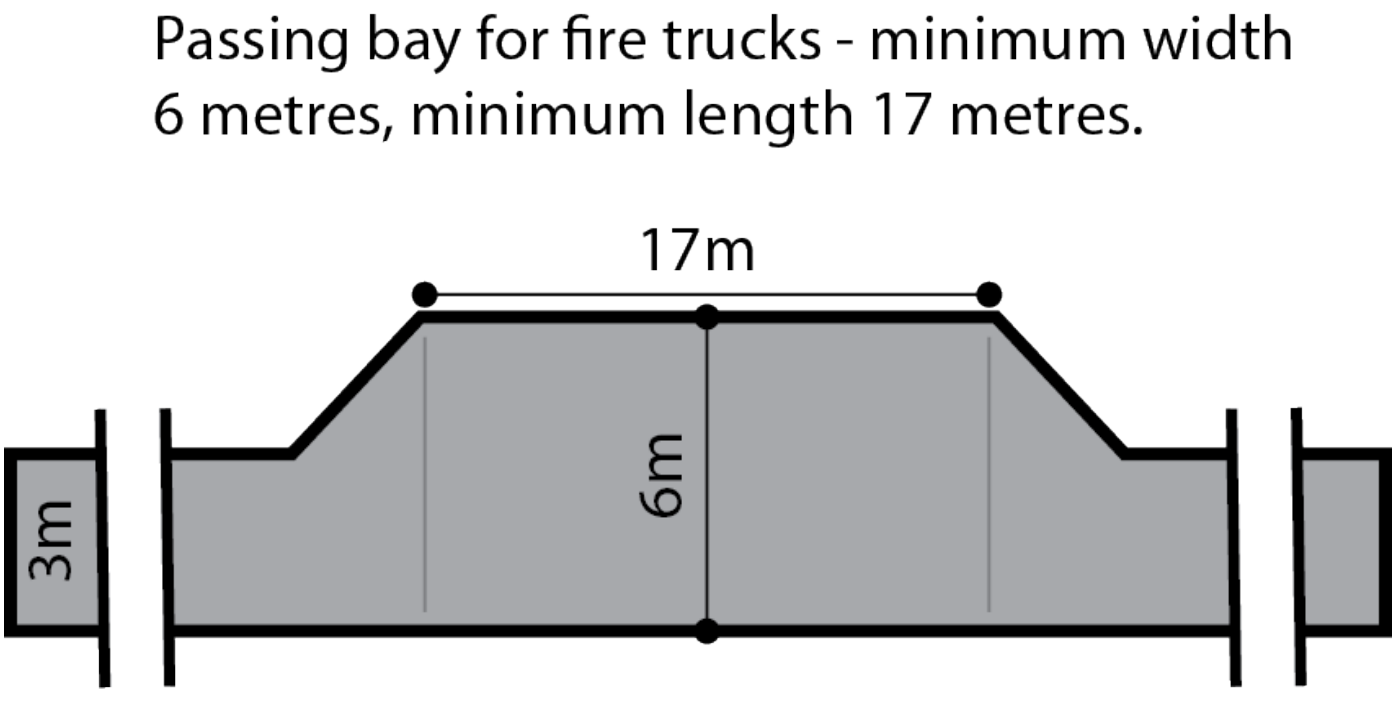


Figure 5 - Driveway Passing Bays



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
PO 1.1 All development, but in particular development involving: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.

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 that require, or may require water to be taken from the River Murray within the meaning of the *River Murray Act 2003* under a water licence required in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry.	Minister responsible for the administration of the *River Murray Act 2003.*	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: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from: (a) in the case of commercial forestry, the spread of fires from a plantation (b) the spread of pest plants and phytophthora (c) the spread of non-indigenous plants species (d) excessive nutrient loading of the soil or loading arising from surface water runoff (e) soil compaction (f) chemical spray drift.	DTS/DPF 1.3 Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
PO 1.4	DTS/DPF 1.4

Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	None are applicable.
Land division	
PO 2.1 Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	DTS/DPF 2.1 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991* (ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

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

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular development involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.
PO 1.2 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

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

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

(a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry	*South Australia Act 2019.*	is undertaken sustainably and maintains the health and natural flow paths of water resources.	clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019.*			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 1.3

A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

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

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: (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: (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 *Landscape South Australia Act 2019*.
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	DTS/DPF 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.	Land division does not result in any of the following: (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: (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 the *Landscape South Australia Act 2019:* (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 (c) land division classified as *restricted* by the Planning and Design Code (d) land division that results in: (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 (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 (f) alteration of the boundaries of an existing allotment so as to result in: (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.	Minister responsible for the administration of the *River Murray Act 2003.*	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 Infrastructure (General) Regulations 2017 applies.

State Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse consistent with Statements of Significance and other relevant documents prepared and published by the administrative unit of the Public Service that is responsible for assisting a Minister in the administration of the *Heritage Places Act 1993*.

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 The form of new buildings and structures maintains the heritage values of the State Heritage Place.	DTS/DPF 1.1 None are applicable.
PO 1.2 Massing, scale and siting of development maintains the heritage values of the State Heritage Place.	DTS/DPF 1.2 None are applicable.
PO 1.3 Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is consistent with boundary setbacks and setting.	DTS/DPF 1.4 None are applicable.
PO 1.5 Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.	DTS/DPF 1.5 None are applicable.
PO 1.6 New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.	DTS/DPF 1.6 None are applicable.
PO 1.7 Development of a State Heritage Place retains elements contributing to its heritage value.	DTS/DPF 1.7 None are applicable.
Alterations and Additions	
PO 2.1	DTS/DPF 2.1

Alterations and additions complement the State Heritage Place and are sited to be unobtrusive, not conceal or obstruct heritage features and detailing, or dominate the State Heritage Place or its setting.	None are applicable.
PO 2.2 Adaptive reuse and revitalisation of State Heritage Places to support their retention in a manner that respects and references the original use of the State Heritage Place.	DTS/DPF 2.2 None are applicable.
Ancillary Development	
PO 3.1 Ancillary development, including carports, outbuildings and garages, complement the heritage values of the State Heritage Place.	DTS/DPF 3.1 None are applicable.
PO 3.2 Ancillary development, including carports, outbuildings and garages, is located behind the building line of the State Heritage Place.	DTS/DPF 3.2 None are applicable.
PO 3.3 Advertising and advertising hoardings are designed and located to complement the State Heritage Place, be unobtrusive, be below the parapet line, not conceal or obstruct heritage elements and detailing, or dominate the building or the setting.	DTS/DPF 3.3 None are applicable.
PO 3.4 Fencing and gates closer to a street boundary (other than a laneway) than the street elevation of the associated building are consistent with the traditional period, style and form of the State Heritage Place.	DTS/DPF 3.4 None are applicable.
Land Division	
PO 4.1 Land division creates allotments that: (a) maintain the heritage values of the State Heritage Place, including setting (b) are of a dimension to accommodate new development that reinforces and is compatible with the heritage values of the State Heritage Place.	DTS/DPF 4.1 None are applicable.
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 State Heritage Places are not demolished, destroyed or removed in total or in part unless either of the following apply: (a) the portion of the State Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or	DTS/DPF 6.1 None are applicable.

(b) the structural condition of the State Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.	
Conservation Works	
PO 7.1 Conservation works to the exterior and interior of a State Heritage Place and other features of identified heritage value match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 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
Except where: (a) the development is to be undertaken in accordance with a Heritage Agreement under the *Heritage Places Act 1993* or (b) the development is, in the opinion of the relevant authority, minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral any of the following classes of development: (a) demolition of internal or external significant building fabric (b) freestanding advertisements, signs and associated structures that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (c) alterations or additions to buildings that: (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of a State Heritage Place or (iii) involve substantive physical impact to the fabric of significant buildings; (d) new buildings that: (i) are visible from a public street, road or thoroughfare that abuts the State Heritage Place or (ii) may materially affect the context of the State Heritage Place (e) conservation repair works that are not representative of 'like for like' maintenance (f) solar panels that are visible from a public street, road or thoroughfare that abuts the State Heritage Place (g) land division	Minister responsible for the administration of the *Heritage Places Act 1993.*	To provide expert assessment and direction to the relevant authority on the potential impacts of development on 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.

(h) the removal, alteration or installation of fencing where visible from a public street, road or thoroughfare that abuts the State Heritage Place (i) the removal of an individual tree or a tree within a garden or park of identified heritage significance.			

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	
PO 1.1 Development designed to minimise its potential impact on the safety, efficiency and functional performance of the State Maintained Road network.	DTS/DPF 1.1 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (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.
PO 1.2 Access points sited and designed to accommodate the type and volume of traffic likely to be generated by development.	DTS/DPF 1.2 Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (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.
PO 1.3	DTS/DPF 1.3

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.	Access is obtained directly from a State Maintained Road where it involves any of the following types of development: (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.

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except 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: (a) except where a proposed development has previously been referred under clause (b) - a building, or buildings, containing in excess of 50 dwellings (b) except where a proposed development has previously been referred under clause (a) - land division creating 50 or more additional allotments (c) commercial development with a gross floor area of 10,000m^2 or more (d) retail development with a gross floor area of 2,000m^2 or more (e) a warehouse or transport depot with a gross leasable floor area of 8,000m^2 or more (f) industry with a gross floor area of 20,000m^2 or more (g) educational facilities with a capacity of 250 students or more.	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

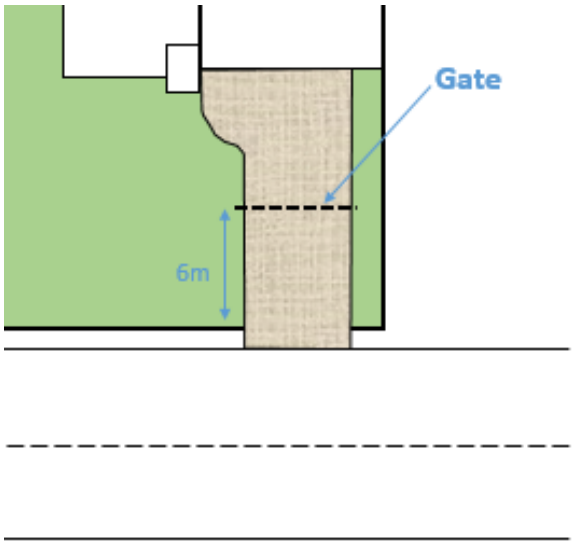
Assessment Provisions (AP)

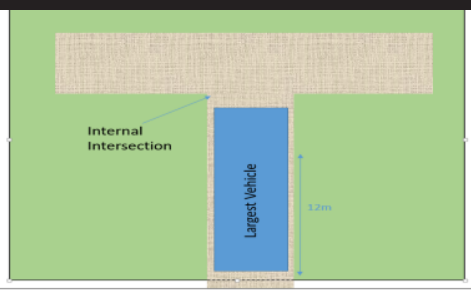
Desired Outcome (DO)

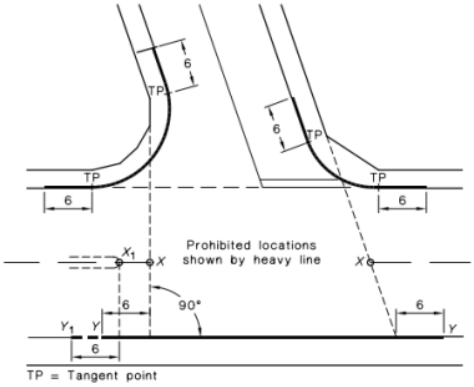
	Desired Outcome
DO 1	Safe and efficient operation of Urban Transport Routes for all road users.
DO 2	Provision of safe and efficient access to and from Urban Transport Routes.

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 Y_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.

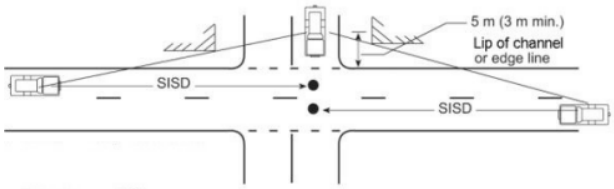
DTS/DPF 5.1

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

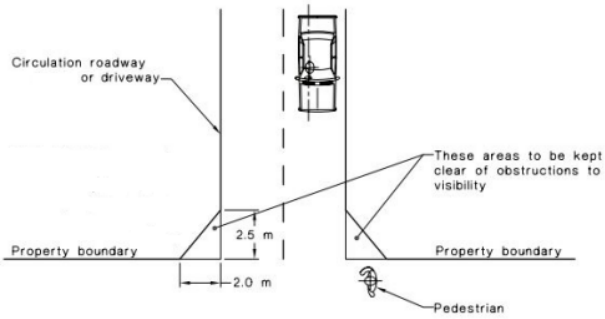
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

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

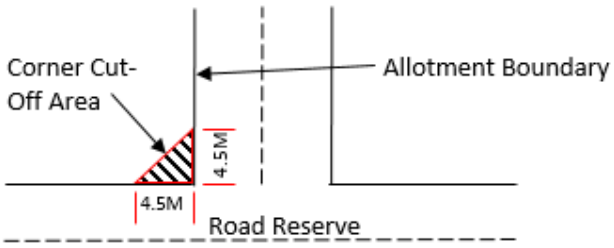


and

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



Access – Mud and Debris	
PO 6.1 Access points constructed to minimise mud or other debris being carried or transferred onto the road to ensure safe road operating conditions.	DTS/DPF 6.1 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: (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: (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: 

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except 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: (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: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of the following: (a) the construction of an erosion control structure (b) devices or structures used to extract or regulate water flowing in a watercourse (c) devices used for scientific purposes (d) the rehabilitation of watercourses.	DTS/DPF 1.6 None are applicable.
PO 1.7 Watercourses, floodplains (1% AEP flood extent) and wetlands protected and enhanced by retaining and protecting existing native vegetation.	DTS/DPF 1.7 None are applicable.
PO 1.8	DTS/DPF 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.	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)

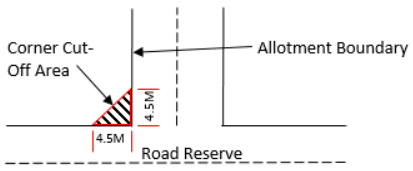
Desired Outcome (DO)

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

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

PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the 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: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient	DTS/DPF 5.5 Where the advertisement or advertising hoarding is:

clearance from the road carriageway to allow for safe and convenient movement by all road users.	(a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.

PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	DTS/DPF 3.3 Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse	DTS/DPF 2.1 None are applicable.

impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.

minimise environmental and amenity impacts.	
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 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	DTS/DPF 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.	None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Bulk handling and storage facilities are sited and designed to minimise risks of adverse air quality and noise impacts on sensitive receivers.	DTS/DPF 1.1 Facilities for the handling, storage and dispatch of commodities in bulk (excluding processing) meet the following minimum separation distances from sensitive receivers:

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

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public 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	DTS/DPF 1.4

Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	

PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.

PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1	DTS/DPF 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.	None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	
PO 11.1 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.

PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

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

	150-200 | 15% 201-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 13.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 13.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size | Floor area ≤500m2 | 60m2 >500m2 | 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

	(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 13.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) 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 (f) 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 abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20%

	>450 | 25%

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

(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

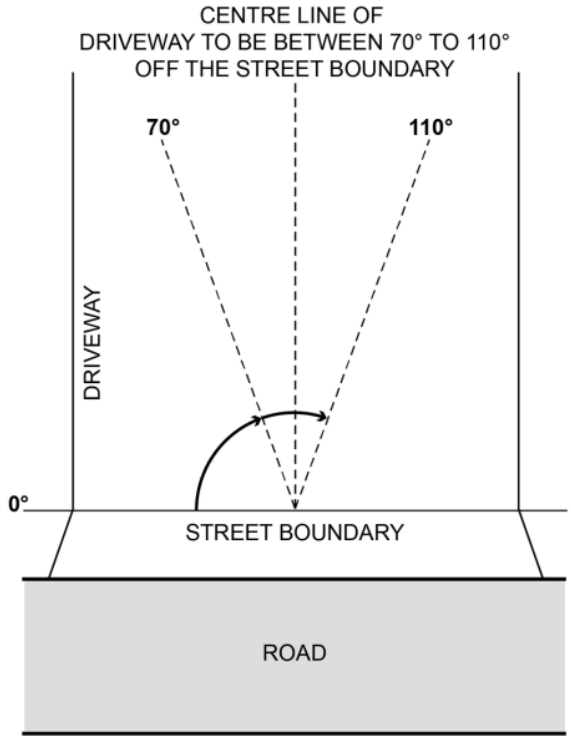
(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary

(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level

	(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be	DTS/DPF 19.2 Uncovered car parking spaces have:

functional, accessible and convenient.	(a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

	 (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table:

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

PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major	DTS/DPF 26.1 None are applicable.

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

PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised 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 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to	DTS/DPF 31.1 None are applicable.

minimise pollutants entering stormwater.	
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.
Decks	
Design and Siting	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table:

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

	150-200 | 15% >200-450 | 20% >450 | 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 33.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 33.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

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

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (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	DTS/DPF 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.	None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1	DTS/DPF 5.1

Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated	DTS/DPF 7.7 None are applicable.

stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level

	(c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.

PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

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

	>1500 m^2 | 7% site area | 6m | 1 large or medium tree / 60 m^2
	Tree size and site area definitions
	Small tree: 4-6m mature height and 2-4m canopy spread
	Medium tree: 6-12m mature height and 4-8m canopy spread
	Large tree: 12m mature height and >8m canopy spread
	Site area: The total area for development site, not average area per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings:

active street frontages and complement neighbouring buildings.	(a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between 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.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1	DTS/DPF 19.1

Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	Ancillary buildings (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

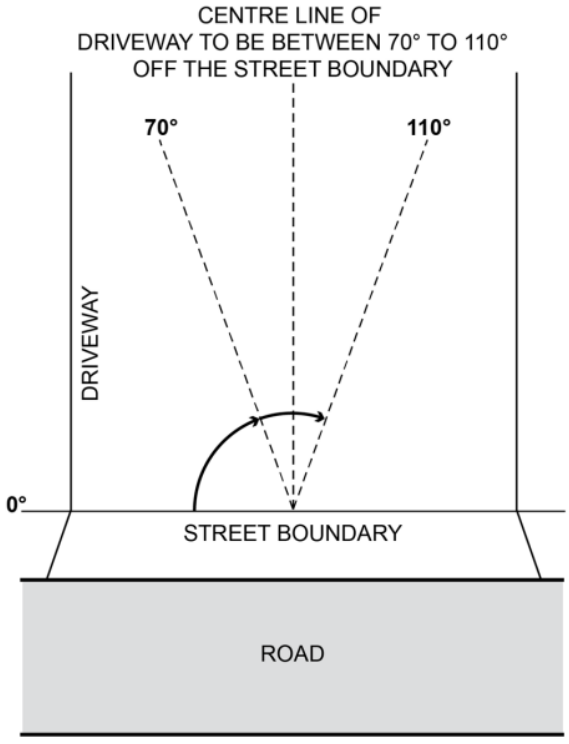
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

	(ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: | Allotment size | Floor area | | ≤500m2 | 60m2 | | >500m2 | 80m2 | (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure

	(h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 19.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding $70m^2$ (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) 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 (f) 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 abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.

	(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2	DTS/DPF 21.2

Private open space is positioned to provide convenient access from internal living areas.	Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m:

	(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: 

	(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1	DTS/DPF 28.1

Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$

	(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m^2, and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Co-located Housing, Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area
Studio	35m^2
1 bedroom	50m^2
2 bedroom	65m^2
3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom

PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.

PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area

	designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 34.1 Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 34.2 Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	DTS/DPF 34.2 Battle-axe or common driveways satisfy (a) and (b): (a) are constructed of a minimum of 50% permeable or porous material (b) where the driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 35.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 35.1 None are applicable.
PO 35.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 35.2 None are applicable.
PO 35.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 35.3 None are applicable.
PO 35.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access	DTS/DPF 36.2 None are applicable.

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

(b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
PO 40.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	DTS/DPF 40.4 None are applicable.
PO 40.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 40.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 40.6 None are applicable.
PO 40.7 Services, including gas and water meters, are conveniently located and screened from public view.	DTS/DPF 40.7 None are applicable.
Student Accommodation	
PO 41.1 Student accommodation is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of student life and promote social interaction.	DTS/DPF 41.1 Student accommodation provides: (a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.

All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 42.2 None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car

uses provide carparking in accordance with the primary use of the deck.	parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

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

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more

	(c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

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

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

Desired Outcome (DO)

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

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

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

Residential development provides a range of housing choices.	Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.

Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street
PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4	DTS/DPF 8.4

Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

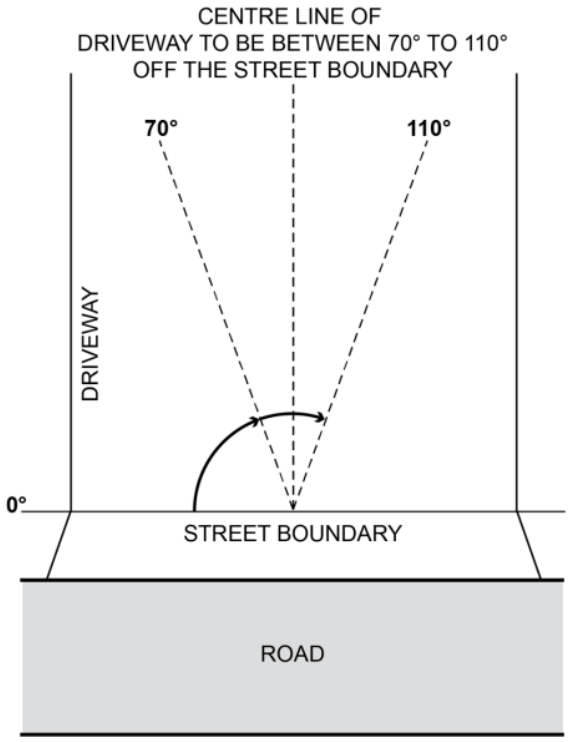
Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24m^2 located behind the building line Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m
Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and	DTS/DPF 10.3 None are applicable.

(c) adequately define public and private space.	
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2) / Minimum percentage of site <150 / 10% <200 / 15% 200-450 / 20% >450 / 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources (b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded (c) manage runoff quality to maintain, as close as practical, pre-development conditions.	DTS/DPF 13.1 None are applicable.

Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping

	(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room

manoeuvring areas.	windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or

	B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings	DTS/DPF 2.1 None are applicable.

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

equal to 33kV.	
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone

	with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km

	10MW<50MW	16ha-<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW<5MW	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m

Notes:

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

PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1	DTS/DPF 12.1

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

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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

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

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

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

(a) the nature of the development
(b) measures to mitigate off-site impacts
(c) the extent to which the development is desired in the zone
(d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.</td><td>DTS/DPF 2.1

Development operating within the following hours:

<table><tr><th>Class of Development</th><th>Hours of operation</th></tr><tr><td>Consulting room</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Office</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday</td></tr><tr><td>Shop, other than any one or combination of the following:

(a) restaurant
(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</td><td>7am to 9pm, Monday to Friday
8am to 5pm, Saturday and Sunday</td></tr></table></td></tr>
<tr><td colspan="2">Overshadowing</td></tr>
<tr><td>PO 3.1

Overshadowing of habitable room windows of adjacent residential land</td><td>DTS/DPF 3.1

North-facing windows of habitable rooms of adjacent residential land</td></tr>
</table>

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.	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 (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3	DTS/DPF 4.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.

Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from 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.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971.*

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.

PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street 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 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.

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

PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
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	DTS/DPF 1.2

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2	DTS/DPF 1.2

Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1	DTS/DPF 6.1

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

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is	DTS/DPF 2.1 None are applicable.

diverted into appropriately sized treatment and retention systems to enable reuse on site.	
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)

	and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.

PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

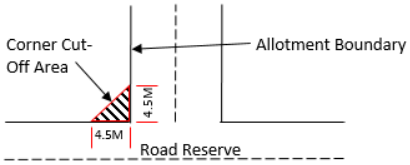
Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 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	DTS/DPF 3.4 None are applicable.

on neighbouring properties.	
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or	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,

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.	whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 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	DTS/DPF 8.2 None are applicable.

and promotes low speed vehicle movement.	
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm

	(ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Co-located Housing	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.

	Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

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 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.

Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Residential flat building	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling	None specified.	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency

	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.		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, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

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 200m2 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 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 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 300m2 of gross leasable floor area plus 1 space for every 600m2 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: (a) containing potential groundwater and surface water contaminants within waste operations areas	DTS/DPF 2.1 None are applicable.

(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.	
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 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	DTS/DPF 6.1

Landfill gas emissions are managed in an environmentally acceptable manner.	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.

Part 11 - Heritage Places

State Heritage Places

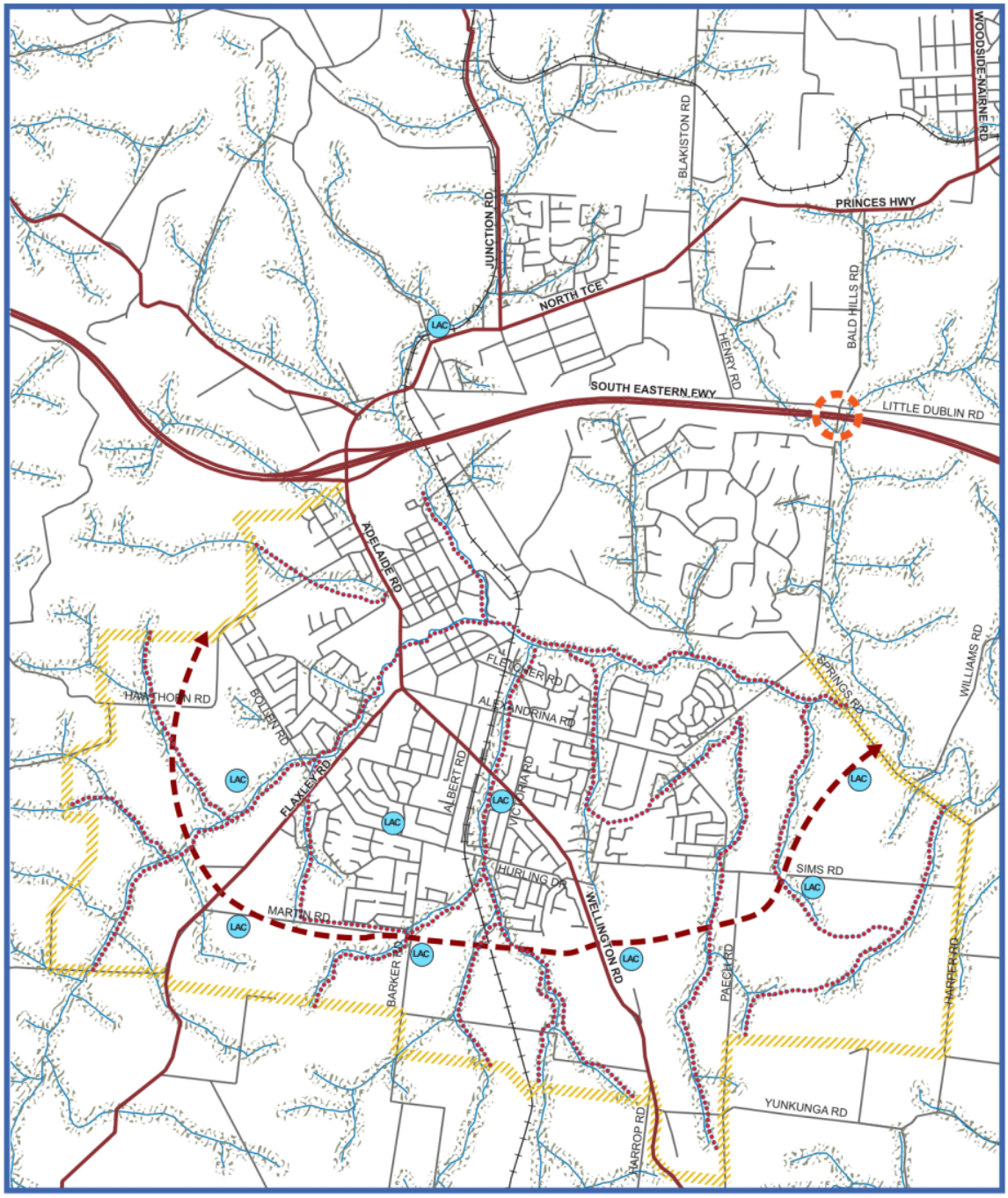
Mount Barker

Property Address	Description and /or extent of listed place	Section 16 Criteria	Heritage NR
17 Adelaide Road MOUNT BARKER	Dwelling ('Auchendarroch', sometime Memorial Hospital Convalescent Home, incorporating original Oakfield Hotel), stone and iron wall (on township side) and grounds		16106

Part 12 - Concept Plans

Mount Barker

Concept Plan 3 Mount Barker and Littlehampton



- Concept Plan Boundary
- Open Space / Stormwater Management
- Proposed Freeway Interchange
- Rural/Urban Interface Treatment
- Local Activity Centres
- Proposed Major Local Road
- Key Pedestrian/Bicycle Network
- Primary Roads
- Secondary Roads
- Other Roads
- WaterCourses
- Railways

N

0 metres 650 1300 1950

Concept Plan 3

MOUNT BARKER AND LITTLEHAMPTON

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



DRAWING SCHEDULE

Sheet Number	Sheet Name
DA-H-00	COVER PAGE
DA-H-01	LOCATION PLAN
DA-H-02	SITE PLAN
DA-H-03	GROUND FLOOR PLAN
DA-H-04	TYPICAL LEVEL 1-4 PLAN
DA-H-05	ROOF PLAN
DA-H-10	EXISTING SITE AND DEMOLITION PLAN
DA-H-20	ELEVATIONS
DA-H-21	ELEVATIONS
DA-H-30	SECTION 1
DA-H-31	3D IMPRESSION 1
DA-H-32	3D IMPRESSION 2
DA-H-33	3D IMPRESSION 3

PLANNING APPROVAL

Wallis Mt Barker Hotel Development

17 Adelaide Rd, Mount Barker SA 5251

job: 23-0654

plot: 4/08/2025 11:43:59 AM

ARCHITECTURE INTERIOR DESIGN
~~ARCHITECTURE~~ PLANNING
UPDATED ISSUE FOR PLANNING
LANDSCAPE ARCHITECTURE

MASTERPLANNING

WALTERBROOKE

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EXISTING LIBRARY

EXISTING CARPARK

EXISTING CARPARK

BOUNDARY 118120

PROPOSED NEW HOTEL

DUMAS STREET

15000

EXISTING PUBLIC PARK

BOUNDARY 104190

ZONE OF PROPOSED
CINEMA ALTERATIONS
(SEPARATE APPLICATION)

PROPOSED NEW LINK

EXISTING CINEMA

EXISTING TAVERN

EXISTING GARDENS

BOUNDARY 142940

NEW HOTEL SEWER TO CONNECT TO 225mm CONNECTION POINT. PIPEWORK RETICULATES BACK TO HUTCHINSON STREET

BOUNDARY 131740

EXISTING AUCHENDARROCH HOUSE

BOUNDARY 58590

BOUNDARY 6202

ADELAIDE ROAD

MANN STREET

GAWLER STREET

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	02.04.2025
UPDATED ISSUE FOR PLANNING	D	04.08.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

LOCATION PLAN	DRAWING	DA-H-01
04.08.2025	REVISION	D
1 : 1000 @A3	PROJECT	23-0654

TREES

REPLACEMENT TREES

replacement trees will not include any species specified as exempt under regulation 3F(4)(b) of the Planning development and Infrastructure (General) Regulations 2017.

EXISTING CARPARK

DRAINAGE EASEMENT

BOUNDARY

EXISTING CARPARK

RIGHT OF WAY

LOADING

NEW EXIT CROSSOVER

DRAINAGE EASEMENT

LOBBY

PORTE COCHERE

SERVICES

EXISTING ENTRY

DUMAS STREET

EXISTING PUBLIC PARK

HOTEL VALET CARPARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

BOUNDARY

PROPOSED NEW HOTEL

RIGHT OF WAY

2x NEW TREES

EXISTING CINEMA

EXISTING GARDENS

BOUNDARY

EXISTING TAVERN

EXISTING AUCHENDARROCH HOUSE

BOUNDARY

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	02.04.2025
UPDATED ISSUE FOR PLANNING	D	04.08.2025

FOR APPROVAL

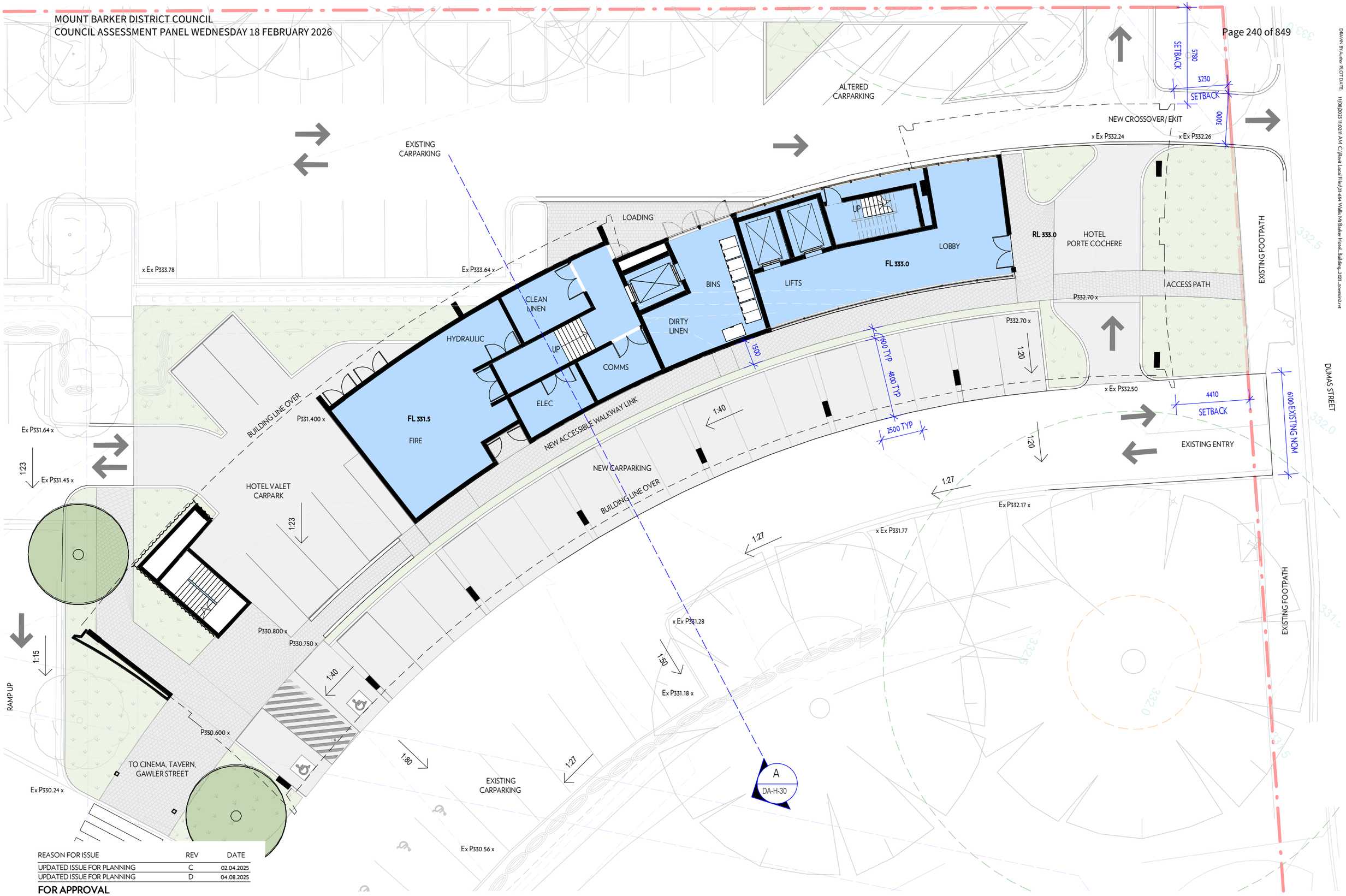
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SITE PLAN	DRAWING	DA-H-02
04.08.2025	REVISION	D
As indicated @A3	PROJECT	23-0654

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REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	02.04.2025
UPDATED ISSUE FOR PLANNING	D	04.08.2025

FOR APPROVAL

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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

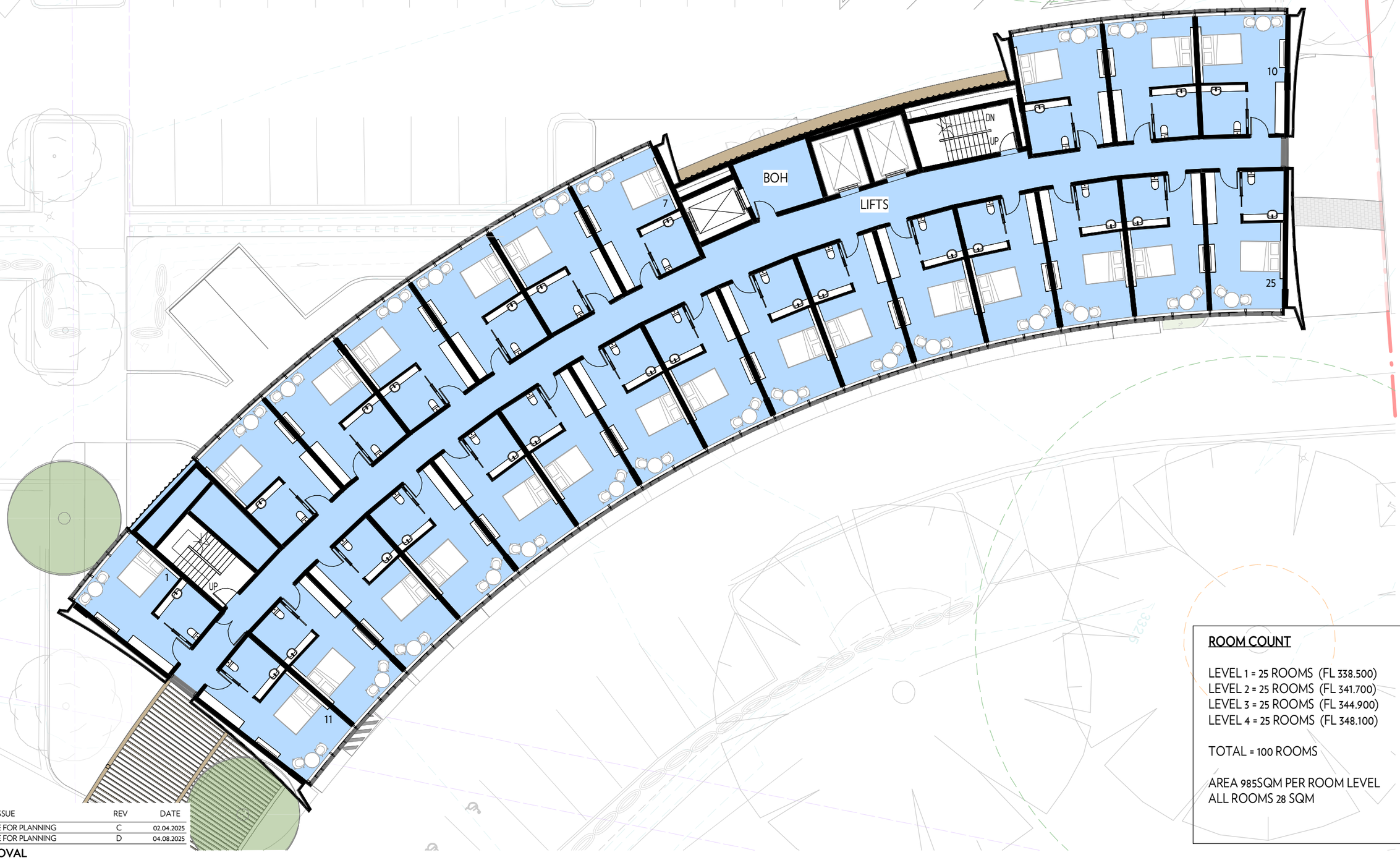
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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

GROUND FLOOR PLAN	DRAWING	DA-H-03
04.08.2025	REVISION	D
1 : 200 @A3	PROJECT	23-0654

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REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	02.04.2025
UPDATED ISSUE FOR PLANNING	D	04.08.2025

FOR APPROVAL

ROOM COUNT

LEVEL 1 = 25 ROOMS (FL 338.500)
LEVEL 2 = 25 ROOMS (FL 341.700)
LEVEL 3 = 25 ROOMS (FL 344.900)
LEVEL 4 = 25 ROOMS (FL 348.100)

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

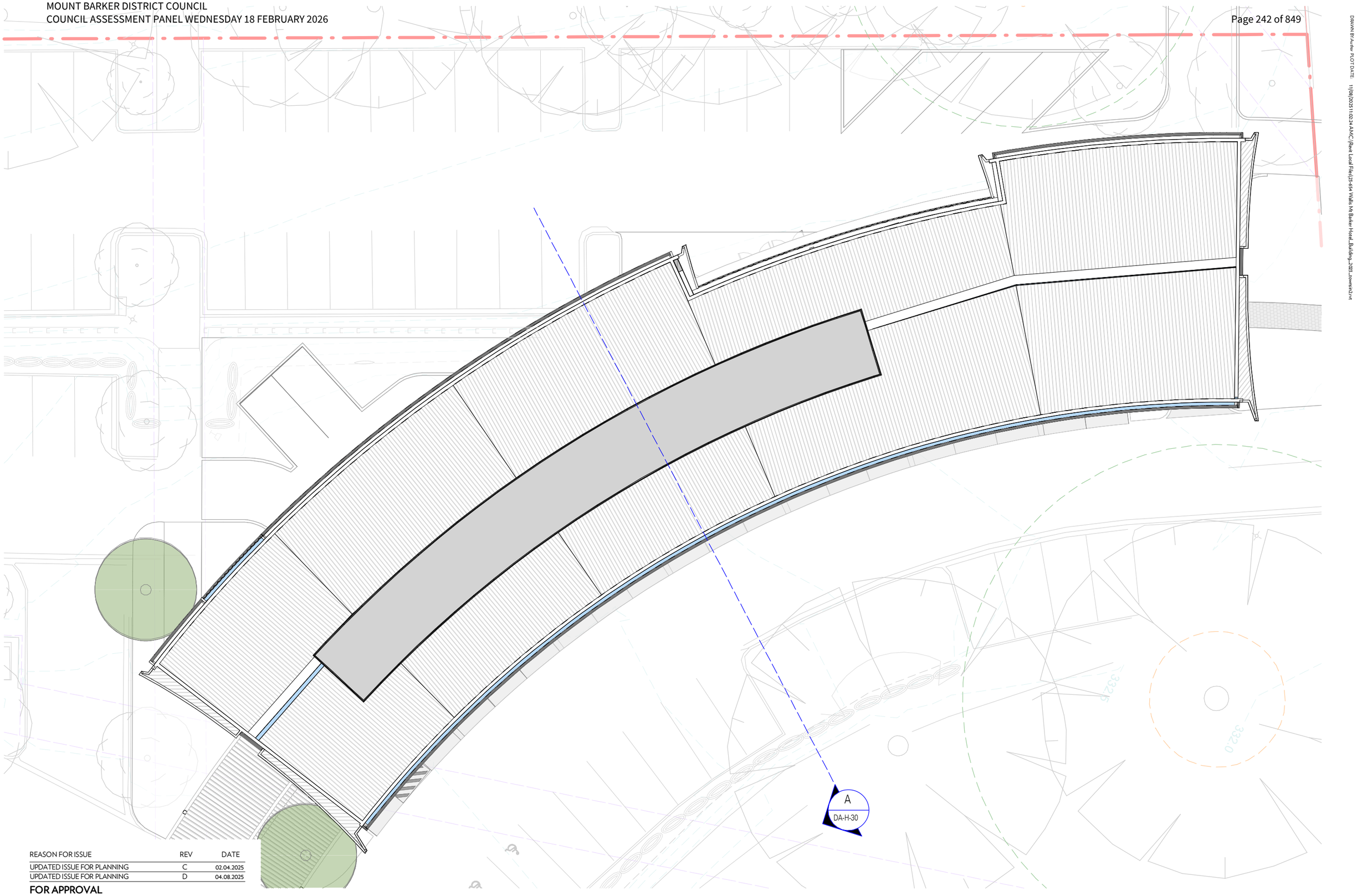
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INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

TYPICAL LEVEL 1-4 PLAN	DRAWING	DA-H-04
04.08.2025	REVISION	D
As indicated @A3	PROJECT	23-0654

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UPDATED ISSUE FOR PLANNING	D	04.08.2025

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INTERIOR DESIGN
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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

ROOF PLAN	DRAWING	DA-H-05
04.08.2025	REVISION	D
1 : 200 @A3	PROJECT	23-0654

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TREE TO BE REMOVED

TREE TO REMAIN

EXISTING TAFE CARPARK

DRAINAGE EASEMENT

BOUNDARY

TREE 8
SRZ 3.44m
TPZ 10.56m

DRAINAGE EASEMENT

NEW CROSSOVER TO BE FORMED

EXISTING CARPARK TO BE DEMOLISHED AND ALTERED (RED)

GROUP 6

RIGHT OF WAY

DUMAS STREET

EXISTING PUBLIC PARK

ZONE OF PROPOSED NEW HOTEL

EXISTING CARPARK TO BE DEMOLISHED AND ALTERED (RED)

TREE 5

BOUNDARY

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

TREE 7
SRZ 4.01m
TPZ 15m

EXISTING CINEMA

EXISTING GARDENS

BOUNDARY

EXISTING TAVERN

BOUNDARY

EXISTING AUCHENDARROCH HOUSE

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	C	02.04.2025
UPDATED ISSUE FOR PLANNING	D	04.08.2025

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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

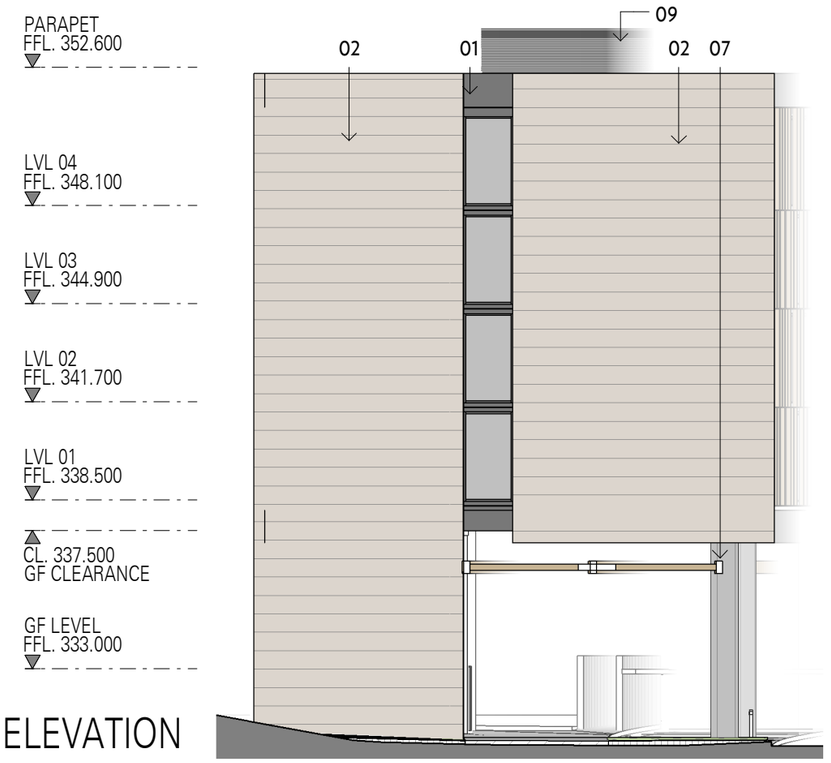
EXISTING SITE AND DEMOLITION PLAN	DRAWING — DA-H-10
04.08.2025	REVISION — D
1 : 500 @A3	PROJECT — 23-0654

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DA-NORTH ELEVATION

1 : 200



DA-EAST ELEVATION

1 : 200

MATERIALS

01	POWDERCOATED CHARCOAL ALUMINIUM SPANDREL PANEL
02	TRAVERTINE EXTERNAL TILE
03	ALUMINIUM CLADDING GREY
04	200 X 50 ALUMINIUM BATTEN LIGHT GOLD COLOUR
05	CURTAIN WALL WINDOW SYSTEM
06	SCALLOPED TEXTURE FINISH
07	POWDERCOATED STEEL CANOPY LIGHT GOLD COLOUR
08	CONCRETE
09	POWDERCOATED MONUMENT LOUVRES

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	B	02.04.2025
UPDATED ISSUE FOR PLANNING	C	04.08.2025

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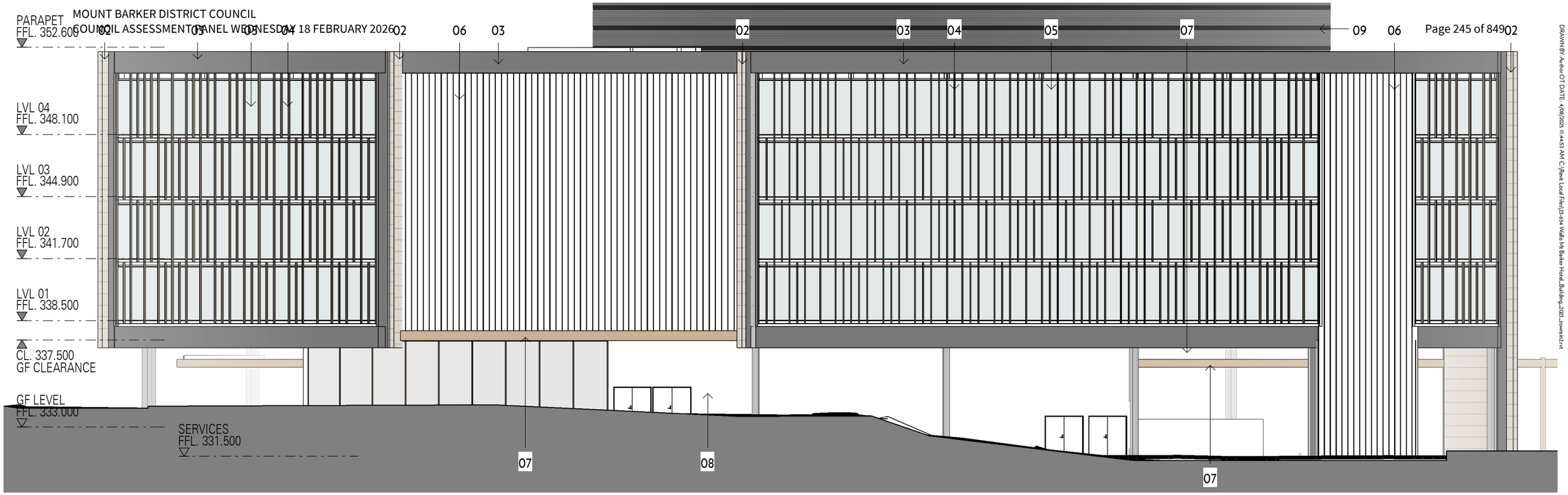
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Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

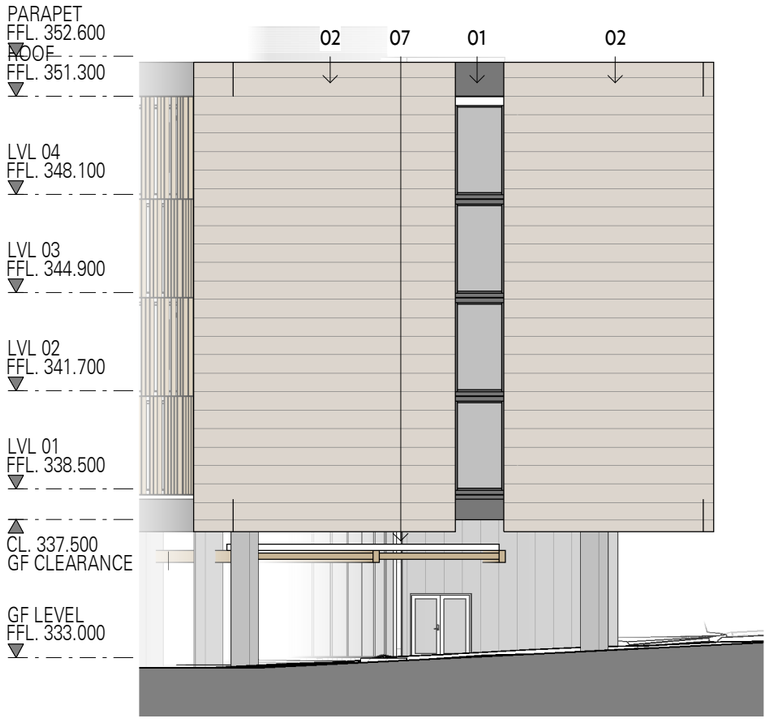
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04.08.2025	REVISION — C
1 : 200 @A3	PROJECT — 23-0654

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DA-SOUTH ELEVATION

1 : 200



DA-WEST ELEVATION

1 : 200

MATERIALS

01	POWDERCOATED CHARCOAL ALUMINIUM SPANDREL PANEL
02	TRAVERTINE EXTERNAL TILE
03	ALUMINIUM CLADDING GREY
04	200 X 50 ALUMINIUM BATTEN LIGHT GOLD COLOUR
05	CURTAIN WALL WINDOW SYSTEM
06	SCALLOPED TEXTURE FINISH
07	POWDERCOATED STEEL CANOPY LIGHT GOLD COLOUR
08	CONCRETE
09	POWDERCOATED MONUMENT LOUVRES

REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	B	02.04.2025
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Wallis Mt Barker Hotel Development
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ELEVATIONS	DRAWING — DA-H-21
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1 : 200 @A3	PROJECT — 23-0654

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SECTION 1	DRAWING — DA-H-30
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1 : 250 @A3	PROJECT — 23-0654

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3D IMPRESSION 1	DRAWING — DA-H-31
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@A3	PROJECT — 23-0654

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3D IMPRESSION 2	DRAWING — DA-H-32
04.08.2025	REVISION — C
@A3	PROJECT — 23-0654

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REASON FOR ISSUE	REV	DATE
UPDATED ISSUE FOR PLANNING	B	02.04.2025
UPDATED ISSUE FOR PLANNING	C	04.08.2025

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Wallis Mt Barker Hotel Development
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3D IMPRESSION 3	DRAWING — DA-H-33
04.08.2025	REVISION — C
@A3	PROJECT — 23-0654

24ADL-1017
22 APRIL 2025

Wallis Mount Barker Hotel Development

17 Adelaide Road, Mount Barker



TOHSPIL PTY LTD

URPS

Wallis Mount Barker - Hotel Development

22 April 2025

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Alexander & Symonds Pty Ltd
GAMA Environmental Pty Ltd
CIRQA Pty Ltd
Arborman Tree Solutions
Rawtec

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V1	19/02/25	M. Connelly	M. Asser	Initiation of report
V2	20/03/25	M. Asser	G.Maiorano	
V3	22/04/25	M. Asser		Final report

We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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Executive Summary

Applicant and Owner:	Tohspil Pty Ltd
Site Location:	17 Adelaide Road, Mount Barker
Site Area:	Approx. 2,100m^2
Council and Relevant Authority:	Mount Barker District Council
Planning and Design Code:	Version 2025.7 – 10 April 2025
Zone and Policy Area:	Community Facilities Zone
Overlays:	• Hazards (Bushfire – Medium Risk) • Native Vegetation • Prescribed Water Resources Area • River Murray Tributaries Protection Area • Regulated and Significant Tree • State Heritage Place - 16106 • Traffic Generating Development • Urban Transport Routes • Water Resources
Concept Plan:	Concept Plan 3 – Mount Barker and Littlehampton
Description of Development:	Construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking area, lobby and services including associated works, landscaping and partial demolition of an existing car park. The removal of one (1) Regulated tree.

1. Introduction

URPS has been engaged by Tohspil Pty Ltd to prepare this planning report in support of the proposed development at 17 Adelaide Road, Mount Barker.

The report provides an overview of the subject land and locality, details of the proposed development and an assessment against the relevant provisions of the Planning and Design Code (the Code).

The planning report is accompanied by:

- Certificate of Titles.
- Architectural plans prepared by Walter Brooke Architects (Walter Brooke).
- Site survey prepared by Alexander & Symonds Pty Ltd.
- Stormwater Management Plan prepared by WGA.
- Preliminary Site Investigation prepared by GAMA Environmental Pty Ltd.
- Traffic and Parking Report prepared by CIRQA Pty Ltd.
- Arboricultural Impact Assessment and Development Impact Report prepared by Arborman Tree Solutions.
- Waste Management Plan prepared by Rawtec.

2. Background

Our client Tohspil Pty Ltd are better known as Wallis Cinema (Wallis). Wallis is a proud, passionate and long-established company which provides quality entertainment across their numerous cinema complexes. Established as a family enterprise in 1953, they have cinemas in Mitcham, Noarlunga, Piccadilly (North Adelaide), Mildura (Victoria) and Mount Barker.

The Mount Barker complex features a rich history and contemporary entertainment offering. The precinct includes an existing multi-storey building containing seven cinemas, function and dining spaces within the Oak & Iron Tavern and the State Heritage listed Auchendarroch House and award-winning gardens.

It is widely accepted that Mount Barker and the broader Adelaide Hills region is currently underserviced when it comes to high-quality tourist accommodation. With their long-held connection with the local Mount Barker community, Wallis are eager to develop a multi-storey hotel at their Mount Barker site to respond to this demand. This is echoed by letter of support which accompanies the application from the South Australian Tourism Commission (SATC).

The introduction of tourist accommodation to the Wallis Mount Barker is a fitting addition and will bring a high-level of synergy with the existing entertainment and events offerings at the site.

3. Site and Locality

3.1 Subject Site

The subject site forms part of Lot 10 D58933 which is identified as 17 Adelaide Road, Mount Barker (CT6227/850).

Lot 10 has a total area of 2.023ha, see **Figure 1** below. The site of this development comprises an area of approximately 2,100m^2 in the north-western portion of the allotment (see **Figure 2** below).

Lot 10 is an irregular shaped allotment. The street address and primary frontage to Adelaide Road stems from the historical frontage of the state-heritage listed Auchendarroch House and its presentation to the eastern boundary.

Adelaide Road forms the eastern boundary, while Dumas Street and Council-managed reserves between Dumas Street and Adelaide Road adjoin the northern boundary.

The allotment also adjoins Crown Land managed by the District Council of Mount Barker to the south. This is identified as Keith Stephenson Park. TAFE SA's Mount Barker Campus and the Mount Barker Community Library adjoin the lot site to the west.

Lot 10 currently includes Auchendarroch House and Gardens, Wallis Cinemas Mount Barker, the Oak & Iron Tavern and associated car parking and landscaped areas. While Adelaide Road is the primary frontage, primary access to the property is via Dumas Street which adjoins part of the northern boundary.

Auchendarroch House is sited on the highest point of the property, with a moderate fall towards the south-west corner of the allotment. There are existing changes in level within the car parking areas to address the change in level across the site.

The subject site area comprises an area of the existing car park, with development positioned between the Dumas Street crossover and the Oak & Iron Tavern building.



Figure 1 – Boundary of Lot 10 identified as 17 Adelaide Road, Mount Barker

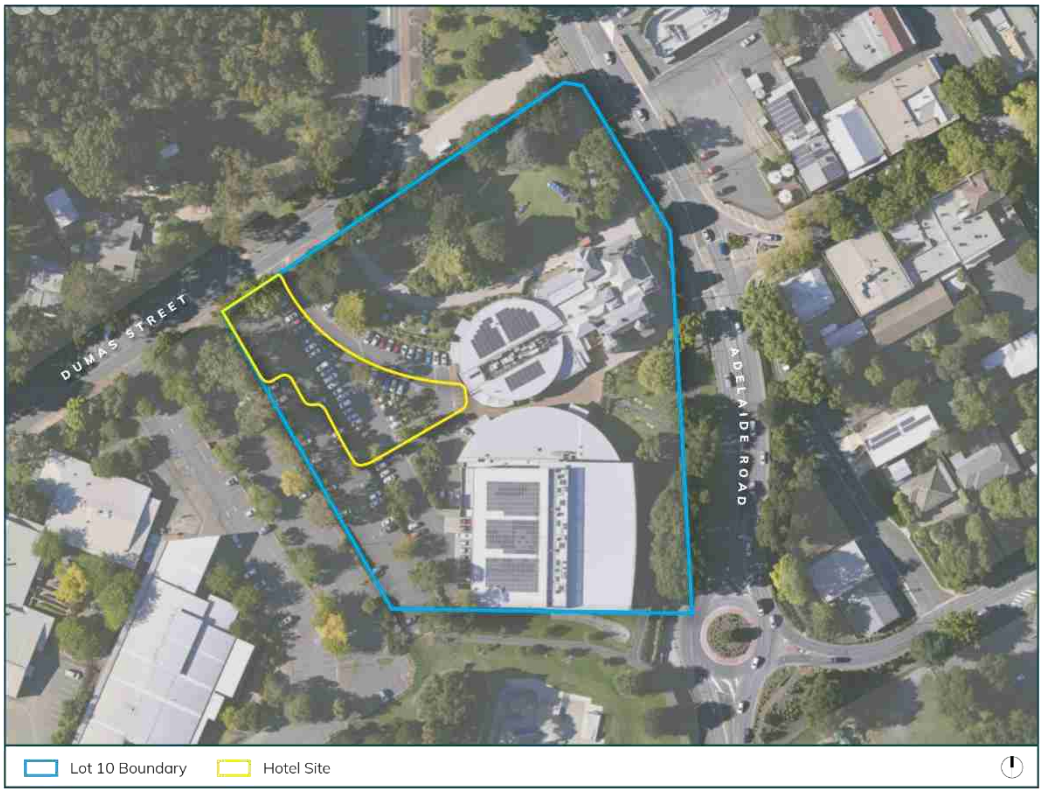


Figure 2 – Boundary of Lot 10 and Subject Site shown by yellow

3.2 Locality

The locality features multiple land uses and reflects the varied zoning, see Figure 3 below.

When considering the defined locality with respect to the subject development site, it is primarily contained to the Dumas Street community precinct. This is because views to Adelaide Road and Gawler Street are limited from the subject site.

As such the locality features the TAFE SA and community library to the west and Mount Barker Primary School and Kindergarten to the north of Dumas Street. These buildings are positioned with angled orientation to Dumas Street. This means there is no structured or strong presentation of built-form to Dumas Street. Existing buildings are low scale with varied architectural forms.

The locality features landscaped verges and setbacks, with established trees. This means there is a strong "green" character with buildings interspersed between these landscaped areas and concealed in part by mature trees. This is also amplified by the Auchendarroch gardens visible from Dumas Street and adjoining the landscaped Council reserve.

45-degree angled parking is provided on the northern side of Dumas Street.

Further west of the TAFE and library buildings is the expansive 'Park 'n' Ride' car park, and beyond that there is a small neighbourhood of low-density residential development and retirement living.

While not defined as part of the development site's locality, the broader allotment provides connection to the commercial and business precinct of Mount Barker. Auchendarroch House provides connection to the main street of the Mount Barker township, with Gawler Street intersecting with Adelaide Road at the front of the building.

The site forms a strong linkage with the commercial centre of Mount Barker providing existing commercial and community uses including the well-renown gardens and open space, cinemas, function spaces, dining and gaming.

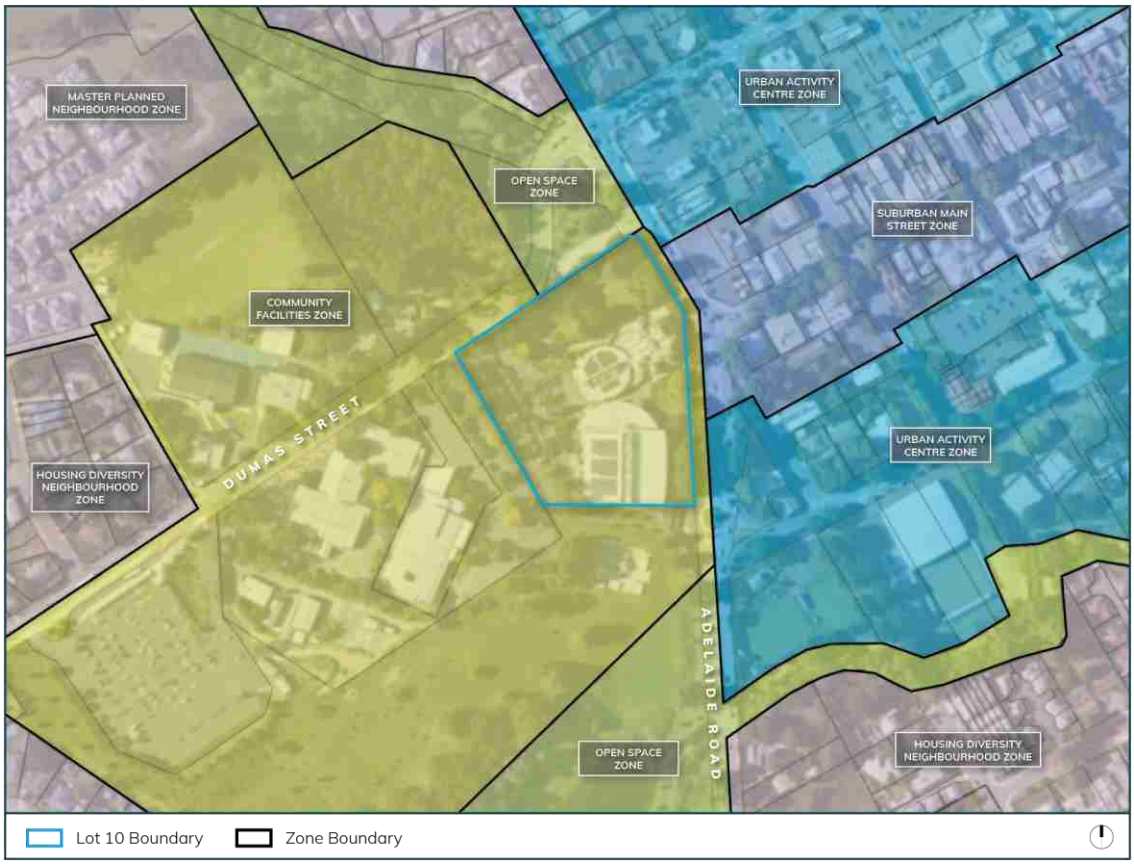


Figure 3 – Zoning Map

4. Proposed Development

4.1 Development Summary

The proposed development comprises a 5-storey building for use as tourist accommodation (hotel).

The building will feature a total of 100 accommodation units/rooms, with 25 rooms per level above ground level.

The ground level includes the hotel lobby and reception area as well as under-croft parking and valet areas. Services and back-of-house areas are also provided at ground level.

Guests will access the hotel via two central lifts and the development has been orientated so that rooms have views over the Auchendarroch gardens and public open space areas to the north and south of the building.

The development is sited within the existing car parking area, see Figure 4 below. It preserves the first row of existing parking spaces adjacent to the Auchendarroch gardens. This means there is no encroachment to the existing gardens.

The development includes associated works including:

- Partial demolition of existing car parking spaces.
- Re-establishment of parking areas and internal driveways.
- Earthworks and levelling within the existing car park.
- Landscaping.

The development also requires the removal of one (1) regulated tree identified as Tree 5 within Arborman's Arboricultural Assessment Report.

Importantly, the development does not propose any works to the building or grounds which form part of State Heritage Place 16106.

Similarly, there are no works to the Oak & Iron Tavern as part of this application.

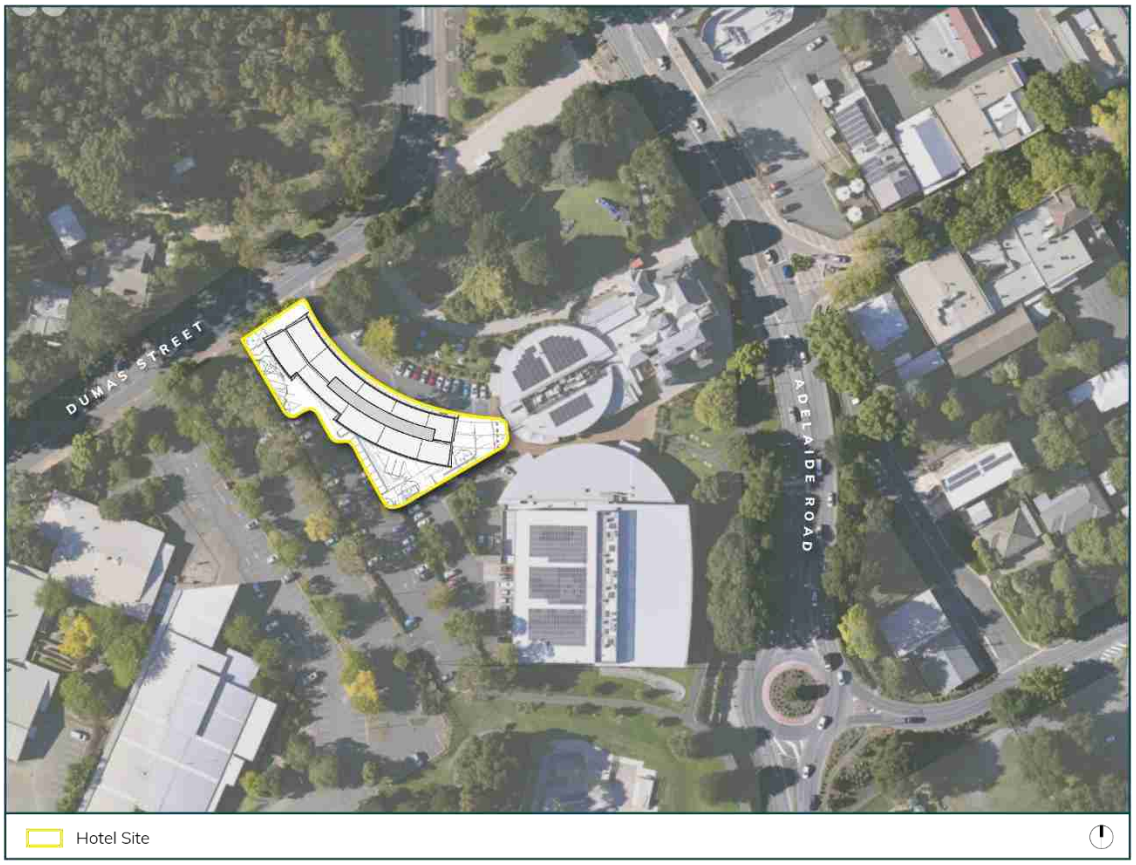


Figure 4 – Site of the proposed tourist accommodation (hotel) development

4.2 Hotel Management and Construction Timeline

The tourist accommodation is planned to operate as a 4-star hotel accommodation, providing premium accommodation in Mount Barker. The provision of high-quality accommodation, integrated with entertainment and events on the site, aligns with the key strategy of the SATC to develop quality and experiential accommodation offerings in regions.

Acknowledging the current demand for tourist accommodation in Mount Barker and the wider Adelaide Hills Region, our client is pursuing an ambitious development schedule, with construction posed to commence in 2025 and be completed by late 2026.

5. Procedural Matters

5.1 Planning and Design Code

The subject site is in the Community Facilities Zone.

The following Overlays in the Code apply to the site:

- Hazards (Bushfire – Medium Risk)
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Regulated and Significant Tree
- State Heritage Place - 16106
- Traffic Generating Development
- Urban Transport Routes
- Water Resources

The site is also within Concept Plan 3 – Mount Barker and Littlehampton within Part 12 – Concept Plans, Mount Barker of the Code.

5.2 Assessment Pathway

The proposed development is subject to the Performance Assessed pathway as designated in the Community Facilities Zone.

Mount Barker District Council is the relevant authority and will assess the application on its merits against the relevant provisions of the Code.

5.3 Notification

Table 5 – Procedural Matters – Notification in the Community Facilities Zone lists classes of development that are excluded from notification.

No exemption is prescribed for the use and development of tourist accommodation. As such the application will be publicly notified.

5.4 Referrals

The proposed development will be referred to:

- SA State Heritage Unit

6. Planning Assessment

6.1 Summary

The key planning considerations for the proposed development are:

- Land Use.
- Building Height.
- Built Form, Design and Siting.
- Traffic, Access and Parking.
- Regulated and Significant Trees.
- State Heritage.
- Waste Management.
- Stormwater Management.
- Site Contamination.

An assessment of the above matters against relevant Code provisions is provided below.

6.2 Land Use

The Community Facilities Zone provides the following provisions relevant to land use:

DO 1 ***Provision of a range of community, educational, recreational and health care facilities.***

PO 1.1 ***Development is associated with or ancillary to the provision of community, educational, recreational and / or health care services.***

DPF 1.1 ***Development comprises one or more of the following:***

- ***(a) Cemetery***
- ***(b) Child care facility***
- ***(c) Community facility***
- ***(d) Consulting room***
- ***(e) Educational facility***
- ***(f) Emergency services facility***
- ***(g) Health care facility***
- ***(h) Hospital***
- ***(i) Indoor recreation facility***
- ***(j) Library***
- ***(k) Office associated with community service***
- ***(l) Place of worship***
- ***(m) Recreation area***
- ***(n) Shop***

PO 1.5 ***Development avoids inhibiting or prejudicing future delivery of community, educational, recreational or health care services.***

(Underlining added)

Further, the Tourist Development General Development Policy seeks:

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

PO 1.1 ***Tourism development complements and contributes to local, natural, cultural or historical context where:***

- ***(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.***

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.***

While commonly described as a Hotel, the development is most appropriately defined by Part 7 of the Code as 'Tourist accommodation':

Means premises in which temporary or short-term accommodation is provided to travellers on a commercial basis. This use may also include:

- ***(a) onsite services and facilities primarily for the use by guests;***
- ***(b) facilities for the management of the accommodation.***

Tourist accommodation is not directly listed in DPF 1.1 of the Community Facilities Zone. However, the development is associated with existing community and recreational uses established on the land. This includes the provisions of entertainment, dining and events. These uses will continue at the site, bolstered by the complementary accommodation offered on-site.

The provision of community and recreation uses are already wide-ranging on site. They provide important social and arts-based activities for the community. This ranges from community activation and use of a SHP to the more contemporary cinema entertainment, featuring both artistic and educational films.

Importantly, tourist development is encouraged in locations such as the Wallis Mount Barker site where visitors are integrated with existing local, historical and cultural activities. This ensures that the introduction of tourism provides a direct contribution to the local and state economy.

Finally, the Code seeks a clustered approach for tourist development. Both in terms of seeking collective development of accommodation units and siting the development near to events, functions and local food, wine and natural offerings.

This is why the development of a multi-storey building for tourist accommodation, adjacent to existing recreation and community facilities, including the Auchendarroch House and grounds, is fundamentally aligned with land use and tourist development provisions of the Code.

6.3 Building Height

The Zone seeks:

PO 2.1 ***Building height is consistent with the maximum height expressed in any relevant Maximum Building Height (Levels) Technical and Numeric Variation layer and the Maximum Building Height (Metres) Technical and Numeric Variation layer <u>or is generally consistent with the prevailing character of the locality and height of nearby buildings.</u>***

DPF 2.1 ***Other than on a Catalyst site in the St Andrews Hospital Precinct Subzone, development does not exceed the following building height(s):***

In relation to DTS/DPF 2.1, in instances where:...

(c) ***no value is returned (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.***

The Community Facilities Zone does not establish a maximum building height. This means there is no maximum building height for the site and all adjoining land within this Zone. As a result, building height suitability in this zone must be assessed foremost by its consistency and appropriateness within the locality and context.

The site is directly adjacent to the Mount Barker city centre. This features expanses of land which have a maximum building height of 5 levels. These properties are situated directly east of the Wallis Mount Barker site.

Land beyond the Community Facilities Zone to the west has a maximum building height of 2 levels. These properties are within neighbourhood-type zones. Importantly, this zone boundary is over 250m from the boundary of the subject site.

As a result, the Community Facilities Zone is positioned to support building heights of 2-5 levels between adjacent zones. The location of the subject site is separated from the neighbourhood-type zones and much more aligned with the land uses and resultant building height of the Mount Barker city centre.

Further, the five-level building is positioned on the lowest point of the site and surrounding locality. It is sited central within the site and is concealed by surrounding large, established trees. The height of these nearby trees themselves also contribute to the character of the locality. This ensures that the building sits comfortably in the context of the locality. Minimal sightlines external of the site means that the building would be observed from Dumas Street in a similar fashion to existing buildings within the locality and the preservation of large trees along the street frontage and around the building further maintain the character of the locality.

Further, Zone provisions which further consider visual impacts of massing apply strictly to land adjoining a neighbourhood-type zone. The site does not share a direct boundary with such land therefore these provisions do not form part of the assessment.

As such, the proposed building height responds appropriately to PO 2.1 above.

6.4 Built Form, Design and Siting

The Community Facilities Zone provides limited policy guidance on building design and form. Instead, the following key provisions of the Design in Urban Areas General Development Policy consider:

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.***

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.***

PO 2.3 ***Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.***

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.***

PO 12.1 ***Buildings positively contribute to the character of the local area by responding to local context.***

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.***

PO 12.5 ***External materials and finishes are durable and age well to minimise ongoing maintenance requirements.***

PO 12.7 ***Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.***

The five-storey tourist accommodation building have been designed by Walter Brooke Architects to respond to the unique context of the site and surrounding locality. It is a high-quality architectural design for the following reasons.

The building takes reference from the sandstone exterior of Auchendarroch House with soft, scalloped vertical walls and travertine tiles on end walls. The building purposefully includes larger areas of glazing adjacent to the Auchendarroch gardens to reflect the landscape within the façade. This is broken by gold battens patterned across the façade. As a result, the building features a complementary colour palette and exterior finishes.

The building siting responds to the undulation of the site and is positioned in a way that does not encroach or dominate Auchendarraoch House and grounds as a SHP. It is respectfully separated, but features a curved form that motions to towards the heritage values of the site.

The undercroft area promotes a lightness, with the building appearing to float within its setting. While the curved form of the building above showcases the Auchendarroch gardens in front of it.

The building has also been designed to provide an identifiable, grand entrance for visitors and direct linkage to the existing buildings within the Wallis Mount Barker precinct.

The proposal provides an appropriate built form and detailing because:

- The building has been designed to provide a clear presentation and entry from Dumas Street to satisfy PO 1.3.
- Storage, waste and services areas have been integrated within the ground level form to ensure they are screened from view to satisfy PO 1.5.
- The development provides safe and direct entry from Dumas Street and the surrounding parking areas to satisfy PO 2.3.
- The building has been designed and site to maximum solar access to accommodation rooms to satisfy PO 4.1.
- The building design positively responds to its context and draws on the scale and materiality of the SHP to satisfy PO 12.1.
- The design features a mix of materials and design detailing at ground level to satisfy PO 12.2.

- High quality external materials reference the grandeur of the SHP and satisfy PO 12.5.
- The building incorporates a safe, welcoming and function entrance and maintain clear entry for existing buildings to satisfy PO 12.7.

6.5 Traffic, Access and Parking

6.5.1 Traffic and Access

The Transport, Access and Parking General Development Policy provides the following relevant provisions:

PO 1.2 ***Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.***

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.***

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.***

PO 4.1 ***Development is sited and designed to provide safe, dignified and convenient access for people with a disability.***

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.***

PO 6.4 ***Pedestrian linkages between parking areas and the development are provided and are safe and convenient.***

PO 6.6 ***Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.***

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.***

The proposed development will primarily be accessed via an existing crossover to Dumas Street. A new 3m wide crossover is proposed approximately 14m west to further service the existing car park and provide safe vehicular circulation within the site.

CIRQA has prepared a Traffic and Parking Report. The report considers the proposed development of tourist accommodation as well as the proposed extension to the existing cinema complex being assessed via a separate application. This ensures the traffic, access and parking for the site is considered holistically.

CIRQA's report concludes that the proposal satisfies the relevant provisions of the Code because:

- The development has been designed to minimise impacts to the existing road network and on-street parking areas.
- Access points, internal pathways and car parking spaces have been designed to allow adequate movement and manoeuvrability within the subject land.
- The development continues to promote the successful integration and shared parking arrangement with adjacent land uses.

- Pedestrian linkages are provided as part of the development and link with existing buildings on the site. These pedestrian pathways are safe, identifiable and minimise conflict with vehicles.
- The site provides appropriate access and manoeuvrability for waste and service vehicles.
- The integrated under-croft car park has been designed to enable safe entry and exit and minimises conflict with pedestrians.

6.5.2 Car Parking

The Code anticipates development that provides sufficient on-site car parking via the following provisions:

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.***

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.***

(Underlining added)

Table 1 – General Off-Street Car Parking Requirements provides the following parking rate:

Class of Development	Car Parking Rate
Tourist accommodation (other than a Caravan and Tourist Park)	*1 car parking space per accommodation unit / guest room.*

The Code provides the above rate for development of tourist accommodation. This provides that the proposed development of 100 accommodation rooms has a parking requirement of 100 spaces. This is one way to consider parking demand as guided by DPF 5.1.

Given the unique nature of the site, CIRQA's Traffic and Parking Report considers an evidence-based assessment of sufficient car parking informed by a survey of the existing parking availability as well as the true demand anticipated at the site. This provides a direct assessment as to how the development satisfies PO 5.1.

A parking occupancy survey was undertaken by a third-party traffic and parking date specialist (Austraffic) on Friday 14 February between 8am and 8pm and Saturday 15 February 12pm to 8pm.

While the survey was not deliberately scheduled for Valentine's Day, we note that this has enabled CIRQA to review parking data at a peak time for the site. This is further supported by data from the Oak &

Iron Tavern which confirms a 42% increase in the number of covers on the evening of 14 February 2025 than the average number of covers in the preceding 51 weeks. This is the highest demand for the year and is coupled with the higher than average patronage at the cinemas.

CIRQA's report provides an in-depth analysis of the survey results. Importantly, the survey identified varying levels of vacancies in on-site and on-street parking during the survey periods. This shows that there is existing capacity within the on-site car parking areas and off-street areas to sufficiently cater for the demand of future development.

CIRQA's report identifies a peak period on Friday evenings. During this period the anticipated demand will be accommodated via on-site parking areas and supplemented by existing on-street parking areas. At all other times, the assessment indicates that the parking demand generated by the development can be accommodated within the existing on-site and shared parking areas to satisfy PO 5.1.

Again, CIRQA's report considers the parking demand for this proposed development as well as an ultimate assessment, should the site be developed in accordance with two concurrent planning applications. It also considers the likelihood of shared patronage across the various existing and proposed uses at the site and adjacent sites.

Further, the existing shared parking arrangement between the Wallis Mount Barker, TAFE SA and the library operates successfully due to the differences in operating hours and peak visitation times across the three land uses. The development of tourist accommodation at the site will not alter this balance. This is because peak demand times will remain consistent with those of the existing uses at the Wallis Mount Barker site.

6.6 Regulated and Significant Trees

The site is subject to the Regulated and Significant Tree Overlay.

An Arboricultural Impact Assessment and Development Impact Report has been prepared by Arborman Tree Solutions. The report identified two Significant Trees and one Regulated Tree within the development site area.

These trees are identified as:

- Tree 5 (Eucalyptus viminalis ssp. Viminalis – Manna Gum) – Regulated
- Tree 7 (Quercus robur – English Oak) – Significant
- Tree 8 (Eucalyptus viminalis ssp. Viminalis – Manna Gum) – Significant

Arborman's report confirms that the proposed development will not impact Tree 7 or Tree 8. This is because the development has been appropriately setback as to not encroach within the structural root zones or tree protection zones of either tree.

The proposed footprint of the tourist accommodation building is sited where Tree 5 is currently located. As such, Tree 5 is proposed to be removed to accommodate the development.

Replacement trees are proposed to be planted within Lot 10 in response to the proposed removal.

The Regulated and Significant Tree Overlay provides specific policy provisions or 'tests' to determine if Regulated or Significant Trees can be removed. This three-part test considers:

1. Is the tree over a certain size to qualify as either a Regulated or Significant Tree?
2. If the tree satisfies Test 1, is it Regulated or Significant Tree worthy of retention?

   (In the case of a Regulated Tree this is assessed against PO 1.1 in the Regulated and Significant Tree Overlay in the Code)
3. If the Tree satisfies Test 2, are there reasons why the Regulated and/or Significant Tree should be removed?

   (This is assessed against PO 1.4 in the Regulated and Significant Tree Overlay because the removal is associated with other development)

A respective assessment against these Tests is provided below.

6.6.1 Regulated Tree Removal

Tree 5 is of a certain size to qualify as a Regulated Tree, as confirmed in Arborman's report. As such, the following provisions must be considered:

PO 1.1 ***Regulated trees are retained where they:***

(a) ***make an important visual contribution to local character and amenity***

(b) ***are indigenous to the local area and listed under the National Parks and Wildlife Act 1972 as a rare or endangered native species***

and / or

(c) ***provide an important habitat for native fauna.***

The performance of the Regulated Tree to be removed against the various elements of PO 1.1 is as follows:

- Tree 5 does not make an important contribution to the character and amenity of the local area or form notable visual elements to the landscape of the local area because:
  - Views of the subject tree from surrounding properties are restricted by its central location within the car park and concealment by other mature trees.
  - Tree 5 does not make an important amenity contribution in terms of shade i.e. it only partially shades some car parking spaces within the site at different times of day.
  - Tree 5 is sited within the existing car park and therefore does not make an important contribution in terms of the "local" character, more impressive and established trees dominate the local character and amenity instead.
- Tree 5 (*Eucalyptus viminalis ssp. Viminalis – Manna Gum*) is indigenous to the local area and is listed as rare or endangered in the National Parks and Wildlife Act 1972.
- Tree 5 (*Eucalyptus viminalis ssp. Viminalis – Manna Gum*) is likely to provide some habitat for native fauna, but not to an important level because of its exposed location within the car park.

Because the assessment does not satisfy all provisions of PO 1.1, the assessment must move to the final Test against PO 1.4:

PO 1.4 ***A tree-damaging activity in connection with other development satisfies all the following:***

(a) ***it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible***

(b) ***in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.***

(Underlining added)

Because Tree 5 is a Regulated Tree, only PO 1.4(a) is required to be considered.

The primary objectives informing the development of the site have been:

- To develop the land for an in-demand land use (tourist accommodation) within proximity to the commercial and community centre of Mount Barker.
- To provide considerable setbacks and concealed siting of new development behind Auchendarroch House and its grounds.
- To support the maximum retention of the important protected trees on the land, including avoiding development which encroaches within tree protection zones.
- Pursuing a central siting to minimise visibility from Dumas Street and preserving the generous landscaped setbacks along the street.
- Continuing to provide safe entry/exit to Dumas Street and adequate on-site parking.
- Accommodating efficient vehicular navigation through the car parking area, including delivery, waste and emergency vehicle access.

Taking into consideration the above objectives, the most functional and reasonable design solution has been proposed. This results in the loss of only one Regulated Tree. An isolated tree within the existing car park.

Reasonable development, such as this proposal, would be significantly constrained or may potentially not be possible if Tree 5 was to be retained. Alternative designs result in unreasonable design compromises and reduced site efficiency/accessibility.

As such, Tree 5's central position makes retention unfeasible for the reasonable development on land which has several specific constraints and unique characteristics. Therefore, removal of Tree 5 is warranted in accordance with PO 1.4.

6.7 State Heritage

Allotment 10 is subject to the State Heritage Place Overlay. This is because the property contains a State Heritage Place (SHP) being the former dwelling 'Auchendarroch' and associated listed features.

The extent of the listed place is:

Dwelling ('Auchendarroch', sometime Memorial Hospital Convalescent Home, incorporating original Oakfield Hotel), stone and iron wall (on township side) and grounds.

The proposal does not involve any demolition, alterations or additions to the SHP. This includes no works to the grounds and gardens recognised within the listing.

As such the following provisions of the overlay are relevant to this assessment:

PO 1.1 ***The form of new buildings and structures maintains the heritage values of the State Heritage Place.***

PO 1.2 ***Massing, scale and siting of development maintains the heritage values of the State Heritage Place.***

PO 1.3 ***Design and architectural detailing (including but not limited to roof pitch and form, openings, chimneys and verandahs) maintains the heritage values of the State Heritage Place.***

PO 1.4 ***Development is consistent with boundary setbacks and setting.***

PO 1.5 ***Materials and colours are either consistent with or complement the heritage values of the State Heritage Place.***

PO 1.6 ***New buildings and structures are not placed or erected between the primary and secondary street boundaries and the façade of a State Heritage Place.***

The proposal satisfies the above provisions because:

- The form and massing of the new building is contemporary in nature, however it has been architecturally designed to be sympathetic to the SHP through siting and its simplicity. The curved form falls away from the SHP while also acting to frame the heritage values and importance of the grounds and gardens.
- The development features a complementary, minimal material palette. The natural stone finish of the travertine tiles at the façade ends provides a connection to the natural external materials of Auchendarroch House.
- While the curved northern façade features a large extent of glazing, this has been designed to reflect the adjacent gardens and grounds in the façade. Further, the use of curved surfaces in both form and scalloped materials provides subtle decoration to maintain the dominant heritage values of the SHP.
- The new development has been sited to the rear of the SHP. This ensure it does not compete with the primary frontage and presentation of the SHP.

6.8 Waste Management

The Design in Urban Areas General Development Policy provides the following provisions relevant to the development (no underlining has been used given the relevance of all provisions):

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.***

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.***

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.***

PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.

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.

As shown on plans prepared by Walter Brooke, the development incorporates dedicated waste storage areas for the tourist accommodation (hotel) building at the ground level. In addition, a Waste Management Plan has been prepared by Rawtec. This considers the waste generated by the hotel rooms only, noting that kitchen and other services are to be provided to the hotel by the existing facilities within the Oak & Iron Tavern.

A Traffic and Parking Report has also been prepared by CIRQA which provides an assessment of the safe and convenient access, egress and movement of private waste collection vehicles.

Both reports identify that waste management and collection on site will be integrated with existing operations of the wider property.

The proposed development will satisfy the provisions listed above because:

- The development includes a dedicated waste storage area within the building to minimises negative visual impacts. This has been designed to accommodate the anticipated waste and allow for on-site collection and sorting.
- The waste storage area has been provided at the ground level to provide suitable access while also ensuring the area is screened from view and located well away from the accommodation units.
- Private waste collection vehicles will continue to enter and exit the site in a forward direction via Dumas Street.

6.9 Stormwater Management

The site is not subject to the Stormwater Management Overlay, however the development will be required to be constructed in accordance with Council's stormwater management requirements. For this reason, WGA have been engaged early in the process to prepare a Stormwater Management Plan.

This includes preliminary designs which respond to Council requirements and details existing and proposed stormwater management for the site.

6.10 Site Contamination

The proposed development of tourist accommodation introduces a more sensitive use on the land. This is informed by land uses listed in Table 1: Land Use Sensitivity Hierarchy of *Practice Direction 14 – Site Contamination Assessment 2021*.

A preliminary site investigation (PSI) has been prepared by GAMA Environmental Pty Ltd. As a result of these investigations GAMA considers the site suitable for the proposed use.

The Site Contamination Declaration Form submitted with the application confirms GAMA's assessment that:

- A potentially contaminating activity is not known to have occurred on the subject land, and
- A class 1 activity is not known to have occurred on adjacent land.

As a result, the application does not require referral to the EPA.

7. Conclusion

The proposed development of a multi-storey tourist accommodation building will provide much needed accommodation to Mount Barker and the wider Adelaide Hills region.

The introduction of premium tourist accommodation to the Wallis Mount Barker site is a fitting addition to the existing entertainment and events complex and complements the existing grandeur of the State Heritage listed Auchendarroch House and gardens. The proposed development satisfies the relevant Planning and Design Code policies because:

- The development of tourist accommodation is associated with existing community and recreational uses established on the land in accordance with the Community Facilities Zone.
- Tourist accommodation at this location ensures that it is well-integrated with existing local, historical and cultural activities at Auchendarroch House and grounds to satisfy the intent of the Tourist Development General Development Policy.
- The building has been designed and sited so that the five-storey building sits comfortably in the context of the locality and provides respectful transition in height between neighbouring zones.
- The proposal provides an appropriate built-form, design detailing and materials which complement the State Heritage Place.
- The provision of car parking satisfies the anticipated demand of the site and the site will continue to provide safe and efficient vehicular access as supported by CIRQA.
- The development is sited to the rear of the State Heritage Place and has been designed to maintain the heritage values of the place.
- The removal of one regulated tree facilitates the reasonable development of the land.
- The development provides an appropriate waste management strategy and stormwater will be managed to a sufficient level.

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19 May 2025

Matthew Fielke
Senior Planner
Mount Barker District Council
PO Box 54
Mount Barker SA 5251

Uploaded to PlanSA Portal

Dear Matthew

Response to RFI – Application ID 25007294

URPS continues to act on behalf of Topshil Pty Ltd for the above Development Application.

This letter responds to your request for information (RFI) dated 6 May 2025. Our written response is accompanied by the following:

- Revised Stormwater Management Plan prepared by WGA (**Annexure A**).

Response to Information

Your request for additional information was summarised under the following headings:

- Traffic and Car Parking
- Stormwater Management

A response to each matter is provided below.

Traffic and Car Parking

Our application is supported by a Traffic and Parking Report prepared by CIRQA. This provides a detailed assessment of the existing and proposed traffic and parking condition for the site.

Critically, CIRQA's car parking assessment is supported by independent parking surveys conducted on both weekday and weekend periods. This establishes an accurate picture of current parking demands and captures the impact of different existing land uses which use the car park.

Your request seeks further information and an amended Traffic and Parking Report. While some supplementary information will be provided to assist your assessment, it is our view that the existing Traffic and Parking Report provides sufficient and accurate information which allows Council to assess the application.

In reference to your request we confirm:

- We request that clearance templates for sloping areas be provided during the detailed design phase and otherwise form a condition of planning consent.
- Turn-paths for the largest anticipated vehicle have already been provided within CIRQA's report.
- Potential conflict between the largest anticipated vehicles and passenger vehicles will be managed by establishing delivery and waste collection hours, much like it is currently managed at the site. Council may seek to apply a condition of consent to address this.
- All sightlines comply with relevant Australian Standards. CIRQA will provide a subsequent letter to support this.
- The independent car parking survey considers the current demand of the car park and therefore considers the existing land uses on the site and surrounding land.
- CIRQA's report already includes an assessment of mid-week car parking demands. Importantly, the assessment identifies and considers the peak demand of the car park.
- We acknowledge the need for a Traffic Control Plan and supporting Traffic Impact Statement. These will be provided at the detailed design stage. We request that Council deal with this via a condition of consent.

In addition to requesting an amended Traffic and Parking Report, your letter included comments on the following matters. Acknowledging that these are comments only, we provide the following brief responses:

Agreement for Use of Adjacent Car Park

During preliminary discussions with Council, we acknowledged that our client should seek to recommence discussions with adjoining landowners with the intent of formalising the existing car parking arrangement.

Council noted the benefit of establishing an agreement, importantly however, it was understood that this will not restrict Council's ability to assess the current development applications.

We can confirm that agreement discussions have commenced with all parties. Work to formalise the agreement will continue, parallel to the development applications.

Function Venue

There are several existing land uses at the site. This includes the Oak & Iron Tavern to the rear of Auchendarroach house. This addition was built in 2003, has a total floor area of over 1,790m^2 and comprises both restaurant and gaming areas.

A portion of the restaurant is currently used to host large functions. With the proposed development of a purpose-built function centre, these functions will be relocated and the Oak & Iron will continue to operate as a restaurant and gaming venue.

Walter Brooke will prepare a floor plan for the Oak & Iron Tavern to confirm the continued use of the tavern and respond to your comments.

Stormwater Management

WGA have prepared a revised Stormwater Management Plan, see Annexure A. This now includes reference to a gross pollutant trap as requested by Council.

Wastewater and General Design

Walter Brooke is currently reviewing Council's comments regarding the location of fire stairs on western façade of the building. Where possible, a revised location will be proposed outside of the easement and revised plans will be submitted.

Importantly, a revised location for the fire exit is unlikely to fundamentally alter the nature of the application. For this reason, we request that Council proceed to notify the application while further design resolution or discussions with Council's asset team progresses.

Conclusion

In response to your request, we have now provided critical information to enable Council to notify the application. Further information will be provided in due course.

This partial response to your RFI does not preclude Council from progressing the application to notice or proceeding to assess the application.

For this reason we request that Council proceeds with public notification as a priority.

Please call me on 8333 7999 if you have any questions.

Yours Sincerely



Matilda Asser
Consultant

Annexure A

WGA

Walter Brooke & Associates

Wallis Mount Barker Hotel Development

STORMWATER MANAGEMENT PLAN

WGA250158

WGA250158-RP-CV-0002_B

12 May 2025



Revision History

REV	DATE	ISSUE	ORIGINATOR	CHECKER	APPROVER
A	14/03/2025	Preliminary	CH	CH	CH
B	12/05/2025	Updated	CH	CH	CH

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1 INTRODUCTION

1.1 Background

Wallbridge Gilbert Aztec (WGA) has been engaged by Walter Brooke & Associates to prepare a preliminary stormwater management report for the proposed hotel development at the Wallis Cinema complex at Mount Barker.

This report is intended to conceptually outline the stormwater design for the proposed development and detail the stormwater management methodology. A final detailed design should be carried out to provide construction documentation and incorporate the stormwater design principles outlined in this report. The final documentation is considered to be beyond the scope of this report.

1.2 Scope of the Assessment

The preparation of the plan comprises the scope of services listed below:

- Site visit.
- Prepare a Stormwater Management Plan detailing the proposed method of collection, treatment and the disposal of site generated stormwater runoff.
- Prepare a preliminary sketch plan showing possible site drainage infrastructure based on the Council's requirements.

1.2.1 Documentation

The client has provided preliminary Architectural plans for the development and an engineering survey.

2 DETAILED REPORT

2.1 Development Description

It is understood the proposed development comprises the construction of a multi-storey hotel development and associated car parking and pavement areas. Refer to Appendix A for a copy of the preliminary site plans prepared by Walter Brooke and Associates.

2.2 Catchment Description

The site is located on the south-eastern side of Dumas Road and is part of the Cinema and Auchendarroch House precinct.

Currently the site is currently occupied by an asphalt car parking area and minor landscaping. Refer to Appendix B for a copy of the current aerial photo.

The proposed site for the new development is steep with approx. 3.0m fall over approx. 60m from west to north-east. Refer to Appendix C for a copy of the engineering survey that shows the site levels.

Below is a photo that shows the current site conditions.



Figure 1: Hotel Site Looking East

2.3 Existing Stormwater Drainage

The surface runoff from the car parking area is collected by a series of grated inlet pits and side entry pits that are connected by 225mm dia and 300mm dia PVC pipes. This system flows through a gross pollutant trap. These pipes ultimately connects to a 450mm dia RPC that continues to fall to the north. The overall site stormwater system discharges into a 600mm RCP that runs parallel to Adelaide Road. This system discharges into an open channel.

Refer to Appendix D for a copy of the original civil design drawings that shows the extent of the existing stormwater system.

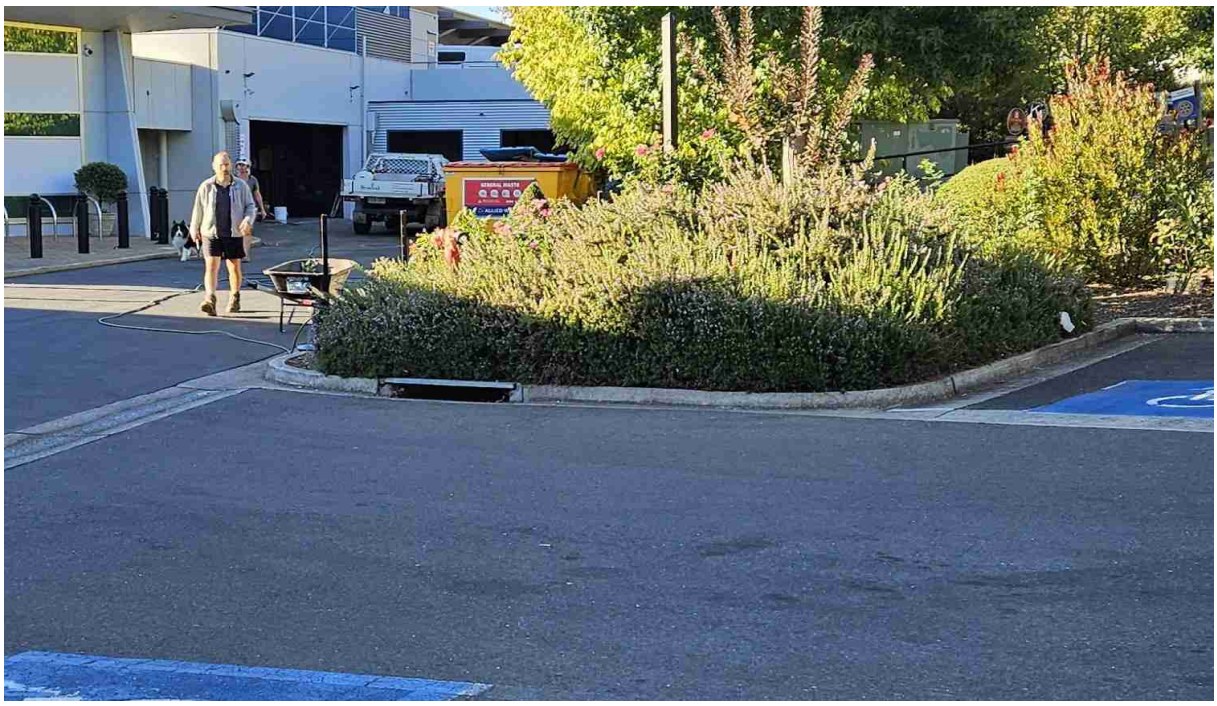


Figure 2: Existing Stormwater Pit at Eastern End of Site



Figure 3: Outlet of Site Stormwater System on Adelaide Road (600mm dia RCP)

2.4 Council Requirements

Discussions with Engineers from the Mount Barker District on recent projects has noted that the peak flow rate from the developed site shall be limited to the peak flow rate from the existing pre-development site for storm events up to and including the 1 in 100 year ARI.

Finished floor levels are to be set a minimum of 300mm above the 1 in 100 year flood level.

2.5 Stormwater Management Methodology

To address Council requirements, a preliminary stormwater management methodology has been prepared for the development and is outlined below.

Council have provided a copy of the 1 in 100 year flood maps for this area. There is no flooding noted in the vicinity of the proposed development. Refer to Appendix E for a copy of the mapping.

The finished floor levels of the new building will vary to suit the existing falls in the car parking area. Refer to Appendix F for these proposed levels.

A gross pollutant trap will be installed on the existing downstream stormwater to improve the stormwater quality. It is noted that the addition of the roof will improve the stormwater quality when compared to the current runoff from the car parking areas, however this new GPT is a requirement of Council.

Stormwater runoff from the new roof areas will be collected via roof gutters and downpipes and connected to a new underground stormwater system. This new pipe will connect to the existing system on the northern side of the building.

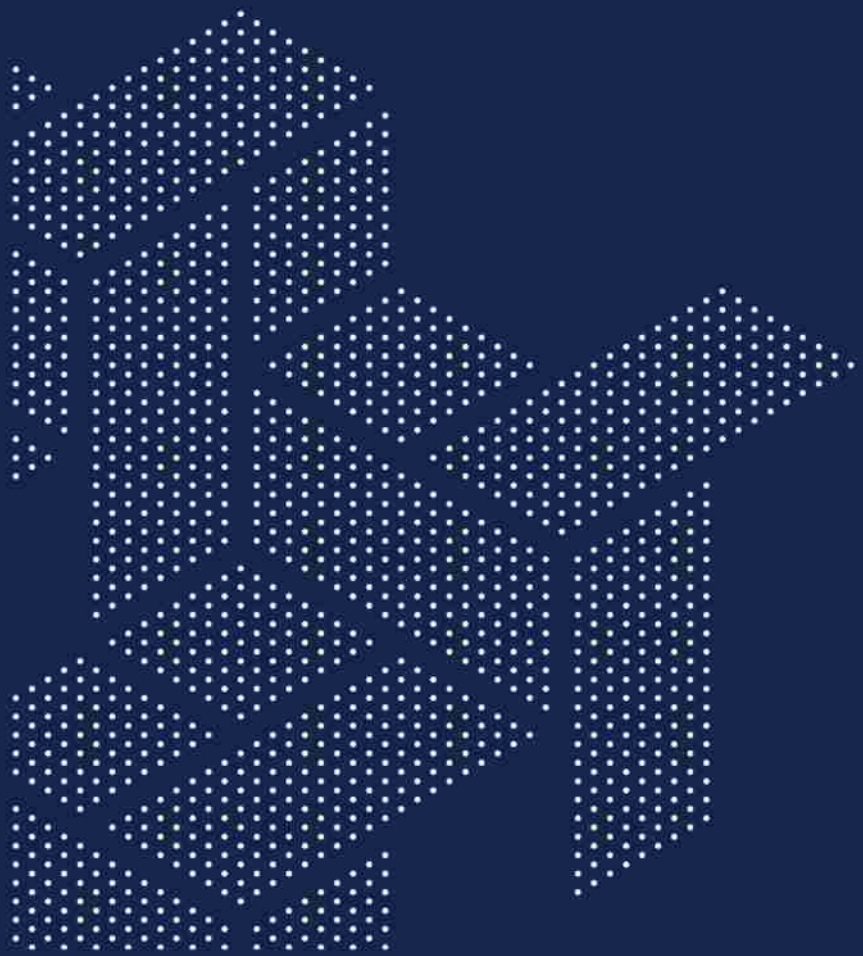
The existing stormwater runoff collecting runoff from the car parking areas will need to be locally diverted around the new building.

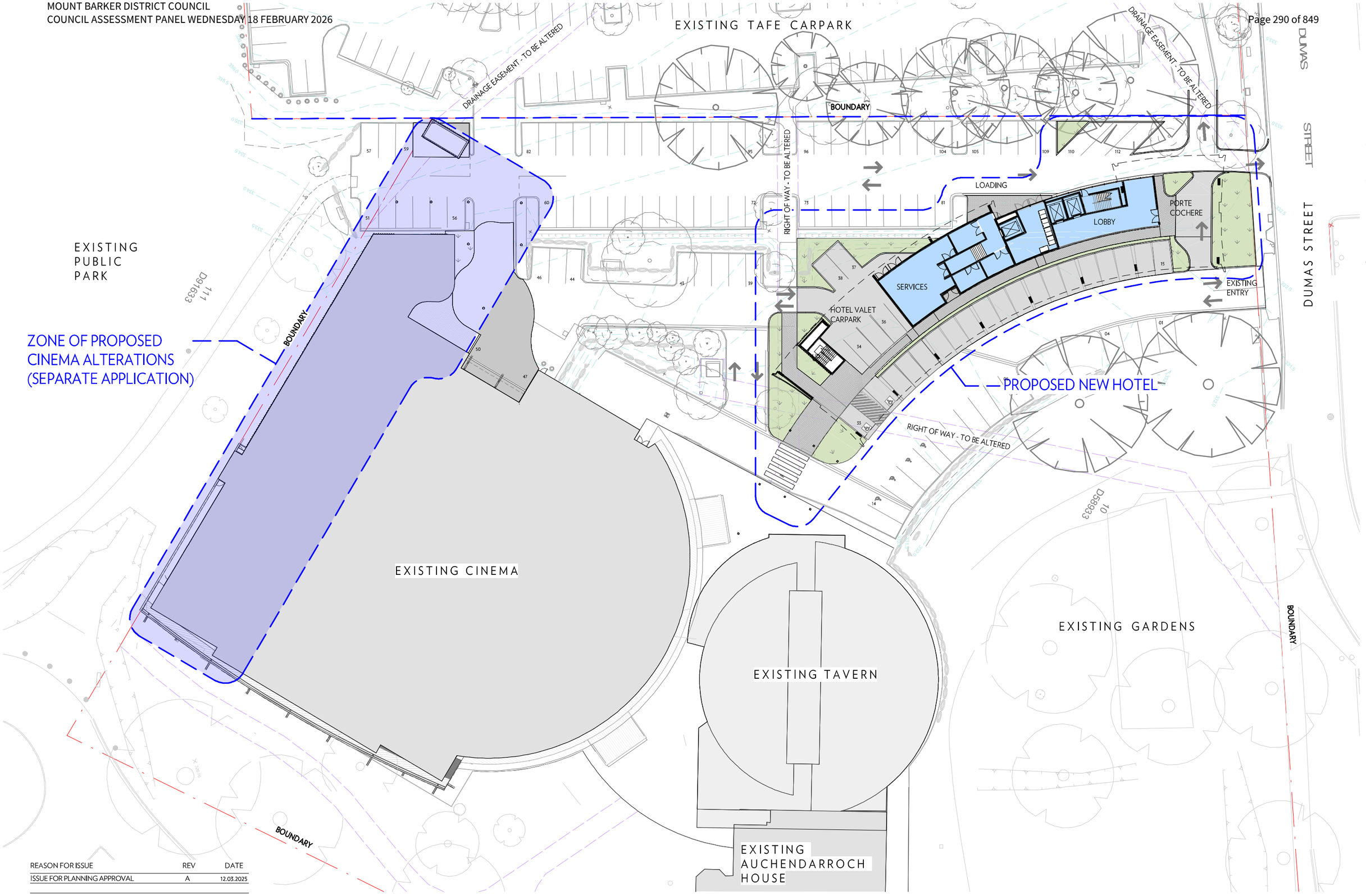
Refer to Appendix F for a copy of the sketch plan showing the proposed methodology of stormwater collection and disposal.

2.6 Summary

The Preliminary sketch plan contained within this report has been prepared to demonstrate the philosophy behind proposed management of the stormwater runoff from this development. The information provided is preliminary and will be subject to detailed design and documentation.

APPENDIX A
ARCHITECTURAL DRAWINGS





REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SITE PLAN	DRAWING	DA-H-02
12.03.2025	REVISION	A
1 : 500 @A3	PROJECT	23-0654

DRAWN BY:Author PLOT DATE: 12/03/2025 10:04:16 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2023_townsin2.rvt

A - REGULATED TREE TO BE REMOVED
B - NON-REGULATED TREE TO BE REMOVED

EXISTING TAFE CARPARK

DRAINAGE EASEMENT - TO BE ALTERED

BOUNDARY

RIGHT OF WAY - TO BE ALTERED

DRAINAGE EASEMENT - TO BE ALTERED

EXISTING CARPARK TO BE DEMOLISHED AND ALTERED (RED)

NEW CROSSOVER TO BE FORMED

DUMAS STREET

EXISTING PUBLIC PARK

D91633 111

ZONE OF PROPOSED NEW HOTEL

EXISTING CARPARK TO BE DEMOLISHED AND ALTERED (RED)

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

BOUNDARY

EXISTING CINEMA

EXISTING TAVERN

EXISTING AUCHENDARROCH HOUSE

D58933 10

EXISTING GARDENS

BOUNDARY

BOUNDARY

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

EXISTING SITEPLAN	DRAWING	DA-H-10
12.03.2025	REVISION	A
1 : 500 @A3	PROJECT	23-0654

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DRAWN BY/Author PLOT DATE: 12/03/2025 10:04:19 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2023_townsing2.rvt

ALTERED CARPARKING

NEW CROSSOVER/ EXIT

EXISTING CARPARKING

LOADING

UP

LOBBY

HOTEL PORTE COCHERE

BINS

LIFTS

CLEAN LINEN

DIRTY LINEN

HYDRAULIC

UP

COMMS

ELEC

FIRE

BUILDING LINE OVER

NEW WALKWAY LINK

EXISTING ENTRY

NEW CARPARKING

BUILDING LINE OVER

HOTEL VALET CARPARK

ZONE OF PROPOSED HOTEL (SEPARATE APPLICATION)

RAMP UP

TO CINEMA, TAVERN, GAWLER STREET

EXISTING CARPARKING

A
DA-H-30

DUMAS STREET

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

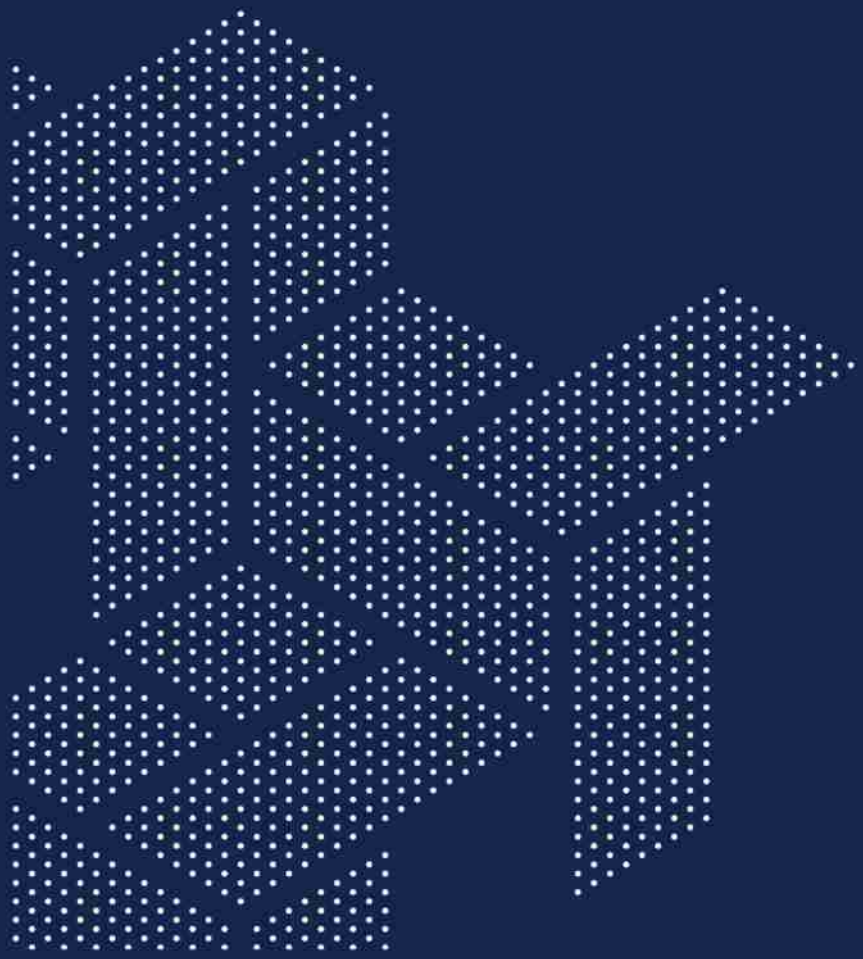
Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

GROUND FLOOR PLAN	DRAWING	DA-H-03
12.03.2025	REVISION	A
1 : 200 @A3	PROJECT	23-0654

APPENDIX B
AERIAL PHOTOGRAPHS



APPENDIX C
ENGINEERING SURVEY





Aerial photography supplied by MetroMap, 28/02/2025.

REV	DATE	DESCRIPTION	CALC	FIELD
0	28/02/2025	INITIAL RELEASE	HJD	HJD

ADDITIONS, AMENDMENTS AND APPROVALS

LEGEND

47.51TK TOP KERB
47.34WT WATER TABLE
45.16FL FLOOR LEVEL
48.12IL INVERT LEVEL
TAP
WATER METER
SPRINKLER / IRRIG VALVE
HYDRANT
DOMESTIC OUTLET
DOWNPIPE
DOMESTIC SUMP
STORMWATER MHOLE
SEP / GRATING
TEL. COMM. PILLAR / PIT
TRAFFIC LIGHT
SIGN / BUS SIGN
LITTER BIN
MAIL BOX / SIGNAL BOX
TICKET MACHINE
ROAD / ELEC. SERVICE
WATER SV / FP
ELEC. / GAS METER
GAS SERVICE
PSM PEG / TBM
SURVEY MARKS
BOREHOLE
POWER / LIGHT POLE
CABLE MARKER
STOBIE / WOODEN POLE
POST / BOLLARD
SEWER MH / IO / SIP
UNKNOWN POINT / SERVICE
EDGE OF VEGETN
ROAD SIGN / HOARD.
TREE / SHRUB
Possible REGULATED / SIGNIFICANT TREE By measurement only (trunk greater than 1.0m circumference). Professional advice from council / arborist required. 2000 = Total circumference (mm) 2 = Number of trunks
EASEMENT
GIVEWAY
ROAD LINEMARK
PAVING
BOTTOM OF BANK
TOP OF BANK
CHANGE OF GRADE
DRAIN
SEWER PIPE UG
TEL. COMM. UG
WATER PIPE UG
BUILDING
GI BUILDING
CONCRETE
WALL
FENCE
GATE

COORDINATE SYSTEM

VERTICAL:	AHD
HORIZONTAL:	GROUND PLANE ORIENTED TO: MGA 2020 ZONE 54
SCALE: GROUND	(CSF = 0.9999 8234)

ADOPTED STATION & AUTHORITY

PSM 6627/1827	RL:	341.699	SDB
PSM 6627/1827	E:	304243.246	SDB
	N:	6117201.618	SDB

SDB denotes SA Government survey data base values (Dated: 03/12/ 2004)

0 2.5 5 10 15 20 25 m

1:250

© ALEXANDER & SYMONDS PTY. LTD. ORIGINAL SHEET SIZE A1

Notes:
Property boundaries and easements shown hereon have been compiled from government records and show discrepancies to Certificate of Title dimensions. Boundaries have not been verified by field survey. Construction or design on or near boundaries or easements will require additional survey work. Refer to CT 4342 / 835 for Easement details.

CONTOUR INTERVAL:	MIN: 0.1m; MAJ:0.5m	
SURVEY:	HJD	17/02/2025
DRAWN:	AG	28/02/2025
CHECKED:	HJD	28/02/2025

Alexander & Symonds Pty Ltd
11 King William Street Kent Town,
South Australia 5067
PO Box 1000 Kent Town, SA 5071
ABN 93007 753 988

T (08) 8130 1666
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E adelaide@alexander.com.au

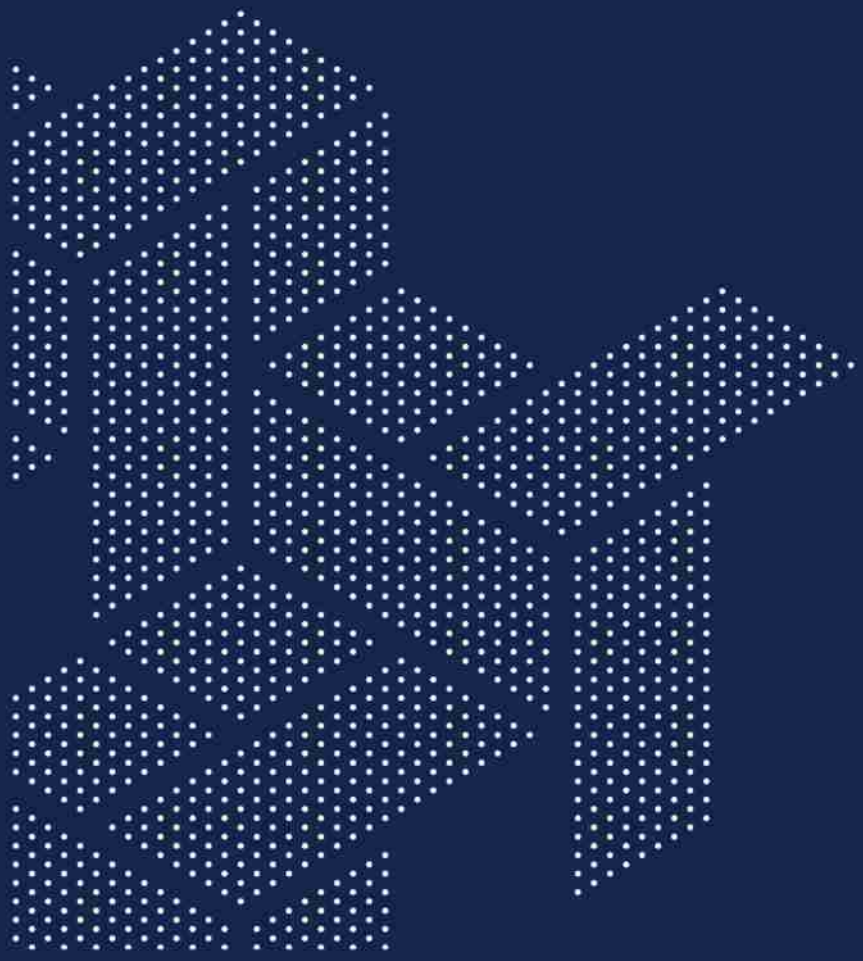
+ Property + Land Development +
+ Construction + Mining +
+ Spatial Information Management +

Alexander Symonds Surveying Consultants

DETAILED ENGINEERING SURVEY
17 ADELAIDE ROAD
MOUNT BARKER

DRAWING No.	SHEET 1 OF 1	REVISION
25A0158-00-WALLIS_CINEMAS-DET-MGA20-17FEB25(0)		0

APPENDIX D
EXISTING STORMWATER DRAINAGE



MEINHARDT PT DESIGN

LEGEND

EXISTING

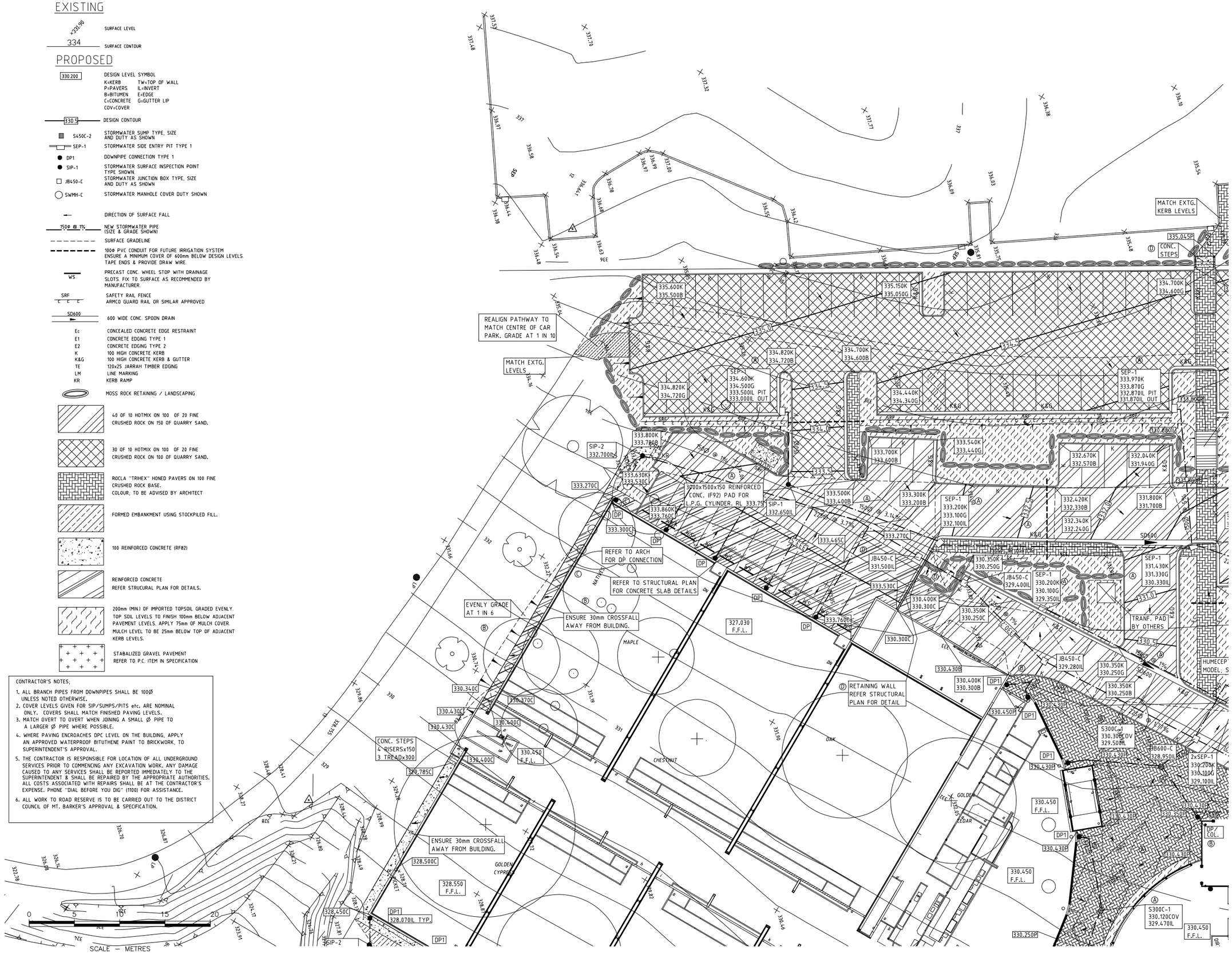
- x251.90 — SURFACE LEVEL
- 334 — SURFACE CONTOUR

PROPOSED

- 330.200 — DESIGN LEVEL SYMBOL
  K=KERB TW=TOP OF WALL
  P=PAVERS IL=INVERT
  B=BITUMEN E=EDGE
  C=CONCRETE G=GUTTER LIP
  COV=COVER
- 330.5 — DESIGN CONTOUR
- S450C-2 — STORMWATER SUMP TYPE, SIZE AND DUTY AS SHOWN
- SEP-1 — STORMWATER SIDE ENTRY PIT TYPE 1
- DP1 — DOWNPIPE CONNECTION TYPE 1
- SIP-1 — STORMWATER SURFACE INSPECTION POINT TYPE SHOWN
- JB450-C — STORMWATER JUNCTION BOX TYPE, SIZE AND DUTY AS SHOWN
- SWMH-C — STORMWATER MANHOLE COVER DUTY SHOWN
- DIRECTION OF SURFACE FALL
- 150Ø @ 1% — NEW STORMWATER PIPE (SIZE & GRADE SHOWN)
- SURFACE GRADELINE
- 100Ø PVC CONDUIT FOR FUTURE IRRIGATION SYSTEM ENSURE A MINIMUM COVER OF 600mm BELOW DESIGN LEVELS. TAPE ENDS & PROVIDE DRAW WIRE.
- WS — PRECAST CONC. WHEEL STOP WITH DRAINAGE SLOTS. FIX TO SURFACE AS RECOMMENDED BY MANUFACTURER.
- SRF — SAFETY RAIL FENCE ARMCO GUARD RAIL OR SIMILAR APPROVED
- SD600 — 600 WIDE CONC. SPOON DRAIN
- Ec — CONCEALED CONCRETE EDGE RESTRAINT
- E1 — CONCRETE EDGING TYPE 1
- E2 — CONCRETE EDGING TYPE 2
- K — 100 HIGH CONCRETE KERB
- K&G — 100 HIGH CONCRETE KERB & GUTTER
- TE — 120x25 JARRAH TIMBER EDGING
- LM — LINE MARKING
- KR — KERB RAMP
- MOSS ROCK RETAINING / LANDSCAPING
- 40 OF 10 HOTMIX ON 100 OF 20 FINE CRUSHED ROCK ON 150 OF QUARRY SAND.
- 30 OF 10 HOTMIX ON 100 OF 20 FINE CRUSHED ROCK ON 100 OF QUARRY SAND.
- ROCLA "TRIHEX" HONED PAVERS ON 100 FINE CRUSHED ROCK BASE. COLOUR; TO BE ADVISED BY ARCHITECT
- FORMED EMBANKMENT USING STOCKPILED FILL.
- 100 REINFORCED CONCRETE (RF82)
- REINFORCED CONCRETE REFER STRUCURAL PLAN FOR DETAILS.
- 200mm (MIN.) OF IMPORTED TOPSOIL GRADED EVENLY. TOP SOIL LEVELS TO FINISH 100mm BELOW ADJACENT PAVEMENT LEVELS. APPLY 75mm OF MULCH COVER MULCH LEVEL TO BE 25mm BELOW TOP OF ADJACENT KERB LEVELS.
- STABALIZED GRAVEL PAVEMENT REFER TO P.C. ITEM IN SPECIFICATION

CONTRACTOR'S NOTES;

1. ALL BRANCH PIPES FROM DOWNPIPES SHALL BE 100Ø UNLESS NOTED OTHERWISE.
2. COVER LEVELS GIVEN FOR SIP/SUMPS/PITS etc. ARE NOMINAL ONLY. COVERS SHALL MATCH FINISHED PAVING LEVELS.
3. MATCH OVERT TO OVERT WHEN JOINING A SMALL Ø PIPE TO A LARGER Ø PIPE WHERE POSSIBLE.
4. WHERE PAVING ENCROACHES DPC LEVEL ON THE BUILDING, APPLY AN APPROVED WATERPROOF BITUTHENE PAINT TO BRICKWORK, TO SUPERINTENDENT'S APPROVAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE "DIAL BEFORE YOU DIG" (1100) FOR ASSISTANCE.
6. ALL WORK TO ROAD RESERVE IS TO BE CARRIED OUT TO THE DISTRICT COUNCIL OF MT. BARKER'S APPROVAL & SPECIFICATION.



PLAN 10047-C04 ADJOINS

PLAN 10047-C02 ADJOINS

24-7-02	STEPS ADDED BY TAFE CARPARK. RET. WALL ADDED & ADDITIONAL SUSPENDED CONC. SLAB ADDED WEST OF CINEMA DUE TO OVER EXCAVATION.	D
27-3-02	STRUCTURAL CONC. SLAB ADDED	C
20-3-02	ADDENDUM B	B
4-3-02	ADDENDUM A	A
Date	**Revision**	**Issue**

ORIGINAL DESIGN & DOCUMENTATION OF THIS PROJECT BY:
Campbell & Campbell Architects

ARCHITECTURE
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INTERIOR DESIGN
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Facsimile (08) 8271 7947
Email wba@adelaide.on.net

Project
PROPOSED CINEMA & HOTEL AT AUCHENDARROCH MT BARKER SA

Client
TOHSPIL Pty Ltd

Sheet Title
CINEMAS AND TAVERN SITEWORKS & DRAINAGE SHEET 1

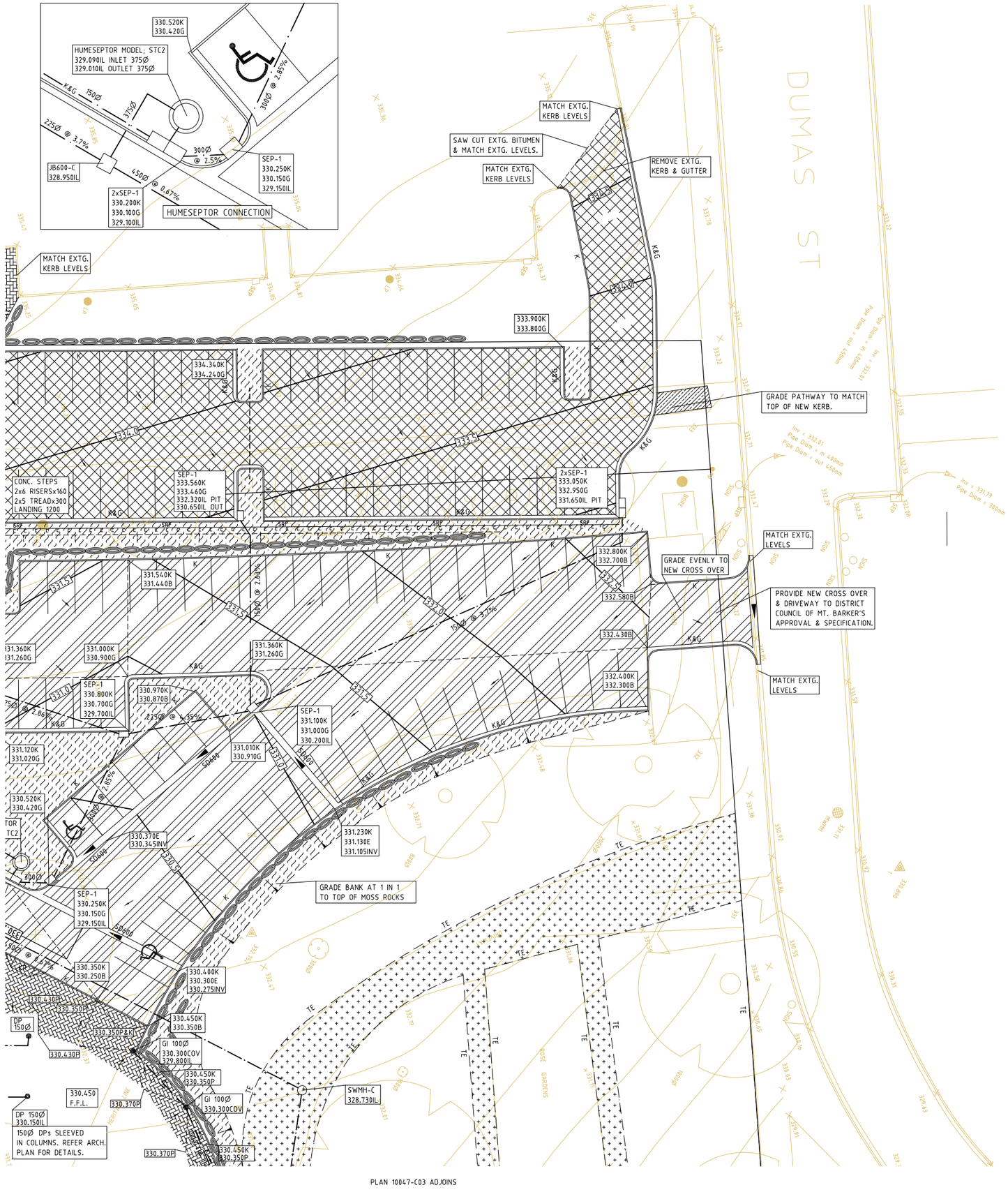
MEINHARDT PT DESIGN
Consulting Engineers ACN 008116916
60-70 Queen Street,
Adelaide, S.A. 5000
Telephone: (08) 8227 1544
Facsimile: (08) 8227 1488
Email: mptd@ozemail.com.au
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CIVIL ENGINEERING

North	Designed SL/ADL	Drawn ADL	Date FEB. 02
	Verified	Sheet 1 of 7	Scale 1:200
	Drawing No 10047-C01		Issue D

Name: 10047-C01D.dwg Date: 24.7.2002 Time: 08:41:58

MEINHARDT PT DESIGN



LEGEND

EXISTING

331.90 — SURFACE LEVEL

334 — SURFACE CONTOUR

PROPOSED

330.200 — DESIGN LEVEL SYMBOL
K=KERB TW=TOP OF WALL
P=PAVERS IL=INVERT
B=BITUMEN E=EDGE
C=CONCRETE G=GUTTER LIP
COV=COVER

330.5 — DESIGN CONTOUR

S450C-2 — STORMWATER SUMP TYPE, SIZE AND DUTY AS SHOWN

SEP-1 — STORMWATER SIDE ENTRY PIT TYPE 1

DP1 — DOWNPIPE CONNECTION TYPE 1

SIP-1 — STORMWATER SURFACE INSPECTION POINT TYPE SHOWN.

JB450-C — STORMWATER JUNCTION BOX TYPE, SIZE AND DUTY AS SHOWN

SWMH-C — STORMWATER MANHOLE COVER DUTY SHOWN

STORMWATER AGDRAIN 100Ø

DIRECTION OF SURFACE FALL

150Ø @ 1% — NEW STORMWATER PIPE (SIZE & GRADE SHOWN)

SURFACE GRADELINE

100Ø PVC CONDUIT FOR FUTURE IRRIGATION SYSTEM ENSURE A MINIMUM COVER OF 600mm BELOW DESIGN LEVELS. TAPE ENDS & PROVIDE DRAW WIRE.

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SD600 — 600 WIDE CONC. SPOON DRAIN

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K&G — 100 HIGH CONCRETE KERB & GUTTER
TE — 120x25 JARRAH TIMBER EDGING
LM — LINE MARKING
KR — KERB RAMP

MOSS ROCK RETAINING / LANDSCAPING

40 OF 10 HOTMIX ON 100 OF 20 FINE CRUSHED ROCK ON 150 OF QUARRY SAND.

30 OF 10 HOTMIX ON 100 OF 20 FINE CRUSHED ROCK ON 100 OF QUARRY SAND.

ROCLA "TRIHEX" HONED PAVERS ON 100 FINE CRUSHED ROCK BASE.
COLOUR; TO BE ADVISED BY ARCHITECT

FORMED EMBANKMENT USING STOCKPILED FILL.

100 REINFORCED CONCRETE (RF82)

100 REINFORCED CONCRETE (RF82)
REFER STRUCURAL PLAN FOR DETAILS.

200mm (MIN.) OF IMPORTED TOPSOIL GRADED EVENLY. TOP SOIL LEVELS TO FINISH 100mm BELOW ADJACENT PAVEMENT LEVELS. APPLY 75mm OF MULCH COVER. MULCH LEVEL TO BE 25mm BELOW TOP OF ADJACENT KERB LEVELS.

STABALIZED GRVEL PAVEMENT
REFER TO P.C. ITEM IN SPECIFICATION

CONTRACTOR'S NOTES;

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0 5 10 15 20

SCALE — METRES

Date	Revision	Issue

ORIGINAL DESIGN & DOCUMENTATION OF THIS PROJECT BY:
Campbell & Campbell Architects

ARCHITECTURE
Walter Brooke
INTERIOR DESIGN

Walter Brooke and Associates Pty. Ltd.
ACN: 007 998 514
49 Greenhill Road, Wayville
PO Box 162, Goodwood
South Australia 5034
Telephone (08) 8272 4166
Facsimile (08) 8271 7967
Email wba@adelaide.on.net

Project
PROPOSED CINEMA & HOTEL AT AUCHENDARROCH MT BARKER SA

Client
TOHSPIL Pty Ltd

Sheet Title
CINEMAS AND TAVERN SITEWORKS & DRAINAGE SHEET 2

MEINHARDT PT DESIGN
Consulting Engineers ACN 008116916
60-70 Queen Street,
Adelaide, S.A. 5000
Telephone: (08) 8227 1544
Facsimile: (08) 8227 1488
Email: mptd@ozemail.com.au
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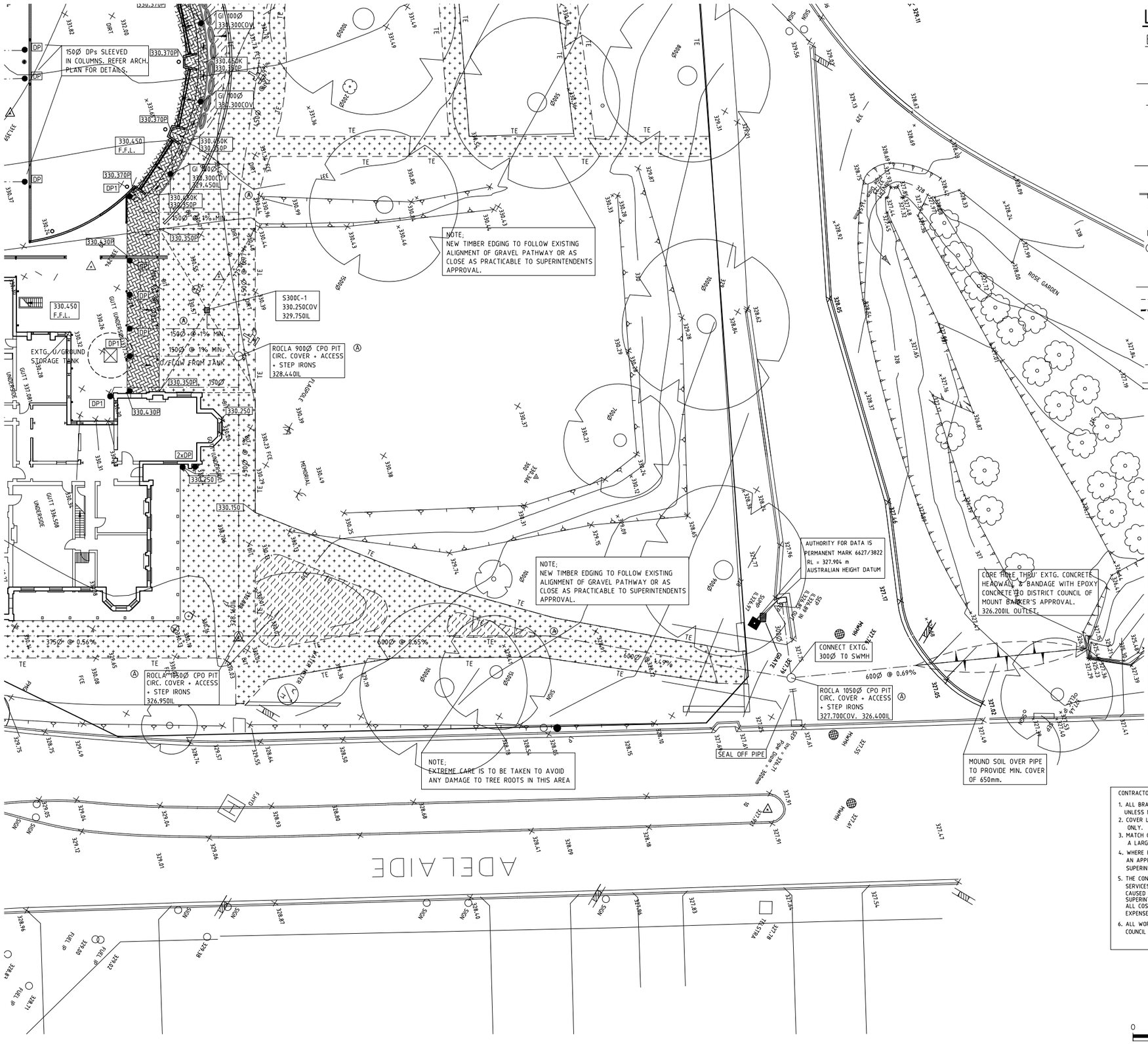
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	Verified	Sheet 2 of 7	Scale 1:200
	Drawing No 10047-C02		Issue -

Name: 10047-C02.dwg Date: 15.2.2002 Time: 08:55:37

PLAN 10047-C02 ADJOINS

PLAN 10047-C04 ADJOINS



LEGEND

EXISTING

- x29.90 — SURFACE LEVEL
- 334 — SURFACE CONTOUR

PROPOSED

- 330.200 — DESIGN LEVEL SYMBOL (K=KERB, TW=TOP OF WALL, P=PAVERS, IL=INVERT, B=BITUMEN, E=EDGE, C=CONCRETE, G=GUTTER LIP, COV=COVER)
- 330.5 — DESIGN CONTOUR
- S450C-2 — STORMWATER SUMP TYPE, SIZE AND DUTY AS SHOWN
- SEP-1 — STORMWATER SIDE ENTRY PIT TYPE 1
- DP1 — DOWNPIPE CONNECTION TYPE 1
- SIP-1 — STORMWATER SURFACE INSPECTION POINT TYPE SHOWN
- JB450-C — STORMWATER JUNCTION BOX TYPE, SIZE AND DUTY AS SHOWN
- SWMH-C — STORMWATER MANHOLE COVER DUTY SHOWN
- DIRECTION OF SURFACE FALL
- 150Ø @ 1% — NEW STORMWATER PIPE (SIZE & GRADE SHOWN)
- SURFACE GRADELINE
- 100Ø PVC CONDUIT FOR FUTURE IRRIGATION SYSTEM ENSURE A MINIMUM COVER OF 600mm BELOW DESIGN LEVELS. TAPE ENDS & PROVIDE DRAW WIRE.
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0 5 10 15 20

SCALE – METRES

MEINHARDT PT DESIGN

Date	Revision	Issue
4/3/02	ADDENDUM A	A

ORIGINAL DESIGN & DOCUMENTATION OF THIS PROJECT BY: *Campbell & Campbell Architects*

ARCHITECTURE
Walter Brooke
INTERIOR DESIGN
Walter Brooke and Associates Pty. Ltd. ACN 007 998 514 69 Greenhill Road, Wayville PO Box 162, Goodwood South Australia 5034 Telephone (08) 8272 4366 Facsimile (08) 8271 7967 Email : wba@adelaide.on.net

Project
PROPOSED CINEMA & HOTEL
AT AUCHENDARROCH
MT BARKER SA

Client
TOHSPIL Pty Ltd

Sheet Title
CINEMAS AND TAVERN
SITEWORKS & DRAINAGE
SHEET 3

MEINHARDT PT DESIGN
Consulting Engineers ACN 008116916
60-70 Queen Street,
Adelaide, S.A. 5000
Telephone: (08) 8227 1544
Facsimile: (08) 8227 1488
Email: mptd@ozemail.com.au
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CIVIL ENGINEERING

North	Designed SL/ADL	Drawn ADL	Date FEB. 02
	Verified	Sheet 3 of 7	Scale 1:200
	Drawing No 10047-C03		Issue A

Name: 10047-C03.dwg Date: 15.2.2002 Time: 08:57:00

MEINHARDT PT DESIGN

LEGEND

EXISTING

- +239.90 — SURFACE LEVEL
- 334 — SURFACE CONTOUR

PROPOSED

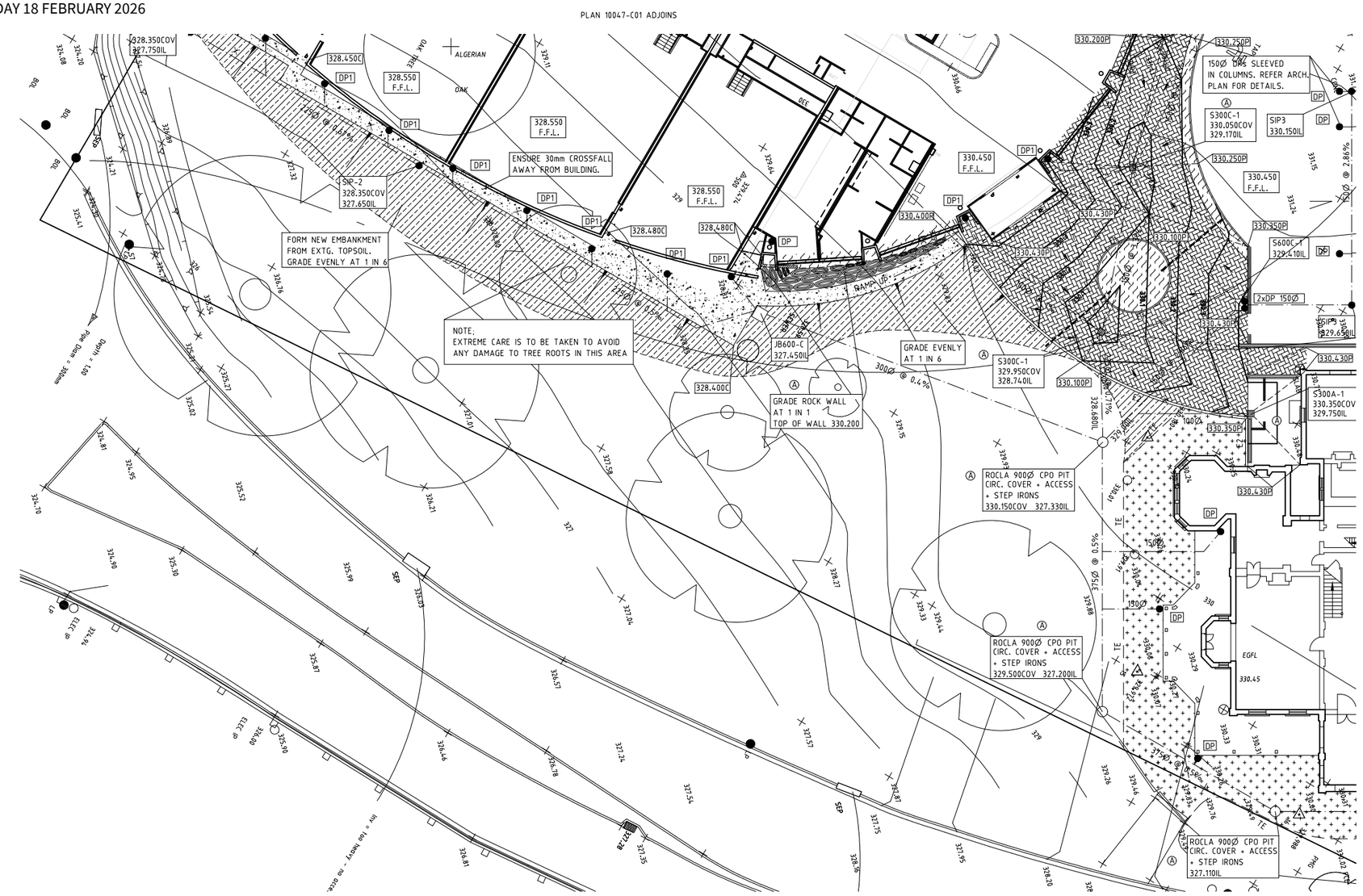
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- WS — PRECAST CONC. WHEEL STOP WITH DRAINAGE SLOTS. FIX TO SURFACE AS RECOMMENDED BY MANUFACTURER.
- SRF — SAFETY RAIL FENCE ARMCO GUARD RAIL OR SIMILAR APPROVED
- SD600 — 600 WIDE CONC. SPOON DRAIN
- Ec — CONCEALED CONCRETE EDGE RESTRAINT
- E1 — CONCRETE EDGING TYPE 1
- E2 — CONCRETE EDGING TYPE 2
- K — 100 HIGH CONCRETE KERB
- K&G — 100 HIGH CONCRETE KERB & GUTTER
- TE — 120x25 JARRAH TIMBER EDGING
- LM — LINE MARKING
- MOSS ROCK RETAINING / LANDSCAPING
- 40 OF 10 HOTMIX ON 100 OF 20 FINE CRUSHED ROCK ON 150 OF QUARRY SAND.
- 30 OF 10 HOTMIX ON 100 OF 20 FINE CRUSHED ROCK ON 100 OF QUARRY SAND.
- ROCLA "TRIHEX" HONED PAVERS ON 100 FINE CRUSHED ROCK BASE. COLOUR; TO BE ADVISED BY ARCHITECT
- FORMED EMBANKMENT USING STOCKPILED FILL.
- 100 REINFORCED CONCRETE (RF82)
- 100 REINFORCED CONCRETE (RF82) REFER STRUCURAL PLAN FOR DETAILS.
- 200mm (MIN.) OF IMPORTED TOPSOIL GRADED EVENLY. TOP SOIL LEVELS TO FINISH 100mm BELOW ADJACENT PAVEMENT LEVELS. APPLY 75mm OF MULCH COVER. MULCH LEVEL TO BE 25mm BELOW TOP OF ADJACENT KERB LEVELS.
- STABALIZED GRAVEL PAVEMENT REFER TO P.C. ITEM IN SPECIFICATION

CONTRACTOR'S NOTES;

1. ALL BRANCH PIPES FROM DOWNPIPES SHALL BE 100Ø UNLESS NOTED OTHERWISE.
2. COVER LEVELS GIVEN FOR SIP/SUMPS/PITS etc. ARE NOMINAL ONLY. COVERS SHALL MATCH FINISHED PAVING LEVELS.
3. MATCH OVERT TO OVERT WHEN JOINING A SMALL Ø PIPE TO A LARGER Ø PIPE WHERE POSSIBLE.
4. WHERE PAVING ENCROACHES DPC LEVEL ON THE BUILDING, APPLY AN APPROVED WATERPROOF BITUTHENE PAINT TO BRICKWORK, TO SUPERINTENDENT'S APPROVAL.
5. THE CONTRACTOR IS RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND SERVICES PRIOR TO COMMENCING ANY EXCAVATION WORK. ANY DAMAGE CAUSED TO ANY SERVICES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT & SHALL BE REPAIRED BY THE APPROPRIATE AUTHORITIES. ALL COSTS ASSOCIATED WITH REPAIRS SHALL BE AT THE CONTRACTOR'S EXPENSE. PHONE "DIAL BEFORE YOU DIG" (1100) FOR ASSISTANCE.
6. ALL WORK TO ROAD RESERVE IS TO BE CARRIED OUT TO THE DISTRICT COUNCIL OF MT. BARKER'S APPROVAL & SPECIFICATION.

0 5 10 15 20

SCALE – METRES



Date	Revision	Issue
4-3-02	ADDENDUM A	A

ORIGINAL DESIGN & DOCUMENTATION OF THIS PROJECT BY:
Campbell & Campbell Architects

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Project
PROPOSED CINEMA & HOTEL AT AUCHENDARROCH MT BARKER SA

Client
TOHSPIL Pty Ltd

Sheet Title
CINEMAS AND TAVERN SITEWORKS & DRAINAGE SHEET 4

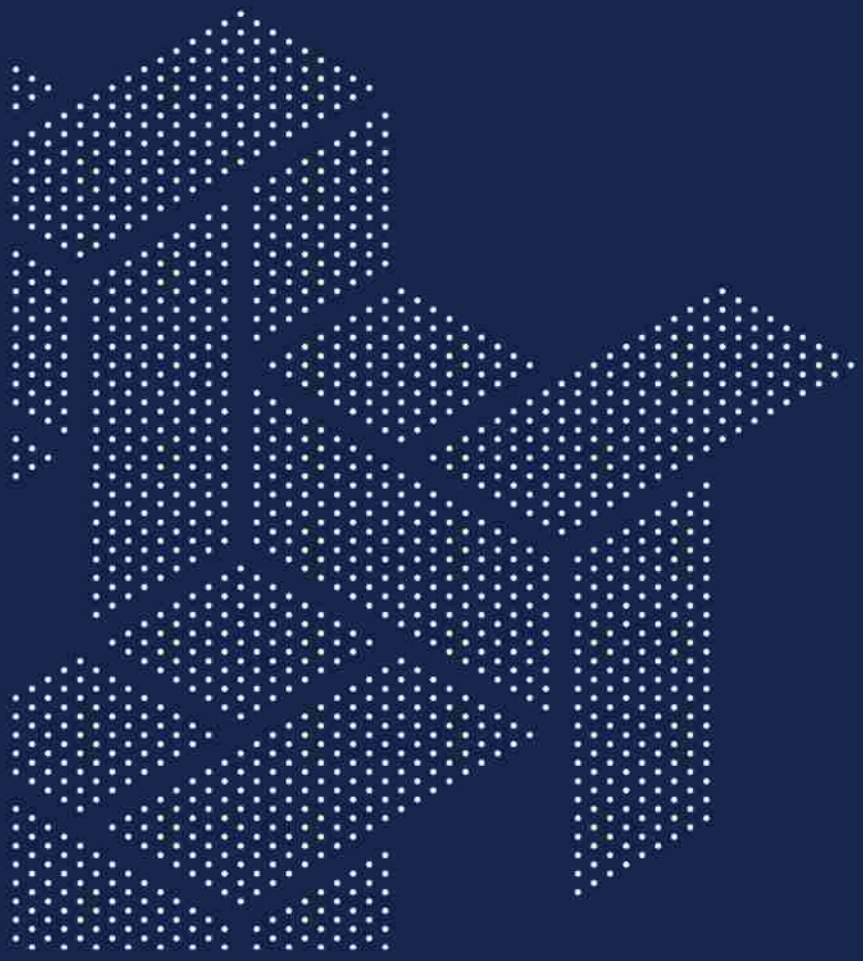
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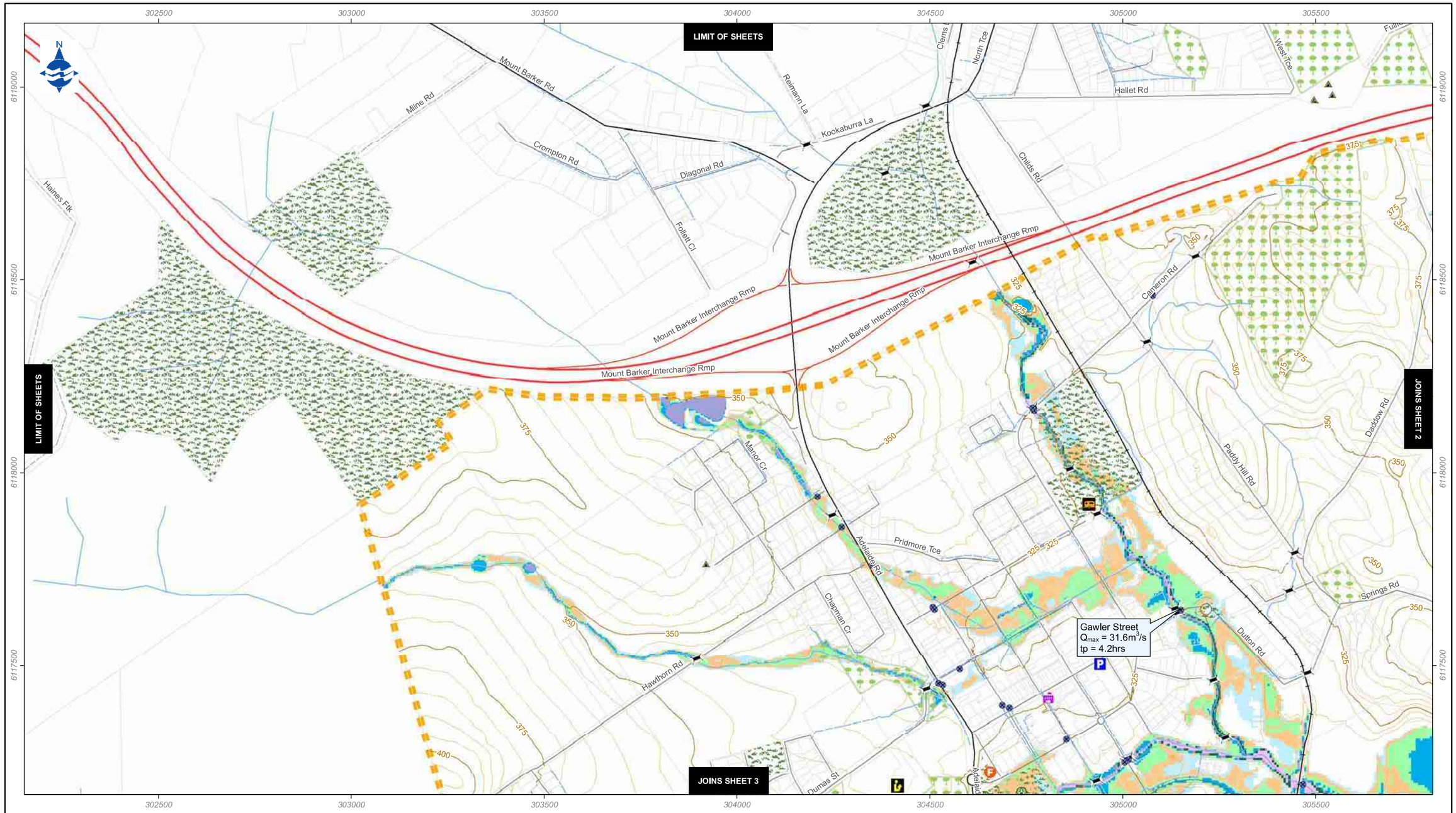
CIVIL ENGINEERING

North	Designed SL/ADL	Drawn ADL	Date FEB. 02
	Verified	Sheet 4 of 7	Scale 1:200
	Drawing No 10047-C04		Issue A

Name: 10047-C04.dwg Date: 4.3.2002 Time: 08:45:37

APPENDIX E
1 IN 100 YEAR FLOOD MAPPING





Data Source:
SA Water Structures supplied by SA Water; Water Main Crossing Watercourse derived from data supplied by SA Water and Mt Barker City Council; Substations supplied by ETSA; Emergency and Cultural Features, Roads, Contours (Aerometrex), Council Stormwater Network and Cadastre supplied by DC of Mt Barker; Parks and Reserves supplied by Dept of Environment and Heritage (DEH); Railways supplied by Primary Industries and Resources SA (PIRSA) Freeway digitised by AWE; Watercourse and Railway edited to imnprove their spatial precision; Study Area supplied by AWE; Flood data supplied by Water Technology.

Australian WATER Environments

WATER TECHNOLOGY

LEGEND

- Bridges and Culverts
- Substations
- SA Water Structure
- Water Main Crossing Watercourse

Emergency and Cultural Features:
- *Hospital*
- *Police Station*
- *CFS*
- *Mount Barker Council Depot*
- *Mount Barker Town Hall*
- *Sports Club*
- *Mount Barker Cemetery*
- *Mount Barker Library*
- *Mount Barker Showgrounds*
- *Mount Barker Tourist Park*
- *Laratinga Wetlands*

Contour (5 metre interval):
- *Index Contour*
- *Intermediate Contour*
- Council Stormwater Network
- Railway Line

Roads:
- *Freeway*
- *Main Road*
- *Sealed*
- *Sealed Laneway*
- *Unsealed and Tracks*
- Watercourse

- Cadastre
- Golf Course

Parks and Reserves:
- *Recreation*
- *Reserve*
- Hydraulic Study Area
- Q_{max} Peak Flow
- tp Time to Peak

Flood Depth (m):
- *0 - 0.10*
- *0.11 - 0.25*
- *0.26 - 0.50*
- *0.51 - 1.00*
- *1.01 - 1.50*
- *1.51 - 2.50*
- *2.51 - 5.00*
- *Greater than 5.00*

0 100 200 300 400 500
Metres, Scale 1:10,000 on A3 Page

The District Council of Mount Barker

Mount Barker Floodplain Mapping Study

1:100 Year ARI Flood Inundation Map

Sheet 1 of 7

Job No. 09123 - D033
110114



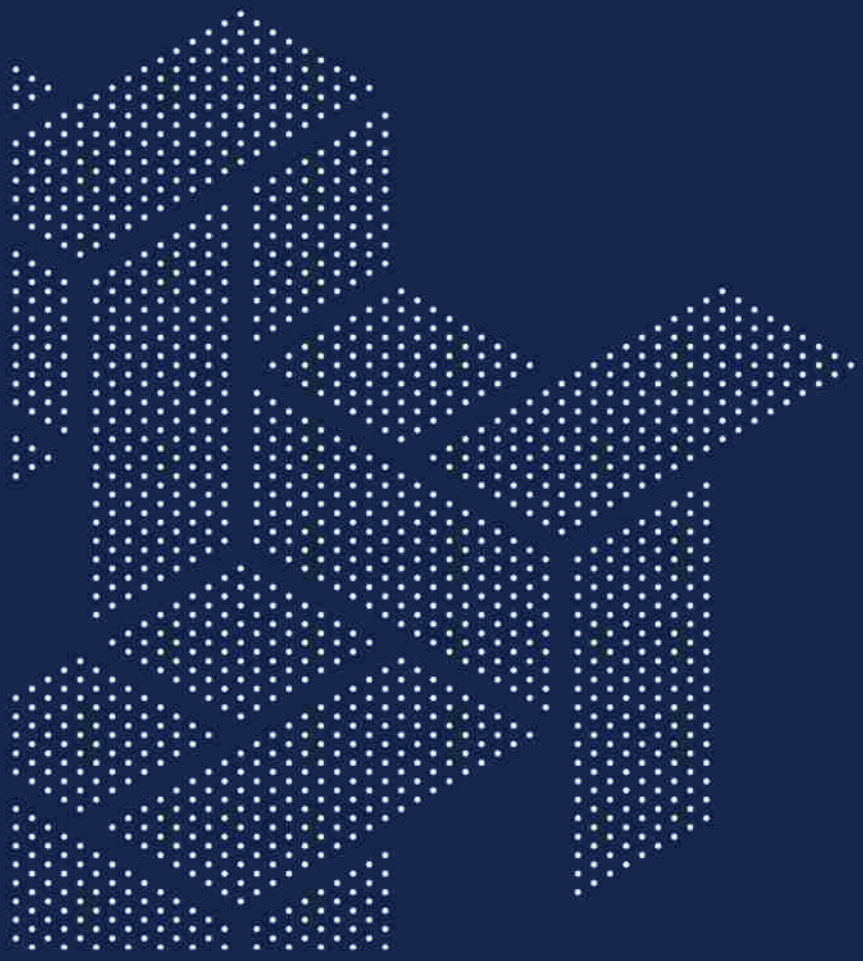
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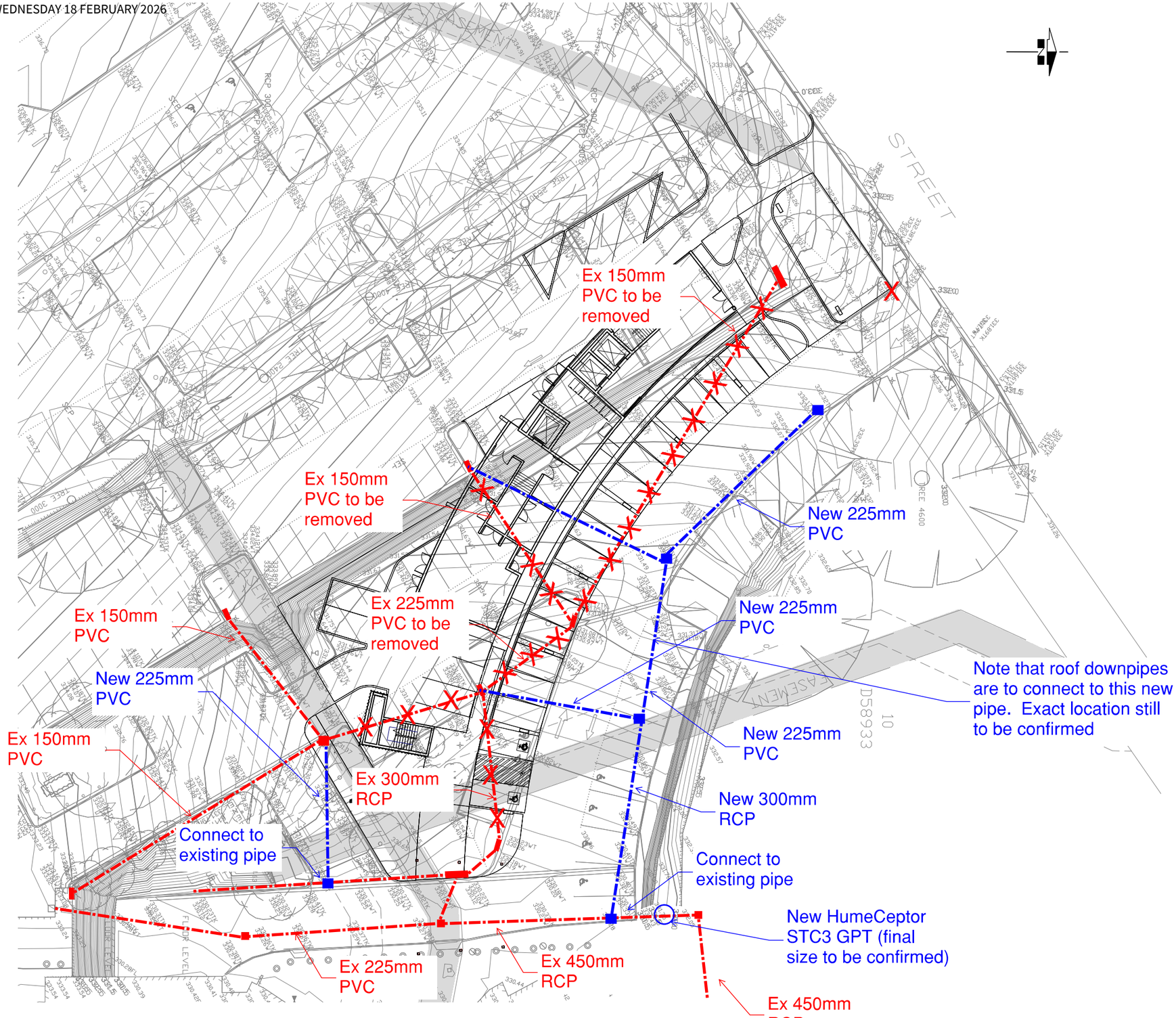
Cadastre
Golf Course
Parks and Reserves:
Recreation
Reserve
Hydraulic Study Area
Q_{max} Peak Flow
tp Time to Peak

Flood Depth (m):
0 - 0.10
0.11 - 0.25
0.26 - 0.50
0.51 - 1.00
1.01 - 1.50
1.51 - 2.50
2.51 - 5.00
Greater than 5.00

Mou

APPENDIX F
PRELIMINARY STORMWATER PLAN





PLAN

4 2 0 4 8
SCALE BAR (m)
1:200

When sheet printed full size, the scale bar is 100mm.
0 50 100mm

REV.	DATE	DESCRIPTION	DRAFT	ENG.	CHKD
A	14.03.25	PRELIMINARY ISSUE			
B	12.05.25	GPT ADDED			

WGA

WALLIS MT BARKER
HOTEL DEVELOPMENT
17 ADELAIDE ROAD, MOUNT BARKER
PRELIMINARY STORMWATER PLAN ©

A1
Design Drawn
DOCUMENT NUMBER
Project Number Sheet No. Rev.
WGA250158-SK-CV-0002 B

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PROPOSED HOTEL & CINEMA DEVELOPMENT
17 ADELAIDE, MOUNT BARKER

TRAFFIC AND PARKING REPORT

CIRQA™

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DOCUMENT CONTROL

Report title:	Proposed Hotel and Cinema Redevelopment 17 Adelaide Road, Mount Barker Traffic and Parking Report
Project number:	24673
Client:	URPS C/- Wallis
Client contact:	Matilda Asser

Version	Date	Details/status	Prepared by	Approved by
V1	25 March 25	For submission	ABH	TAW
V1.1	09 April 25	Minor updates	ABH	TAW
V1.2	15 Aug 25	Minor updates	ABH/TAW	TAW

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1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for a proposed hotel and the redevelopment of a portion of the existing Wallis Cinema at 17 Adelaide Road, Mount Barker. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans attached in Appendix A, prepared by Walter Brooke.

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located on the south-eastern side of Dumas Street. The site is bound by Adelaide Road to the east, Keith Stephenson Park to the south, a shared parking area to the west, Dumas Street to the north-west and a reserve to the north.

The Planning and Design Code identifies that the site is located within a 'Community Facilities' Zone, with the following Overlays applicable:

- Advertising Near Signalised Intersections;
- Hazards (Bushfire – Medium Risk);
- Murray-Darling Basin;
- Native Vegetation;
- Prescribed Water Resources Area;
- Regulated and Significant Tree;
- River Murray Tributaries Protection Area;
- State Heritage;
- Traffic Generating Development;
- Urban Transport Routes; and
- Water Resources.

The subject site is currently occupied by the following key components (relevant to this assessment):

- Wallis Cinema – 7 cinemas with a total of 1,272 cinema seats;
- Oak & Iron Tavern; and
- Auchendarroch House.

In is understood that the approved patronage capacity of Auchendarroch House and the Oak & Iron Tavern is 1,100 persons.

The site is accessed via a two-way access point on Dumas Street, at which all turning movements are permitted. Two (2) additional two-way access points provide access into the site through the interconnected parking areas of the Mount Barker Tafe and Mount Barker Library.

The parking areas currently operate on an informal shared basis, comprising a combined total of 337 parking spaces. This includes inclusive of six (6) 15-minute spaces, 12 spaces reserved for persons with a disability and two (2) pram spaces.

The existing shared parking area currently services the following:

- Wallis Cinema;
- Auchendarroch House;
- Mount Barker Library;
- Mount Barker Tafe; and
- Mount Barker Community Centre.

Additionally, the parking area has been observed to be used by parent's associated with the Mount Barker Primary School and Kindergarten during school pick-up and drop-off times. Additional information in regard to this is provided within Section 4.0.

Figure 1 illustrates the location of the subject site with respect to the adjacent road network.



Figure 1 – Location of the subject site with respect to the adjacent road network

2.2 ADJACENT ROAD NETWORK

Adelaide Road is an arterial road under the care and control of the Department for Infrastructure and Transport (DIT). Adjacent the site, Adelaide Road comprises two traffic lanes in each direction. Traffic data obtained from DIT indicates that this section of Adelaide Road has an Annual Average Daily Traffic (AADT) volume in the order of 26,600 vehicles per day (vpd), of which approximately 3.5% are commercial vehicles. Adjacent the site, a 60 km/h speed limit applies on Adelaide Road.

Dumas Street is a local road under the care and control of the Mount Barker District Council. Adjacent the site, Dumas Street primarily comprises a 7.4 m wide carriageway (approximate) with a single traffic lane in each direction. Angled (60 degree) on-street parking is provided along the north-western side of the road (adjacent Mount Barker Primary School). The default urban speed limit of 50 km/h applies on Dumas Street.

Adelaide Road and Dumas Street form a signalised 4-way intersection. All turning movements are facilitated at the intersection via a range of turning treatments (i.e. separated left and right turn lanes, some of which comprise high-angle treatments).

2.3 WALKING AND CYCLING

Footpaths are provided on both sides of Adelaide Road and Dumas Street. Connections to an off-road sealed path are provided at the eastern and southern edges of the subject site. This path connects into the greater Mount Barker area and the Laratinga Trail.

2.4 PUBLIC TRANSPORT

Public bus services operate regularly (and at high frequency) in the vicinity of the subject site. The Dumas Street Park and Ride is located approximately 250 m south-west of the subject site. The Park and Ride serves as a hub for public transport buses servicing over 15 bus routes.

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposed development comprises the removal of two cinemas (comprising a total of 370 existing seats) and the construction of a development with the following key components:

- a 100-apartment hotel; and
- an entertainment complex comprising:
  - 622 m^2 of mini golf, food and beverage area and laser tag floor area;
  - 518 m^2 of bowling and arcade floor area;
  - 254 m^2 of storage floor area; and
  - a 431 m^2 (350 seat) function area and bar with additional kitchen areas.

It is understood that the new function space will accommodate large functions currently held within the Oak & Iron (i.e. such functions will be relocated within the site facilities), while a portion of the existing Auchendarroch House (the existing function space) will be converted from a dedicated function area to a meals area (restaurant) for guests of the proposed hotel.

3.2 ACCESS AND PARKING DESIGN

The site will continue to be serviced by the existing parking area shared between the Wallis Cinema and Auchendarroch House, and the Mount Barker Library and Tafe.

However, as part of the proposed development, modifications to the parking area are proposed in order to accommodate the proposed hotel. Inclusive of a new under-croft beneath the hotel, the hotel development will result in a loss of 27 parking spaces (accounting for the alteration of spaces), while the entertainment complex will result in the loss of 10 spaces. A total net loss of 37 spaces resulting in 300 spaces remaining within the parking area.

New and altered parking spaces will comply with the requirements of the Australian/New Zealand Standards for "*Parking Facilities Part 1: Off-street car parking*" (AS/NZS 2890.1:2004) and "*Parking Facilities Part 6: Off-street parking for people with disabilities*" (AS/NZS 2890.6:2022) in that:

- regular parking spaces will be a minimum of 2.5 m wide and 5.4 m long;
- disabled parking spaces will be 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);
- the parking aisle will be at least 5.8 m wide;

- a 1.0 m end-of-aisle extension will be provided beyond the last parking space in the aisle;
- 0.3 m clearance will be provided to all objects greater than 0.15 m in height; and
- pedestrian sightlines will be provided at the site's access point.

A new egress only access point is proposed approximately 15 m south-west of the existing access point and will accommodate movements by both light and service vehicles. No changes to the site's other access provisions are proposed as part of the proposed development.

3.3 SERVICING AND DELIVERIES

Servicing of and deliveries to the site is proposed to be maintained as per the site's existing arrangements (i.e. trucks store in the designated loading area near Wallis Cinema). A turn path assessment has been undertaken to confirm that the proposed changes to the parking area will not impact the ability for trucks to navigate and manoeuvre through the site. A turn path of an 11 m service vehicle is attached within Appendix B.

4. PARKING ASSESSMENT

4.1 THEORETICAL ANALYSIS

4.1.1 TOURIST ACCOMMODATION

The Planning and Design Code identifies a parking rate of one (1) space per apartment relevant to tourist accommodation (i.e. the proposed hotel). Based on the construction of 100 hotel rooms, the proposed hotel would have a total parking requirement of 100 spaces.

The proposed build of the hotel will also result in the loss of 24 parking spaces within the site's existing parking area. As such, the hotel would have a net requirement for 124 parking spaces to be constructed in order to maintain the status quo within the shared parking area and satisfy the DTS/DPF parking requirement of the Planning and Design Code.

4.1.2 ENTERTAINMENT COMPLEX

Relevant to the proposed entertainment complex, the Planning and Design Code identifies the following parking requirements applicable to the assessment:

- Indoor Recreation Centre – 4.5 spaces per 100 m^2; and
- Cinema Complex – 0.2 spaces per seat.

As outlined in Section 3.1, the removal of two (2) cinemas will reduce the site's existing cinema seating capacity by 370 seats. This will result in a theoretical 'credit' of 74 parking spaces.

The proposed entertainment complex comprises a total of 1,140 m^2 of 'indoor recreation centre' (comprising the mini golf, laser tag, bowling, arcade and associated areas), along with a 431 m^2 (350 seat) function area and ancillary 254 m^2 storage area (understood to be used for the storage of tables, chairs etc. for functions).

The indoor recreation component will have a theoretical requirement for 52 parking spaces. The proposed storage area is considered to be ancillary to the proposed function area and, therefore, has been excluded from this assessment.

With regard to the function area, it is understood that Auchendarroch House and the Oak & Iron Tavern have a combined (approved) capacity for to accommodate 1,100 patrons (regardless of their location on the site). The subject development proposes to relocate 350 patrons from the combined Auchendarroch House and Oak & Iron Tavern capacity, therefore retaining the status quo across the subject

site. This will therefore not impact upon parking requirements associated with patronage across the site.

The construction of the complex will result in the loss of 10 parking spaces within the site's existing parking area. A further 10 parking spaces will therefore need to be constructed in order to maintain the site's status quo.

Factoring the 'credit' and requirements of the entertainment complex, this component of the development will have a theoretical 'credit' of 12 parking spaces.

4.1.3 TOTAL DEVELOPMENT

As outlined above, the hotel component of the proposal will require 124 parking spaces, whilst the entertainment complex will result in a credit of 12 parking spaces. This results in a total requirement for 112 parking spaces associated with the proposed development.

Given that no further parking is proposed on the subject site, a reduction in the approved patron capacity would be required in order to avoid a parking shortfall.

Based upon a restaurant parking rate of 0.4 spaces per seat, 112 parking spaces would accommodate in the order of 280 persons. For completeness, it would therefore be recommended that the site's total patron capacity would be reduced to 800 persons in order to maintain the status quo with respect to parking.

4.2 DEMAND ANALYSIS

4.2.1 PARKING DEMAND SURVEY

In order to determine the site's existing (shared) parking demand and existing parking availability, a parking occupancy survey was undertaken. The parking survey also captured the on-street parking spaces located on Dumas Street, within close proximity to the subject site.

The parking survey was undertaken by a third-party data collection specialist (Austraffic) on Friday 14 February 2025 between 8:00 am and 8:00 pm, and Saturday 15 February 2025 between 12:00 pm (noon) and 8:00 pm. Notably, the Friday date which was surveyed was Valentines Day, during which patronage at Auchendarroch House and the Oak & Iron was at its largest over the past 12 months (as advised by the Client).

Figure 2 illustrates the extent of the survey area.



Figure 2 - Surveyed Parking Areas

The maximum occupancy surveyed during key time periods has been identified in Table 1, as well as the remaining vacancy.

Table 1 - Key results from the parking surveys undertaken by Austraffic

Area	Friday – Day *(8am-5pm)*	Friday – Night *(5pm-8pm)*	Saturday – Day *(8am-5pm)*	Saturday – Night *(5pm-8pm)*
Off-street demand *(337 spaces provided)*	235	255	143	198
Off-street vacancy	**102**	**82**	**194**	**139**
On-street demand *(45 spaces provided)*	42	7	3	1
On-street vacancy	**3**	**38**	**42**	**44**
Total Vacancy	**105**	**120**	**236**	**183**

As noted above, the Friday that the survey was undertaken was Valentines Day, The survey captured an above-average patronage for the Oak & Iron Tavern, with information provided by the Client indicating that the night of the survey was 42%

busier than a standard Friday night (based on the number of meals served). Accordingly, the Friday period is considered to result in an 'above average' parking demand on-site and on-street. This is considered to provide a conservative baseline for which to assess the impact of the additional development.

4.2.2 TOTAL DEVELOPMENT

The parking demands associated with the various site components (existing and proposed) are not expected to peak simultaneously, with differing peak periods creating parking efficiencies (i.e. shared parking opportunities) at different times of a day.

Notably, the peak parking demand associated with the hotel would not occur in the middle of a day, when guests are more likely to be off-site. Additionally, standard check-in/check-out times (i.e. 10:00 to 11:00 am check-out, and post 3:00 pm check-in) would contribute to a reduced parking demand during the day. Accordingly, it has been determined that the hotel requirement be discounted by 50% during typical daytime periods.

The parking survey data has been analysed to determine if forecast demands associated with the proposed development could be accommodated during the Friday and Saturday periods. Table 2 illustrates the total parking requirement and associated parking availability at key times across the survey period.

Table 2 – Parking Assessment Results

Area	Friday – Day (8am-5pm)	Friday – Night (5pm-8pm)	Saturday – Day (8am-5pm)	Saturday – Night (5pm-8pm)
Development requirement*	62	112	62	112
Surveyed Off-street vacancy*	102	82	194	139
Surveyed On-street vacancy	3	38	42	44
Off-street surplus	**40**	**-30**	**132**	**27**
Inc. on-street surplus *(if applicable)*	**N/A**	**8**	**N/A**	**N/A**

**Accounts for loss of 37 spaces within car parking area plus the 'credit' of parking spaces associated with the reduction in cinema seats.*

The assessment identifies that the critical period for parking demand is on Friday evening. During all other time periods, the assessment indicates that the

proposed development's theoretical parking requirement will be accommodated solely within the site's shared parking area (with no reliance upon on-street spaces). This includes consideration of parking demands associated with the site's existing uses.

With regard to a Friday evening period, the proposed development may however require partial use of on-street parking on Dumas Street. The survey identified that adequate capacity would be available at this time on Dumas Street to accommodate the forecast additional demands unable to be accommodated within the site's shared parking area.

It is again reiterated that this assessment is conservative in that the surveyed parking demands are reflective of an 'above average' trading period (Valentines Day). In comparison, it is expected that a more typical Friday night would result in vacancy within the site's shared parking area adequate to accommodate the total parking requirement.

Additionally, the assessment has not taken into account any 'shared use' of parking spaces between the proposed uses (i.e. shared trips). In reality, it is reasonable to anticipate a proportion of vehicle trips will be shared between the proposed uses. For example, hotel patrons going to the entertainment complex or visitors to the entertainment complex using both the bowling and mini-golf facilities. Such impacts would further reduce parking requirements below that outlined in this assessment.

The parking assessment indicates that generally the parking demand would be accommodated within the site's shared parking area, however during busy Friday night periods, parking may extend to the Dumas Street on-street parking spaces. Nevertheless, the assessment and parking survey indicates that requirements associated with the proposal can be accommodated, without impacting upon parking demands associated with the site's existing uses (including the Mount Barker Library, Mount Barker Tafe and Mount Barker Community Centre.

4.3 PARKING SUMMARY

Based upon a theoretical parking analysis, the site-wise capacity of Auchendarroch House, the Oak & Iron and new function centre will be required to reduce from 1,100 patrons to 800 patrons in order to accommodate the theoretical parking requirements of the proposed development.

In comparison, surveys of existing parking demands identify that adequate capacity would generally be available on-site to accommodate the additional requirements associated with the proposed development, with the exception of Friday evening periods when trade is at 'above average' levels where a minor overflow onto Dumas Street may be experienced.

Whilst the latter demand analysis provides a more realistic assessment (given the fact that the existing demand was surveyed as opposed to forecast), it is understood that the Client will accept a reduction in patronage from 1,100 to 800 persons across the combined Auchendarroch House, Oak & Iron and new function centre components. This will therefore ensure that parking demands associated with the Friday evening periods remain on-site within the shared parking area, even during 'above average' trade periods.

5. TRAFFIC ASSESSMENT

5.1 TRAFFIC GENERATION AND DISTRIBUTION

The RTA's *"Guide to Traffic Generating Developments"* (the RTA Guide), and its subsequent updates, is a document commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses. The RTA Guide identifies the following peak period trip generation rates for the proposed uses:

- hotel – 0.4 trips per unit during the pm peak hour.

As the RTA guide does not identify an am traffic generation rate for hotel land uses, the pm rate has conservatively been adopted for this assessment.

It is noted the RTA Guide does not identify traffic generation rates for the remaining uses proposed as part of the subject development (i.e. bowling alley, mini golf etc.). As such, the following rates have been adopted from the Institute of Transportation Engineers' (ITE) "*Trip Generation Manual, 10th Edition*":

- multiplex movie theatre – 4.56 trips per 100 m^2; and
- multi-purpose recreational facility – 3.33 per 100 m^2.

The traffic assessment has taken into account a reduction in the traffic forecast due to the conversion of the cinema to multi-purpose entertainment uses. Additionally, similarly to the parking assessment, the function area is considered to be captured within the existing demand.

Based on the above rates and assumptions, the proposed development is forecast to generate an additional 42 vehicle trips during both the am and pm peak hours compared to the site's current use.

It is noted that the large majority of this traffic generation is associated with the hotel, given the entertainment use has an off-setting effect due to the removal of cinema.

Forecast vehicle movements will be distributed between ingress and egress movements via the site's three access points (including consideration of the proposed egress).

Traffic data was gathered during the parking survey, capturing peak volumes into and out of the site. Additionally, Dumas Street traffic data was obtained from DIT. The existing traffic volumes on Dumas Street and at the site access points are illustrated in Figure 3.

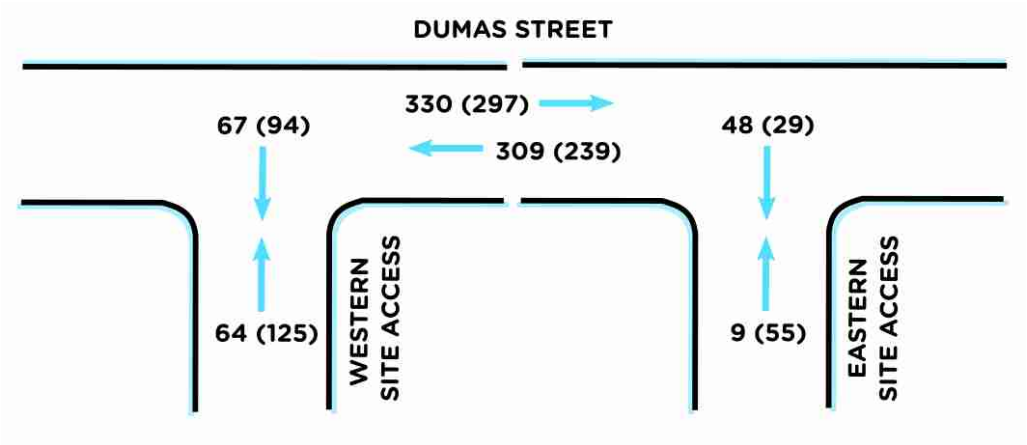


Figure 3 - Surveyed traffic volumes at the site access points

In order the determine the impact of the additional forecast traffic volumes, the following distribution assumptions have been made:

- 50% of vehicles will enter and 50% of vehicles will exit the site during both am and pm peak hours;
- 50% of vehicles will use the eastern site access, 10% will use the new central (egress only) access and 40% will use the western site access; and
- 80% of vehicles will travel to/from the east and 20% of vehicles will travel to/from the west.

Based upon the above, total turning volumes at each access have been forecast. The forecast traffic volumes are illustrated in Figure 4.

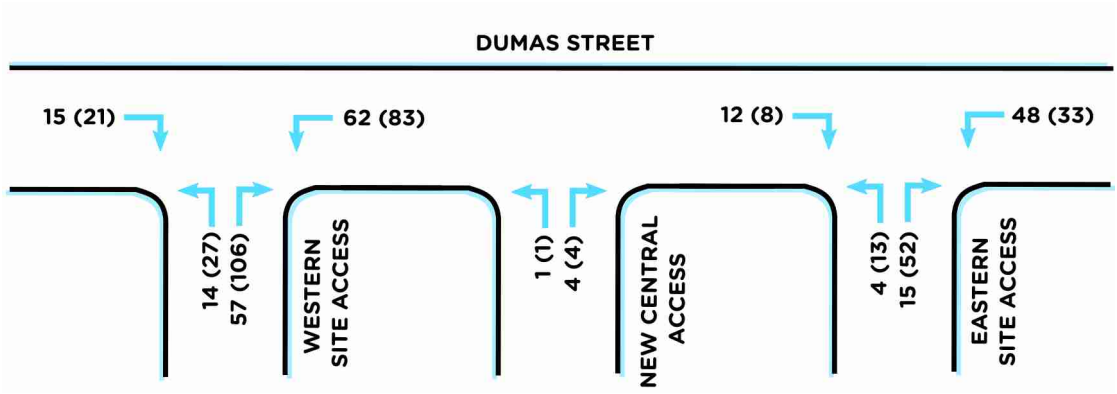


Figure 4 - Total traffic at the site access points post-development

5.2 TRAFFIC IMPACT

The traffic forecast identifies that the highest turning volumes would be experienced at the western site access point (as currently occurs). In order to determine the potential impacts of the additional traffic at the site's access points, traffic modelling has been undertaken using SIDRA Intersection modelling software at the western access point.

The modelling indicates that all movements will operate with a Level of Service 'A', indicating very low delays and queuing for all turning movements. It is therefore considered that the proposed access arrangements will easily accommodate the additional traffic forecast to be generated by the proposed development.

The detailed modelling results are attached in Appendix C.

Beyond the site access points, traffic generated by the proposed development will be distributed via various intersections and turning movements. It is expected that traffic volumes would be readily accommodated within the broader road network.

6. SUMMARY

The proposal comprises the construction of a Hotel and Entertainment complex at the Wallis Cinema and Auchendarroch House site at 17 Adeliade Road, Mount Barker.

Vehicle access to the site will be provided via the existing access points, with the addition of an egress only access point. The site will continue to allow all movements to enter and exit in a forward direction.

A parking assessment concludes that the site will accommodate both existing and additional development parking demands, noting that during peak times,

some dependence upon on-street parking spaces on Dumas Street may occur (albeit, it is expected that such a scenario would only occur on days of above-average trade, such as Valentines Day). It is understood however that the Client will accept a reduction in the approved patron capacity (from 1,100 to 800 persons) in order to ensure such demands remain on-site. Modified parking areas will be provided in accordance with the relevant Australian Standard.

The proposal is forecast to generate in the order of 42 additional peak hour vehicle movements. Such movements will be distributed via the site's three access points on Dumas Street, as well as the surrounding intersections and road network. The site's western access (forecast to accommodate the majority of vehicle movements) has been modelled using SIDRA Intersection modelling software and has been confirmed to be able to readily accommodate additional traffic volumes (retaining a Level of Service 'A'). It is therefore anticipated that traffic associated with the proposed development will be readily accommodated at the site's access points and on the surrounding road network.

APPENDIX A

SITE PLANS PREPARED BY WALTER BROOKE

EXISTING CARPARK

DRAINAGE EASEMENT

BOUNDARY

DRAINAGE EASEMENT

NEW EXIT CROSSOVER

EXISTING CARPARK

RIGHT OF WAY

LOADING

PORTE COCHERE

LOBBY

SERVICES

EXISTING ENTRY

DUMAS STREET

EXISTING PUBLIC PARK

HOTEL VALET CARPARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

BOUNDARY

PROPOSED NEW HOTEL

RIGHT OF WAY

EXISTING CINEMA

EXISTING TAVERN

EXISTING GARDENS

BOUNDARY

BOUNDARY

EXISTING AUCHENDARROCH HOUSE

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SITE PLAN	DRAWING — DA-H-02
21.03.2025	REVISION — B
1 : 500 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 21/03/2025 4:08:54 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_tovenzi.rvt

DRAWN BY: Author OT DATE: 21/03/2025 4:08:58 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_towerstn2.rvt

ALTERED CARPARKING
NEW CROSSOVER/ EXIT
3230
SETBACK
EXISTING CARPARKING
LOADING
UP
LOBBY
FL 333.0
RL 333.0
HOTEL PORTE COCHERE
EXISTING FOOTPATH
BINS
LIFTS
CLEAN LINEN
DIRTY LINEN
HYDRAULIC
UP
COMMS
ELEC
FL 331.5
FIRE
BUILDING LINE OVER
NEW WALKWAY LINK
1600 TYP
4800 TYP
2500 TYP
4410
SETBACK
6100 EXISTING NOM
EXISTING ENTRY
DUMAS STREET
NEW CARPARKING
BUILDING LINE OVER
HOTEL VALET CARPARK
RL 330.8
RAMP UP
TO CINEMA, TAVERN, GAWLER STREET
RL 330.5
EXISTING CARPARKING
A
DA-H-30
EXISTING FOOTPATH

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

GROUND FLOOR PLAN	DRAWING — DA-H-03
21.03.2025	REVISION — B
1 : 200 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 21/03/2025 4:09:04 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_ttowers3.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

ROOM COUNT

LEVEL 1 = 25 ROOMS
LEVEL 2 = 25 ROOMS
LEVEL 3 = 25 ROOMS
LEVEL 4 = 25 ROOMS

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

TYPICAL LEVEL 1-4 PLAN	DRAWING — DA-H-04
21.03.2025	REVISION — B
As indicated @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 2/03/2026 4:05:40 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_Uowna12.rvt

DRAINAGE EASEMENT

BOUNDARY

DRAINAGE EASEMENT

DUMAS STREET

RIGHT OF WAY

EXISTING PUBLIC PARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

ZONE OF PROPOSED NEW HOTEL (SEPARATE APPLICATION)

BOUNDARY

EASEMENT

EXISTING CINEMA

EXISTING TAVERN

EXISTING AUCHENDARROCH HOUSE

EXISTING GARDENS

BOUNDARY

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

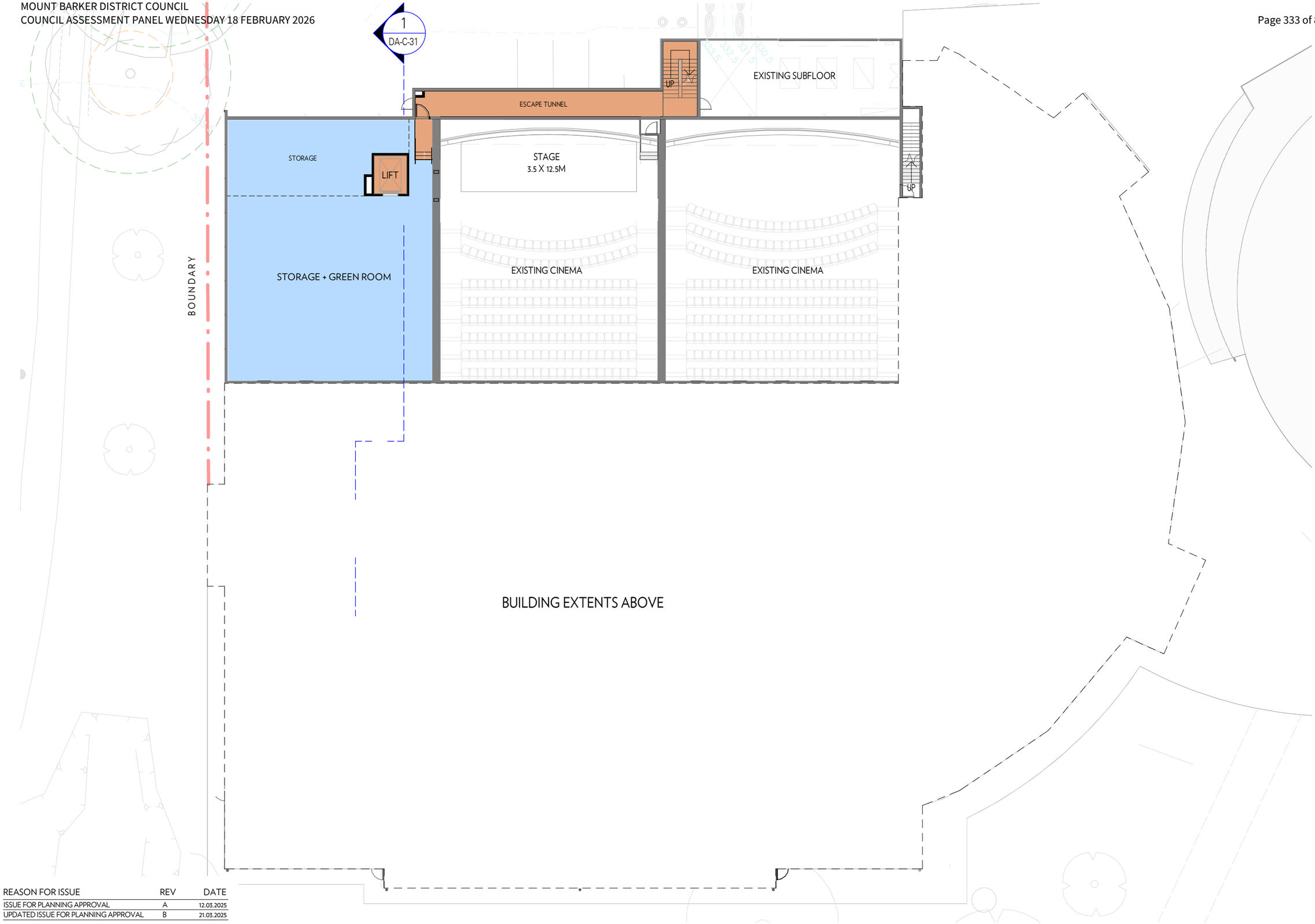
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

SITE PLAN	DRAWING — DA-C-02
21.03.2025	REVISION — B
1 : 500 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 21/03/2025 4:05:44 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_townsir2.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

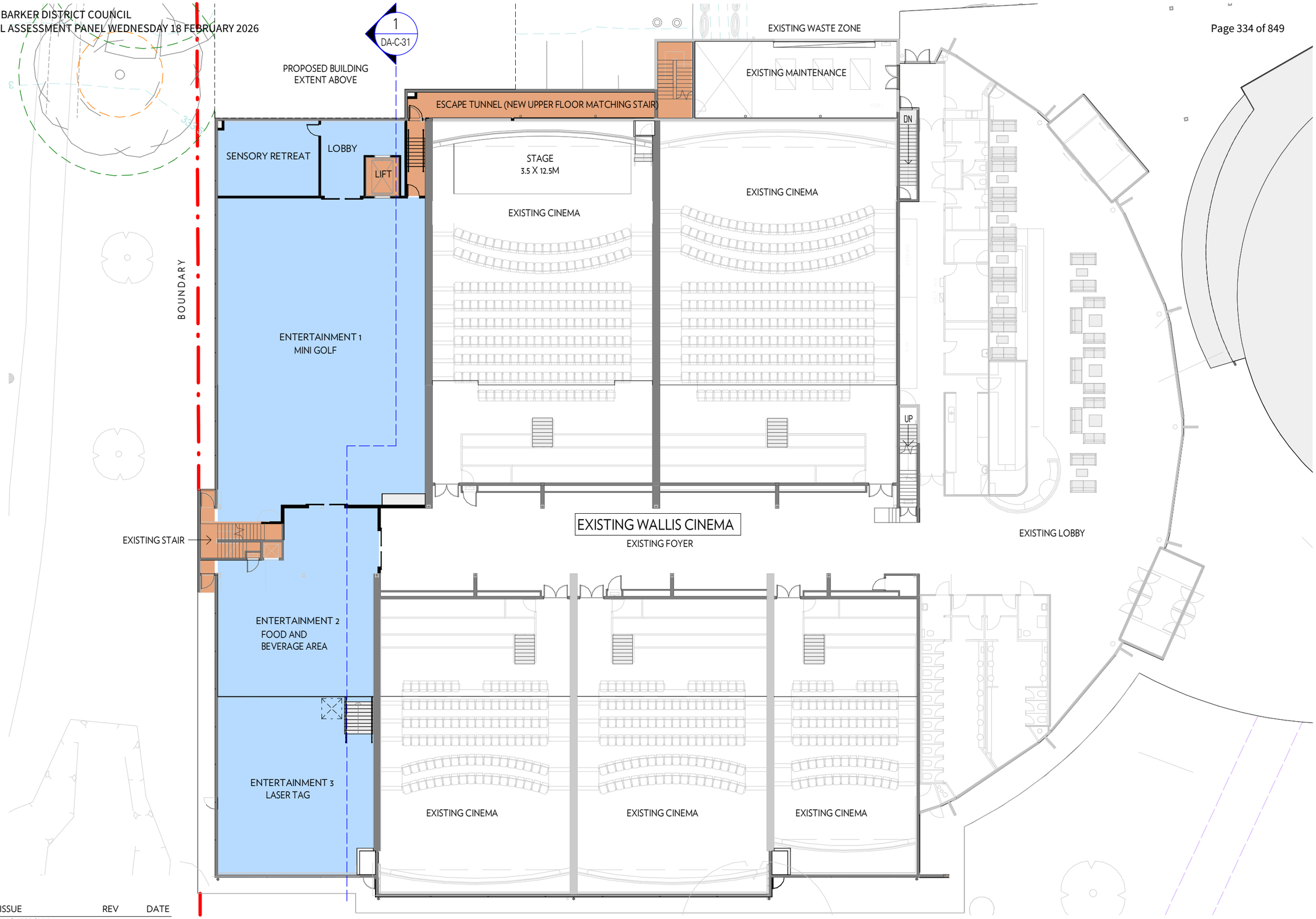
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 10

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

LOWER GROUND FLOOR PLAN	DRAWING — DA-C-03
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 21/03/2025 4:05:48 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_townsin2.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

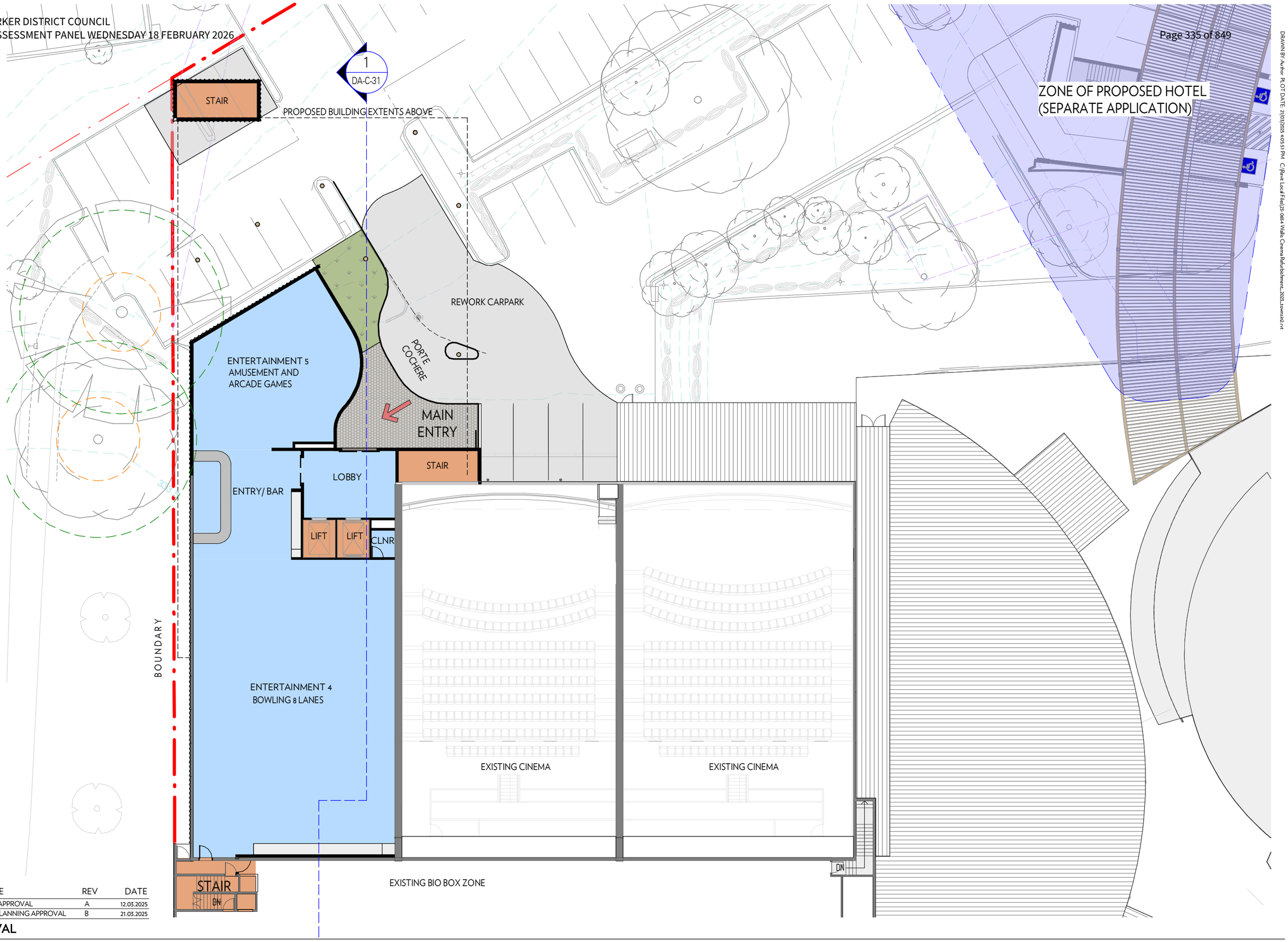
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 10

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

GROUND FLOOR PLAN	DRAWING — DA-C-04
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 21/03/2025 4:05:51 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_Lowmin2.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

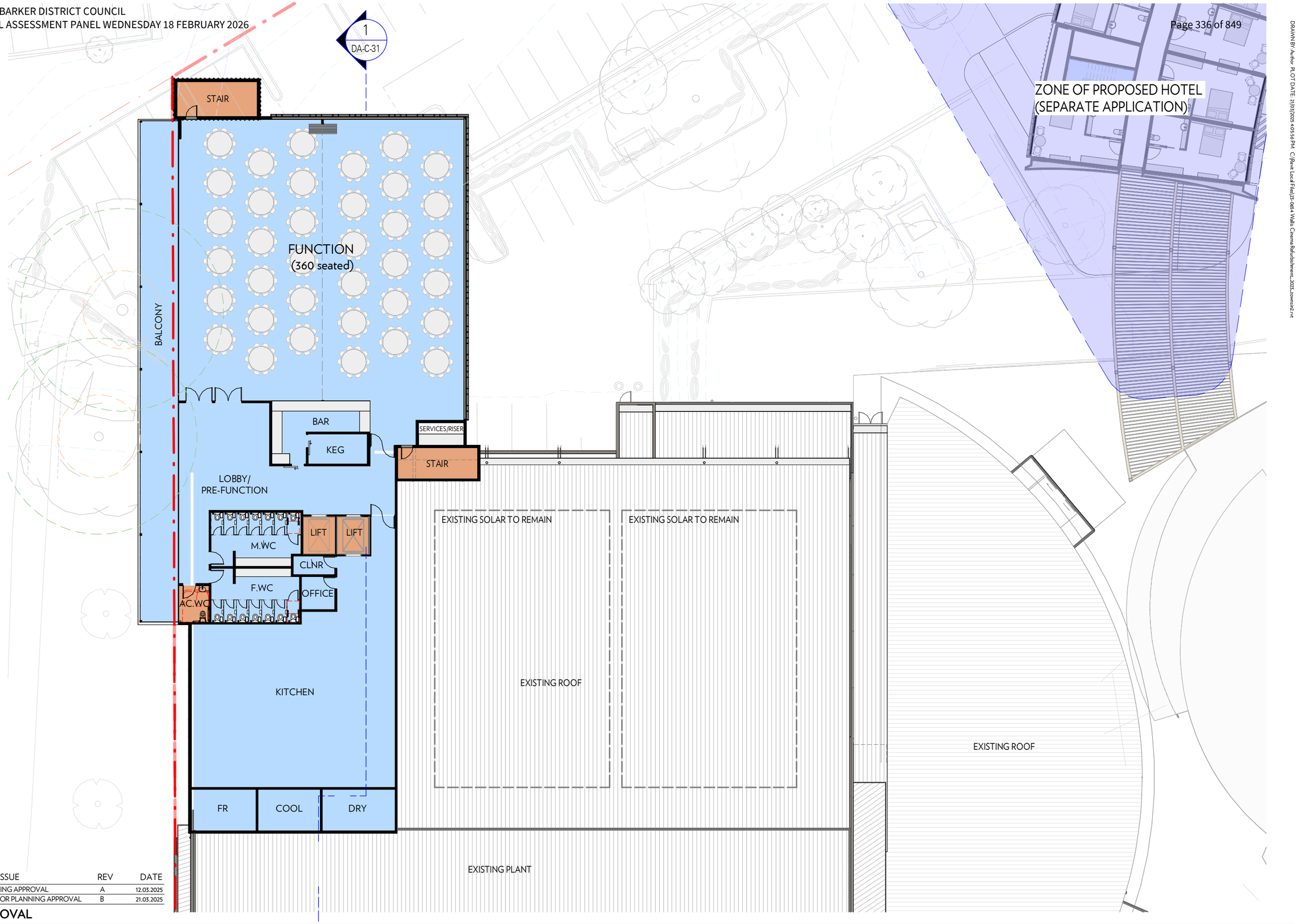
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 10

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

FIRST FLOOR PLAN	DRAWING — DA-C-05
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 2/03/2026 4:05:56 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_Lowmin2.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

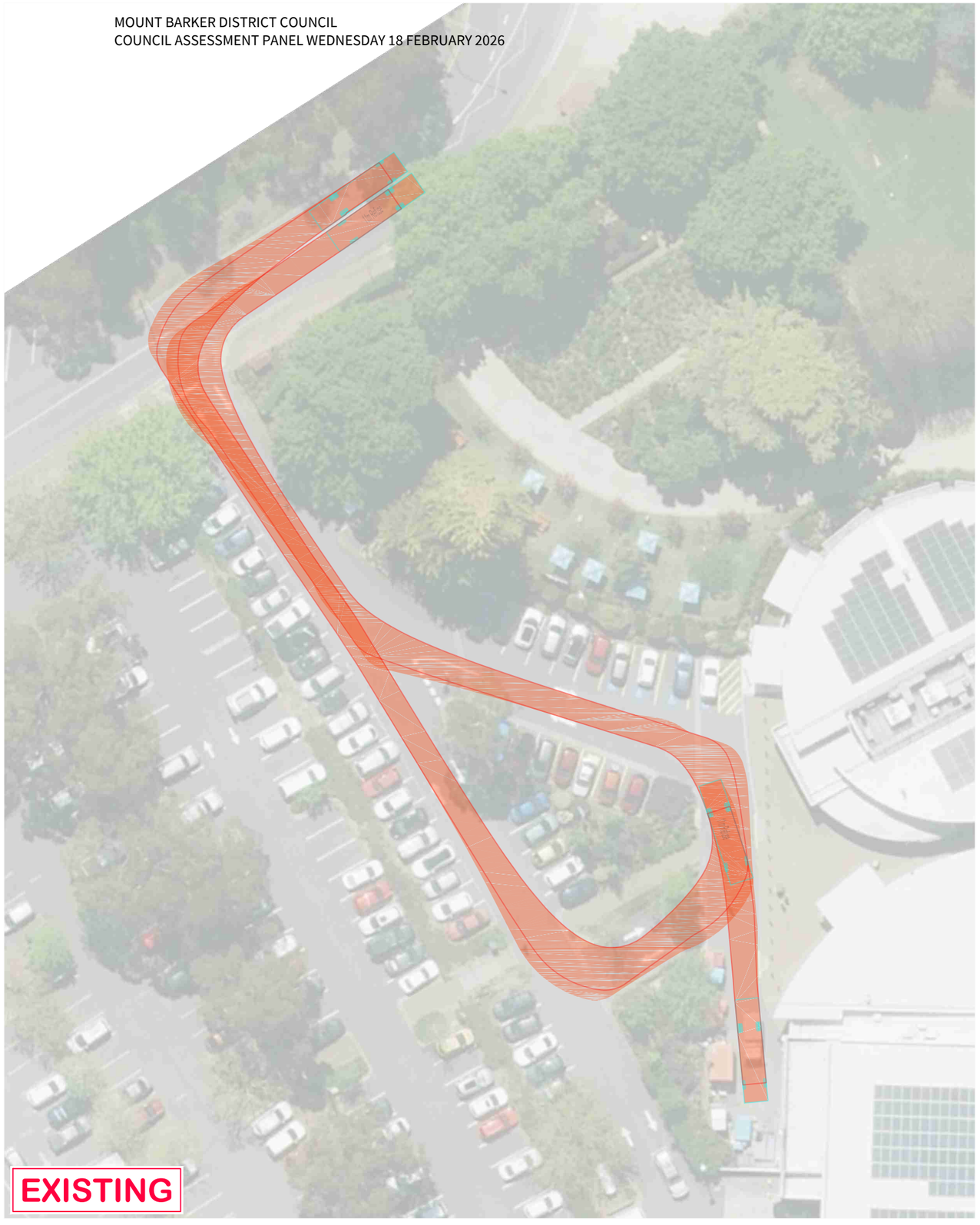
0 2.5 5 10

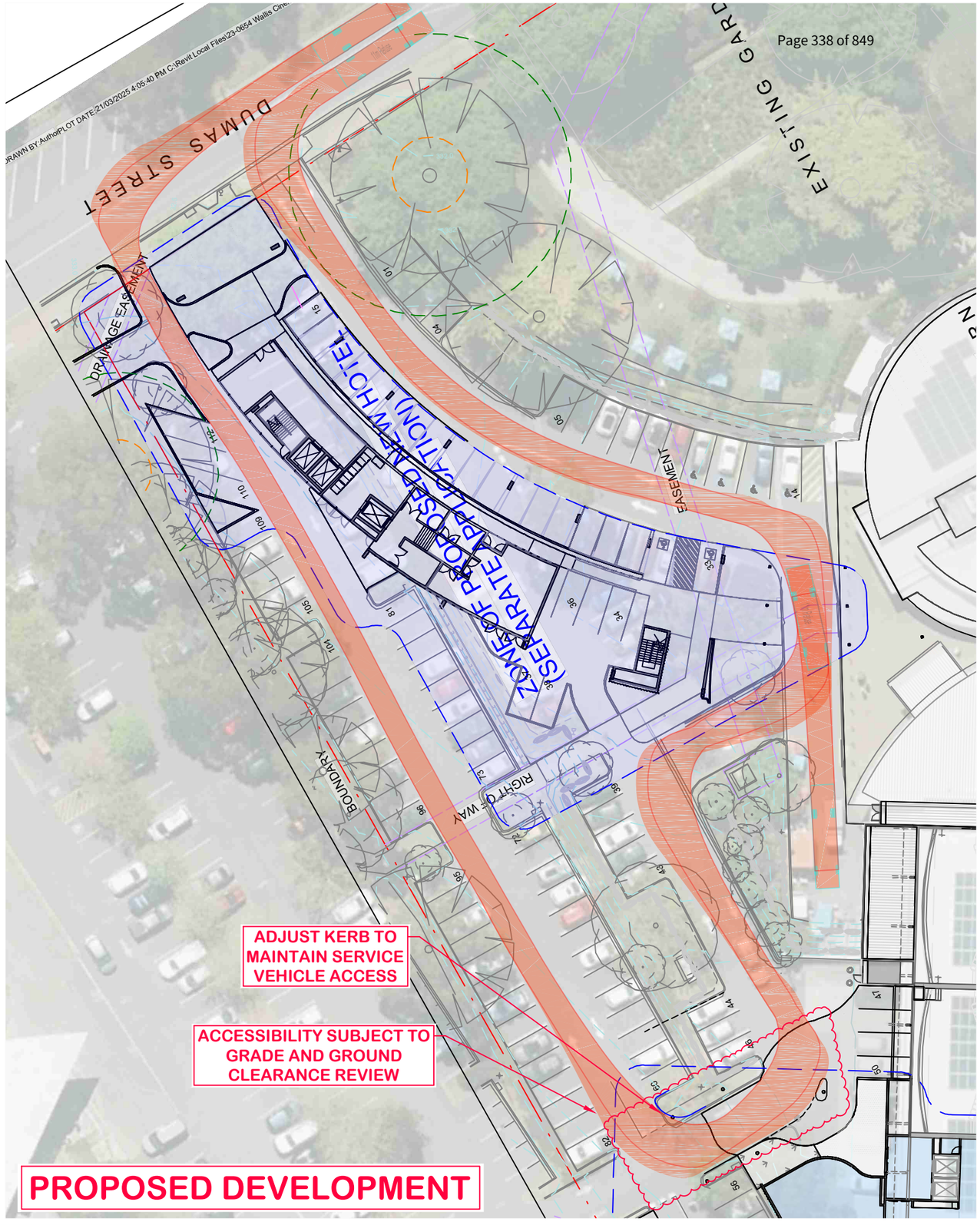
Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

FUNCTION LEVEL	DRAWING — DA-C-06
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

APPENDIX B

SERVICE VEHICLE TURN PATHS PREPARED BY CIRQA





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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	25/02/2025	FOR REVIEW	ABH	TAW
C	03/04/2025	FOR SUBMISSION	ABH	TAW

C24673_01C.DWG 3/4/2025 1:30 PM

N
1:500
@ A3

PROPOSED HOTEL DEVELOPMENT

17 ADELAIDE ROAD, MOUNT BARKER
TURN PATH ASSESSMENT - 11m TRUCK

PROJECT # 24673 SHEET # 01_SH01

APPENDIX C

DETAILED SIDRA OUTPUT

MOVEMENT SUMMARY

Site: 101 [FUAM - DUMAS ST/SITE ACCESS (W) (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Site Access (S)															
1	L2	All MCs	15	0.0	15	0.0	0.112	6.7	LOS A	0.4	2.6	0.53	0.77	0.53	50.3
3	R2	All MCs	60	0.0	60	0.0	0.112	9.6	LOS A	0.4	2.6	0.53	0.77	0.53	50.1
Approach			75	0.0	75	0.0	0.112	9.0	LOS A	0.4	2.6	0.53	0.77	0.53	50.2
East: Dumas St (E)															
4	L2	All MCs	87	0.0	87	0.0	0.213	5.6	LOS A	0.0	0.0	0.00	0.13	0.00	56.3
5	T1	All MCs	325	6.5	325	6.5	0.213	0.1	LOS A	0.0	0.0	0.00	0.13	0.00	58.7
Approach			413	5.1	413	5.1	0.213	1.2	NA	0.0	0.0	0.00	0.13	0.00	58.2
West: Dumas St (W)															
11	T1	All MCs	347	7.0	347	7.0	0.198	0.2	LOS A	0.2	1.6	0.08	0.09	0.08	59.3
12	R2	All MCs	22	0.0	22	0.0	0.198	7.3	LOS A	0.2	1.6	0.08	0.09	0.08	56.6
Approach			369	6.6	369	6.6	0.198	0.6	NA	0.2	1.6	0.08	0.09	0.08	59.2
All Vehicles			857	5.3	857	5.3	0.213	1.6	NA	0.4	2.6	0.08	0.17	0.08	57.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [FUPM - DUMAS ST/SITE ACCESS (W) (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Site Access (S)															
1	L2	All MCs	28	0.0	28	0.0	0.185	6.5	LOS A	0.7	4.6	0.50	0.74	0.50	50.7
3	R2	All MCs	112	0.0	112	0.0	0.185	8.9	LOS A	0.7	4.6	0.50	0.74	0.50	50.5
Approach			140	0.0	140	0.0	0.185	8.4	LOS A	0.7	4.6	0.50	0.74	0.50	50.6
East: Dumas St (E)															
4	L2	All MCs	87	0.0	87	0.0	0.176	5.6	LOS A	0.0	0.0	0.00	0.15	0.00	56.1
5	T1	All MCs	252	7.5	252	7.5	0.176	0.0	LOS A	0.0	0.0	0.00	0.15	0.00	58.5
Approach			339	5.6	339	5.6	0.176	1.5	NA	0.0	0.0	0.00	0.15	0.00	57.8
West: Dumas St (W)															
11	T1	All MCs	313	6.4	313	6.4	0.178	0.1	LOS A	0.2	1.4	0.07	0.09	0.07	59.3
12	R2	All MCs	22	0.0	22	0.0	0.178	6.8	LOS A	0.2	1.4	0.07	0.09	0.07	56.6
Approach			335	6.0	335	6.0	0.178	0.6	NA	0.2	1.4	0.07	0.09	0.07	59.1
All Vehicles			814	4.8	814	4.8	0.185	2.3	NA	0.7	4.6	0.12	0.23	0.12	56.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Ref: 24673|TAW

24 September 2025

Sean Elliott
URPS
Level 1, 27 Halifax Street
ADELAIDE SA 5000

Dear Sean,

PROPOSED HOTEL AND CINEMA REDEVELOPMENT 17 ADELAIDE ROAD, MOUNT BARKER

I refer to the hotel and cinema redevelopment proposed at 17 Adelaide Road, Mount Barker. Specifically, I refer to email received from Mr Matthew Fielke of the Mount Barker District Council in relation to parking demands associated with the site's existing parking demands and future parking requirements. This letter seeks to provide additional information and further clarity in relation to on-site parking (both existing and anticipated).

This letter should be read in conjunction with the CIRQA's Traffic and Parking Report (version 1.2, dated 15 August 2025).

THEORETICAL PARKING REQUIREMENTS

As outlined in CIRQA's previous report, the proposed development will have a theoretical requirement for 112 parking spaces.

I highlight that this requirement is a result of the proposed tourist accommodation component (and associated removal of parking to facilitate the development), given the offset of the 'entertainment complex' by the reduction in cinema seating (from 1,272 to 902 seats).

This also includes the reallocation of 350 persons of the combined Auchendarroch House and Oak & Iron Tavern capacity (1,100 persons) to the proposed function room (within the 'entertainment complex'), thereby retaining the existing (combined) patronage capacity.

Finally, and most importantly, to offset the increase in theoretical parking requirement associated with the proposed development (i.e. 112 parking spaces), a reduction in the

site's existing (combined) patronage capacity of at least 280 persons would be required (i.e. 280 persons at 0.4 spaces per person equates to 112 parking spaces).

For completeness, it is therefore proposed to reduce the combined capacity of Auchendarroch House, the Oak & Iron Tavern and the new function facility by 300 persons (reducing the combined patronage capacity to 800 people) such that the proposed development does not result in any additional parking requirements (based upon the various rates identified within the Planning and Design Code).

Notably, this approach will therefore retain the existing theoretical parking requirement of the broader site (i.e. inclusive of the TAFE, library etc.) which also utilise the broader parking area on a shared arrangement.

EXISTING PARKING DEMANDS

In order to determine existing parking demands within the site's shared parking area, several parking surveys have been undertaken. Notably, since the preparation of CIRQA's previous report, two (2) additional parking surveys have been undertaken. In totality, the following parking surveys have now been completed:

- Friday (14 February 2025) – between 8:00 am and 8:00 pm;
- Saturday (15 February 2025) – between 12:00 pm (noon) and 8:00 pm;
- Tuesday (2 September 2025) – between 8:00 am and 8:00 pm; and
- Wednesday (3 September 2025) – between 8:00 am and 8:00 pm.

Of particular note, the Friday survey was undertaken on Valentines Day where the Oak & Iron Tavern evening service resulted in 253 meals (the largest number of meals over the past 12-month period and 42% higher than the average number of meals). By way of comparison, the Saturday evening service involved 191 meals, whilst the Tuesday and Wednesday evening services involved 175 and 165 meals respectively. I also highlighted that a free quiz night was held at the Oak & Iron Tavern during the Tuesday survey period (beginning at 6:30 pm).

Furthermore, the Mount Barker Community Library held a special morning tea for the 'Knit, Stitch and Knot Craft Group' at 10 am on the morning of the Tuesday survey.

Ticket sale data has also been obtained from the Wallis Cinema for each of the surveyed days. Of note, 536 tickets were sold on the Friday (14 February), 602 tickets were sold on the Saturday (15 February), 115 tickets were sold on the Tuesday (2 September) and 94 tickets were sold on the Wednesday (3 September).

The various parking survey results are attached to this letter.

ADDITIONAL PARKING CAPACITY

Given that the proposed development has not yet been constructed, parking demands associated with its use are not able to be surveyed. As such, the site's theoretical parking requirement (derived by adoption of the Planning and Design Code parking rates) has been factored based upon typical usage patterns of similar land uses.

Specifically, the occupancy factors have been derived based on typical tourist accommodation/hotel demands (noting the offset of the 'entertainment complex' against that of the cinema) with typical check-out times prior to 10:00 am and check-in times after 3:00 pm. The factored parking demands are illustrated below in Table 1.

Table 1 – Factored theoretical parking requirements associated with the proposed development.

Time Period	Occupancy Factor	Factored Theoretical Development Demand
8:00 - 8:30	1	112 spaces
8:30 - 9:00	1	112 spaces
9:00 - 9:30	0.95	106.4 spaces
9:30 - 10:00	0.9	100.8 spaces
10:00 - 10:30	0.85	95.2 spaces
10:30 - 11:00	0.9	100.8 spaces
11:00 - 11:30	0.85	95.2 spaces
11:30 - 12:00	0.7	78.4 spaces
12:00 - 12:30	0.75	84 spaces
12:30 - 13:00	0.7	78.4 spaces
13:00 - 13:30	0.65	72.8 spaces
13:30 - 14:00	0.6	67.2 spaces
14:00 - 14:30	0.6	67.2 spaces
14:30 - 15:00	0.65	72.8 spaces
15:00 - 15:30	0.7	78.4 spaces
15:30 - 16:00	0.75	84 spaces
16:00 - 16:30	0.8	89.6 spaces
16:30 - 17:00	0.85	95.2 spaces
17:00 - 17:30	0.9	100.8 spaces
17:30 - 18:00	0.95	106.4 spaces
18:00 - 18:30	1	112 spaces
18:30 - 19:00	1	112 spaces
19:00 - 19:30	1	112 spaces
19:30 - 20:00	1	112 spaces

As illustrated by the data in Table 1, the peak parking demand demands associated with proposed development (and primarily the tourist accommodation component) have conservatively been assumed to reduce by no more than 40% of peak demands (i.e. it has been assumed that the hotel will still have at least 60% of guests on site at all times). In reality, demands would be expected to reduce further during the middle of the day whereby guests will likely travel off-site. This is further evidenced by data obtained from Tourism SA which identifies an average occupancy of tourist accommodation within the Adelaide Hills region of between 50% and 77%. Notwithstanding the applied conservatism to factoring the demands, these theoretical parking demands have been adopted for the purposes of this assessment.

Based upon this data, the parking survey data has been assessed to determine if the shared parking area has capacity to accommodate existing parking demands as well as those theoretically associated with the proposed development. The varying parking demands (both existing and forecast) are illustrated for each survey period in the figures attached to this letter as follows:

- Friday (14 February 2025) - Figure 1;
- Saturday (15 February 2025) – Figure 2;
- Tuesday (2 September 2025) – Figure 3; and
- Wednesday (3 September 2025) – Figure 4.

I highlight that each of the figures (attached) illustrates the cumulative parking demands of the site's existing uses as well as those anticipated to be associated with the proposed development. Within each figure, the capacity of the shared parking area is illustrated by a grey horizontal line, whilst the combined shared parking area plus on-street (Dumas Street) capacity is illustrated by the black horizontal line.

I also highlight that existing on-street demands have been incorporated within the 'total surveyed parking demand' such that they are captured within the overall parking demand and subsequent availability. This approach provides an additional degree of conservatism as, in reality, additional parking capacity would be available on-site compared to that illustrated.

Similarly, whilst the survey data has not factored in the loss of on-site parking arising from the proposed development (34 spaces in total), additional demand has been factored into the development requirement. This approach is conservative as it assumes that the parking spaces will therefore be required and occupied by the proposed development.

As illustrated by the attached graphs, adequate capacity will typically be available within the existing parking area (accounting for the loss of 34 parking spaces) to accommodate

existing parking demands plus those forecast to be associated with the proposed development.

The parking surveys identified a peak demand for 256 parking spaces during the evening of the Friday survey period. At this time, should the proposed hotel be at 100% occupancy, a small reliance upon on-street parking spaces would be required in order to accommodate demands. The survey identified that adequate capacity would be available to accommodate overflow demands on-street, without utilising all parking spaces (i.e. with parking still available for surrounding land uses).

It is reiterated that such a scenario would only occur on rare infrequent occasions and for short durations. Assuming that the reliance upon on-street parking occur for no more than two hours once per six month (noting that Valentines Day occurs only once per year), the parking demand would equate to a 99.95th percentile parking demand (i.e. parking demands realised 99.95% of the time would be accommodated solely within the shared parking area).

The Saturday, Tuesday and Wednesday surveys identified that all parking demands would be accommodated within the site's shared parking area, without reliance upon on-street parking spaces to accommodate demands.

It is again reiterated that the Friday data was recorded on Valentines Day, whereby peak trade within the Oak & Iron Tavern was recorded. Recording data on such a day provides another layer of conservatism to the assessment in that typical trade is lower than that realised during the survey period (as evidenced by data).

On the basis of the above, I consider that parking demands associated with the existing land uses' shared use of the parking area will continue to be accommodated on-site alongside those expected to be accommodated with the proposed development, with negligible reliance upon on-street parking.

SUMMARY

Based on the previous assessments and supplementary information detailed above, I note that:

- there will be no increase in the total theoretical parking requirement associated with the overall site (in fact, there would be a reduction – i.e. improvement – of 8 parking spaces as a result of the proposal);
- in respect to realistic demands, multiple parking surveys have demonstrated that there is adequate capacity to accommodate typical weekday and weekend demands on-site (off-street);

- while the Valentines Day (outlier event) demands suggest a small reliance on on-street parking, this would occur very infrequently and for limited periods of time with no notable impact on parking availability within the broader area; and
- I stress that a high level of conservatism has been applied with the assumed 100% occupancy of the proposed hotel (realistic and typical occupancy rates for hotels are 77% or less).

I remain of the opinion that adequate on-site parking will remain to facilitate the proposed development without detrimentally impacting upon parking availability for surrounding land uses. Furthermore, in my view, the proposal adequately addresses Performance Outcome 5.1 (General Development Provisions – Transport, Access and Parking).

Please feel free to contact me on (08) 7078 1801 should you require any additional information.

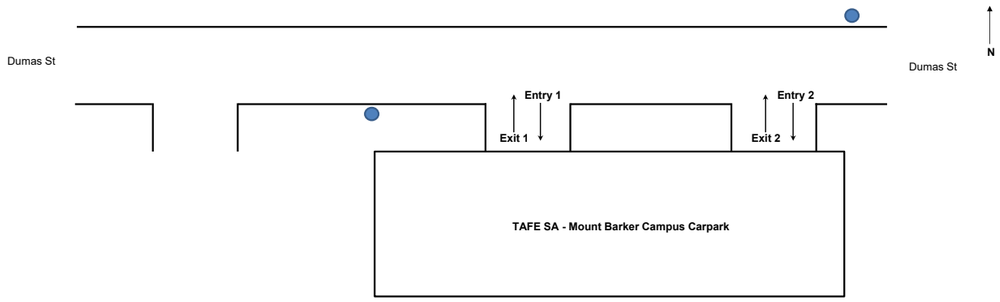
Yours sincerely,

THOMAS WILSON
Associate Director | CIRQA Pty Ltd

Encl.

- Austraffic survey data – Friday 14 February
- Austraffic survey data – Saturday 15 February
- Austraffic survey data – Tuesday 2 September
- Austraffic survey data – Wednesday 3 September
- Surveyed plus forecast parking demands – Friday 14 February
- Surveyed plus forecast parking demands – Saturday 15 February
- Surveyed plus forecast parking demands – Tuesday 2 September
- Surveyed plus forecast parking demands – Wednesday 3 September

EST. 1983 austraffic TRAFFIC & TRANSPORT DATA SPECIALISTS





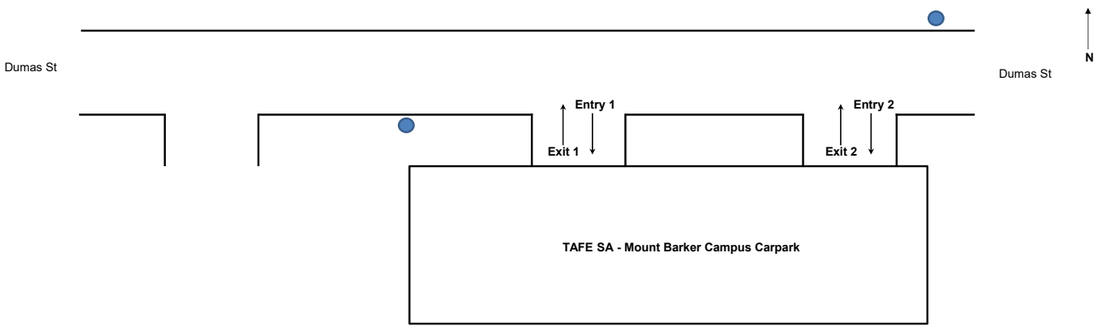
Client : CIRQA
Job : Wallis Cinema & Dumas Street, Mt Barker
Day/Date : Friday, 14 February 2025
Survey Location : Off street car park parking occupancy
Weather : Fine

Vehicles parked on-site at 8:00am : 33
Number of parking bays : 323

Time Period	Entry 1				Exit 1				Entry 2				Exit 2				Total								Total of all Movements	Peak Hour Volume Determination	
																	Entry				Exit						
	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total			
8:00 - 8:30	14	0	0	14	5	0	0	5	2	0	0	2	0	1	0	1	16	0	0	16	5	1	0	6	22	8:00 - 9:00	100
8:30 - 9:00	42	0	0	42	20	0	0	20	9	0	0	9	7	0	0	7	51	0	0	51	27	0	0	27	78	8:30 - 9:30	158
9:00 - 9:30	54	0	0	54	19	0	0	19	4	1	0	5	2	0	0	2	58	1	0	59	21	0	0	21	80	9:00 - 10:00	152
9:30 - 10:00	40	1	0	41	12	0	0	12	13	1	0	14	3	2	0	5	53	2	0	55	15	2	0	17	72	9:30 - 10:30	167
10:00 - 10:30	36	1	0	37	31	0	0	31	23	0	0	23	4	0	0	4	59	1	0	60	35	0	0	35	95	10:00 - 11:00	188
10:30 - 11:00	30	0	0	30	32	1	0	33	25	0	0	25	4	1	0	5	55	0	0	55	36	2	0	38	93	10:30 - 11:30	165
11:00 - 11:30	28	0	0	28	31	0	0	31	7	2	0	9	4	0	0	4	35	2	0	37	35	0	0	35	72	11:00 - 12:00	173
11:30 - 12:00	34	0	0	34	32	0	0	32	24	1	0	25	9	1	0	10	58	1	0	59	41	1	0	42	101	11:30 - 12:30	206
12:00 - 12:30	33	0	0	33	37	0	0	37	23	0	0	23	11	1	0	12	56	0	0	56	48	1	0	49	105	12:00 - 13:00	235
12:30 - 13:00	59	0	0	59	37	0	0	37	17	1	0	18	15	1	0	16	76	1	0	77	52	1	0	53	130	12:30 - 13:30	229
13:00 - 13:30	33	0	1	34	33	1	1	35	10	1	0	11	18	1	0	19	43	1	1	45	51	2	1	54	99	13:00 - 14:00	201
13:30 - 14:00	27	0	0	27	44	0	0	44	14	0	0	14	17	0	0	17	41	0	0	41	61	0	0	61	102	13:30 - 14:30	197
14:00 - 14:30	16	0	0	16	49	0	0	49	14	1	0	15	14	1	0	15	30	1	0	31	63	1	0	64	95	14:00 - 15:00	218
14:30 - 15:00	44	0	0	44	49	0	0	49	11	0	0	11	19	0	0	19	55	0	0	55	68	0	0	68	123	14:30 - 15:30	306
15:00 - 15:30	50	0	0	50	76	0	0	76	18	0	0	18	39	0	0	39	68	0	0	68	115	0	0	115	183	15:00 - 16:00	284
15:30 - 16:00	23	0	0	23	47	1	0	48	23	0	0	23	7	0	0	7	46	0	0	46	54	1	0	55	101	15:30 - 16:30	183
16:00 - 16:30	20	0	0	20	28	0	0	28	16	1	0	17	17	0	0	17	36	1	0	37	45	0	0	45	82	16:00 - 17:00	171
16:30 - 17:00	15	0	0	15	26	0	0	26	30	0	0	30	18	0	0	18	45	0	0	45	44	0	0	44	89	16:30 - 17:30	157
17:00 - 17:30	9	0	0	9	16	0	0	16	30	0	0	30	13	0	0	13	39	0	0	39	29	0	0	29	68	17:00 - 18:00	147
17:30 - 18:00	7	0	0	7	17	0	0	17	42	0	0	42	13	0	0	13	49	0	0	49	30	0	0	30	79	17:30 - 18:30	165
18:00 - 18:30	9	0	0	9	10	0	0	10	55	0	0	55	12	0	0	12	64	0	0	64	22	0	0	22	86	18:00 - 19:00	205
18:30 - 19:00	28	0	0	28	13	0	0	13	57	0	0	57	20	1	0	21	85	0	0	85	33	1	0	34	119	18:30 - 19:30	211
19:00 - 19:30	10	0	0	10	15	0	0	15	54	0	0	54	13	0	0	13	64	0	0	64	28	0	0	28	92	19:00 - 20:00	150
19:30 - 20:00	1	0	0	1	17	0	0	17	23	0	0	23	17	0	0	17	24	0	0	24	34	0	0	34	58	AM Peak	188
Total	662	2	1	665	696	3	1	700	544	9	0	553	296	10	0	306	1206	11	1	1218	992	13	1	1006	2224	PM Peak	306
AM Peak	66	1	0	67	63	1	0	64	48	0	0	48	8	1	0	9	114	1	0	115	71	2	0	73	188		
PM Peak	94	0	0	94	125	0	0	125	29	0	0	29	58	0	0	58	123	0	0	123	183	0	0	183	306		

Time Period	Parking Occupancy	
	Total (number of vehicles parked)	Total (%)
8:00 - 8:30	43	13.31%
8:30 - 9:00	67	20.74%
9:00 - 9:30	105	32.51%
9:30 - 10:00	143	44.27%
10:00 - 10:30	168	52.01%
10:30 - 11:00	185	57.28%
11:00 - 11:30	187	57.89%
11:30 - 12:00	204	63.16%
12:00 - 12:30	211	65.33%
12:30 - 13:00	235	72.76%
13:00 - 13:30	226	69.97%
13:30 - 14:00	206	63.78%
14:00 - 14:30	173	53.56%
14:30 - 15:00	160	49.54%
15:00 - 15:30	113	34.98%
15:30 - 16:00	104	32.20%
16:00 - 16:30	96	29.72%
16:30 - 17:00	97	30.03%
17:00 - 17:30	107	33.13%
17:30 - 18:00	126	39.01%
18:00 - 18:30	168	52.01%
18:30 - 19:00	219	67.80%
19:00 - 19:30	255	78.95%
19:30 - 20:00	245	75.85%







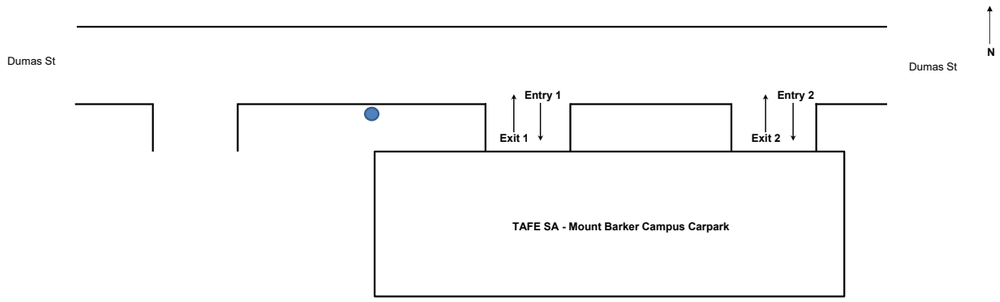
Client : CIRQA
Job : Wallis Cinema & Dumas Street, Mt Barker
Day/Date : Saturday, 15 February 2025
Survey Location : Off street car park parking occupancy
Weather : Fine

Vehicles parked on-site at 12:00pm : 94
Number of parking bays : 323

Time Period	Entry 1				Exit 1				Entry 2				Exit 2				Total								Total of all Movements	Peak Hour Volume Determination	
																	Entry				Exit						
	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total			
12:00 - 12:30	19	0	0	19	12	0	0	12	33	0	0	33	17	0	0	17	52	0	0	52	29	0	0	29	81	12:00 - 13:00	162
12:30 - 13:00	25	0	0	25	22	0	0	22	24	0	0	24	10	0	0	10	49	0	0	49	32	0	0	32	81	12:30 - 13:30	169
13:00 - 13:30	16	0	0	16	24	0	0	24	29	0	0	29	19	0	0	19	45	0	0	45	43	0	0	43	88	13:00 - 14:00	147
13:30 - 14:00	13	0	0	13	13	0	0	13	20	0	0	20	13	0	0	13	33	0	0	33	26	0	0	26	59	13:30 - 14:30	118
14:00 - 14:30	13	0	0	13	22	0	0	22	14	0	0	14	10	0	0	10	27	0	0	27	32	0	0	32	59	14:00 - 15:00	110
14:30 - 15:00	14	0	0	14	11	0	0	11	9	0	0	9	17	0	0	17	23	0	0	23	28	0	0	28	51	14:30 - 15:30	147
15:00 - 15:30	12	0	0	12	31	0	0	31	30	0	0	30	23	0	0	23	42	0	0	42	54	0	0	54	96	15:00 - 16:00	189
15:30 - 16:00	12	0	0	12	34	0	0	34	27	0	0	27	20	0	0	20	39	0	0	39	54	0	0	54	93	15:30 - 16:30	161
16:00 - 16:30	6	0	0	6	26	0	0	26	24	0	0	24	12	0	0	12	30	0	0	30	38	0	0	38	68	16:00 - 17:00	122
16:30 - 17:00	5	0	0	5	11	0	0	11	20	1	0	21	17	0	0	17	25	1	0	26	28	0	0	28	54	16:30 - 17:30	100
17:00 - 17:30	12	0	0	12	7	0	0	7	20	0	0	20	7	0	0	7	32	0	0	32	14	0	0	14	46	17:00 - 18:00	121
17:30 - 18:00	11	0	0	11	14	0	0	14	34	0	0	34	16	0	0	16	45	0	0	45	30	0	0	30	75	17:30 - 18:30	149
18:00 - 18:30	16	0	0	16	9	0	0	9	39	0	0	39	10	0	0	10	55	0	0	55	19	0	0	19	74	18:00 - 19:00	146
18:30 - 19:00	5	0	0	5	14	0	0	14	33	0	0	33	20	0	0	20	38	0	0	38	34	0	0	34	72	18:30 - 19:30	139
19:00 - 19:30	10	0	0	10	11	0	0	11	38	0	0	38	7	1	0	8	48	0	0	48	18	1	0	19	67	19:00 - 20:00	101
19:30 - 20:00	4	0	0	4	6	0	0	6	12	0	0	12	12	0	0	12	16	0	0	16	18	0	0	18	34	PM Peak	189
Total	193	0	0	193	267	0	0	267	406	1	0	407	230	1	0	231	599	1	0	600	497	1	0	498	1098		
PM Peak	24	0	0	24	65	0	0	65	57	0	0	57	43	0	0	43	81	0	0	81	108	0	0	108	189		

Time Period	Parking Occupancy	
	Total (number of vehicles parked)	Total (%)
12:00 - 12:30	117	36.22%
12:30 - 13:00	134	41.49%
13:00 - 13:30	136	42.11%
13:30 - 14:00	143	44.27%
14:00 - 14:30	138	42.72%
14:30 - 15:00	133	41.18%
15:00 - 15:30	121	37.46%
15:30 - 16:00	106	32.82%
16:00 - 16:30	98	30.34%
16:30 - 17:00	96	29.72%
17:00 - 17:30	114	35.29%
17:30 - 18:00	129	39.94%
18:00 - 18:30	165	51.08%
18:30 - 19:00	169	52.32%
19:00 - 19:30	198	61.30%
19:30 - 20:00	196	60.68%

EST. 1983 austraffic TRAFFIC & TRANSPORT DATA SPECIALISTS



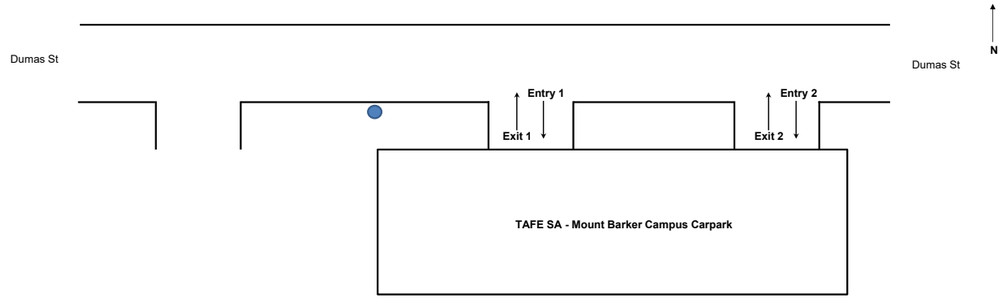


Client : CIRQA
Job : Wallis Cinema & Dumas Street, Mt Barker
Day/Date : Tuesday, 2 September 2025
Survey Location : Off street car park parking occupancy
Weather : Fine

Vehicles parked on-site at 8:00am : 19
Number of parking bays : 323

Time Period	Entry 1				Exit 1				Entry 2				Exit 2				Total								Total of all Movements	Peak Hour Volume Determination	
																	Entry				Exit						
	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total			
8:00 - 8:30	23	0	0	23	1	0	0	1	6	0	0	6	3	0	0	3	29	0	0	29	4	0	0	4	33	8:00 - 9:00	147
8:30 - 9:00	67	0	0	67	31	0	0	31	7	0	0	7	9	0	0	9	74	0	0	74	40	0	0	40	114	8:30 - 9:30	192
9:00 - 9:30	54	0	0	54	11	0	0	11	11	0	0	11	2	0	0	2	65	0	0	65	13	0	0	13	78	9:00 - 10:00	169
9:30 - 10:00	63	0	0	63	13	0	0	13	12	0	0	12	3	0	0	3	75	0	0	75	16	0	0	16	91	9:30 - 10:30	188
10:00 - 10:30	26	0	0	26	40	0	0	40	19	0	0	19	12	0	0	12	45	0	0	45	52	0	0	52	97	10:00 - 11:00	156
10:30 - 11:00	18	0	0	18	25	0	0	25	13	0	0	13	3	0	0	3	31	0	0	31	28	0	0	28	59	10:30 - 11:30	135
11:00 - 11:30	27	0	0	27	33	0	0	33	7	0	0	7	9	0	0	9	34	0	0	34	42	0	0	42	76	11:00 - 12:00	167
11:30 - 12:00	33	0	0	33	37	0	0	37	11	0	0	11	10	0	0	10	44	0	0	44	47	0	0	47	91	11:30 - 12:30	180
12:00 - 12:30	36	0	0	36	35	0	0	35	11	0	0	11	7	0	0	7	47	0	0	47	42	0	0	42	89	12:00 - 13:00	196
12:30 - 13:00	27	1	0	28	48	1	0	49	12	1	0	13	17	0	0	17	39	2	0	41	65	1	0	66	107	12:30 - 13:30	173
13:00 - 13:30	26	0	0	26	25	0	0	25	8	0	0	8	6	1	0	7	34	0	0	34	31	1	0	32	66	13:00 - 14:00	137
13:30 - 14:00	23	1	0	24	22	1	0	23	11	0	0	11	13	0	0	13	34	1	0	35	35	1	0	36	71	13:30 - 14:30	156
14:00 - 14:30	40	0	0	40	25	0	0	25	6	0	0	6	14	0	0	14	46	0	0	46	39	0	0	39	85	14:00 - 15:00	215
14:30 - 15:00	48	0	0	48	50	0	0	50	20	0	0	20	12	0	0	12	68	0	0	68	62	0	0	62	130	14:30 - 15:30	284
15:00 - 15:30	50	0	0	50	63	0	0	63	13	0	0	13	28	0	0	28	63	0	0	63	91	0	0	91	154	15:00 - 16:00	258
15:30 - 16:00	30	0	0	30	37	0	0	37	15	0	0	15	22	0	0	22	45	0	0	45	59	0	0	59	104	15:30 - 16:30	193
16:00 - 16:30	20	0	0	20	49	0	0	49	5	0	0	5	15	0	0	15	25	0	0	25	64	0	0	64	89	16:00 - 17:00	166
16:30 - 17:00	13	0	0	13	49	0	0	49	13	0	0	13	2	0	0	2	26	0	0	26	51	0	0	51	77	16:30 - 17:30	130
17:00 - 17:30	12	0	0	12	19	0	0	19	18	0	0	18	4	0	0	4	30	0	0	30	23	0	0	23	53	17:00 - 18:00	104
17:30 - 18:00	6	0	0	6	6	0	0	6	30	0	0	30	9	0	0	9	36	0	0	36	15	0	0	15	51	17:30 - 18:30	113
18:00 - 18:30	10	0	0	10	9	0	0	9	31	1	0	32	11	0	0	11	41	1	0	42	20	0	0	20	62	18:00 - 19:00	111
18:30 - 19:00	12	0	0	12	12	0	0	12	12	0	0	12	13	0	0	13	24	0	0	24	25	0	0	25	49	18:30 - 19:30	79
19:00 - 19:30	7	0	0	7	10	0	0	10	10	0	0	10	3	0	0	3	17	0	0	17	13	0	0	13	30	19:00 - 20:00	79
19:30 - 20:00	6	0	0	6	13	0	0	13	14	0	0	14	16	0	0	16	20	0	0	20	29	0	0	29	49	AM Peak	192
Total	677	2	0	679	663	2	0	665	315	2	0	317	243	1	0	244	992	4	0	996	906	3	0	909	1905	PM Peak	284
AM Peak	44	0	0	44	65	0	0	65	32	0	0	32	15	0	0	15	76	0	0	76	80	0	0	80	156		
PM Peak	98	0	0	98	113	0	0	113	33	0	0	33	40	0	0	40	131	0	0	131	153	0	0	153	284		

Time Period	Parking Occupancy	
	Total (number of vehicles parked)	Total (%)
8:00 - 8:30	44	13.62%
8:30 - 9:00	78	24.15%
9:00 - 9:30	130	40.25%
9:30 - 10:00	189	58.51%
10:00 - 10:30	182	56.35%
10:30 - 11:00	185	57.28%
11:00 - 11:30	177	54.80%
11:30 - 12:00	174	53.87%
12:00 - 12:30	179	55.42%
12:30 - 13:00	154	47.68%
13:00 - 13:30	156	48.30%
13:30 - 14:00	155	47.99%
14:00 - 14:30	162	50.15%
14:30 - 15:00	168	52.01%
15:00 - 15:30	140	43.34%
15:30 - 16:00	126	39.01%
16:00 - 16:30	87	26.93%
16:30 - 17:00	62	19.20%
17:00 - 17:30	69	21.36%
17:30 - 18:00	90	27.86%
18:00 - 18:30	112	34.67%
18:30 - 19:00	111	34.37%
19:00 - 19:30	115	35.60%
19:30 - 20:00	106	32.82%





Client : CIRQA
Job : Wallis Cinema & Dumas Street, Mt Barker
Day/Date : Wednesday, 3 September 2025
Survey Location : Off street car park parking occupancy
Weather : Fine

Vehicles parked on-site at 8:00am : 19
Number of parking bays : 323

Time Period	Entry 1				Exit 1				Entry 2				Exit 2				Total								Total of all Movements	Peak Hour Volume Determination	
																	Entry				Exit						
	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total	Light	Heavy	Bus	Total			
8:00 - 8:30	28	0	0	28	2	0	0	2	2	0	0	2	2	0	0	2	30	0	0	30	4	0	0	4	34	8:00 - 9:00	136
8:30 - 9:00	54	0	0	54	27	0	0	27	13	0	1	14	6	0	1	7	67	0	1	68	33	0	1	34	102	8:30 - 9:30	165
9:00 - 9:30	32	0	0	32	16	0	0	16	8	1	0	9	5	1	0	6	40	1	0	41	21	1	0	22	63	9:00 - 10:00	134
9:30 - 10:00	37	0	0	37	15	0	0	15	13	1	0	14	4	1	0	5	50	1	0	51	19	1	0	20	71	9:30 - 10:30	133
10:00 - 10:30	36	0	0	36	11	0	0	11	10	1	0	11	3	1	0	4	46	1	0	47	14	1	0	15	62	10:00 - 11:00	141
10:30 - 11:00	29	0	0	29	28	0	0	28	18	0	0	18	4	0	0	4	47	0	0	47	32	0	0	32	79	10:30 - 11:30	165
11:00 - 11:30	25	0	0	25	44	0	0	44	12	0	0	12	5	0	0	5	37	0	0	37	49	0	0	49	86	11:00 - 12:00	170
11:30 - 12:00	23	0	0	23	34	0	1	35	17	1	1	19	6	1	0	7	40	1	1	42	40	1	1	42	84	11:30 - 12:30	183
12:00 - 12:30	23	0	0	23	39	0	0	39	15	2	0	17	18	2	0	20	38	2	0	40	57	2	0	59	99	12:00 - 13:00	158
12:30 - 13:00	18	0	0	18	19	0	0	19	11	1	0	12	9	1	0	10	29	1	0	30	28	1	0	29	59	12:30 - 13:30	120
13:00 - 13:30	22	0	0	22	18	0	0	18	10	2	0	12	9	0	0	9	32	2	0	34	27	0	0	27	61	13:00 - 14:00	133
13:30 - 14:00	23	0	0	23	29	0	0	29	6	0	0	6	12	2	0	14	29	0	0	29	41	2	0	43	72	13:30 - 14:30	132
14:00 - 14:30	19	0	0	19	23	0	0	23	6	0	0	6	12	0	0	12	25	0	0	25	35	0	0	35	60	14:00 - 15:00	152
14:30 - 15:00	38	0	0	38	23	0	0	23	19	0	0	19	12	0	0	12	57	0	0	57	35	0	0	35	92	14:30 - 15:30	262
15:00 - 15:30	55	0	0	55	66	0	0	66	16	0	0	16	33	0	0	33	71	0	0	71	99	0	0	99	170	15:00 - 16:00	269
15:30 - 16:00	33	0	0	33	46	0	0	46	10	1	0	11	8	1	0	9	43	1	0	44	54	1	0	55	99	15:30 - 16:30	191
16:00 - 16:30	21	0	0	21	45	0	0	45	13	0	0	13	13	0	0	13	34	0	0	34	58	0	0	58	92	16:00 - 17:00	157
16:30 - 17:00	16	0	0	16	33	0	0	33	9	0	0	9	7	0	0	7	25	0	0	25	40	0	0	40	65	16:30 - 17:30	129
17:00 - 17:30	13	0	0	13	23	0	0	23	22	0	0	22	6	0	0	6	35	0	0	35	29	0	0	29	64	17:00 - 18:00	122
17:30 - 18:00	11	0	0	11	9	0	0	9	29	0	0	29	9	0	0	9	40	0	0	40	18	0	0	18	58	17:30 - 18:30	115
18:00 - 18:30	9	0	0	9	6	0	0	6	31	0	0	31	11	0	0	11	40	0	0	40	17	0	0	17	57	18:00 - 19:00	89
18:30 - 19:00	2	0	0	2	4	0	0	4	13	0	0	13	13	0	0	13	15	0	0	15	17	0	0	17	32	18:30 - 19:30	67
19:00 - 19:30	2	0	0	2	10	0	0	10	10	0	0	10	13	0	0	13	12	0	0	12	23	0	0	23	35	19:00 - 20:00	73
19:30 - 20:00	2	0	0	2	15	0	0	15	8	0	0	8	13	0	0	13	10	0	0	10	28	0	0	28	38	AM Peak	170
Total	571	0	0	571	585	0	1	586	321	10	2	333	233	10	1	244	892	10	2	904	818	10	2	830	1734	PM Peak	269
AM Peak	65	0	0	65	39	0	0	39	28	1	0	29	7	1	0	8	93	1	0	94	46	1	0	47	141		
PM Peak	93	0	0	93	89	0	0	89	35	0	0	35	45	0	0	45	128	0	0	128	134	0	0	134	262		

Time Period	Parking Occupancy	
	Total (number of vehicles parked)	Total (%)
8:00 - 8:30	45	13.93%
8:30 - 9:00	79	24.46%
9:00 - 9:30	98	30.34%
9:30 - 10:00	129	39.94%
10:00 - 10:30	161	49.85%
10:30 - 11:00	176	54.49%
11:00 - 11:30	164	50.77%
11:30 - 12:00	164	50.77%
12:00 - 12:30	145	44.89%
12:30 - 13:00	146	45.20%
13:00 - 13:30	153	47.37%
13:30 - 14:00	139	43.03%
14:00 - 14:30	129	39.94%
14:30 - 15:00	151	46.75%
15:00 - 15:30	123	38.08%
15:30 - 16:00	112	34.67%
16:00 - 16:30	88	27.24%
16:30 - 17:00	73	22.60%
17:00 - 17:30	79	24.46%
17:30 - 18:00	101	31.27%
18:00 - 18:30	124	38.39%
18:30 - 19:00	122	37.77%
19:00 - 19:30	111	34.37%
19:30 - 20:00	93	28.79%

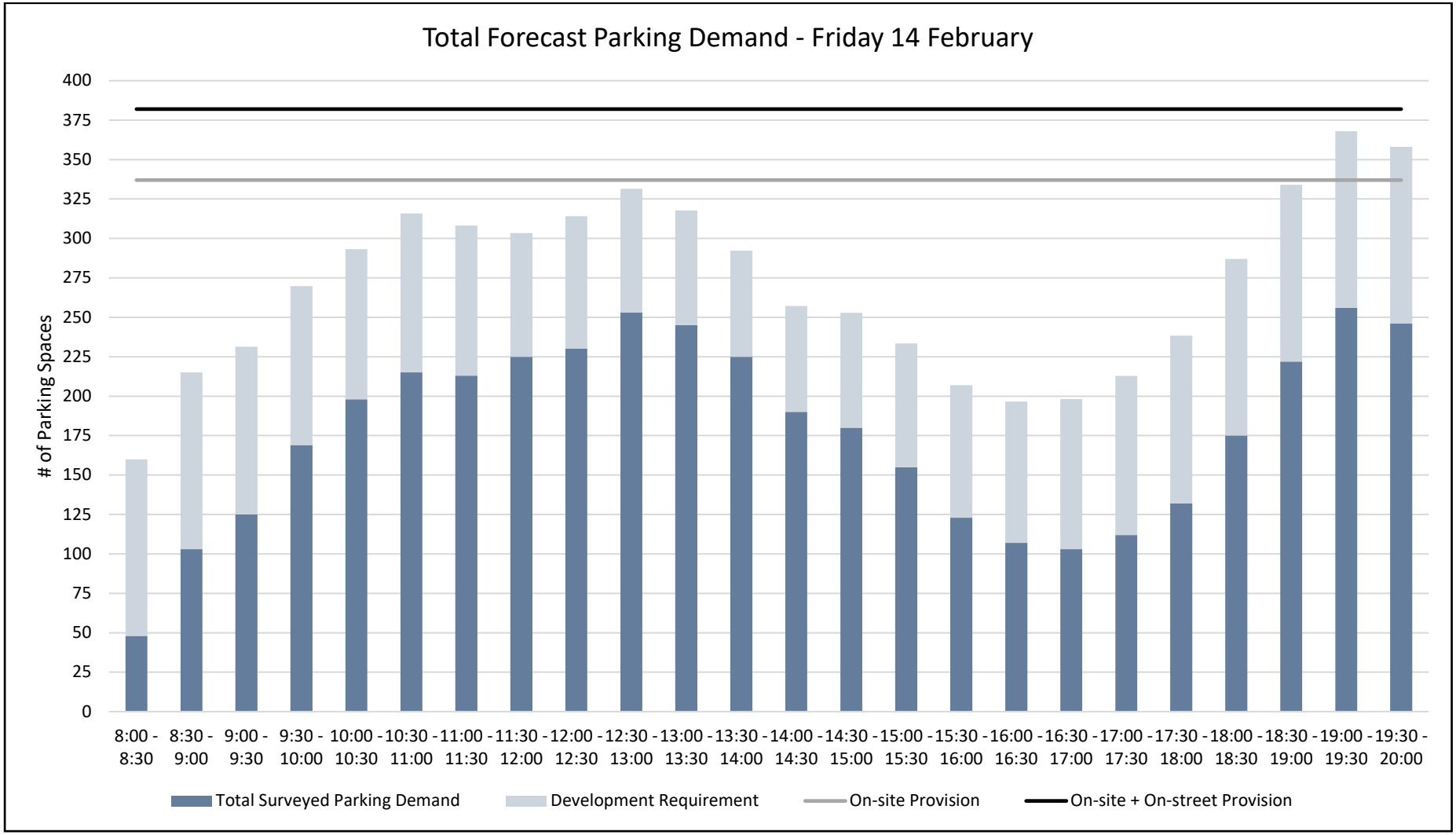


Figure 1 – Existing parking demand + factored development requirement (Friday 14 February)

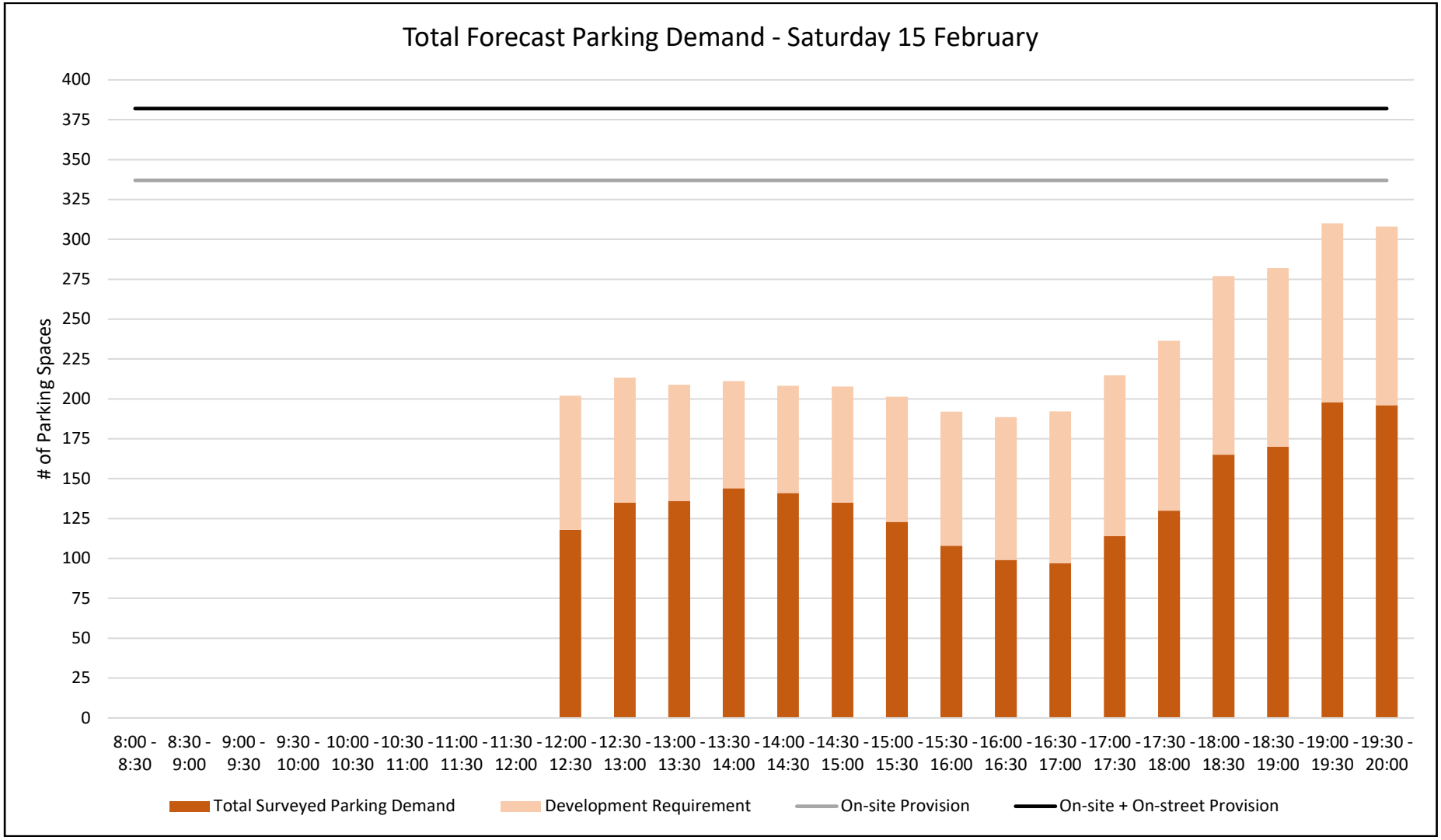


Figure 2 - Existing parking demand + factored development requirement (Saturday 15 February)

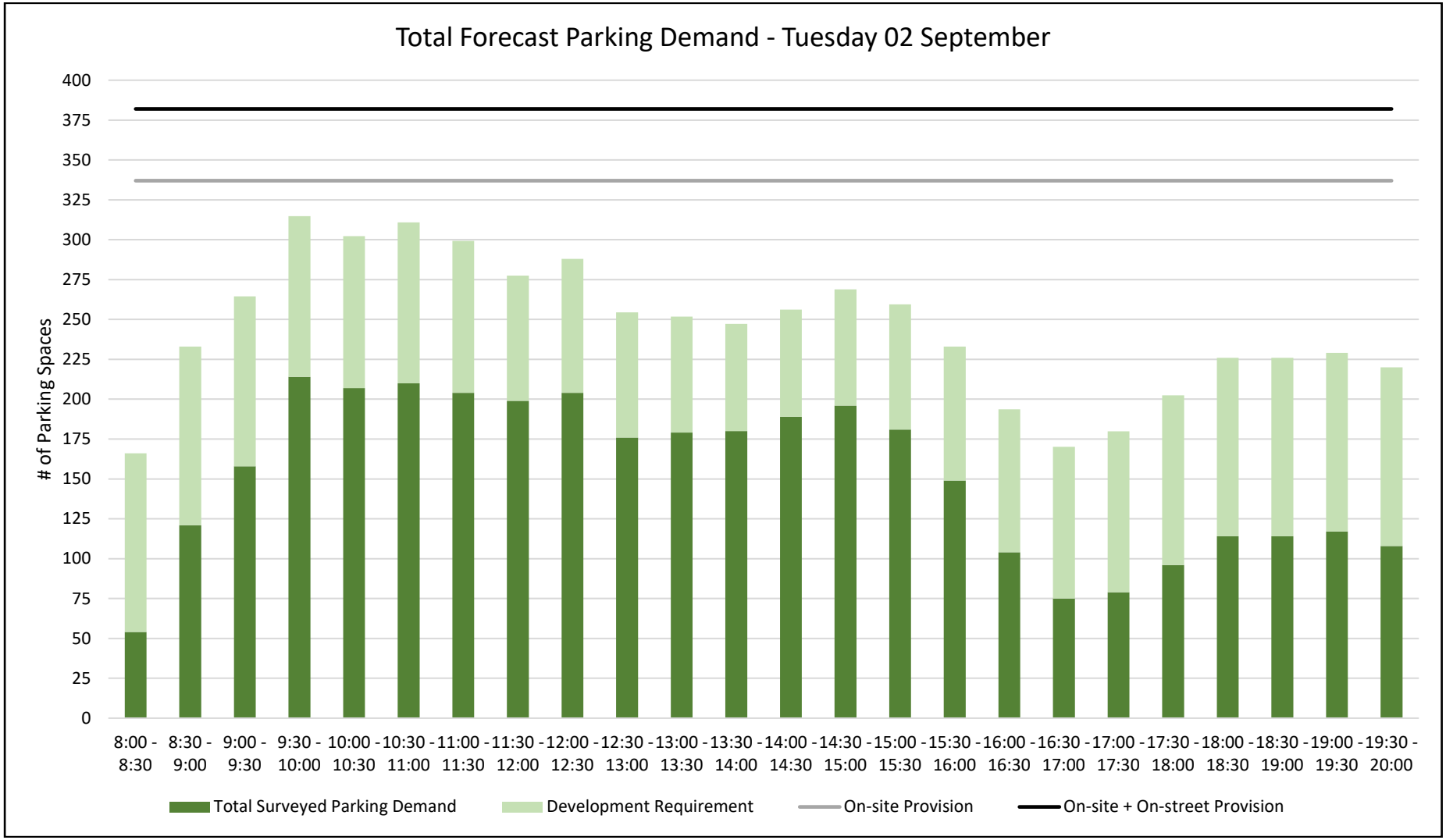


Figure 3 - Existing parking demand + factored development requirement (Tuesday 02 September)

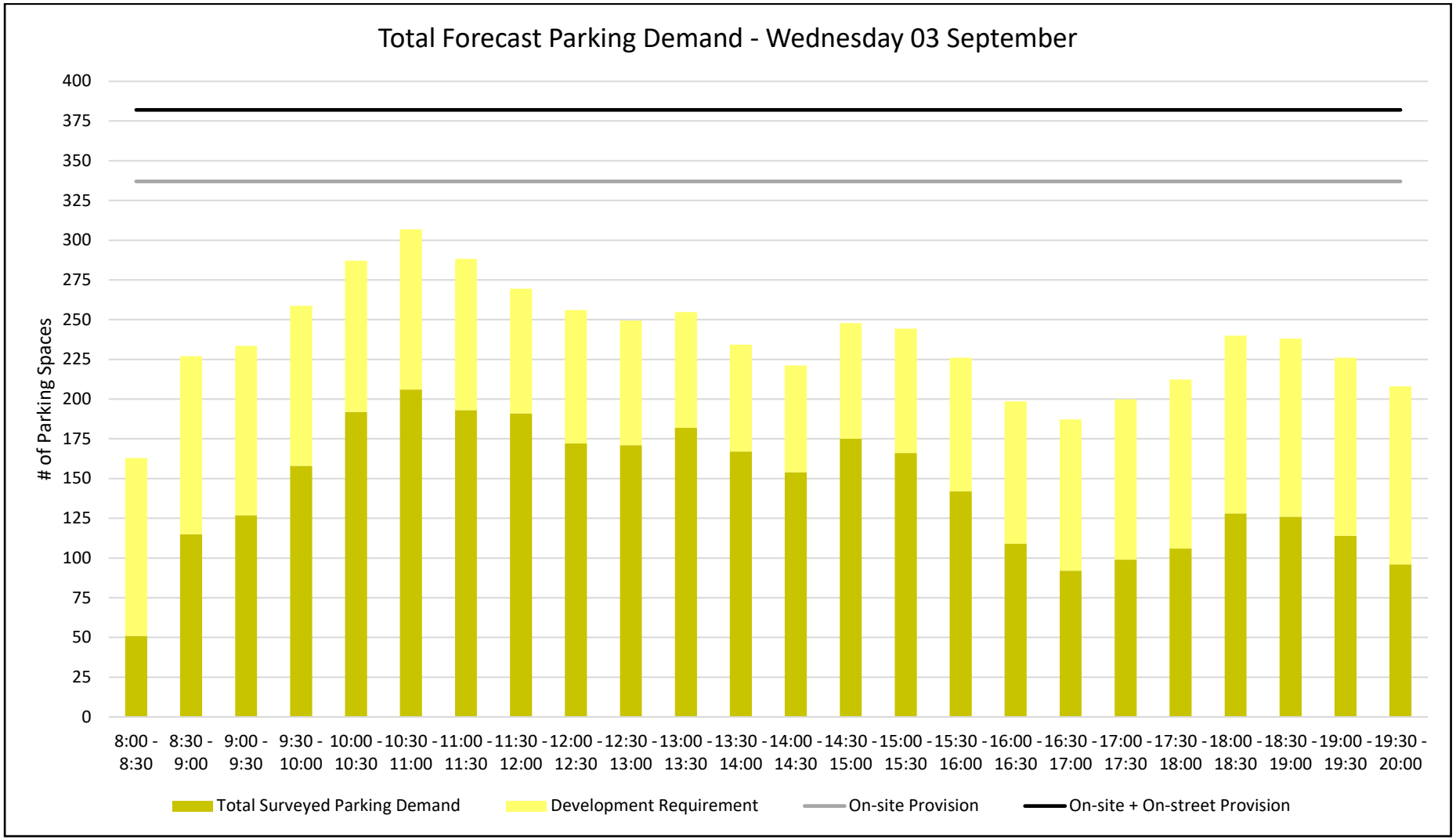


Figure 4 - Existing parking demand + factored development requirement (Wednesday 03 September)

Method 1

Existing

Site Component	Land use	Quantity	Unit	Parking Rate	Unit	Theoretical Req.
Oak and Iron / Aucchendarroch						
Combined	*Restaurant*	1100	persons	0.4	per seat	440
Entertainment Complex						
Games Area						
Function						
Cinema	*Cinema*	1272	seats	0.2	per seat	254.4
Hotel						
Accommodation Rooms						
					Total Req.	**694.4**
					Exist Spaces	337
					Hotel	
					Entertainment	
					Total Provision	**337**
					Shortfall	**357.4**

Proposed

Site Component	Land use	Quantity	Unit	Parking Rate	Unit	Theoretical Req.
Oak and Iron / Aucchendarroch						
Combined	*Restaurant*	500	persons	0.4	per seat	200
Entertainment Complex						
Games Area	*Indoor Rec.*	1140	sqm	4.5	per 100 sqm	51.3
Function	*Restaurant*	300	seats	0.4	per seat	120
Cinema	*Cinema*	902	seats	0.2	per seat	180.4
Hotel						
Accommodation Rooms	*Tourist Accom.*	100	rooms	1	per room	100
					Total Req.	**651.7**
					Exist Spaces	337
					Hotel	-27
					Entertainment	-10
					Total Provision	**300**
					Shortfall	**351.7**

This assessment mothodology is based on the 1,100 combined capacity of the Oak & Iron / Aucchendarroch House. It is understood that this relates to the maximum number of persons premitted within the building under the Building Code, however this provides a simplified version of the assessment. I highlight in the 'proposed' assessment that the total number of persons is 800 persons (500 within Oak & Iron / Aucchendarroch and 300 within the new function room), representing a reduction in the total number on-site. The cinema complex also shows a reduction of 350 seats as a result of the partial cinema demolition and entertainment complex construction.

Method 2

Existing

Site Component	Land use	Quantity	Unit	Parking Rate	Unit	Theoretical Req.
Oak & Iron						
Bistro	*Hotel - Rest.*	290	seats	0.33	per seat	96.67
Gaming	*Hotel - Gaming*	32	machines	0.5	per machine	16
Aucchendarroch						
Robert Charles Room	*Function (rest.)*	150	persons	0.4	per seat	60
Billiard Room	*Function (rest.)*	25	persons	0.4	per seat	10
Oakfield Room	*Function (rest.)*	25	persons	0.4	per seat	10
Dining Room	*Function (rest.)*	40	persons	0.4	per seat	16
Ballroom	*Function (rest.)*	50	persons	0.4	per seat	20
Joanna's Room	*Function (rest.)*	20	persons	0.4	per seat	8
Lawn	*Function (rest.)*	500	persons	0.4	per seat	200
Entertainment Complex						
Games Area						
Function						
Cinema	*Cinema*	1272	seats	0.2	per seat	254.4
Hotel						
Accommodation Rooms						
					Total Req.	**691.07**
					Exist Spaces	337
					Hotel	
					Entertainment	
					Total Provision	**337**
					Shortfall	**354.07**

Proposed

Site Component	Land use	Quantity	Unit	Parking Rate	Unit	Theoretical Req.
Oak & Iron						
Bistro	*Hotel - Rest.*	190	persons	0.33	per seat	63.33
Gaming	*Hotel - Gaming*	32	machines	0.5	per machine	16
Aucchendarroch						
Robert Charles Room	*Function (rest.)*	150	persons	0.4	per seat	60
Billiard Room	*Function (rest.)*	25	persons	0.4	per seat	10
Oakfield Room	*Function (rest.)*	25	persons	0.4	per seat	10
Dining Room	*Function (rest.)*	40	persons	0.4	per seat	16
Ballroom	*Function (rest.)*	50	persons	0.4	per seat	20
Joanna's Room	*Function (rest.)*	20	persons	0.4	per seat	8
Lawn	*Function (rest.)*	0	persons	0.4	per seat	0
Entertainment Complex						
Games Area	*Indoor Rec.*	1140	sqm	4.5	per 100 sqm	51.3
Function	*Restaurant*	300	seats	0.4	per seat	120
Cinema	*Cinema*	902	seats	0.2	per seat	180.4
Hotel						
Accommodation Rooms	*Tourist Accom.*	100	rooms	1	per room	100
					Total Req.	**655.03**
					Exist Spaces	337
					Hotel	-27
					Entertainment	-10
					Total Provision	**300**
					Shortfall	**355.03**

This assessment mothodology is based on persons per room methodology within Oak & Iron and Aucchendarroch House (separately). I highlight in the 'proposed' assessment that the total number of persons is still 800 persons (500 within the various areas of the Oak & Iron and Aucchendarroch house, and 300 within the new function room), representing a reduction in the total number on-site persons by 300. The cinema complex again shows the reduction of 350 seats as a result of the partial cinema demolition and entertainment complex construction.

TAFE, Library etc.

Existing

Site Component	Land use	Quantity	Unit	Parking Rate	Unit	Theoretical Req.
Library						
Library	*Library*	1322	sqm	4	per 100 sqm	52.88
Tafe						
Tertiary Institute	*Tertiary*	574	enrolments	0.4	per student	229.6
MB Community Centre						
Community Facility	*Comm. Centre*	150	sqm	10	per 100 sqm	15
				Req.		297.48
				Total Req.	*Option 1*	991.88
					Option 2	988.55
				Shortfall	*Option 1*	654.88
					Option 2	651.55

Proposed

Site Component	Land use	Quantity	Unit	Parking Rate	Unit	Theoretical Req.
Library						
Library	*Library*	1322	sqm	4	per 100 sqm	52.88
Tafe						
Tertiary Institute	*Tertiary*	574	enrolments	0.4	per student	229.6
MB Community Centre						
Community Facility	*Comm. Centre*	150	sqm	10	per 100 sqm	15
				Req.		297.48
				Total Req.	*Option 1*	949.18
					Option 2	952.51
				Shortfall	*Option 1*	649.18
					Option 2	652.51

This shows the total theoretical requirement of the entire site, inclusive of the Library, TAFE and Community Centre (based on the information we've been given/able to obtain). I would strongly urge that consideration is only given to this with regard to the relativity of the proposed shortfall to that of the existing shortfall, and not the total number itself (given that this has been proven by way of 4x separate parking surveys to be unrealistic). I would also request that these 'shortfall' numbers are not disclosed and focus is instead on the comparitive change, in order to avoid confusion. The crux of the alternate methodologies undertaken by CIRQA (i.e. parking rates within the P&D COde vs the survey demands) is that theoretical parking rates are just that, theoretical and not (in this case) representitve of actual demands.

Wallis Mount Barker Hotel Development

Waste Management Plan

Document verification

Date	Version	Title	Prepared by	Approved by
14/03/25	V1.0	Wallis Cinemas Mount Barker Hotel Development	K. Le Gallou	J. Webb
18/03/25	V1.1	Wallis Cinemas Mount Barker Hotel Development	K. Le Gallou	J. Webb

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Document summary

Rawtec prepared this waste management plan (WMP) to support the planning application of the development. We consulted the client, project manager, project architect and traffic consultant and considered all relevant policy requirements (see Appendix 1).

This WMP includes a high-level proposal for a waste management system, with a preliminary design to show how waste can be managed at the site. If land uses and waste management arrangements for the development change during detailed design, this WMP will need to be updated.

The WMP is aligned with the *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments (Green Industries SA, 2014).*

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1. Development summary

Project	Wallis Hotel Redevelopment Mount Barker, SA
Client	Wallis Cinemas
Architect	Walter Brooke

1.1. Land use and occupancy

Table 1 lists the tenancy/land uses that will generate waste and recycling at the development, based on the latest architectural plans.

Table 1: Tenancy/land use and occupancy overview

Tenancy/land use	Waste resource generation category	Estimated size (m^2)
Hotel	Hotel or Motel (Accommodation)	100 rooms

1.2. Waste management considerations

The client and project architect identified design choices and other elements that could affect waste management at the site (Table 2). We have included these in the design of the waste management system.

Table 2: Development waste management considerations

Consideration	Description
Hotel waste system	The hotel will have its own waste management system separate to the adjacent cinema and tavern complex; however a single contractor is likely to service both.
Organics recycling	Only a small amount of food waste is expected to be generated from the hotel rooms. A rear-lift collection service has been allowed for within this WMP however, Wallis Cinema currently has a BioBin that could manage food waste from the hotel. This option can be futher explored in the operational phase to determine if it is feasible.

1.3. Recommended services

To manage waste and recycling effectively, the development needs to include the services listed in Table 3.

Table 3: Recommended waste management services

Required/recommended waste and recycling collection services		
	Land use	**Commercial**
	Development land uses	**Hotel**
Routine collection (rear lift)	General waste	**X**
	Comingled recycling	**X**
	Organics recycling	**X**
On-call or external drop-off	Hard waste	**X**
	E-waste	**X**
	CFL/Lighting	**X**
	Printer Cartridges	**X**
	Batteries	**X**

X	= Required/Desired
NS	= Not serviced as separate service not required

2. Waste management analysis

2.1. Waste and recycling volumes

The development will generate about 6,700 litres of waste and recycling per week (Table 4).[1]

Table 4: Estimated volume of waste and recycling generated at the development

Estimated waste generation volumes (litres per week)		
Land use type		**Commercial**
Development land use		**Hotel**
WRGR classification		*Hotel or Motel (Accommodation)*
Waste stream	General waste	3,500
	Comingled recycling	2,100
	Organics recycling	1,100
Total site volume		**6,700**

[1] Estimates are based on the proposed land-use data provided by the client/architect and metrics from the *South Australian Better Practice Guide – Waste Management for Residential and Mixed Use Developments*. Some metrics have been further developed by Rawtec based on industry knowledge and experience.

2.2. Bin size and collection details

Based on the estimated volumes of waste and recycling in Table 4, the development needs Five (5) bins and two (2) collections per week (Table 5).

Table 5: Estimated bin requirements and collections per week

	Hotel bin room			
	Bin size (L)	**Number of bins required**	**Collections per week**	**Collection Vehicle**
General waste	1,100	2	2	Rear-lift
Comingled recycling	1,100	2	1	Rear-lift
Organics recycling	660	1	2	Rear-lift
Total		5	5	

The following irregular waste streams will be managed as they occur onsite:

- **Containers under SA's 10 cent Container Deposit Scheme** will be managed by resident and commercial tenants separately. A building manager may manage a 240L bin collection service on behalf of the development.
- **Electronic waste and separate waste streams** (such as appliances and batteries, printer cartridges, lighting) will be stored at the development until sufficient quantities are available. All items must be source separated and collected by a certified collection contractor or taken to a licensed facility (e.g. recycling depot or participating retailer).
- **Hard waste** (during tenancy fit-out or in residential developments) will be stored at the development and managed via a pull-in/pull-out collection service. This must be arranged by tenants and the building manager, so hard waste can be collected from the loading area at a suitable time.

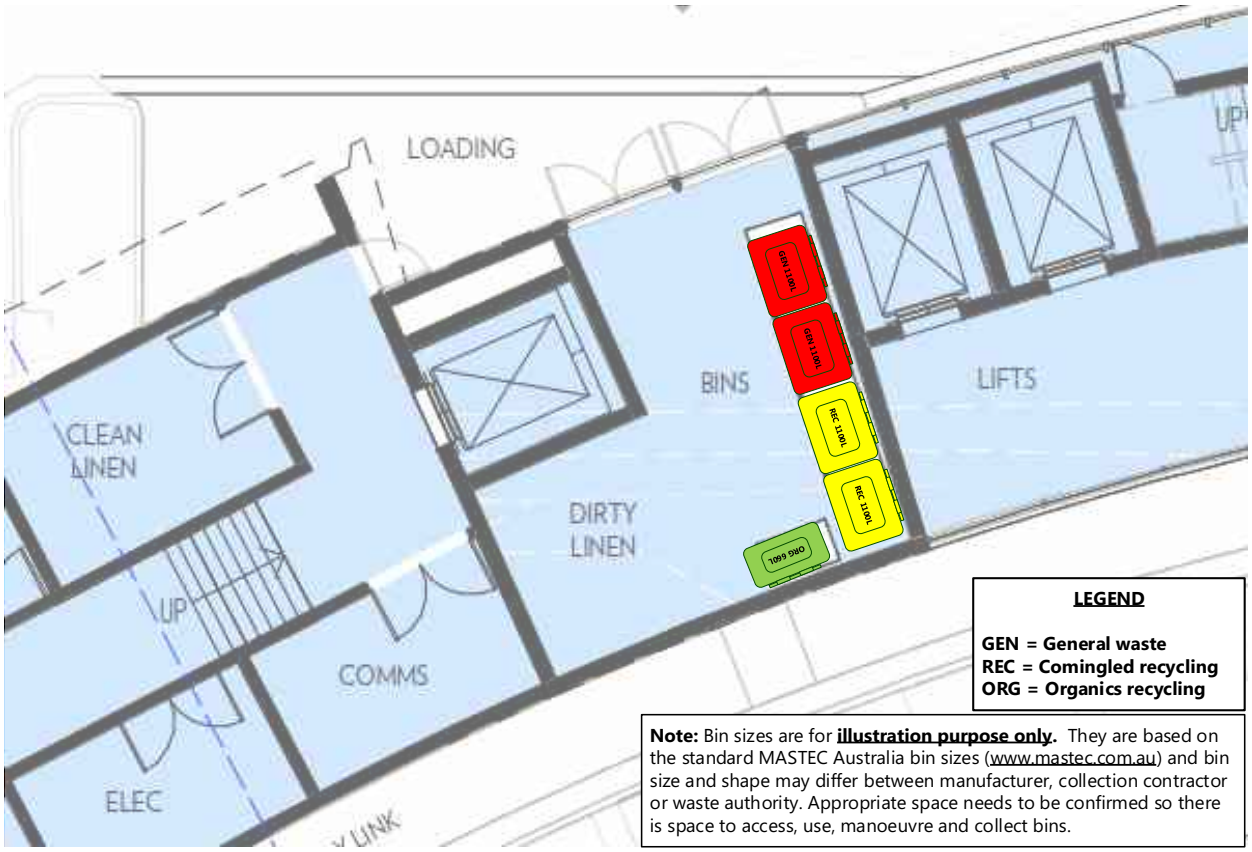
Other advice

- **Bins and signage** must meet the Australian Standard for Mobile Waste Containers (AS 4123.7–2006 Mobile Waste Containers).
- **E-waste/hard waste collection:** Provide a central and accessible storage point for E-waste and hard waste. If hard waste is collected from individual locations, the building manager and tenant may need to be present for collection and costs may increase.

2.3. Waste storage area

The waste storage area houses the bulk bins. Figure 1 shows how this area could be designed. When planning the waste storage area, consider the additional waste management design advice listed in Section 5.

Figure 1: Waste storage area design



3. Waste management system

The waste management system (WMS) explains how to manage the waste and recycling generated at the development (Table 6). It covers each land use and considers the relevant waste management policies (see Appendix 1).

When planning the WMS, consider the waste management design advice in Section 5.

If land uses and waste management arrangements for the development change during detailed design, this WMP will need to be updated.

Table 6: Proposed waste management system for the development

Proposed waste management system	
Waste/recycling services	• General waste • Comingled recycling • Organics recycling
WMS step	**WMS notes**
1. User storage	• Hotel guests and cleaners will separate waste and recycling – general waste will be collected using black bin liners – organics will be collected using compostable bin liners – comingled recycling will be collected loose
2. Transfer pathways	• Cleaners will service the rooms and transfer waste and recycling via the lifts to the back of house services area. • Source separated waste and recycling should be kept separate at all times. • Transfer routes must be at least 1.25 metres wide, free of obstructions and steps and with a slope of no more than 1:10.
3. Aggregation and storage	• Cleaners will place waste and recycling into the relevant bulk bins, ready for collection.
4. Bin collection	• The rear-lift collection vehicle will enter the site from Dumas Street and progress to the rear of the hotel and stop temporarily in the carpark. • The contractor will transfer bins from the bin room, empty and then return them to their original location. • The collection vehicle will then exit the site via Dumas street.

4. Collection requirements

4.1. Vehicle movements per week

The development will need about five (5) regular collections per week. This is based on the waste and recycling volumes and collection service frequency in Table 5.

Other advice

- **Collection times:** Schedule waste collection timing and frequency to reduce the impact of noise and traffic on residents, neighbours and the public.
- **Peak periods:** More waste is usually generated during holiday periods like Easter, Christmas and public holidays. Extra collections may be needed at these times.

4.2. Collection vehicle

Table 7 lists approximate truck dimensions to help the traffic consultant's analysis. Please note:

- Vehicle dimensions and operating conditions can differ between waste collection contractors.
- Rawtec does not provide traffic engineering services. The traffic consultant's report details how collection vehicles will service the development safely.
- The client must confirm with the preferred waste collection contractor that it can service the development before collection can begin.

Table 7: Approximate collection vehicle dimensions

Collection vehicle dimensions		
Vehicle type	Rear lift	Pan-tech/Flat bed
Collection type	Collection of bins up to 1,100 L	At call waste streams
Vehicle dimensions	3.4m minimum to 4m (h) × 2.5m (w) × 8.8m minimum to 11m (l)	Up to 4.5m (h) × 2.5m (w) × 8.8m (l)
Rear loading space required	2 m	-
Clearance height required	3.8m minimum (recommend 4m)	Up to 4.8 m
Vehicle turning circle	18-25 m	18-25 m

Note: Vehicle width dimensions are based on Australian MRV standard specifications - AS 2890.2-2002. Vehicle length and heights are based on common collection vehicles operating in the South Australian market. Waste and recycling collection vehicles are custom designed and may differ from these specifications.

5. Other waste management and design advice

Table 8 lists advice on designing developments to encourage good waste management practices, based on the *South Australian Better Practice Guide – Waste Management for Residential and Mixed Use Developments*.

Table 8: Other waste management and design advice

Area	To consider
Bin transfer routes	• Transfer routes should be at least 1.4 m wide, free of obstructions and steps, and with a slope of no more than 1:10. • Transfer routes should not pass through living areas or dwellings.
Bin washing	• A bin washing station must: – slope to a drain connected to the sewer – have a tap and a hose with mains supply – be at least 2 m × 2 m – be slip resistant. • Note: – Line marking and bunding are not required. – Bins can be stored on top of the bin wash area. During washing, other bins can be placed outside the room. – The bin wash area can be installed outside the waste room. – The waste contractor may provide this service (either onsite or offsite).
Container deposit scheme (10-cent) containers	• Businesses with large volumes of 10-cent refund drink containers (e.g. restaurants, cafes, hotels) could organise a collection service with a business that shares the revenue from the containers (e.g. Scouts SA).
Education and training	• The building manager should educate and train tenants to use the waste management system correctly. • Consider including better practice waste management requirements in strata or commercial lease agreements.
Health and amenity	• Effective WMS design should: – reduce and stop odour and noise – consider and preserve visual amenity for tenants, neighbours and the public – prevent waste spreading beyond the defined location – specify washable services enabling periodic cleaning – provide adequate ventilation.
Waste streams	• All SA residents should have access to an organics (food and/or garden) collection service. • Locate the disposal point for all three streams together (general waste, comingled recycling and food organics).

6. Appendix 1: Waste policies

This WMP is based on the following policies, design and operational requirements:

- The South Australian Environment Protection (Waste to Resources) Policy 2010, Government of South Australia, version 1.6.2019:
  - Waste is subject to resource recovery processes, which can include source separation, before disposal to landfill.
- *South Australian Better Practice Guide – Waste Management in Residential or Mixed Use Developments*, Green Industries SA, 2014.
- South Australian Planning and Design Code
  - Table 9 summarises the Performance Outcomes in the code related to waste and recycling.

Table 9: Waste and recycling performance outcomes in the Planning and Design Code

Design	
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.
PO 19.3	Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages, domestic waste collection and on-street parking.
PO 20.1	Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.
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.
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.
PO 30.4	Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.
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.

PO 32.1	Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off b) paved with an impervious material to facilitate wastewater collection c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area d) designed to drain wastewater to either: i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or ii) a holding tank and its subsequent removal off-site on a regular basis.
Design in Urban Areas	
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.
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.
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.
PO 11.3	Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.
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.
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.
PO 23.3	Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, domestic waste collection, landscaped street frontages and on-street parking.
PO 24.1	Provision is made for the convenient storage of waste bins in a location screened from public view. **DTS/DPF 24.1 -** Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: a) has a minimum area of 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.
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.
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.
PO 40.4	Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.
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.
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, vessels, plant or equipment are: a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off b) paved with an impervious material to facilitate wastewater collection c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area d) designed to drain wastewater to either: iii) 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 iv) a holding tank and its subsequent removal off-site on a regular basis.
PO 44.1	Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: a) existing utility infrastructure and services are capable of accommodating the development b) the primary street can support access by emergency and regular service vehicles (such as waste collection) c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) d) safety of pedestrians or vehicle movement is maintained

e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.

Housing Renewal	
PO 16.1	Provision is made for the convenient storage of waste bins in a location screened from public view.
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.

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PROFESSIONALS IN ARBORICULTURE

Arboricultural Impact Assessment and Development Impact Report

Site: 17 Adelaide Road, Mount Barker (5 Storey Hotel)

Date: Friday, 14 March 2025

ATS7993-017AdeRdHotDIR

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Report Reference Number: ATS7993-017AdeRdHotDIR

Report prepared for
Neil Anderson, Forthwell Pty Ltd

Author
Tom Richardson, Consulting Arborist, Arborman Tree Solutions Pty Ltd

Executive Summary

Arborman Tree Solutions has assessed the identified trees at 17 Adelaide Road, Mount Barker as part of the proposed Hotel development. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves the part demolition of the existing carpark and garden beds and the construction of a new multi-storey hotel and its associated infrastructure. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

The assessment considered three trees and one tree group which are identified as a mix of one indigenous species and two exotic species. These trees are not naturally occurring but appear to have been planted as part of the landscaping of the area. Trees 5, 6 (group) and Tree 8 are in Good overall condition and have extended useful life expectancies. Tree 7 is considered to be in Fair overall condition due to the level of hollowing and decay in the main trunk and/or primary branches, however, it remains healthy and functional. Tree 7 also appears to be historic to the sites early settlement and is a notable feature of the landscape. The main trunk of Tree 8 is set back from the proposed site, however, has a modest bias towards the proposed site.

The growing environment of the trees includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip and landscaped gardens.

Trees 7 and 8 are Significant trees and Tree 5 is a Regulated tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining tree group, (group 6) is Exempt from regulation. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', Tree 7 is considered to provide 'important' aesthetic and/or environmental benefit which would warrant its protection; the remaining trees, whilst providing benefit in this regard, do not do so to a level that would be considered to be 'important'.

The Arboricultural Impact Assessment has identified that one Regulated tree, Tree 5, and the Exempt group, (Tree group 6) in the area of the proposed development will be negatively impacted and require removal. As the subject trees have a Moderate Retention Rating and do not display attributes that indicate they should be protected, their removal to accommodate an expected development is reasonable.

Additionally, there are two Significant trees in the area of the proposed development which are unlikely to be negatively impacted by the planned works. The encroachment is less than 10% of the TPZ area and it is therefore highly unlikely that the proposed works will impact on the viability of these trees.

Brief

Arborman Tree Solutions was engaged by Forthwell Pty Ltd to undertake an Arboricultural Impact Assessment and provide a Development Impact Report for the identified trees at 17 Adelaide Road, Mount Barker (5 Storey Hotel). The purpose of the Arboricultural Impact Assessment and Development Impact Report is to identify potential impacts the proposed development will have on the trees and provide mitigation strategies to minimise the impact where appropriate.

The proposed development includes the part demolition of the existing carpark and garden beds and the construction of a new multi-storey hotel and is associated infrastructure. This assessment will determine the potential impacts the proposal may have on the trees within and adjacent to the site and recommend impact mitigation strategies in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009) for trees to be retained.

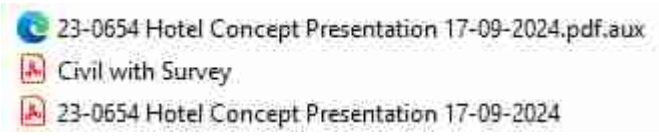
In accordance with section 2.2 of the AS4970-2009 the following information is provided:-

- Assessment of the general condition and structure of the subject trees.
- Identification of the legislative status of trees on site as defined in the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* the *Native Vegetation Act 1991.*
- Identify and define the Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) for each tree.
- Identify potential impacts the development may have on tree health and/or stability.
- Recommend impact mitigation strategies in accordance with AS4970-2009 for trees to be retained.
- Provide information in relation to the management of trees.

Documents and Information Provided

The following information was provided for the preparation of this assessment:-

- Email instruction on Scope of Works.
- Design Drawings.
- Associated documents:



Site Location

The trees are located in and adjacent to the survey areas at 17 Adelaide Road, Mount Barker (5 Storey Hotel).



Figure 1: Site Location - 17 Adelaide Road, Mount Barker (5 Storey Hotel)

Methodology

The proposed design was reviewed in association with the information supplied in the Design Drawings and CAD files as provided by Forthwell Pty Ltd.

The potential impact of the proposed works on tree condition is considered in accordance with the guidelines in AS4970-2009 *Protection of trees on development sites* (AS4970-2009). When determining potential impacts of an encroachment into a Tree Protection Zone (TPZ), the following should be considered as outlined in AS4970-2009 section 3.3.4 *TPZ encroachment considerations*:-

a) Location of roots and root development.

b) The potential loss of root mass from the encroachment.

c) Tree species and tolerance to root disturbance.

d) Age, vigour and size of the tree.

e) Lean and stability of the tree.

f) Soil characteristics and volume, topography, and drainage.

g) The presence of existing or past structures or obstacles affecting root growth.

h) Design factors.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories:-

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area, however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree, however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the Structural Root Zone (SRZ) and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees will be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available, tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available, and the only option is alternative designs or tree removal.

Regulatory Status, Tree Protection Zones and Development Impacts are shown in Appendix B - Tree Assessment Findings.

Assessment

Arborman Tree Solutions has assessed the identified trees at 17 Adelaide Road, Mount Barker as part of the proposed Hotel development. The assessment has identified the potential impacts to the trees from the proposed development and supporting infrastructure and recommended mitigation strategies where appropriate. The proposal involves the part demolition of the existing carpark and garden beds and the construction of a new multi-storey hotel and its associated infrastructure. This assessment provides recommendations in accordance with Australian Standard AS4970-2009 *Protection of trees on development sites* (AS4970-2009).

Tree Assessment

The assessment considered three trees and one tree group which are identified as a mix of one indigenous species and two exotic species. These trees are not naturally occurring but appear to have been planted as part of the landscaping of the area. Trees 5, 6 (group) and Tree 8 are in Good overall condition and have extended useful life expectancies. Tree 7 is considered to be in Fair overall condition due to the level of hollowing and decay in the main trunk and/or primary branches. However, it remains healthy and functional. Tree 7 also appears to be historic to the sites early settlement and is a notable feature of the landscape. The main trunk of Tree 8 is set back from the proposed site, however, has a modest bias towards the proposed site.

The growing environment of the trees includes the adjacent compacted road reserve, kerbing, open but compacted nature-strip and landscaped gardens.

Table 1 - Tree Identification

Botanic Name	Common Name	Number of Trees	Origin	Tree Numbers
Eucalyptus viminalis ssp. viminalis	Manna Gum	2	Indigenous	5 and 8
Acer negundo	Box Elder	1	Exotic	6 (group)
Quercus robur	English Oak	1	Exotic	7

Findings on individual tree health and condition are presented in Appendix B - Tree Assessment Findings.

Eucalyptus viminalis (Manna Gum) is a large tree growing from 15-40 metres in height in South Australia. This species is extremely fast growing in areas of high rainfall, like many fast growing forest trees it has a relatively poor ability to compartmentalise dysfunction and can be susceptible to decay particularly if damaged. It is recommended for farms, broad scale planting for shade, woodlots and ornamental purposes. It is, however, not suitable for urban sites due to its large size and perceived increased likelihood of branch failure.

Acer negundo (Box Elder), commonly known as Box Elder, is widely cultivated in Adelaide and performs well in cooler areas. It tolerates frost, full sun, shade (once established), air pollution, flooding, and drought to some extent. However, it has become invasive along watercourses and in wet forests and woodlands. It is popular for parks and larger gardens due to its tolerance of a wide variety of conditions. It is used as an ornamental tree and is appreciated for its attractive autumn foliage colours. Under the Planning, Development and Infrastructure Act 2016, Acer negundo is listed as Exempt from Regulation

Quercus robur (English Oak) native to the UK, Europe, North Africa and Western Asia *Quercus robur* (English Oak) naturally occurs as a woodland tree where it forms a 20 metre high crown borne on a short, massive trunk. The Oak forests of England are very ancient and have been mentioned in many historical and mythical stories throughout the centuries and were once places of worship for the ancient druids. English Oak prefers fertile well-drained soils in areas of relatively high summer rainfall; continued drought and/or hot conditions can cause even quite mature specimens to show signs of stress.

Legislative Assessment

Trees 7 and 8 are Significant trees and Tree 5 is a Regulated tree as defined in the *PDI Act 2016* and the *Planning and Design Code (Regulated and Significant Tree Overlay)*. The remaining tree group, (group 6) is Exempt from regulation. Significant and Regulated trees should be preserved if they meet aesthetic and/or environmental criteria as described in the *Planning and Design Code (Regulated and Significant Tree Overlay)*. When assessed against the relevant 'Performance Outcomes', Tree 7 is considered to provide 'important' aesthetic and/or environmental benefit which would warrant its protection. The remaining trees, whilst providing benefit in this regard, do not do so to a level that would be considered to be 'important'.

Table 2 - Legislative Status

Legislative Status	Number of Trees	Tree Numbers
Significant	2	7 and 8
Regulated	1	5
Exempt	1	6 (group)

Retention Assessment

Trees that provide important environmental and/or aesthetic contribution to the area, are in good condition scored a High Retention Rating and conservation of these trees is encouraged. Trees that score a Moderate Retention Rating provide a level of environmental and/or aesthetic benefit, however not to an important level; these trees should be retained if they can be adequately protected. Trees identified as not suitable for retention or attained a Low Tree Retention Rating, displayed one or a number of the following attributes:-

a) provide limited environmental/aesthetic benefit,

b) short lived species,

c) represent a material risk to persons or property,

d) identified as causing or threatening to cause substantial damage to a structure of value,

e) limited Useful Life Expectancy, and

f) young and easily replaced.

Tree 7 is considered to be suitable for retention as it achieved a retention rating of 'Special Value' due to its important environmental contributions which are above and beyond what is typically expected of a historic tree. This tree not only has hollows and nesting sites suitable for use by a variety of fauna, it has a historic connection with the settlement of the area and its contribution cannot be easily replaced or replicated, warranting an additional level of protection.

The remaining trees scored a Moderate Retention Rating. It is my opinion, these trees have environmental and/or aesthetic attributes that indicate their retention should be considered if they can be adequately protected in an otherwise reasonable and expected development. The protection of these trees in a future development is appealing and design should seek to retain them where possible.

Table 3 - Retention Rating

Retention Rating	Number of Trees	Tree Numbers
Special value	1	7
Moderate	3	5, 6 (group), and 8

Encroachment and Impact Assessment

Within AS4970-2009, relevant information is provided to assist with determining the impact on trees when developing in close proximity to them. Any tree that requires protection should be retained whilst remaining viable during and post development. Further guidance on how to suitably manage any proposed or encountered encroachments is identified in AS4970-2009. When assessing potential impacts, a Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) are the principle means of protecting a tree and are provided in accordance with AS4970-2009 section 1.4.5 and 3.2. This standard has been applied to ensure trees identified for retention remain viable and the redevelopment is achievable.

There is no encroachment into the TPZ of Tree 7 and therefore there is not expected to be any impact on the long-term viability of this tree as a result of the proposed development.

The encroachment for Tree 8 is less than 10% of the TPZ area and limited to the periphery of the existing crown and does not impact the SRZ, this type of encroachment is recognised as 'Minor' as defined in AS4970-2009 (See Appendix C - Mapping). This level of encroachment results in No or Low Impact and additional root investigations are not required, warranted and have not been recommended in this instance.

The encroachment for Trees 5 and 6 (group), impacts their SRZ and their trunk and as such, they will be destabilised by the required work and they are therefore considered to be Conflicted by the proposed development.

Table 4 - Development Impact

Impact	Number of Trees	Tree Numbers
Conflicted	2	5 and 6 (group)
Low	1	8
No Impact	1	7

Conclusion

The Arboricultural Impact Assessment has identified that one Regulated tree, Tree 5 and the Exempt group, (Tree group 6) in the area of the proposed development will be negatively impacted and requires removal. As the subject trees have a Moderate Retention Rating and do not display attributes that indicate they should be protected, their removal to accommodate an expected development is reasonable.

Additionally, there are two Significant trees in the area of the proposed development which are unlikely to be negatively impacted by the planned works. The encroachment is less than 10% of the TPZ area and it is therefore highly unlikely that the proposed works will impact on the viability of these trees.

Recommendation

Tree Protection

Whilst the viability of the subject trees to be retained is unlikely to be impacted by the proposed works, there is potential for incidental damage and as such, Tree Protection is recommended as part of this construction.

The following is recommended as a minimum:-

1. Ensure all work requirements/activities in the vicinity of these trees are discussed and designed in consultation with the Project Arborist, i.e. no machinery operation in the vicinity of these trees without a Tree Protection Plan.
2. A Tree Protection Zone fence is to be erected to ensure access to the root zone outside of existing encroachment, main trunk and branches is restricted. The fence is to be installed prior to the commencement of all other site works, including demolition.
3. If machinery access is required within any newly exposed area of the Tree Protection Zone to be retained, ground protection is to be installed in consultation with the Project Arborist to ensure tree roots are not damaged.

Figure 2: Showing Suggested fencing and exclusion zone for Tree 7



These recommendations have been provided to ensure the balance between development and arboricultural management have been addressed and considered. If the recommendations are followed and adhered to the trees will not be negatively impacted by this proposal.

Thank you for the opportunity to provide this report. Should you have any questions or require further information, please contact me and I will be happy to be of assistance.

Yours sincerely,



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Diploma of Arboriculture – AHC50516
VALID Tree Risk Assessment (VALID)
Native Vegetation Council Trained Arborist
ISA – Tree Risk Assessment Qualification

Definitions

Circumference: trunk circumference measured at one metre above ground level. This measurement is used to determine the status of the tree in relation to the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016)*.

Diameter at Breast Height: trunk diameter measured at 1.4 metres above ground level used to determine the Tree Protection Zone as described in Australian Standard AS4970-2009 *Protection of trees on development sites*.

Diameter at Root Buttress: trunk diameter measured just above the root buttress as described in Australian Standard AS4970-2009 *Protection of trees on development sites* and is used to determine the Structural Root Zone.

Tree Damaging Activity: Tree damaging activity includes those activities described within the *Planning, Development and Infrastructure Act 2016 (PDI Act 2016),* such as removal, killing, lopping, ringbarking or topping or any other substantial damage such as mechanical or chemical damage, filling or cutting of soil within the TPZ. Can also include forms of pruning above and below the ground.

Tree Protection Zone (TPZ): area of root zone that should be protected to prevent substantial damage to the tree's health.

Structural Root Zone (SRZ): calculated area within the tree's root zone that is considered essential to maintain tree stability.

Project Arborist: a person with the responsibility for conducting a tree assessment, report preparation, consultation with designers, specifying tree protection measures, monitoring and certification. The Project Arborist must be competent in arboriculture, having acquired through training, minimum Australian Qualification Framework (AQTF) Level 5, Diploma of Horticulture (Arboriculture) and/or equivalent experience, the knowledge and skills enabling that person to perform the tasks required by this standard.

Encroachment: the area of a Tree Protection Zone that is within the proposed development area.

Impact: the effect on tree health, structure and/or viability as a result of required works associated with the proposed development within the TPZ or the vicinity of the tree(s).

References

Australian Standard AS4970–2009 ***Protection of trees on development sites***: Standards Australia.

Matheny N. Clark J. 1998: ***Trees and Development a Technical Guide to Preservation of Trees During Land Development***: International Society of Arboriculture, Champaign, Illinois, USA.

Appendix A - Tree Assessment Methodology

Tree Assessment Form (TAF©)

Record	Description
Tree	In botanical science, a tree is a perennial plant which consists of one or multiple trunks which supports branches and leaves. Trees are generally taller than 5 metres and will live for more than ten seasons, with some species living for hundreds or thousands of seasons.
Genus and Species	Botanical taxonomy of trees uses the binominal system of a genus and species, often there are subspecies and subgenus as well as cultivars. When identifying tree species, identification techniques such as assessing the tree's form, flower, stem, fruit and location are used. Identifying the right species is critical in assessing the tree's legalisation and environmental benefit. All efforts are made to correctly identify each tree to species level, where possible. Genus is the broader group to which the tree belongs e.g. *Eucalyptus, Fraxinus* and *Melaleuca*. Species identifies the specific tree within the genus e.g. *Eucalyptus camaldulensis*, *Fraxinus griffithi* or *Melaleuca styphelioides*. Trees will also be assigned the most commonly used Common Name. Common Names are not generally used for identification due to their nonspecific use, i.e. *Melia azedarach* is commonly known as White Cedar in South Australia but is also called Chinaberry Tree, Pride of India, Bead-tree, Cape Lilac, Syringa Berrytree, Persian Lilac, and Indian Lilac; equally similar common names can refer to trees from completely different Genus e.g. Swamp Oak, Tasmanian Oak and English Oak are from the *Casuarina, Eucalyptus* and *Quercus* genus's respectively.
Height	Tree height is estimated by the arborist at the time of assessment. Tree height is observed and recorded in the following ranges; <5m, 5-10m, 10-15m and >20m.
Spread	Tree crown spread is estimated by the arborist at the time of assessment and recorded in the following ranges <5m, 5-10m, 10-15m, 15-20m, >20m.
Health	Tree health is assessed using the Arborman Tree Solutions - Tree Health Assessment Method that is based on international best practice.
Structure	Tree structure is assessed using Arborman Tree Solutions - Tree Structure Assessment Method that is based on international best practice.
Tree Risk Assessment	Tree Risk is assessed using Tree Risk Assessment methodology. The person conducting the assessment has been trained in the International Society of Arboriculture Tree Risk Assessment Qualification (TRAQ), Quantified Tree Risk Assessment (QTRA) and/or VALID Tree Risk Assessment (VALID). Refer to the Methodology within the report for additional information.
Legislative Status	Legislation status is identified through the interpretation of the *Development Act 1993*, the *Natural Resource Management Act 2004,* the *Native Vegetation Act 1991* and/or any other legislation that may apply.
Mitigation	Measures to reduce tree risk, improve tree condition, remove structural flaws, manage other conditions as appropriate may be recommended in the form of pruning and is listed in the Tree Assessment Findings (Appendix B). Tree pruning is recommended in accordance with AS4373-2007 *Pruning amenity trees* where practicable. Where measures to mitigate risk is not possible and the risk is unacceptable, then tree removal or further investigation is recommended.

Useful Life Expectancy (ULE)

ULE Rating	Definition
Surpassed	The tree has surpassed its Useful Life Expectancy. Trees that achieve a surpassed ULE may do so due to poor health, structure or form. Additionally, trees that are poorly located such as under high voltage powerlines or too close to structures may also achieve a surpassed ULE. Trees that achieve this status will be recommended for removal as there are no reasonable options to retain them.
<10 years	The tree displays either or both Poor Health and/or Structure and is considered to have a short Useful Life Expectancy of less than ten years. Some short-lived species such as *Acacia sp*. may naturally achieve a short ULE.
>10 years	The tree displays Fair Health or Structure and Good Health or Structure and is considered to have a Useful Life Expectancy of ten years or more. Trees identified as having a ULE of >10, will require mitigation such as pruning, stem injections or soil amelioration to increase their ULE.
>20 years	The tree displays Good Health and Structure and is considered to have an extended Useful Life Expectancy of more than twenty years.

Maturity (Age)

Age Class	Definition
Senescent	The tree has surpassed its optimum growing period and is declining and/or reducing in size. May be considered as a veteran in relation to its ongoing management. Tree will have generally reached greater than 80% of its expected life expectancy.
Mature	A mature tree is one that has reached its expected overall size, although the tree's trunk is still expected to continue growing. Tree maturity is also assessed based on species; as some trees are much longer lived than others. Tree will have generally reached 20-80% of its expected life expectancy.
Semi Mature	A tree which has established but has not yet reached maturity. Normally tree establishment practices such as watering will have ceased. Tree will generally not have reached 20% of its expected life expectancy.
Juvenile	A newly planted tree or one which is not yet established in the landscape. Tree establishment practices such as regular watering will still be in place. Tree will generally be a newly planted specimen up to five years old; this may be species dependant.

Tree Health Assessment (THA©)

Category	Description
Good	Tree displays normal vigour, uniform leaf colour, no or minor dieback (<5%), crown density (>90%). When a tree is deciduous, healthy axillary buds and typical internode length is used to determine its health. A tree with good health would show no sign of disease and no or minor pest infestation was identified. The tree has little to no pest and/or disease infestation.
Fair	Tree displays reduced vigour abnormal leaf colour, a moderate level of dieback (<15%), crown density (>70%) and in deciduous trees, reduced axillary buds and internode length. Minor pest and/or disease infestation potentially impacting on tree health. Trees with fair health have the potential to recover with reasonable remedial treatments.
Poor	Tree displays an advanced state of decline with low or no vigour, chlorotic or dull leaf colour, with high crown dieback (>15%), low crown density (<70%) and/or in deciduous trees, few or small axillary buds and shortened internode length. Pest and or disease infestation is evident and/or widespread. Trees with poor health are highly unlikely to recover with any remedial treatments; these trees have declined beyond the point of reversal.
Dead	The tree has died and has no opportunity for recovery.

Tree Structural Assessment (TSA©)

Category	Description
Good	Little to no branch failure observed within the crown, well-formed unions, no included bark, good branch and trunk taper present, root buttressing and root plate are typical. Trees that are identified as having good health display expected condition for their age, species and location.
Fair	The tree may display one or more of the following a history of minor branch failure, included bark unions may be present however, are stable at this time, acceptable branch and trunk taper present, root buttressing and root plate are typical. Trees with fair structure will generally require reasonable remediation methods to ensure the tree's structure remains viable.
Poor	History of significant branch failure observed in the crown, poorly formed unions, unstable included bark unions present, branch and/or trunk taper is abnormal, root buttressing and/or root plate are atypical.
Failed	The structure of the tree has or is in the process of collapsing.

Tree Form Assessment (TFA©)

Category	Description
Good	Form is typical of the species and has not been altered by structures, the environment or other trees.
Fair	The form has minor impacts from structures, the environment or adjacent trees which has altered its shape. There may be slight phototropic response noted or moderate pruning which has altered the tree's form.
Poor	The tree's form has been substantially impacted by structures, the environment, pruning or other trees. Phototropic response is evident and unlikely to be corrected.
Atypical	Tree form is highly irregular due to structures or other trees impacting its ability to correctly mature. Extreme phototropic response is evident; or the tree has had a substantially failure resulting in its poor condition, or extensive pruning has altered the tree's form irreversibly.

Priority

Category	Description
Low	Identified works within this priority should be carried out within 12 months.
Medium	Identified works within this priority should be carried out within 6 months.
High	Identified works within this priority should be carried out within 3 months.
Urgent	Identified works within this priority should be carried out immediately. Works within this priority rating will be brought to attention of the responsible person at the time of assessment.

Tree Retention Rating (TRR)

The Tree Retention Rating is based on a number of factors that are identified as part of the standard tree assessment criteria including Condition, Size, Environmental, Amenity and Special Values. These factors are combined in a number of matrices to provide a Preliminary Tree Retention Rating and a Tree Retention Rating Modifier which combine to provide a Tree Retention Rating that is measurable, consistent and repeatable

Preliminary Tree Retention Rating

The Preliminary Tree Retention Rating is conducted assessing Tree Health and Structure to give an overall Condition Rating and Height and Spread to give an overall Size Rating. The following matrices identify how these are derived.

Condition Matrix				
Structure	**Health**			
	Good	**Fair**	**Poor**	**Dead**
Good	Good	Fair	Poor	Very Poor
Fair	Fair	Fair	Poor	Very Poor
Poor	Poor	Poor	Poor	Very Poor
Failed	Very Poor	Very Poor	Very Poor	Very Poor

Size Matrix					
Spread	**Height**				
	>20	**15-20**	**10-15**	**5-10**	**<5**
>20	Very Large	Large	Medium	Medium	Medium
15-20	Large	Large	Medium	Medium	Medium
10-15	Medium	Medium	Medium	Medium	Medium
5-10	Medium	Medium	Medium	Small	Small
<5	Medium	Medium	Medium	Small	Very Small

The results from the Condition and Size Matrices are then placed in the Preliminary Tree Retention Rating Matrix.

Preliminary Tree Retention Rating				
Size	**Condition**			
	Good	**Fair**	**Poor**	**Very Poor**
Very Large	High	Moderate	Low	Low
Large	High	Moderate	Low	Low
Medium	Moderate	Moderate	Low	Low
Small	Moderate	Low	Low	Low
Very Small	Low	Low	Low	Low

The Preliminary Tree Retention Rating gives a base rating for all trees regardless of other environmental and/or amenity factors and any Special Value considerations. The Preliminary Tree Retention Rating can only be modified if these factors are considered to be of high or low enough importance to warrant increasing or, in a few cases, lowering the original rating.

Tree Retention Rating Modifier

The Preliminary Tree Retention Rating is then qualified against the recognised Environmental and Amenity benefits that trees present to the community thereby providing a quantitative measure to determine the overall Tree Retention Rating. Data is collected in relation to Environmental and Amenity attributes which are compared through a set of matrices to produce a Tree Retention Rating Modifier.

Environmental Matrix				
Origin	**Habitat**			
	High Habitat	**Medium**	**Low**	**No Habitat**
Indigenous	High	Moderate	Moderate	Low
Native	Moderate	Moderate	Low	Low
Exotic	Moderate	Low	Low	Low
Weed	Moderate	Low	Low	Low

Amenity Matrix				
Character	**Aesthetics**			
	High	**Moderate**	**Low**	**None**
High	High	High	Moderate	Moderate
Moderate	High	Moderate	Moderate	Low
Low	Moderate	Moderate	Low	Low
None	Moderate	Low	Low	Low

Tree Retention Rating Modifier			
Amenity	**Environment**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	High	Moderate	Moderate
Low	Moderate	Moderate	Low

Tree Retention Rating

The results of the Preliminary Tree Retention Rating and the Tree Retention Rating Modifier matrices are combined in a final matrix to give the actual Tree Retention Rating.

Tree Retention Rating Matrix			
Tree Retention Rating Modifier	**Preliminary Tree Retention Rating**		
	High	**Moderate**	**Low**
High	High	High	Moderate
Moderate	Moderate	Moderate	Low
Low	Moderate	Low	Low

Special Value Trees

Trees can have 'Special Value' for reasons outside of normal Arboricultural assessment protocols and therefore would not have been considered in the assessment to this point; to allow for this a Special Value characteristic that can override the Tree Retention Rating can be selected. Special Value characteristics that could override the Tree Retention Rating would include factors such as the following:

Cultural Values
Memorial Trees, Avenue of Honour Trees, Aboriginal Heritage Trees, Trees planted by Dignitaries and various other potential categories.

Environmental Values
Rare or Endangered species, Remnant Vegetation, Important Habitat for rare or endangered wildlife, substantial habitat value in an important biodiversity area and various other potential categories.

Where a tree achieves one or more Special Value characteristics the Tree Retention Rating will automatically be overridden and assigned the value of Important.

Tree Retention Rating Definitions

Special Value These trees will in all instances be required to be retained within any future development/redevelopment. It is highly unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees will have either important cultural or environmental value, that warrant their protection regardless of other Arboricultural considerations.

High These trees will in most instances be required to be retained within any future development/redevelopment. It is unlikely that trees that achieve this rating would be approved for removal or any other tree damaging activity. Trees in this category will provide a high level of amenity and/or environmental benefit and are still good overall condition.

Moderate Trees with a moderate retention rating provide limited environmental benefit and amenity to the area. These trees may be semi mature or exotic species with limited environmental value. Moderate trees may also be large trees that display fair overall condition.

Low These trees may not be considered suitable for retention in a future development or redevelopment. These trees will either be young trees that are easily replaced or in poor overall condition. Trees in this category do not warrant special works or design modifications to allow for their retention. Trees in this category are likely to be approved for removal and/or other tree damaging activity in an otherwise reasonable and expected development. Protection of these trees, where they are identified to be retained, should be consistent with Australian Standard AS4970-2009 *Protection of trees on development sites*.

Development Impact Assessment

Potential development impacts were determined in accordance with Australian Standard 4970-2009 *Protection of trees on development sites.* The identification of the impact of development considers a number of factors including the following:

a. The extent of encroachment into a tree's Tree Protection Zone by the proposed development as a percentage of the area.

b. Results of any non-destructive exploratory investigations that may have occurred to determine root activity.

c. Any required pruning that may be needed to accommodate the proposed development.

d. Tree species and tolerance to root disturbance.

e. Age, vigour and size of the tree.

f. Lean and stability of the tree.

g. Soil characteristics and volume, topography and drainage.

h. The presence of existing or past structures or obstacles potentially affecting root growth.

i. Design factors incorporated into the proposed development to minimise impact.

The impacts on a tree can be varied and are not necessarily consistent with or directly corelated to a particular level of encroachment, to assist in providing consistency the levels of impact have been classified into the following categories: -

No Impact - no encroachment into the TPZ has been identified.

Low <10% - the identified encroachment is less than 10% of the TPZ area and not expected to impact tree viability.

Low >10% - the identified encroachment is greater than 10% of the TPZ area however there are factors that indicate the proposed development will not negatively impact tree viability.

High >10% - the identified encroachment is greater than 10% of the TPZ area and factors are present that indicate the proposed development will negatively impact tree viability. The impact is likely to lead to the long-term decline of the tree however it is unlikely to impact on its short-term stability.

Conflicted - the identified encroachment is greater than 10% of the TPZ area and in most cases will also impact the SRZ and/or the trunk. There are factors present that indicate the proposed development will negatively impact tree viability to the point where its removal is required as part of the development.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'Low' have features or considerations identified in clauses in AS4970-2009 3.3.4 *TPZ encroachment considerations* which indicate these trees should be sustainable.

Trees with calculated encroachments greater than 10% and with an Impact identified as 'High' do not have any features or considerations identified in clauses in AS4970-2009 3.3.4 and therefore alternative design solutions, additional root investigations and/or tree sensitive construction measures are required if the tree is to be retained. Where alternative protection methodologies are not available tree removal may be required to accommodate the development.

Trees with an Impact identified as 'Conflicted' are impacted over the majority of their root zone and/or over the SRZ or on the trunk, additional root investigations or tree sensitive construction measures are not available and the only option is alternative designs or tree removal.

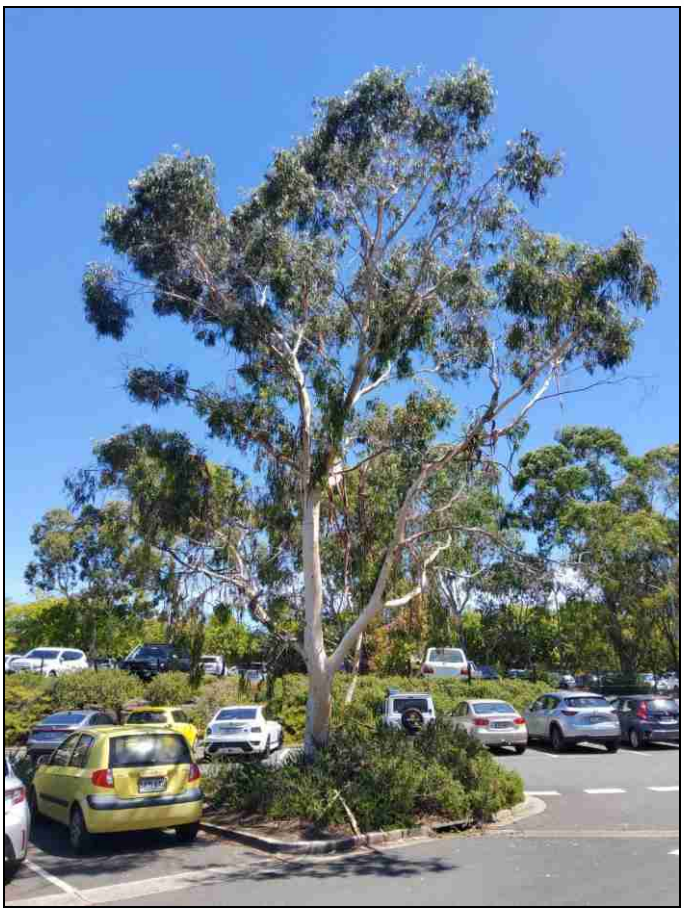
Appendix B - Tree Assessment Findings

Eucalyptus viminalis ssp. viminalis

Tree No: 5

Manna Gum

Inspected:	17 February 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	4.92 metres
Structural Root Zone:	2.47 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of deadwood in the crown associated with previous decline but is not a significant health concern.

Legislative Status	Regulated

This tree has a trunk circumference greater than one metre but less than two metres and is not subject to any exemption from regulation and therefore it is identified as a Regulated Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Conflicted

This tree is in the building envelope and the encroachment covers the entire TPZ area, the SRZ and the trunk. This tree cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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Acer negundo

Tree No: 6

Box Elder

Inspected:	17 February 2025
Height:	5-10 metres
Spread:	5-10 metres
Health:	Good
Structure:	Good
Form:	Good
Trunk Circumference:	>1 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	3.84 metres
Structural Root Zone:	2.20 metres



Observations

The health and structure of these trees indicate they are in good overall condition. There is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.

Legislative Status	Exempt

This tree species is declared by the Minister as exempt from control under Regulation 3F(4)(b) of the Planning, Development and Infrastructure (General) Regulations 2017.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Conflicted

There are trees in the group which are in the building envelope new crossover and entrance way aligment and the encroachment covers the entire TPZ area, the SRZ and the trunk. These trees cannot be successfully retained in this proposal.

Action	Removal Required

Tree removal is required to facilitate the proposed development.

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Quercus robur

Tree No: 7

English Oak

Inspected:	17 February 2025
Height:	15-20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Fair
Form:	Good
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>10 years
Tree Protection Zone:	15.00 metres
Structural Root Zone:	4.01 metres



Observations

This tree is considered to be in fair overall condition due to the level of hollowing and decay in the main trunk and/or primary branches. However, it remains healthy and functional.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Special Value

This tree has Special Value due its important environmental and/or cultural contribution. It is highly unlikely that tree damaging activity, including removal, will be approved in relation to the management of this tree.

Development Impact	No Impact

No encroachment into the Tree Protection Zone area has been identified.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Eucalyptus viminalis ssp. viminalis

Tree No: 8

Manna Gum

Inspected:	17 February 2025
Height:	15-20 metres
Spread:	15-20 metres
Health:	Good
Structure:	Good
Form:	Fair
Trunk Circumference:	>2 metres
Useful Life Expectancy:	>20 years
Tree Protection Zone:	10.56 metres
Structural Root Zone:	3.44 metres



Observations

The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health. The crown of this tree does have a slight bias.

Legislative Status	Significant

This tree has a trunk circumference greater than two metres and is not subject to any exemption from regulation and therefore it is identified as a Significant Tree as defined in the Planning, Development and Infrastructure Act 2016.

Retention Rating	Moderate

This tree has a Moderate Retention Rating and could be considered for retention if it can be protected. Tree damaging activity, including removal, may be approved if it is shown that reasonable alternative design solutions are not available.

Development Impact	Low

The identified encroachment is less than 10% of the TPZ area, only impacts the crown and is not expected to impact tree viability.

Action	Protect Root Zone

Protect the root zone and crown in accordance with the recommendations and principles of AS4970-2009 Protection of trees on development sites.

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Appendix C - Mapping

HOTEL - GROUND FLOOR PLAN

ATS7993-017AdeRdHotDIR
12/03/2025

Legend

- TPZ - Retain
- TPZ - Remove
- SRZ

Tree 8
TPZ 10.56 m
SRZ 3.44 m

Group 6
TPZ 3.84 m
SRZ 2.20 m

Tree 5
TPZ 4.92 m
SRZ 2.47 m

Tree 7
TPZ 15.00 m
SRZ 4.01 m

9 SPACES
9 SPACES
(13 CARPARKS DELTED)
LOADING
BINS & SERVICES
ENTRY/
REC'N
NEW
CROSSOVER
HOTEL
DROP-OFF
13 SPACES
6 SPACES
5 SPACES
kerb ramp
1:14 ramp
kerb ramp
BUILDING LINE OVER
RAMP UP
x 333.5
x 333.4
x 333.0
x 332.15
332.9 x
332.7 x
x 332.5
331.4 x
331.3 x
331.2 x
x 331.0
x 331.0
330.8 x
x 330.8
x 330.7
x 330.5
330.25 x

TOTAL CARPARK LOSS = 25 PARKS

Concept Presentation A 24.07.2024

HOTEL - TYPICAL FLOOR PLAN

ATS7993-017AdeRdHotDIR
12/03/2025

Legend

- TPZ - Retain
- TPZ - Remove
- SRZ

Tree 8
TPZ 10.56 m
SRZ 3.44 m

Group 6
TPZ 3.84 m
SRZ 2.20 m

Tree 5
TPZ 4.92 m
SRZ 2.47 m

Tree 7
TPZ 15.00 m
SRZ 4.01 m

ROOM COUNT

LEVEL 1 = 25 ROOMS
LEVEL 2 = 25 ROOMS
LEVEL 3 = 25 ROOMS
LEVEL 4 = 25 ROOMS

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

Concept Presentation A 24.07.2024

Appendix D – Tree Assessment Summary

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Tree Assessment Summary

Tree No.	Botanic Name	Legislative Status	Retention Rating	Development Impact	TPZ Radius	Observations	Action
5	*Eucalyptus viminalis ssp. viminalis*	Regulated	Moderate	Conflicted	4.92 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is a minor level of deadwood in the crown associated with previous decline but is not a significant health concern.	Removal Required
6	*Acer negundo*	Exempt	Moderate	Conflicted	3.84 metres	The health and structure of these trees indicate they are in good overall condition. There is a slight increase in the level of epicormic growth within the crown but this is not at a level that would affect the overall condition rating.	Removal Required
7	*Quercus robur*	Significant	Special Value	No Impact	15.00 metres	This tree is considered to be in fair overall condition due to the level of hollowing and decay in the main trunk and/or primary branches. However, it remains healthy and functional.	Protect Root Zone
8	*Eucalyptus viminalis ssp. viminalis*	Significant	Moderate	Low	10.56 metres	The health and structure of this tree indicate it is in good overall condition and has adapted to its local environment. There is obvious deadwood within the crown, however this is within normal levels and not an indicator of reduced health. The crown of this tree does have a slight bias.	Protect Root Zone

Appendix E - Tree Protection Zone Guidelines

Tree Protection Zone General Specifications and Guidelines

The Tree Protection Zone(s) is identified on the site plan, the TPZ is an area where construction activities are regulated for the purposes of protecting tree viability. The TPZ should be established so that it clearly identifies and precludes development/construction activities including personnel.

If development activities are required within the TPZ then these activities must be reviewed and approved by the Project Arborist. Prior to approval, the Project Arborist must be certain that the tree(s) will remain viable as a result of this activity.

Work Activities Excluded from the Tree Protection Zone:

a) Machine excavation including trenching;

b) Excavation for silt fencing;

c) Cultivation;

d) Storage;

e) Preparation of chemicals, including preparation of cement products;

f) Parking of vehicles and plant;

g) Refuelling;

h) Dumping of waste;

i) Wash down and cleaning of equipment;

j) Placement of fill;

k) Lighting of fires;

l) Soil level changes;

m) Temporary or permanent installation of utilities and signs, and

n) Physical damage to the tree.

o) Any other activity that could impact on the tree.

Protective Fencing

Protective fencing must be installed around the identified Tree Protection Zone (See Figure1). The fencing should by chain wire panels and compliant with AS4687 - 2007 *Temporary fencing and hoardings*. Shade cloth or similar material should be attached around the fence to reduce dust, other particulates and liquids entering the protected area.

Temporary fencing on 28kg bases are recommended for use as this eliminates any excavation requirements to install fencing. Excavation increase the likelihood of root damage therefore should be avoided where possible throughout the project.

Existing perimeter fencing and other structures may be utilised as part of the protective fencing.

Any permanent fencing should be post and rail with the set out determined in consultation with the Project Arborist.

Where the erection of the fence is not practical the Project Arborist is to approve alternative measures.

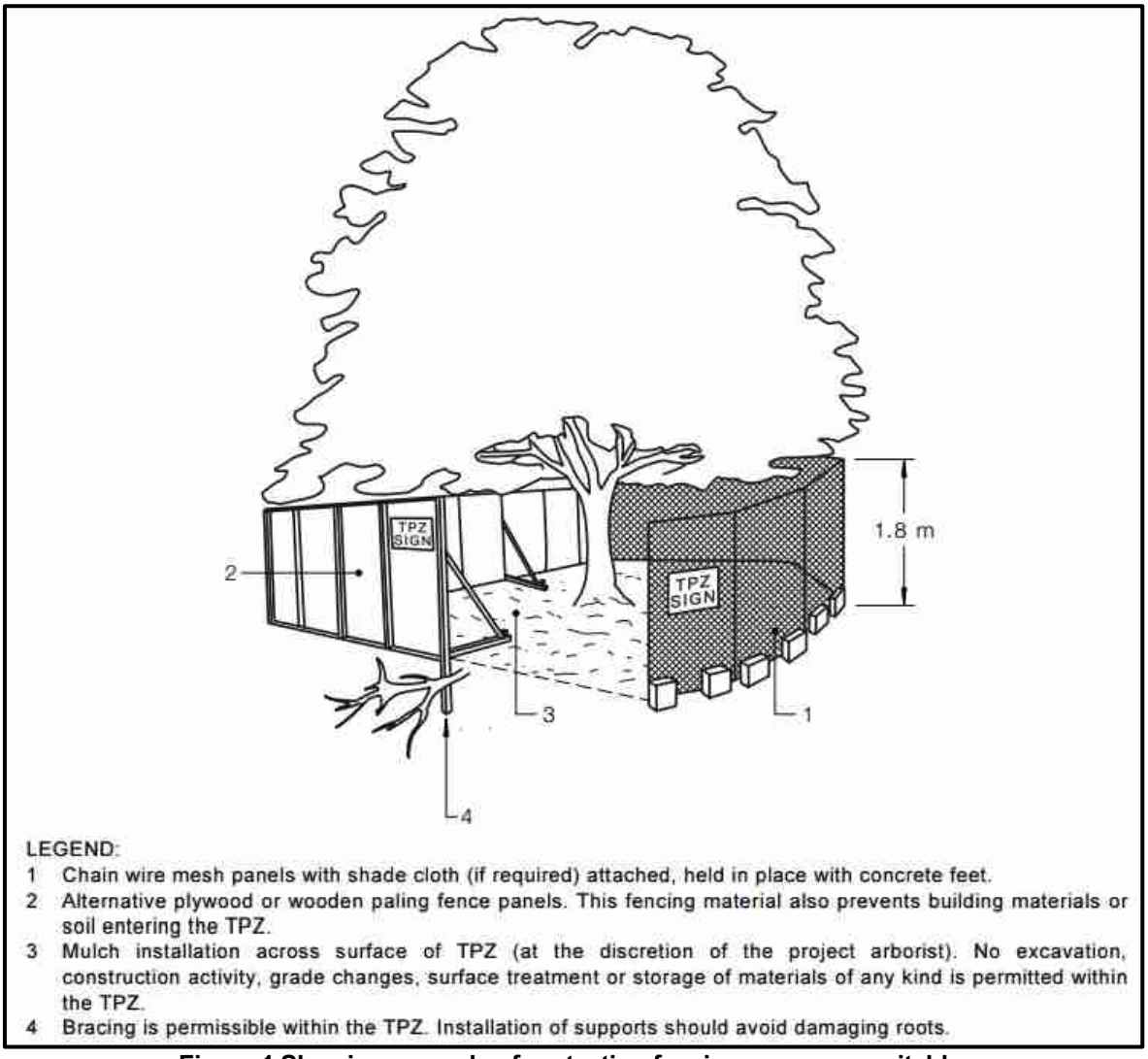


Figure 1 Showing example of protection fencing measures suitable.

Signage

The TPZ must be clearly identified with signs placed around the edge of the TPZ and be visible within the development site. Example of a Tree Protection Zone Sign at the end of this document..

Other Protection Measures

There are other protection methods that should be implemented within the development site and these include:

General

When a TPZ exclusion area cannot be established due to practical reasons or the area needs to be entered to undertake construction activities then additional tree protection measures may need to be adopted. Protection measures should be compliant with AS4970-2009 and approved by the Project Arborist

Installation of Scaffolding within Tree Protection Area.

Where scaffolding is required within the TPZ branch removal should be minimised. Any branch removal required should be approved by the Project Arborist and performed by a certified Arborist and performed in accordance with AS4373-2007. Approval to prune branches must be documented and maintained.

Ground below scaffold should be protected by boarding (e.g. scaffold board or plywood sheeting) as shown in Figure below. The boarding should be left in place until scaffolding is removed.

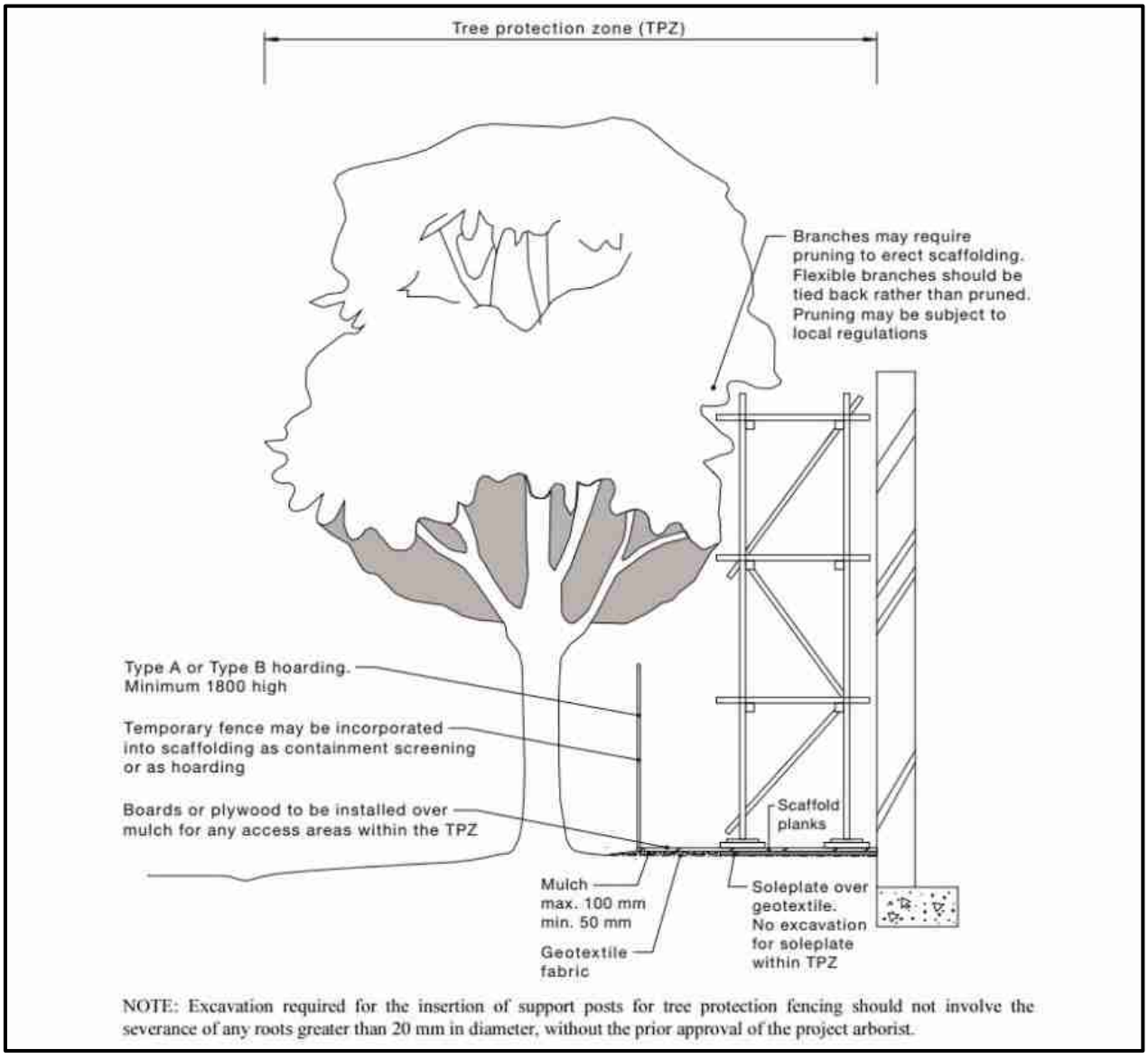
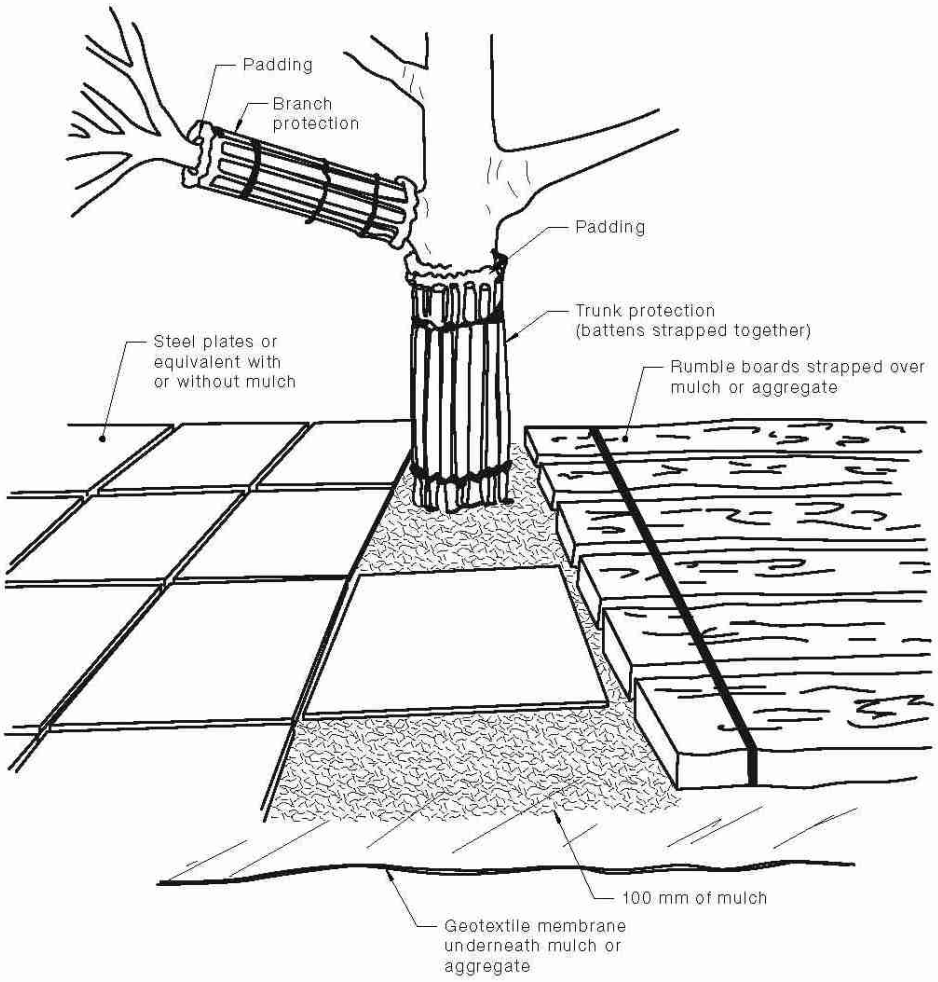


Figure 2 – Showing scaffold constructed within TPZ.

Ground Protection and TPZ Access

Temporary access within the TPZ can be achieved by the installation of suitable ground protection. The purpose of ground protection is to prevent damage to tree roots and avoid compaction of the soil.

Ground protection methods include the placement of a permeable membrane beneath a layer of non-compactable material such as mulch or a no fines gravel which is in turn covered with rumble boards or steel plates.



NOTES:

1 For trunk and branch protection use boards and padding that will prevent damage to bark. Boards are to be strapped to trees, not nailed or screwed.

2 Rumble boards should be of a suitable thickness to prevent soil compaction and root damage.

Figure 3 – Ground protection methods.

Document Source:

The previous three diagrams in this document are sourced from AS4970-2009 Protection of trees on development sites*. Further information and guidelines are available in within that document.*

Paving Construction within a Tree Protection Zone

Paving within any Tree Protection Zone (TPZ) must be carried out above natural ground level unless it can be shown with non-destructive excavation (AirSpade® or similar) that no or insignificant root growth occupies the proposed construction area.

Due to the adverse effect filling over a Tree Protection Zone (TPZ) can have on tree health; alternative mediums other than soil must be used. Available alternative mediums include structural soils or the use of a cellular confinement system such as *Ecocell*®.

Ecocell®

Ecocell® systems are a cellular confinement system that can be filled with large particle sized gravels as a sub-base for paving systems to reduce compaction to the existing grade.

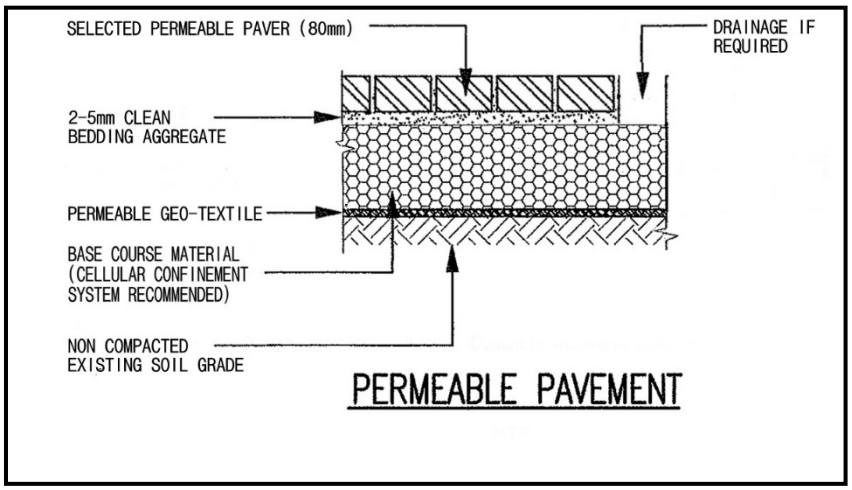
Site preparation

- Clearly outline to all contracting staff entering the site the purpose of the TPZ's and the contractors' responsibilities. No fence is to be moved and no person or machinery is to access the TPZ's without consent from the local council and/or the Project Arborist.

- Fence off the unaffected area of the TPZ with a temporary fence leaving a 1.5 metre gap between the work area and the fence; this will prevent machinery access to the remaining root zone.

Installation of Ecocell® and EcoTrihex Paving®

- Install a non-woven geotextile fabric for drainage and separation from sub base with a minimum of 600mm overlap on all fabric seams as required.
- Add Ecocell®, fill compartments with gravel and compact to desired compaction rate.
- If excessive groundwater is expected incorporate an appropriate drainage system within the bedding sand level.
- Add paving sand to required depth and compact to paving manufacturer's specifications.
- Lay EcoTrihex Paving® as per manufactures specifications and fill gaps between pavers with no fines gravel.
- Remove all debris, vegetation cover and unacceptable in-situ soils. No excavation or soil level change of the sub base is allowable for the installation of the paving.
- Where the finished soil level is uneven, gullies shall be filled with 20 millimetre coarse gravel to achieve the desired level.



This construction method if implemented correctly can significantly reduce and potentially eliminated the risk of tree decline and/or structural failure and effectively increase the size of the Tree Protection Zone to include the area of the paving.

Certificates of Control

Stage in development	Tree management process	
	Matters for consideration	Actions and certification
Development submission	Identify trees for retention through comprehensive arboricultural impact assessment of proposed construction. Determine tree protection measures Landscape design	Provide arboricultural impact assessment including tree protection plan (drawing) and specification
Development approval	Development controls Conditions of consent	Review consent conditions relating to trees
Pre-construction (Sections 4 and 5)		
Initial site preparation	State based OHS requirements for tree work Approved retention/removal Refer to AS 4373 for the requirements on the pruning of amenity trees Specifications for tree protection measures	Compliance with conditions of consent Tree removal/tree retention/transplanting Tree pruning Certification of tree removal and pruning Establish/delineate TPZ Install protective measures Certification of tree protection measures
Construction (Sections 4 and 5)		
Site establishment	Temporary infrastructure Demolition, bulk earthworks, hydrology	Locate temporary infrastructure to minimize impact on retained trees Maintain protective measures Certification of tree protection measures
Construction work	Liaison with site manager, compliance Deviation from approved plan	Maintain or amend protective measures Supervision and monitoring
Implement hard and soft landscape works	Installation of irrigation services Control of compaction work Installation of pavement and retaining walls	Remove selected protective measures as necessary Remedial tree works Supervision and monitoring
Practical completion	Tree vigour and structure	Remove all remaining tree protection measures Certification of tree protection
Post construction (Section 5)		
Defects liability/ maintenance period	Tree vigour and structure	Maintenance and monitoring Final remedial tree works Final certification of tree condition

Document Source:
This table has been sourced from AS4970-2009 Protection of trees on development sites. *Further information and guidelines are available in within that document.*

Tree Protection Zone



NO ACCESS

Contact: Arborman Tree Solutions

0418 812 967

e: arborman@arborman.com.au

arborman tree solutions
PROFESSIONALS IN ARBORICULTURE

Preliminary Site Investigation

Hotel and Cinema Expansion
17 Adelaide Rd, Mount Barker SA 5251

Prepared For

Neil Anderson

Gama References
Job 250208E
Doc # 2025.02.27.250208E.PSI.RPT.Mount Barker

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Job Title

Hotel and Cinema Expansion

Site Address

17 Adelaide Rd, Mount Barker SA 5251

Gama Job Number

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Document Title

Preliminary Site Investigation

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Revision History

Rev No.	Revision Date	Details of Revision	Authorised By Name / Position	Signature
-	27/02/2025	Final – report sent to client	Mark Vial Principal Environmental Scientist	

Limitations

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The conclusions, opinions, and recommendations herein are based on specific data and observations gathered during this engagement, which may not represent all possible site conditions. Gama does not assume responsibility for any changes in conditions, unobserved variables, or future legislative changes that may affect the ongoing relevance of this report.

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Executive Summary

Gama Environmental Pty Ltd (Gama) was engaged URPS on behalf of Neil Anderson to undertake a Preliminary Site Investigation (PSI) in relation to a Hotel and Cinema Expansion at the site located at 17 Adelaide Rd, Mount Barker SA 5251.

It is understood that the 'site' is proposed for a Hotel and Cinema expansion.

The main objectives of a PSI are to:

- Establish whether any potentially contaminating activities (PCAs) have been undertaken on-site, or within the immediate surroundings (no more than 60 m), which may have resulted in site contamination that poses an unacceptable risk to current and/or future receptors;
- Where PCAs are identified, determine the relevant chemicals of potential concern (COPC), areas of interest and potentially impacted media; and
- Determine whether site contamination exists, may exist or is unlikely to exist at the site.

The main objective of the PSI was to establish whether any potentially contaminating activities (PCAs) have been undertaken on-site, or within the immediate surroundings (no more than 60 m), which may have resulted in site contamination that poses an unacceptable risk to current and/or future receptors.

Based on all the site history searches, site inspection and anecdotal information, fill or soil importation was identified as an on-site PCA. Although not a PCA under PD14, for planning purposes, fill or soil importation is prescribed under the *Environment Protection Regulations 2009*.

Gama considers fill material on-site as ***unlikely*** to cause harm. If any fill is to be removed off-site, then this will need to be classified under SA EPA Waste criteria.

Gama identified and investigated off-site PCA's found within 60m of the site to the northeast, which had an S83A notification. Following a review of this documentation, Gama found the impact to groundwater to wells closest to the site to be below NEPM health guidelines. Gama is therefore of the opinion; that site contamination is ***unlikely*** to exist.

This report should be read in conjunction with limitations on **Page 2**.

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1. Introduction

1.1. General

Gama Environmental Pty Ltd (Gama) was engaged by URPS on behalf of Neil Anderson to undertake a Preliminary Site Investigation (PSI) in relation to Hotel and Cinema Expansion at the site located at 17 Adelaide Rd, Mount Barker SA 5251, as shown in **Figure 1, Attachment A**.

It is understood that the 'site' is proposed for a Hotel and Cinema expansion.

1.2. Objectives

As stated in the State Planning Commission, Practice Direction 14 (PD14), Site Contamination Assessment 2021, the objectives of this PSI are to:

- Establish whether any potentially contaminating activities (PCAs) have been undertaken on-site, or within the immediate surroundings (no more than 60 m), which may have resulted in site contamination that poses an unacceptable risk to current and/or future receptors;
- Where PCAs are identified, determine the relevant chemicals of potential concern (COPC), areas of interest and potentially impacted media; and
- Determine whether site contamination exists, may exist or is unlikely to exist at the site.

2. Regulatory Framework

2.1. General

All assessment, management and remediation of site contamination within South Australia is regulated by the EP Act. Section 5B of the EP Act defines site contamination as follows:

1. For the purposes of this Act, site contamination exists at a site if —
    a. chemical substances are present on or below the surface of the site in concentrations above the background concentrations (if any); and
    b. the chemical substances have, at least in part, come to be present there as a result of an activity at the site or elsewhere; and
    c. the presence of the chemical substances in those concentrations has resulted in —
        i. actual or potential harm to the health or safety of human beings that is not trivial, considering current or proposed land uses; or
        ii. actual or potential harm to water that is not trivial; or
        iii. other actual or potential environmental harm that is not trivial, considering current or proposed land uses.
2. For the purposes of this Act, environmental harm is caused by the presence of chemical substances —
    a. whether the harm is a direct or indirect result of the presence of the chemical substances; and
    b. whether the harm results from the presence of the chemical substances alone or the combined effects of the presence of the chemical substances and other factors.
3. For the purposes of this Act, site contamination does not exist at a site if circumstances of a kind prescribed by regulation apply to the site.

The first stage in determining whether site contamination exists is to assess whether chemical substances have been added to the site through an activity, and whether these substances are above background concentrations. The second stage is to assess whether the chemical substances have resulted in actual or potential harm to the health or safety of human beings or the environment (including water) that is not trivial.

If site contamination is determined to be present at a site, the EP Act provides mechanisms to assign responsibility for the contamination and appropriate assessment and/or remediation of the contamination.

The professional assessment of site contamination and consequential risk to human health and the environment is guided by NEPC 1999, National Environment Protection (Assessment of Site Contamination) Measure, National Environment Protection Council (the ASC NEPM, as amended 2013), Australian Standards and numerous other guidelines and technical publications prepared by the EPA and other scientific organisations.

2.2. Planning, Development, and Infrastructure Act

The process for assessing and approving development and/or land division applications in South Australia is governed by the Planning, Development and Infrastructure Act 2016 (PDI Act). Under Section 42 of the PDI Act, the State Planning Commission is authorised to issue practice directions for the purposes of the PDI Act. The rules that relate to a change in the use of land, which is considered a form of development under the PDI Act, are set out in Section 4 of the Act.

Section 65(1) of the PDI Act requires that a Planning and Design Code (the Code) be established in South Australia.

The Code implements the requirements of Section 6 of the PDI Act by setting out a comprehensive set of policies, rules and classifications which, when combined with mapping, apply in the various parts of the State for the purposes of development assessment in South Australia.

Part 9 of the Code details the circumstances in which a relevant authority must refer a development application to an external body, including the EPA.

State Planning Commission Practice Direction 14 (Site Contamination Assessment) (PD14, 2023) is issued under sections 42 and 127 of the PDI Act and describes how site contamination risks are to be assessed in the planning and development decision making processes. In particular, PD14, 2023 details the requirements related to site contamination assessment that are to be considered by a relevant authority when considering an application for planning consent, including specific conditions for development authorisations where remediation may be necessary before occupation or use of land that is the subject of an application.

3. Methodology

3.1. Guidance

The adopted methodology is based primarily on guidance provided in the following documents:

- Environment Protection Act, 1993 (the Act), and sub-ordinate Environment Protection Regulations, 2009.
- Planning, Development and Infrastructure (PDI) Act 2016 and the associated Planning, Development and Infrastructure (General) Regulations 2017.
- The National Environment Protection Measure 1999 (Assessment of Site Contamination), as amended 2013 (referred to as the NEPM herein).
- South Australia (SA) Environmental Protection Authority (EPA) Guideline for Assessment and Remediation (GAR) of Site Contamination.

To achieve the objectives outlined in **Section 1.2**, Gama completed a desktop review of the following sources:

- Land titles records accessed via South Australian Integrated Land Information System (SAILIS) website.
- SA EPA records, including;
    - Section 7 search
    - Site Contamination Index
- Sands and McDougall public register
- Selected historical aerial photographs for the site and surrounding area
- South Australian Resource Information Geoserver for details relating to local geology
- National Geospatial-Intelligence Agency for topographic data
- Australian Soil Resource Information System for details relating to likelihood of encountering acid sulphate soils
- Department for Environment and Water (DEW) “WaterConnect” database of registered groundwater bores within a 2-kilometer (km) radius of the site

In addition to the desktop information review outlined above, an inspection of the site and surrounding area was undertaken for the purpose of observing the physical setting and structures, as well as identifying any associated PCAs and/or other potentially significant environmental activities.

4. Site Details

***Table 1**. Site identification details.*

Item	Description
Site Address	17 Adelaide Rd, Mount Barker SA 5251
Certificate of Title (CT)	CT6227/850
Plan and Parcel	D58933AL10
Site Area	Approximately 850 m²
Site Zoning	Community Facilities (Z0903) - CF
Local Council	Mount Barker District Council
Current Land Use	Commercial Class 1 (Cinema and Tavern)
Proposed Land Use	Hotel and Cinema Expansion

4.1. Site Description

An inspection of the site was undertaken by a Gama scientist on 25 February 2025. Key observations from the inspection are listed below:

- The site consists of a large car park on the western, it was noted a small gas above ground storage tank (AST) was located within the carpark and is currently utilised for tavern / cinema / restaurant.
- Current active cinema on the southern portion of the site.
- Tavern and Auchendarroch House located within the northern portion of the site.
- Open space / Garden area in the northern end.

A photographic log presenting images **1-8** depicting the site, is provided in **Appendix A**.

4.2. Surrounding Land Use

***Table 2**. Surrounding land use details.*

Direction from Site	Land Use
North	Adelaide, Dumas Roads and Morphett Street, followed by a Commercial zone.
East	Commercial area.
South	Mt Barker Skate Park, parklands and watercourse.
West	Tafe and Mt Barker Library, followed by a large car park and residential.

5. Environmental Setting

5.1. Geology

The Australian Government Geoscience Australia Portal 1:100,000 soils map indicates the dominant surface geology comprises of the Tapley Hill Formation. The local and regional geology within the vicinity of the site is presented in the Lotsearch report (**Page 57-58**, **Appendix C**).

5.2. Acid Sulphate Soils

Details obtained from the Atlas Australian Acid Sulfate Soils indicates an extremely low likelihood that acid sulphate soils are present at the site. The local and regional acid sulphate soil probability within the vicinity of the site is presented in the Lotsearch report (**Page 63-64, Appendix C**).

5.3. Topography

The topography at the site is sloping to the southeast, at approximately 335m Australian Height Datum (AHD). A topographic map of the area is provided in the Lotsearch report (**Page 6, Appendix C**).

5.4. Hydrology

As outlined in the SA EPA GAR (2019), surface water bodies and water courses within 500m of the site should be considered for potential impacts if site contamination exists. As presented in the Lotsearch report (**Page 5, Appendix C**). The following was identified:

Western Flat Creek – South (~200m)

And two other water courses west (~750m) and north (~20m)

5.5. Local Hydrogeology

In the Eastern Mount Lofty Rangers catchments, groundwater is sourced from two different types of aquifers. Fractured rock aquifers occur where groundwater is stored and moves through joints and fractures in the basement rocks. Sedimentary aquifers occur in the valleys and beneath the Murray Plains where groundwater flows through the pore spaces within the sediments. Groundwater moves from the higher points in the landscape (which are usually basement rocks around the catchment boundaries) towards the lowest areas where discharge normally occurs through the sedimentary aquifers in the valleys to the streams. This discharge constitutes the baseflow of the streams, which dominates flow for most of the year, particularly over the summer and between rainfall events. Recharge to both these aquifers occurs directly from part of the rainfall, which percolates down to the watertable through the soil profile (most of the rainfall runs off straight to the streams or is used by vegetation).

Fractured rock aquifers

Barossa Complex

The Barossa Complex is generally considered to be a poor aquifer from which irrigation supplies are usually not obtained. These basement rocks are, in general, tight and impermeable with few open systems of fractures and joints in which groundwater is stored and transmitted. Clayey weathered materials have infilled joints and fractures. Soluble components of these materials can dissolve and raise the salinity of the groundwater. The clays can also restrict the infiltration of rainwater.

Adelaidean sediments

Because the Adelaidean sediments have not been subject to the heat and pressure of metamorphism, they are considered good aquifers because the joints and fractures are open and permeable resulting in relatively high yields. In addition, these sediments occur to the west of the region where the rainfall is higher, resulting in higher recharge and low salinities. The region of Mount Barker is located on the Adelaidean sediments.

Normanville Group

Of particular interest in the Normanville Group aquifer is the occurrence of the Macclesfield Marble in the Macclesfield area. The unit has developed secondary porosity (fissures), which can provide greater yields, and allows greater recharge and hence lower salinities than surrounding rock units. Kanmantoo Group For similar reasons as Barossa Complex, the Kanmantoo Group aquifer is also generally considered to be poor, with higher salinities also evident due to

the lower rainfall to the east resulting in reduced flushing and recharge to this aquifer. However, isolated instances of low salinity and high yields still occur.

Sedimentary aquifers

Permian Sand

The Permian Sand aquifer is widely developed for irrigation and town water supply use in the Tookayerta catchment for irrigation in the Finniss River catchment, to the south of Ashbourne. The Permian Sand aquifer varies in productivity due to changes in the sedimentary deposition resulting in higher clay contents in some areas leading to low yields and high salinity. Correct bore construction in this environment is essential to ensure a sand free supply.

Murray Group Limestone

The Murray Group Limestone aquifer is an important source of water where it contains groundwater of good quality and is confined by the overlying Quaternary sediments. It is the same aquifer utilized in the Angas – Bremer Prescribed Wells Area, but in the project area, only contains salinities below 3000 mg/L to the southwest of the township of Finniss. Irrigation supplies can be obtained in this area with moderate use currently for lucerne and vineyard irrigation.

As per the SA EPA GAR (2019), groundwater wells within a 2km radius of the site should be considered when determining the environmental values of groundwater. The environmental values, as defined by the South Australia Environment Protection Authority Water Quality Environment Protection Policy 2015 (WQEPP) include:

- Drinking water for human consumption
- Primary industries— irrigation and general water uses
- Primary industries— livestock drinking water
- Primary industries— aquaculture and human consumption of aquatic foods

A review of the DEW WaterConnect groundwater database indicated a total of 342 registered groundwater wells are located within a 2 km radius of the Site and are presented in (Page 39-56 **Appendix C**). An assessment of the chemical characteristics and likelihood of groundwater wells being utilised for the environmental values outlined above was completed and is provided in **Appendix D**.

Based on the information provided in "**Appendix D**" the environmental value of groundwater within 2km of the site is considered limited, with potential use for irrigation.

6. Site History

6.1. History of Ownership

An assessment of the current and historical ownership of the site was undertaken by Gama to determine whether the ownership may be associated with PCAs. The ownership (including listed vocations where available) does not identify any potential PCAs undertaken at the site as part of the PD14 act.

The details for the relevant certificate titles are presented in **Appendix E**.

6.2. Historical Aerial Photography

An assessment of the current and historical aerial photographs in the vicinity of the site was undertaken by Gama to ascertain whether activities onsite or within the vicinity of the site may have resulted in site contamination. A review of the aerial photography is summarised in **Table 3** below.

Table 3. *Summary of historical aerial photography.*

Image Data	Features Identified
1936-49	**Image** Low resolution aerial photograph (black and white). **The Site** The site is a residential/hotel and part of agricultural. **Surrounding Land** The surrounding land use is mixed agricultural, vacant and residential.
1963	**Image** Low resolution aerial photograph (black and white). **The Site** The site is consistent with the previous image. **Surrounding Land** The surrounding land is consistent with the previous image, with a residential property developed directly west.
1974	**Image** Medium resolution aerial photograph (colour). **The Site** The site is consistent with the previous image. **Surrounding Land** The image is largely consistent with previous image, residential property in the west converted into a large commercial development.
1979-1989	**Image** High resolution aerial photograph (colour). **The Site** The site remains consistent with the previous image. **Surrounding Land** The image is largely consistent with the previous image. Residential development in the northwest.

1992	**Image** High resolution aerial photographs (colour). **The Site** The site remains consistent with the previous image. **Surrounding Land** Car park development to the west, including several large commercial buildings.
2005	**Image** Low resolution aerial photograph (colour). **The Site** The site retains the original hotel and has two large commercial expansions at the back of the hotel (a tavern), cinema on the southern portion and a car park on the western side. **Surrounding Land** A skate park is built in the south, a roundabout has been put in place on the southeastern corner, new road deviation directly north, along with increased residential developments.
2014-2024	**Image** High resolution aerial photograph (colour). **The Site** The site remains consistent with the previous image. **Surrounding Land** The surrounding land is consistent with the previous image, with added car park further to the west and further developments to the site northwest.

Historical aerial photos are provided in the Lotsearch report in **Appendix C**.

6.3. Public Register Search

A public register search (Sands and McDougall) was undertaken by Gama to identify whether the historical businesses in the surrounding area of the site may have been associated with PCAs.

There are several businesses registered in the vicinity of the site which are included in the table below, the site is currently used for an OTR Petrol Station that is approximately 20m northeast of the site at 26 Adelaide Road.

Table 4. Historical Businesses registered with 60m of the site.

Business Activity	Premise	Ref No.	Year	Distance to Property Boundary or Road Intersection (m)	Direction
Motor Wheel Aligning & Balancing Services	Mount Barker Mitsubishi, 1 Gawler St, Mt Barker, 5251	29075	1991	20m	Northeast
Motor Engineers	Mount Barker Mitsubishi, 1 Gawler St., Mt. Barker, 5251.	27193	1991	20m	Northeast
Motor Car Dealers - New &/or Used	Mount Barker Mitsubishi, 1 Gawler St., Mt. Barker. 5251.	26545	1991	20m	Northeast
Motor Garages & Service Stations	Adelaide Hills Toyota, 22 Adelaide Rd, Mt Barker, 5251	27458	1991	23m	North
Motor Car Dealers - New &/or Used	Adelaide Hills Toyota. 22 Adelaide Rd., Mt Barker. 5251,	26424	1991	23m	North
Tyre &/or Tube Mfrs &/or Dists	McLeod Tyres, 2 Morphett St, Mt Barker, 5251	35745	1991	23m	North
Tyre Dealers &/or Retreaders &/or Vulcanisers	McLeod Tyres, 2 Morphett St, Mt Barker, 5251	35718	1991	23m	North

6.4. Site Contamination Index Search

Several notifications in the SA EPA's site contamination index. The sites identified that fall within the 60m radius of the site have been listed on **Table 5** below.

Table 5. EPA site contamination Index listed sites.

Map ID	Notification No	Type	Address	Activity	Status	Location Confidence	Distance (m)	Direction
1	60783 - 08	S83A Notification	12A ∃ 14B Walker Street, 1 Gawler Street, 20 ∃ 22 and Lot 30 Adelaide Road, Mount Barker MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	20	Northeast
2	60783 - 01	S83A Notification	10 Walker Street, 20 Adelaide Road and Lots 100 & 319 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage)	Current EPA List	Premise Match	20	Northeast
3	60977	Audit Notification	18 & 20 and Lots 100 & 319 Adelaide Road; 5 Gawler & 10 Walker Streets MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	20	Northeast
	60977	Audit Termination	18 & 20 and Lots 100 & 319 Adelaide Road; 5 Gawler & 10 Walker Streets MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	20	Northeast
4	61991	Audit Termination	24 Adelaide Road MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	23	North
	60783 - 04	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23	North
	62360	Audit Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23	North
	62448	Voluntary Proposal	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23	North
	60783 - 05	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23	North
	62449	Voluntary Proposal	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23	North
	61991	Audit Notification	24 Adelaide Road MOUNT BARKER SA 5251	Motor vehicle repair or maintenance	Current EPA List	Premise Match	23	North
	62416	S83 Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23	North
	60783 - 02	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23	North
	18235	109 Notification	BP Service Station Cnr Adelaide Road and Morphett Street MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	23	North
	60783 - 03	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23	North

A request was made to the EPA to obtain the S83A notifications within 60m of the site. The notifications identified hydrocarbon impact to the property to the north (current service station). The closest groundwater wells to the site did not exhibit any impacts about NEPM health guidelines, therefore, any groundwater impact affecting the site is considered unlikely.

The S83A notifications are presented with the Section 7 reports in **Appendix F**.

6.5. EPA Section 7

Gama requested Section 7 documentation from the SA EPA, which identifies known particulars of mortgages, charges, and prescribed encumbrances affecting land with a particular Certificate Title/Folio.

In relation to the subject site, the EPA Register holds no information relating to:

- Material or serious environmental harm caused or threatened during the course of an activity
- Site contamination notified to the EPA under section 83A of the Environment Protection Act 1993
- Environmental assessment report(s) or site contamination audit report(s)

The EPA Section 7 reports are provided in **Appendix F**.

6.6. Dangerous Goods License Search

A review of historical aerial photographs indicates the site has not been used for any Commercial class 2 or industrial purposes. Therefore, a search for the Dangerous Goods License information in relation to the site was not considered necessary.

7. Conceptual Site Model

A conceptual site model (CSM) is a qualitative description of the mechanisms by which potential and/or complete exposure pathways exist between known or potential sources of Property impacts, and human or environmental receptor. In order for a human receptor to be exposed to a chemical contaminant derived from the Property, a complete exposure pathway must exist. An exposure pathway describes the course a chemical or physical agent takes from the source to the exposed individual and generally includes the following elements (USEPA, 1989):

- A source and mechanism of chemical release
- A retention or transport medium (or media where chemicals are transferred between media)
- A point of potential human contact with the contaminated media
- An exposure route (e.g., ingestion, inhalation) at the point of exposure.

Based on the work undertaken by Gama, the following PCAs are listed below in **Table 4**.

Table 4. *Conceptual Site Model*

Potentially contaminating activity PD14 Classification	Contaminants of interest (COI)	Area of Interest	Potentially affected media	Pathway(s)	Onsite Receptor(s)	Does complete pathway exist?
On-site PCA						
Imported Fill soil importation Not classified under PD14 act	Various. Not limited to, PAH's, BTEX, hydrocarbons, pesticides, heavy metals and asbestos.	Entire site, stockpile soil	Soil	Direct contact, dust, inhalation, ingestion	Construction/civil workers, future site residents	**Unlikely** Fill material may be present at the site used to build the road, however given the nature of the site and timing of construction, compromised fill material being used is unlikely. If any fill is required to be disposed of off-site, the material will need to be classified by an environmental consultant.
Adjacent Land *within 60 m of the subject site boundary, per section 3(1) of the PDI Act 2016*						
S83A EPA notification	TRH, BTEXN, PAHs, VOC's, TRH, BTEXN, Phenols, MTBE, phenols, fuel oxygenates and CHC.	Property to the north-east	Soil Vapour	Direct contact, dust, inhalation, ingestion	Future site users, construction workers, future employees	**Unlikely** The closest groundwater wells to the site did not exhibit any impacts about NEPM health guidelines, therefore, any groundwater impact affecting the site is considered unlikely. These results were shown in notification 60783_08 S83A 20221209 that GW14 and 15 were below NEPM health guidelines impacted.
			Groundwater	Migration of contaminants	Future site users / employees	**Unlikely** The closest groundwater wells to the site did not exhibit any impacts about NEPM health guidelines, therefore, any groundwater impact affecting the site is considered unlikely. These results were shown in notification 60783_08 S83A 20221209 that GW14 and 15 were below NEPM health guidelines impacted.

8. Conclusions

The main objective of the PSI was to establish whether any potentially contaminating activities (PCAs) have been undertaken on-site, or within the immediate surroundings (no more than 60 m), which may have resulted in site contamination that poses an unacceptable risk to current and/or future receptors.

Based on all the site history searches, site inspection and anecdotal information, fill or soil importation was identified as an on-site PCA. Although not a PCA under PD14, for planning purposes, fill or soil importation is prescribed under the *Environment Protection Regulations 2009*.

Gama considers fill material on-site as ***unlikely*** to cause harm. If any fill is to be removed off-site, then this will need to be classified under SA EPA Waste criteria.

Gama identified and investigated off-site PCA's found within 60m of the site to the northeast, which had an S83A notification. Following a review of this documentation, Gama found the impact to groundwater to wells closest to the site to be below NEPM health guidelines. Gama is therefore of the opinion; that site contamination is ***unlikely*** to exist.

This report should be read in conjunction with limitations on **Page 2**.

9. References

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South Australian Environment Protection Agency, 2019. Guidelines for Assessment and Remediation of Site Contamination, November 2019.

South Australian Environment Protection Agency, 2009. Environmental Protection Regulation, September 2009.

WaterConnect 2024, WaterConnect website, Government of South Australia. https://www.waterconnect.sa.gov.au/Pages/Home.aspx

Attachment A - Figures



GAMA CONSULTING

Project: Preliminary Site Investigation

Site Address: 17 Adelaide Rd, Mount Barker SA 5251

Scale: 1:1,000 A4

0 10 20 30 40 50 m

Figure: 1

Client: Neil Anderson

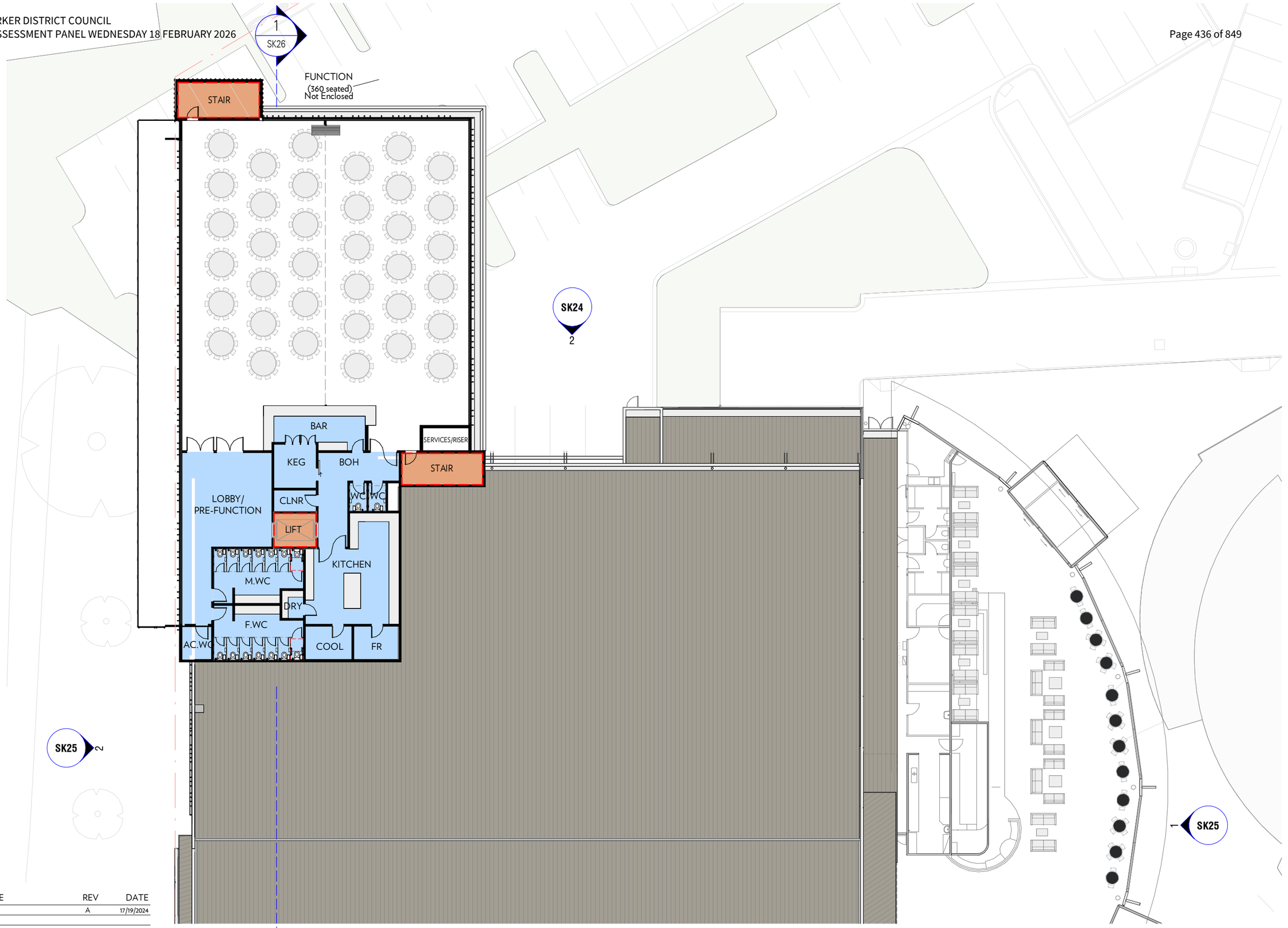
Legend:

Approximate Site Boundary

Site Layout

Appendix A – Proposed Development Plans

DRAWN BY: Author PLOT DATE: 13/02/2025 2:26:10 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2025_townsin2.rvt



REASON FOR ISSUE	REV	DATE
Revision 1	A	17/19/2024

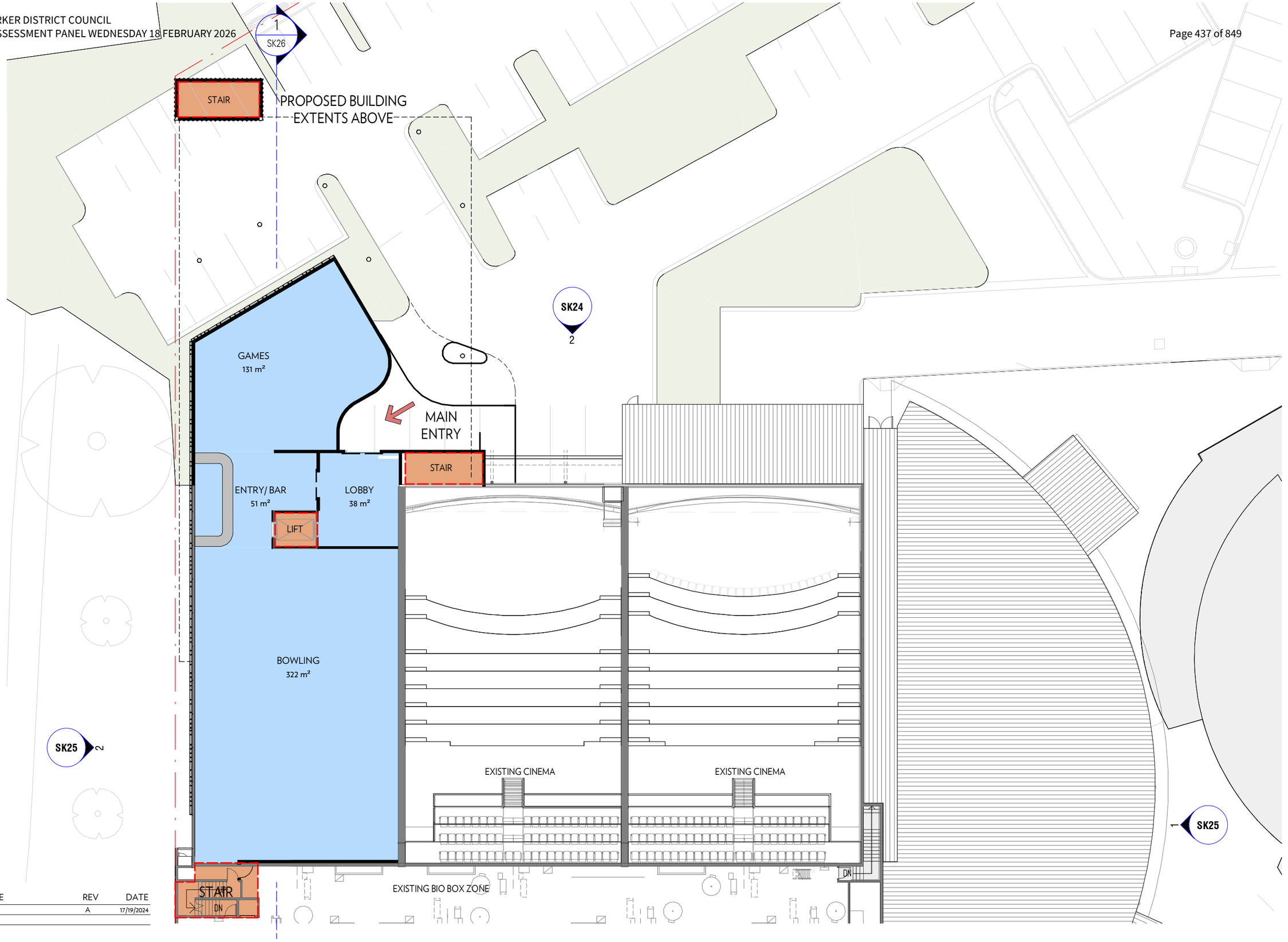
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 4

Wallis Cinema Mt Barker
17 Adelaide Road, Mt Barker SA 5251

FUNCTION LEVEL A3	DRAWING — SK04
17/19/2024	REVISION — A
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 13/02/2025 3:26:05 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_townsin2.rvt



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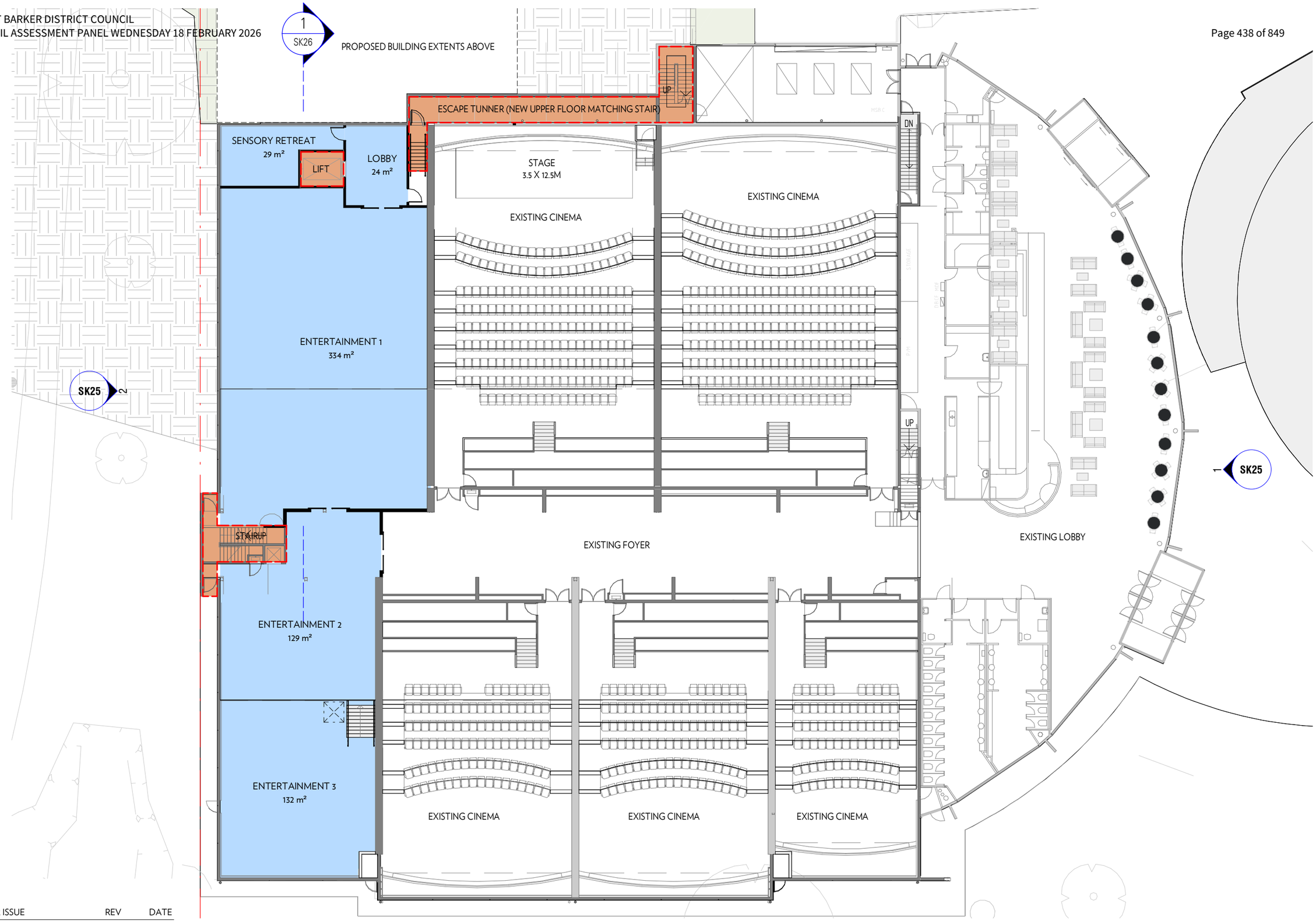
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 4

Wallis Cinema Mt Barker
17 Adelaide Road, Mt Barker SA 5251

UPPER GROUND FLOOR PLAN A3	DRAWING — SK03
17/19/2024	REVISION — A
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 13/02/2025 2:26:01 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2025_townsin2.rvt



REASON FOR ISSUE	REV	DATE
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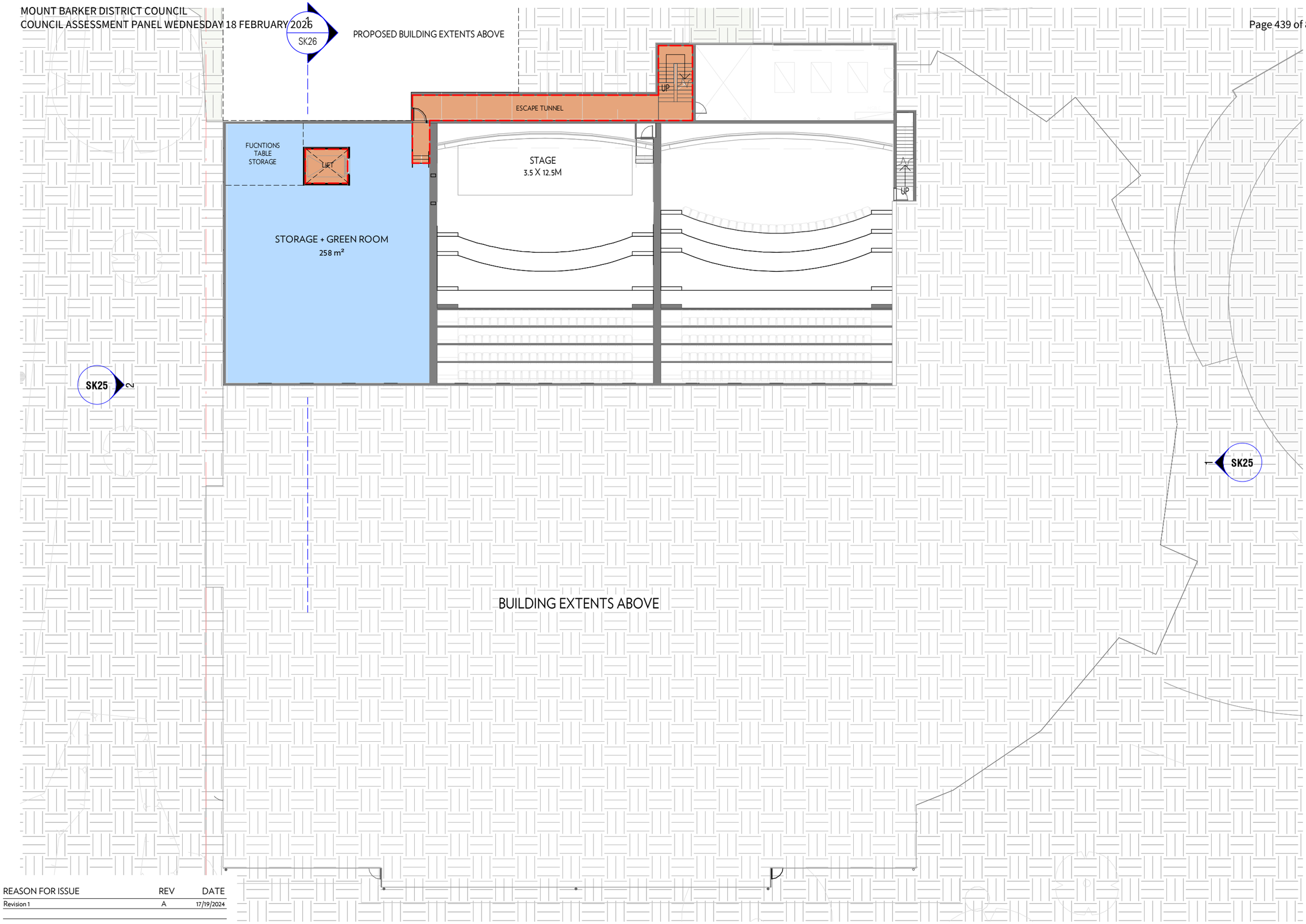
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 4

Wallis Cinema Mt Barker
17 Adelaide Road, Mt Barker SA 5251

GROUND FLOOR PLAN A3	DRAWING — SK02
17/19/2024	REVISION — A
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 13/02/2025 2:25:57 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_Lownie2.rvt



REASON FOR ISSUE	REV	DATE
Revision 1	A	17/19/2024

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 1 2 4

Wallis Cinema Mt Barker
17 Adelaide Road, Mt Barker SA 5251

LOWER GROUND FLOOR PLAN A3	DRAWING — SK01
17/19/2024	REVISION — A
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 6/02/2025 9:33:12 AM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_ioweisn2.rvt

9 SPACES

9 SPACES

(13 CARPARKS DELTED)

NEW CROSSOVER

ENTRY/ REC'N

HOTEL DROP-OFF

LOADING

BINS & SERVICES

13 SPACES

6 SPACES

5 SPACES

kerb ramp

kerb ramp

1:14 ramp

RAMP UP

BUILDING LINE OVER

53042

15900

DUMAS STREET

x 333.5
x 333.5
x 333.25
x 333.4
x 333.0
x 333.0
x 333.4
x 333.5
332.9 x
332.9 x
332.7 x
x 332.15
x 332.5
331.26 x
x 331.4
331.3 x
331.2 x
x 331.0
x 331.0
330.8 x
x 330.8
x 330.9
x 330.7
x 330.5
330.50 x

Concept Presentation A 24.07.2024

TOTAL CARPARK LOSS = 25 PARKS

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Redevelopment
17 Adelaide Rd, Mount Barker SA 5251

GROUND FLOOR PLAN- Concept 2	DRAWING — SK09A
24.07.2024	REVISION — A
1 : 200 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 6/02/2025 9:33:18 AM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_ttowers2.rvt



Concept Presentation A 24.07.2024

ROOM COUNT

LEVEL 1 = 25 ROOMS
LEVEL 2 = 25 ROOMS
LEVEL 3 = 25 ROOMS
LEVEL 4 = 25 ROOMS

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Redevelopment
17 Adelaide Rd, Mount Barker SA 5251

LEVEL 1 FLOOR PLAN - Concept 2	DRAWING — SK10A
24.07.2024	REVISION — A
As indicated @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 6/02/2025 9:33:35 AM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_ttowers2.rvt



Concept Presentation

A 24.07.2024

ROOM COUNT

LEVEL 1 = 25 ROOMS
LEVEL 2 = 25 ROOMS
LEVEL 3 = 25 ROOMS
LEVEL 4 = 25 ROOMS

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

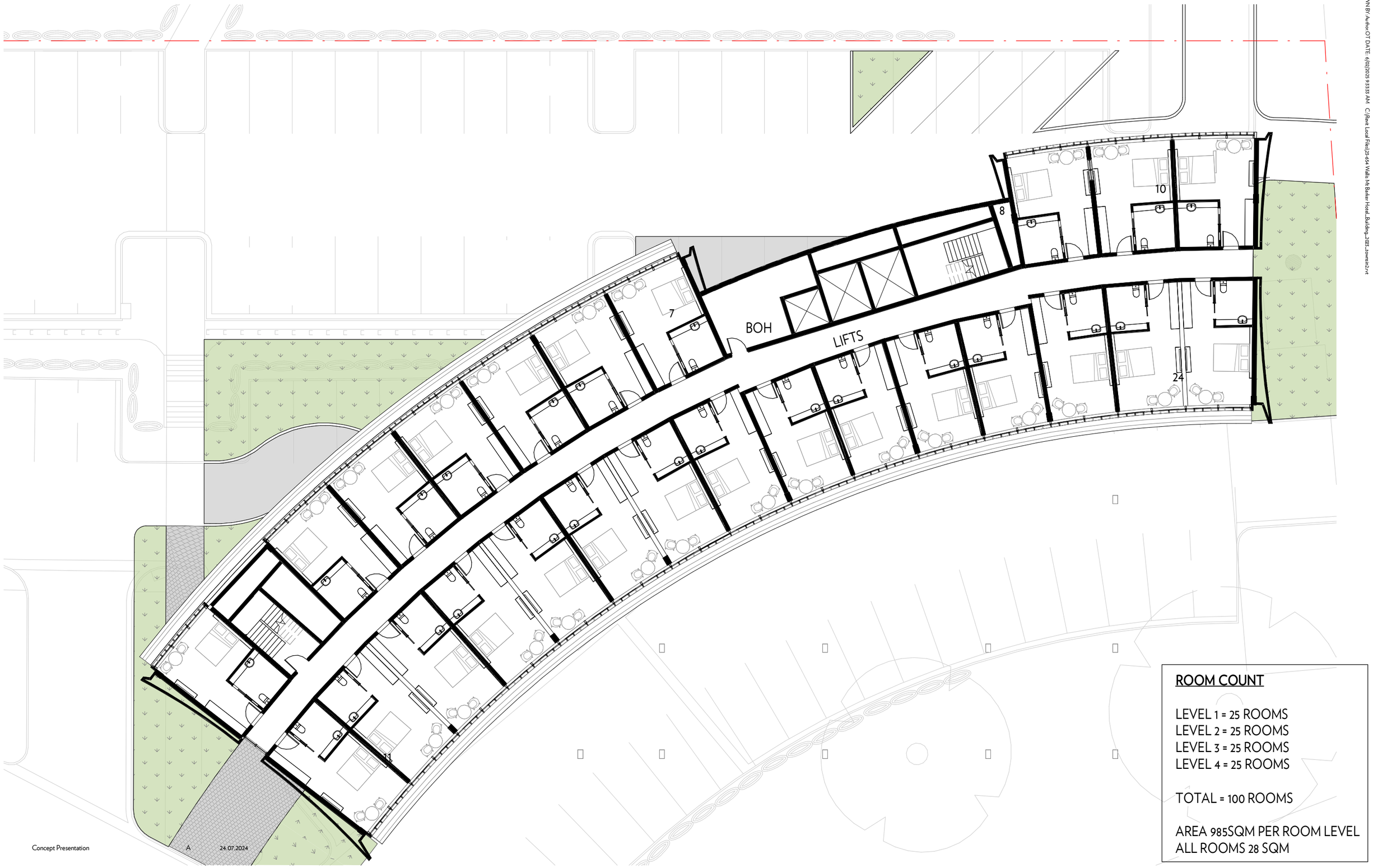
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Redevelopment
17 Adelaide Rd, Mount Barker SA 5251

LEVEL 2 FLOOR PLAN - Concept 2	DRAWING — SK11A
24.07.2024	REVISION — A
As indicated @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 6/02/2025 9:33:33 AM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_townsin2.rvt



Concept Presentation

A 24.07.2024

ROOM COUNT

LEVEL 1 = 25 ROOMS
LEVEL 2 = 25 ROOMS
LEVEL 3 = 25 ROOMS
LEVEL 4 = 25 ROOMS

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Redevelopment
17 Adelaide Rd, Mount Barker SA 5251

LEVEL 3 FLOOR PLAN - Concept 2	DRAWING — SK12A
24.07.2024	REVISION — A
As indicated @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 6/02/2025 9:33:41 AM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_ttowers3.rvt



Concept Presentation A 24.07.2024

ROOM COUNT

LEVEL 1 = 25 ROOMS
LEVEL 2 = 25 ROOMS
LEVEL 3 = 25 ROOMS
LEVEL 4 = 25 ROOMS

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

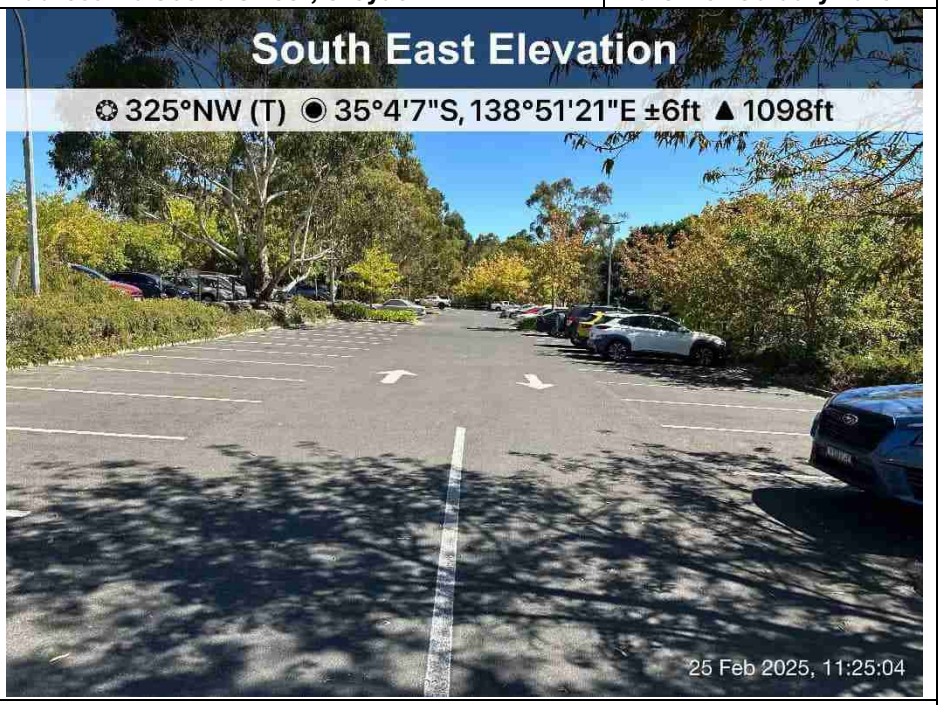
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Wallis Mt Barker Redevelopment
17 Adelaide Rd, Mount Barker SA 5251

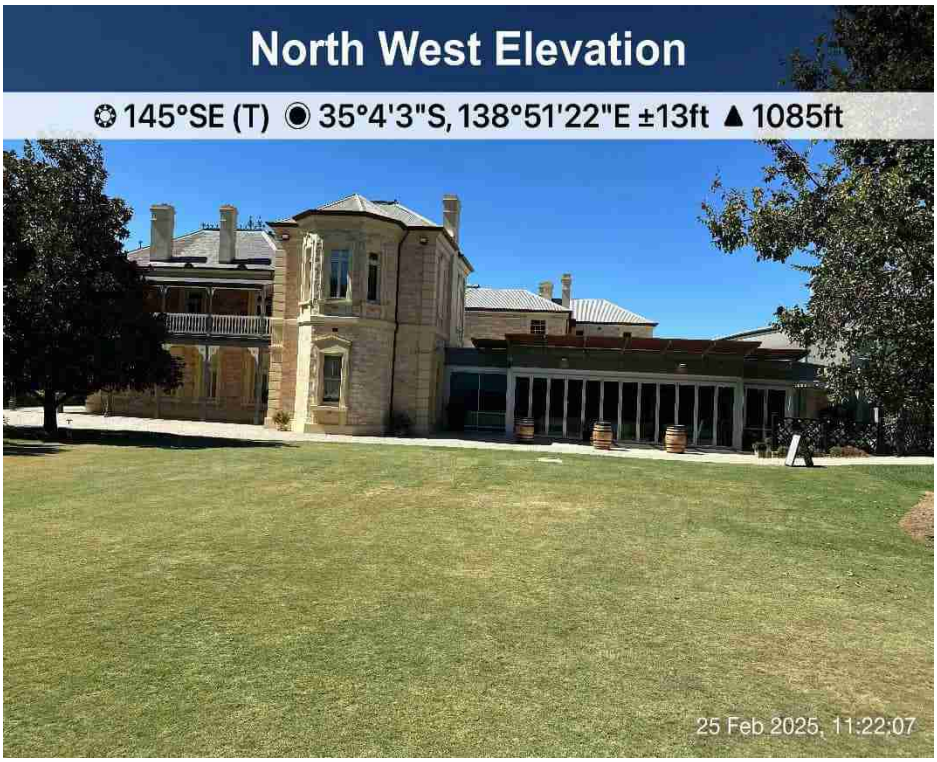
LEVEL 4 FLOOR PLAN - Concept 2	DRAWING — SK13A
24.07.2024	REVISION — A
As indicated @A3	PROJECT — 23-0654

Appendix B – Site Investigation Photographs

GAMA CONSULTING
Structural, Civil & Environmental Engineering
Suite 3/83 Fullarton Road
Kent Town SA 5067
(08) 7123 4050
gamaconsulting.com.au

Project: 250208E	Address: 4a Scotia Street, Croydon	Date: 25 February 2025
Photo 1 **Description:** Facing north, on the Western side of the site, in the car park.		
Photo 2 **Description:** Eastern margin of the site, lawn area with footpath, Wallis Cinema, Oak and Iron Tavern, including Auchendarroch House.		

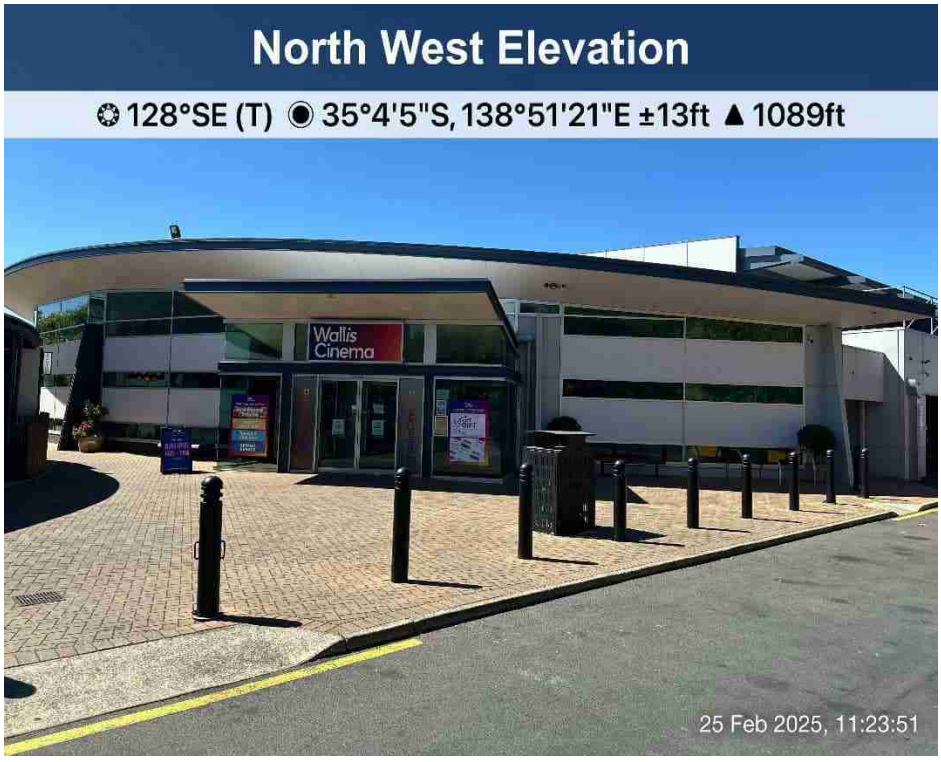
GAMA CONSULTING
Structural, Civil & Environmental Engineering
Suite 3/83 Fullarton Road
Kent Town SA 5067
(08) 7123 4050
gamaconsulting.com.au

Photo 3 **Description:** Southeastern site margin. Footpath featuring lawn and tree line.	
Photo 4 **Description:** Auchendarroch House and garden in the northern portion of the site.	

GAMA CONSULTING
Structural, Civil & Environmental Engineering
Suite 3/83 Fullarton Road
Kent Town SA 5067
(08) 7123 4050
gamaconsulting.com.au

Photo 5	
Description: Facing north, on the northern side of the site, lawn and garden open space area.	
Photo 6	
Description: Oaks and Iron Tavern entrance on the Western side of the site.	

GAMA CONSULTING
Structural, Civil & Environmental Engineering
Suite 3/83 Fullarton Road
Kent Town SA 5067
(08) 7123 4050
gamaconsulting.com.au

Photo 7 **Description:** Facing north from the southern side of the site. Car park on the western portion, grass and garden area on the back of the cinema including footpath.	
Photo 8 **Description:** Facing south, View of the entrance to Wallis cinema on the western side.	

Appendix C – Lotsearch Report

LOTSEARCH
LOTSEARCH ENVIRO PROFESSIONAL

Date: 21 Feb 2025 09:01:02

Reference: LS073880 EP

Address: 17 Adelaide Road, Mount Barker, SA 5251

Disclaimer:
The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.
You should obtain independent advice before you make any decision based on the information within the report.
The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

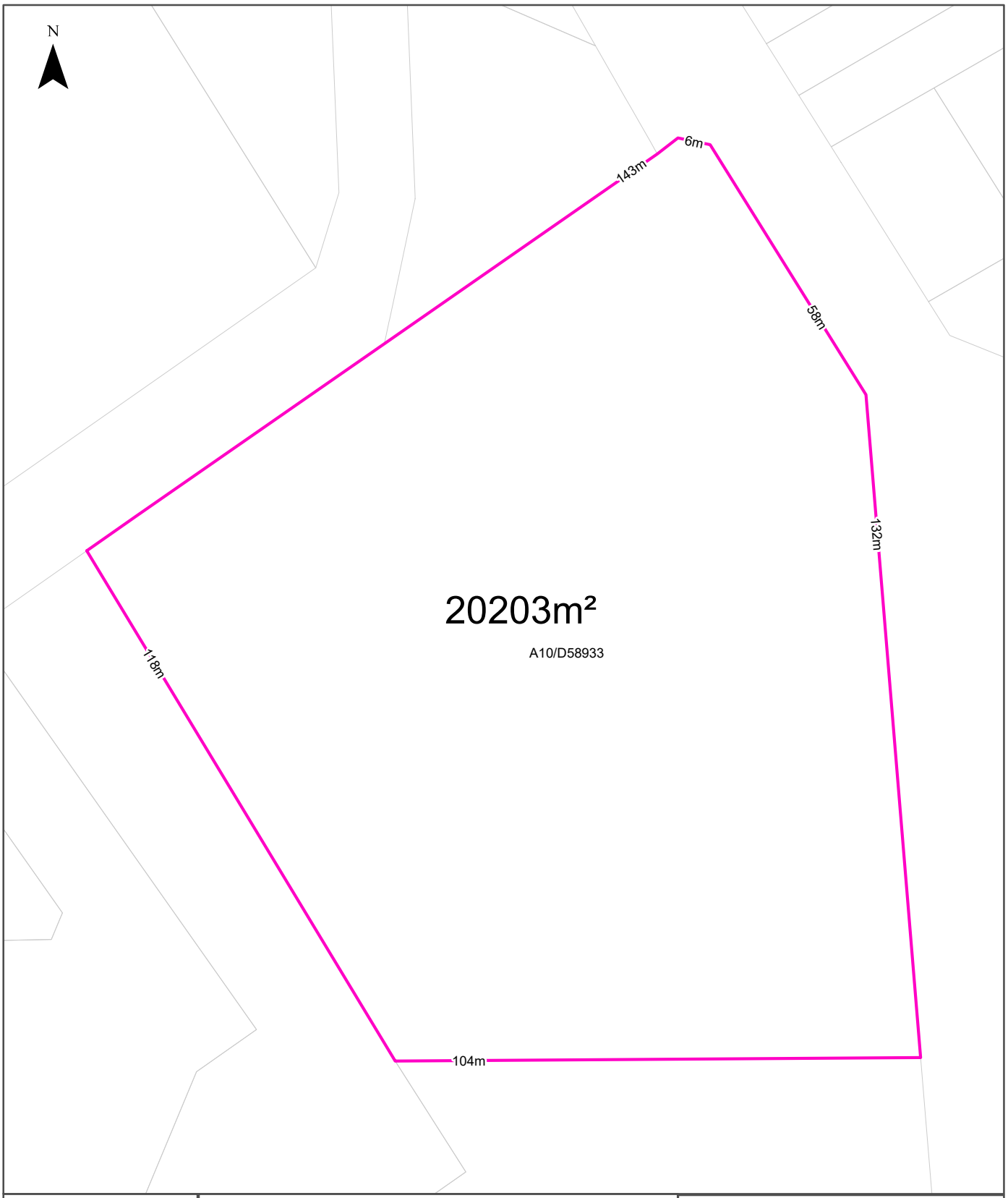
Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
SA Cadastre	Land Services SA	27/11/2024	27/11/2024	Quarterly	-	-	-	-
EPA Site Contamination Index	Environment Protection Authority SA	24/01/2025	24/01/2025	Monthly	1000m	0	15	33
EPA Environmental Protection Orders	Environment Protection Authority SA	03/02/2025	03/02/2025	Monthly	1000m	0	0	3
EPA Environmental Authorisations	Environment Protection Authority SA	03/02/2025	03/02/2025	Monthly	1000m	0	3	9
Contamination Assessment Areas	Environment Protection Authority SA	13/01/2025	13/01/2025	Quarterly	1000m	0	0	0
EPA Groundwater Prohibition Areas	Environment Protection Authority SA	03/02/2025	09/12/2024	Monthly	1000m	0	0	0
EPA PFAS Site Investigations	Environment Protection Authority SA	24/01/2025	30/04/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Investigation Sites	Australian Department of Defence	04/02/2025	28/10/2024	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Australian Department of Defence	04/02/2025	28/10/2024	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	04/02/2025	04/02/2025	Monthly	2000m	0	0	0
Defence Controlled Areas	Australian Department of Defence	23/01/2025	23/01/2025	Quarterly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Australian Department of Defence	18/02/2025	02/09/2022	Quarterly	2000m	0	0	0
National Unexploded Ordnance (UXO)	Australian Department of Defence	23/01/2025	23/01/2025	Quarterly	2000m	0	0	0
National Waste Management Facilities Database	Geoscience Australia	29/04/2024	29/11/2022	Annually	1000m	0	0	4
EPA Collection Depots	Environment Protection Authority SA	10/12/2024	20/08/2022	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	16/10/2024	07/09/2020	Annually	1000m	0	1	1
Historical Business Directories (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	150m	0	8	13
Historical Business Directories (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	150m	-	25	25
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant, Sands & McDougall			Not required	500m	0	1	5
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant, Sands & McDougall			Not required	500m	-	1	1
Mines and Mineral Deposits	SA Department for Energy and Mining	21/11/2024	21/11/2024	Quarterly	1000m	0	0	0
Hydrogeology Map of Australia	Geoscience Australia	17/04/2024	19/08/2019	Annually	1000m	1	1	1
Drillholes	SA Department for Environment and Water	07/01/2025	17/12/2024	Quarterly	2000m	2	92	344
Surface Geology 1:100,000	SA Department for Energy and Mining	01/05/2024	12/12/2020	Annually	1000m	1	2	5
Geological Linear Structures 1:100,000	SA Department for Energy and Mining	01/05/2024	11/12/2020	Annually	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agricultural and Resource Economics and Sciences	15/01/2025	17/02/2011	Annually	1000m	1	1	1
Soil Types	SA Department for Environment and Water	30/04/2024	18/02/2020	Annually	1000m	2	2	3
Atlas of Australian Acid Sulfate Soils	CSIRO	15/01/2025	21/02/2013	Annually	1000m	1	1	1
Acid Sulfate Soil Potential	SA Department for Environment and Water	27/05/2024	18/02/2020	Annually	1000m	1	1	1

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features On-site	No. Features within 100m	No. Features within Buffer
Soil Salinity - Watertable Induced	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	2	2
Soil Salinity - Non-watertable	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Soil Salinity - Non-watertable (magnesia patches)	SA Department for Environment and Water	17/12/2024	18/02/2020	Annually	1000m	1	1	1
Planning and Design Code - Zones	Attorney-General's Department	04/02/2025	30/01/2025	Monthly	1000m	1	6	35
Planning and Design Code - Subzones	Attorney-General's Department	04/02/2025	30/01/2025	Monthly	1000m	0	0	1
Land Use Generalised 2020	SA Department for Trade and Investment	04/12/2023	05/05/2023	Annually	1000m	1	10	13
Commonwealth Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
National Heritage List	Australian Department of Climate Change, Energy, the Environment and Water	23/10/2024	13/04/2022	Annually	1000m	0	0	0
State Heritage Areas	SA Department for Environment and Water	28/05/2024	18/02/2020	Annually	1000m	0	0	0
SA Heritage Places	SA Department for Environment and Water	25/11/2024	01/02/2024	Quarterly	1000m	1	9	200
Aboriginal Land	SA Department for Energy and Mining	28/05/2024	26/09/2022	Annually	1000m	0	0	0
Planning and Design Code - Overlays - Bushfire	SA Department for Trade and Investment	04/02/2025	04/02/2025	Monthly	1000m	1	1	2
Bushfires and Prescribed Burns History	SA Department for Environment and Water	04/02/2025	17/01/2025	Monthly	1000m	1	1	3
Planning and Design Code - Overlays - Flooding	SA Department for Trade and Investment	04/02/2025	04/02/2025	Monthly	1000m	0	2	3
Native Vegetation Floristic Areas - NVIS - State-wide	SA Department for Environment and Water	19/04/2024	14/02/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Terrestrial	Australian Department of Climate Change, Energy, the Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Collaborative Australian Protected Areas Database (CAPAD) 2022 - Marine	Australian Department of Climate Change, Energy, the Environment and Water	04/03/2024	30/06/2022	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems Atlas	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	2
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	28/05/2024	28/05/2024	Annually	1000m	0	0	3
Ramsar Wetland Areas	SA Department for Environment and Water	16/05/2024	11/04/2024	Annually	1000m	0	0	0

Site Diagram

17 Adelaide Road, Mount Barker, SA 5251



Legend

- Site Boundary
- Internal Parcel Boundaries

Total Area: 20203m²

Total Perimeter: 562m

Disclaimers:

Measurements are approximate only and may have been simplified or smaller lengths removed for readability.

Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.

Scale: 0 25 50 Meters

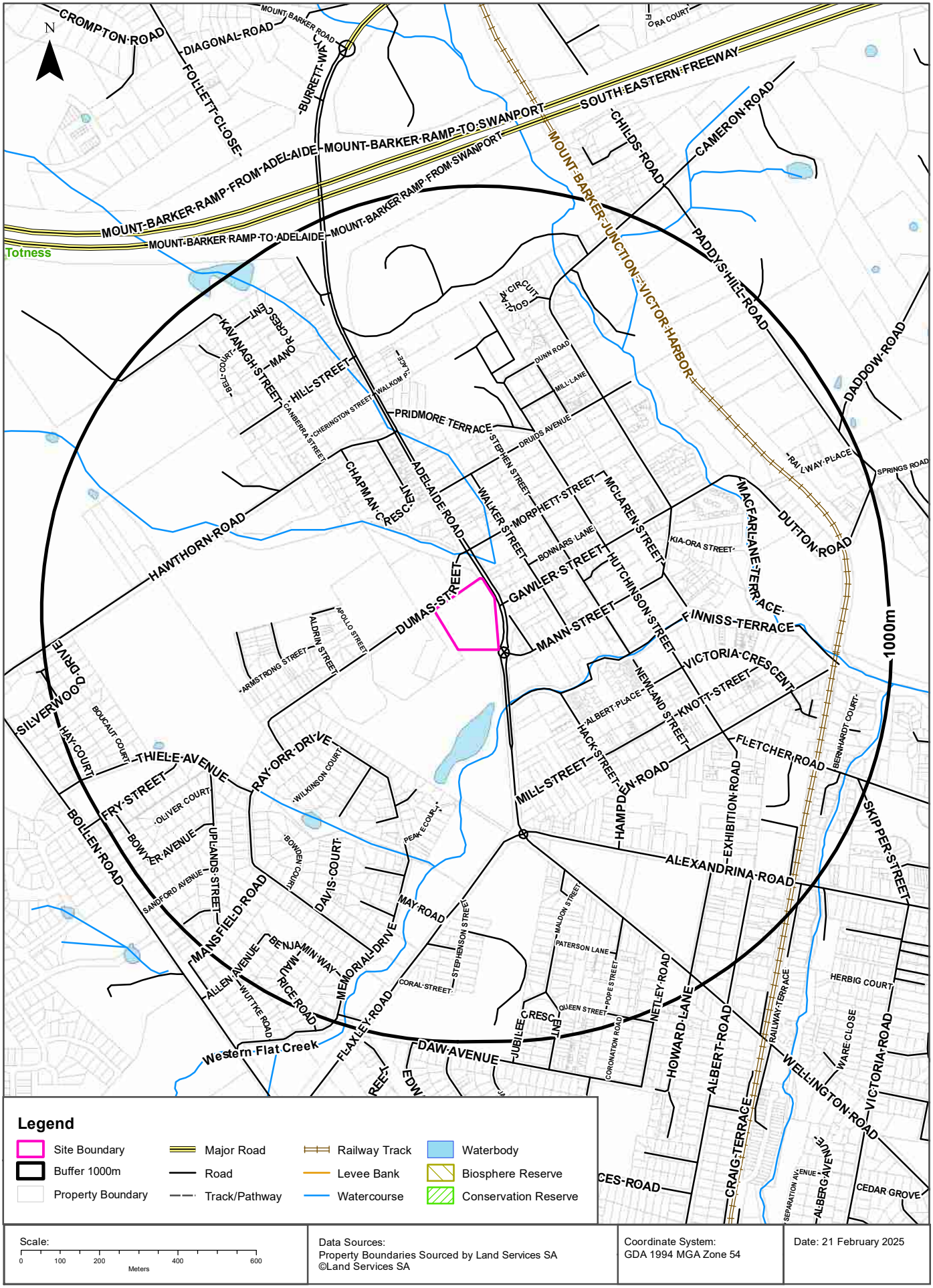
Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 21 February 2025

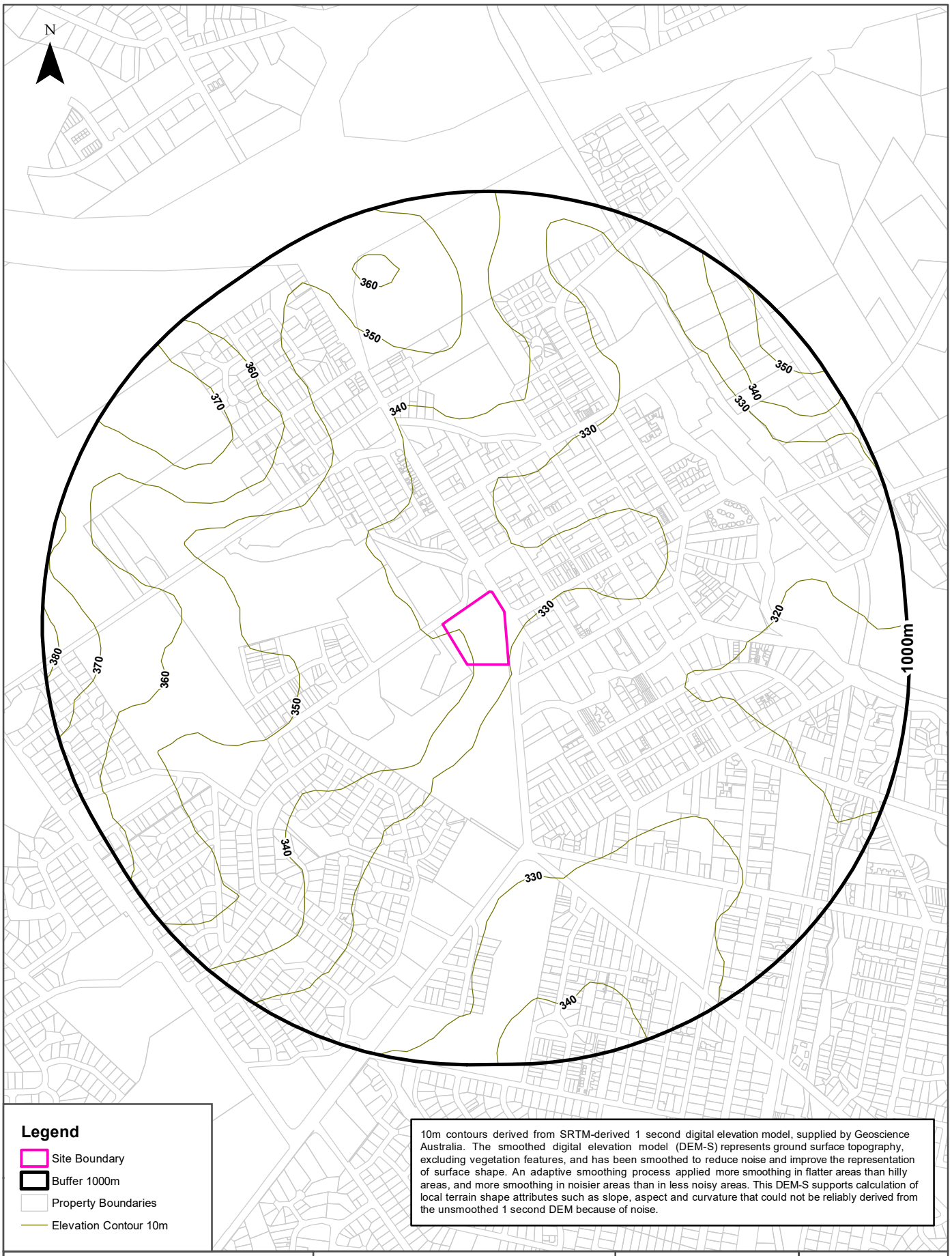
Topographic Features

17 Adelaide Road, Mount Barker, SA 5251



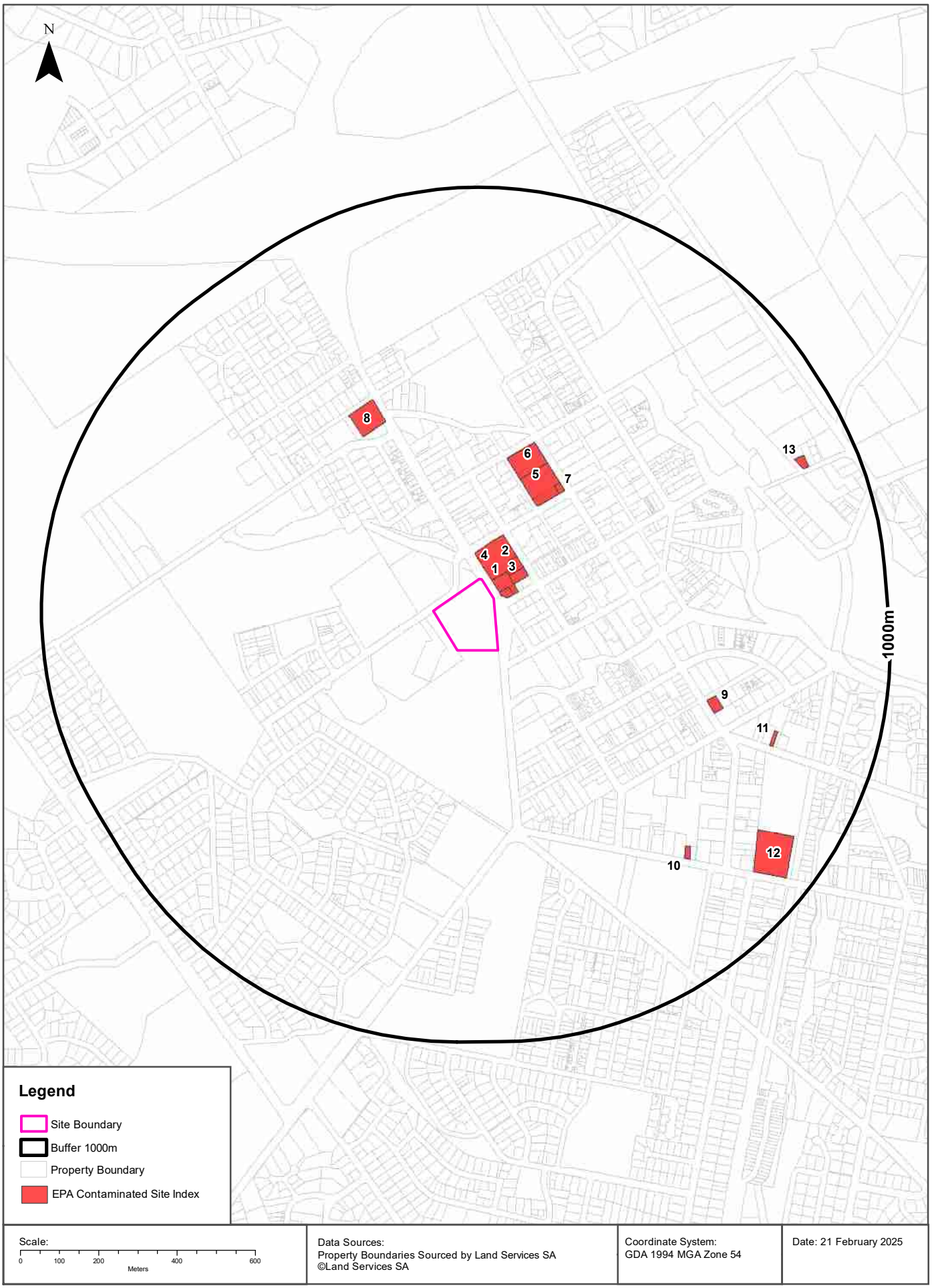
Elevation Contours

17 Adelaide Road, Mount Barker, SA 5251



EPA Site Contamination Index

17 Adelaide Road, Mount Barker, SA 5251



EPA Contaminated Land

17 Adelaide Road, Mount Barker, SA 5251

EPA Site Contamination Index

Sites on the EPA Contamination Index within the dataset buffer:

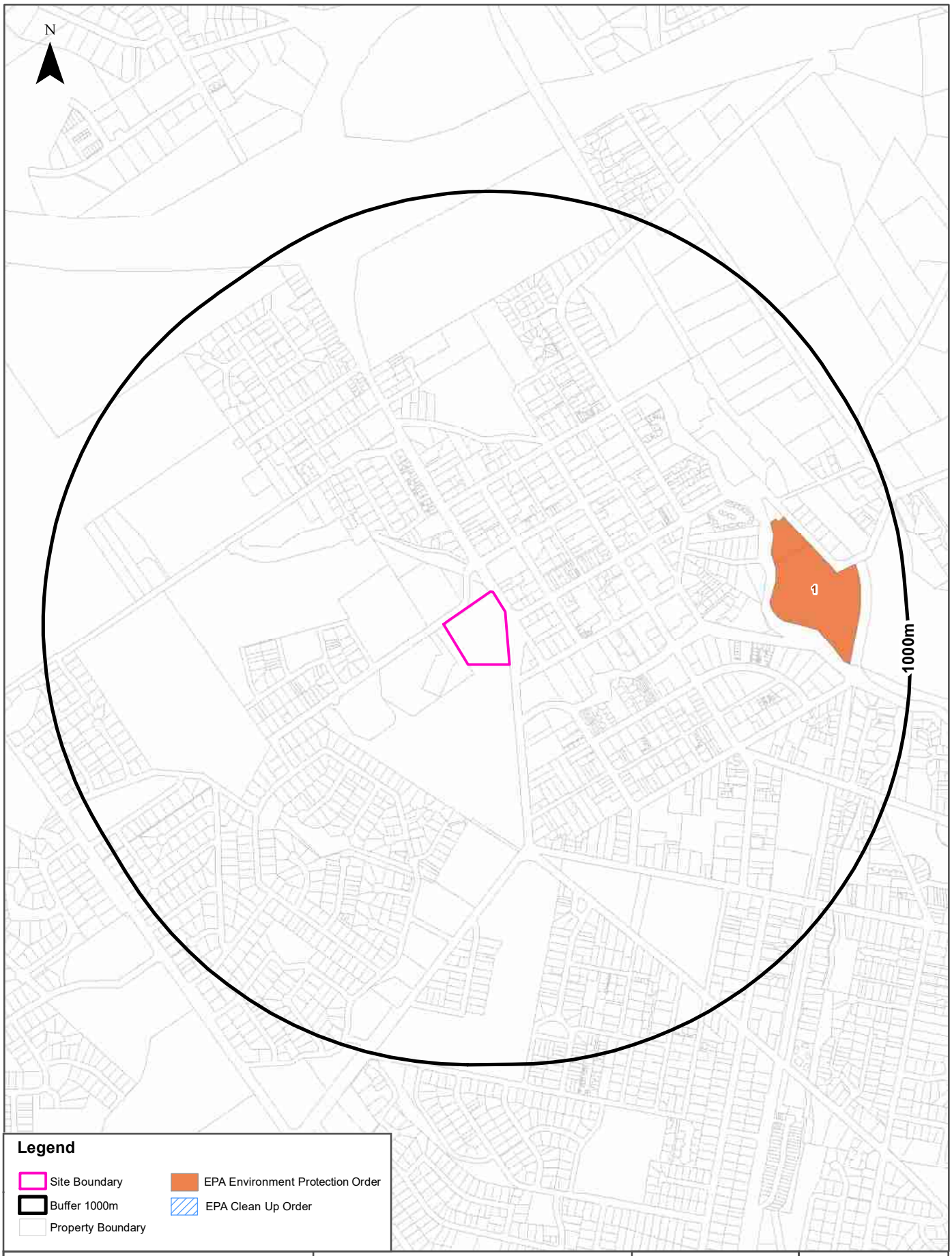
Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
1	60783 - 08	S83A Notification	12A ∃ 14B Walker Street, 1 Gawler Street, 20 ∃ 22 and Lot 30 Adelaide Road, Mount Barker MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	20m	North East
2	60783 - 01	S83A Notification	10 Walker Street, 20 Adelaide Road and Lots 100 & 319 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage)	Current EPA List	Premise Match	20m	North East
3	60977	Audit Notification	18 & 20 and Lots 100 & 319 Adelaide Road; 5 Gawler & 10 Walker Streets MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	20m	North East
	60977	Audit Termination	18 & 20 and Lots 100 & 319 Adelaide Road; 5 Gawler & 10 Walker Streets MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	20m	North East
4	61991	Audit Termination	24 Adelaide Road MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	23m	North
	62360	Audit Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23m	North
	60783 - 02	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23m	North
	18235	109 Notification	BP Service Station Cnr Adelaide Road and Morphett Street MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	23m	North
	60783 - 03	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23m	North
	62448	Voluntary Proposal	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23m	North
	61991	Audit Notification	24 Adelaide Road MOUNT BARKER SA 5251	Motor vehicle repair or maintenance	Current EPA List	Premise Match	23m	North
	62416	S83 Notification	24 Adelaide Road MOUNT BARKER SA 5251	Listed Substances (storage); Service stations	Current EPA List	Premise Match	23m	North
	60783 - 04	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23m	North
	62449	Voluntary Proposal	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23m	North
	60783 - 05	S83A Notification	24 Adelaide Road MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	23m	North
5	18275	109 Notification	Bounded By Morphett, Hutchinson,Druids And Stephens Streets MOUNT BARKER SA 5251	Dry cleaning; Motor vehicle repair or maintenance	Current EPA List	Premise Match	236m	North East
6	61794 - 01	S83A Notification	7 Stephen & 23 Morphett Streets MOUNT BARKER SA 5251	Dry cleaning	Current EPA List	Premise Match	275m	North
7	16835	S83 Notification	23 Morphett Street MOUNT BARKER SA 5251	Not recorded	Previous EPA List	Premise Match	295m	North East
8	60393	Audit Notification	Lot 100 Adelaide Road MOUNT BARKER SA 5251	Motor vehicle repair or maintenance	Current EPA List	Premise Match	468m	North West
	60393	Audit Termination	Lot 100 Adelaide Road MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	468m	North West
9	61626 - 01	S83A Notification	18 Knott Street MOUNT BARKER SA 5251	Service stations	Current EPA List	Premise Match	548m	East
10	11449	Pre 1 July 2009 Audit Termination	23 Alexandrina Road MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	690m	South East
	11449	Pre 1 July 2009 Audit Notification	23 Alexandrina Road MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	690m	South East
	12327 - 001	Pre 1 July 2009 Audit Report	23 Alexandrina Road MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	690m	South East

Map ID	Notification No	Type	Address	Activity	Status	LocConf	Dist	Dir
10	12327	Pre 1 July 2009 Audit Notification	23 Alexandrina Road MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	690m	South East
11	61629	Audit Notification	7 Fletcher Road MOUNT BARKER SA 5251	Fill or soil importation; Works depots	Current EPA List	Premise Match	732m	East
	61629 - 001	Audit Report	7 Fletcher Road MOUNT BARKER SA 5251	Fill or soil importation; Works depots	Current EPA List	Premise Match	732m	East
12	11988	S83 Notification	31 Alexandrina Road MOUNT BARKER SA 5251	Works depots	Current EPA List	Premise Match	804m	South East
	62537 - 02	S83A Notification	31 Alexandrina Road MOUNT BARKER SA 5251	Works depots	Current EPA List	Premise Match	804m	South East
	62537 - 03	S83A Notification	31 Alexandrina Road MOUNT BARKER SA 5251	Listed Substances (storage)	Current EPA List	Premise Match	804m	South East
	62537 - 01	S83A Notification	31 Alexandrina Road MOUNT BARKER SA 5251	Works depots	Current EPA List	Premise Match	804m	South East
13	12432 - 001	Pre 1 July 2009 Audit Report	Lot 52 Railway Place MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	844m	North East
	12432	Pre 1 July 2009 Audit Notification	Lot 52 Railway Place MOUNT BARKER SA 5251	Not recorded	Current EPA List	Premise Match	844m	North East

Site Contamination Index Data Source: EPA South Australia

EPA Environment Protection and Clean Up Orders

17 Adelaide Road, Mount Barker, SA 5251



EPA Public Register

17 Adelaide Road, Mount Barker, SA 5251

EPA Environment Protection and Clean Up Orders

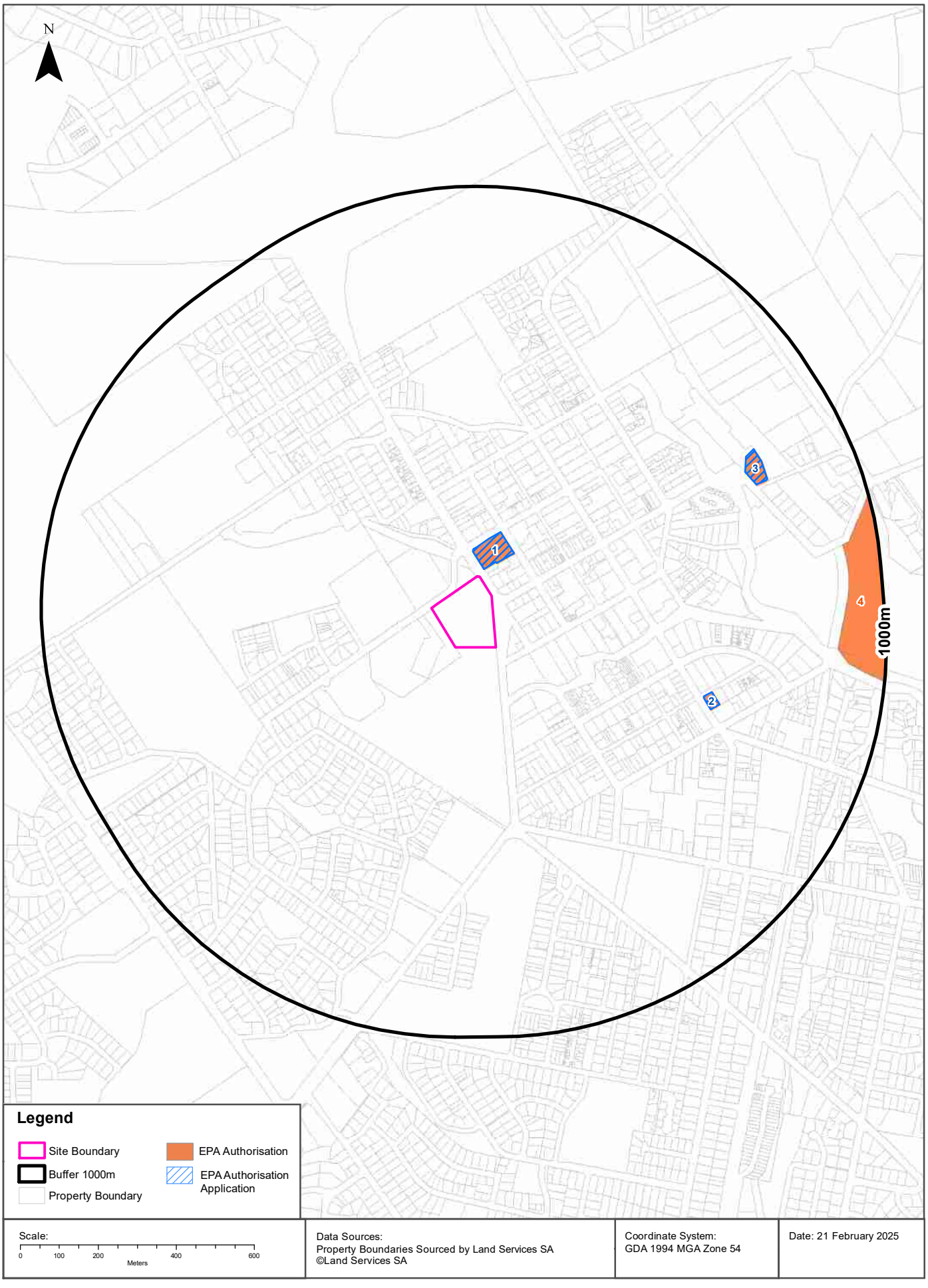
EPA Environment Protection and Clean Up Orders, within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
1	14138	ENVIRONMENT PROTECTION ORDER	ISSUED		Dutton Road, Mount Barker SA 5251	EPA authorised officer received information that approximately 2,000 square meters of asbestos cement deep six roof sheeting was intended or had already been removed without holding the appropriate environmental authorisation (licence).	Current EPA Register	Premise Match	660m	East
	14509	ENVIRONMENT PROTECTION ORDER	ISSUED		Hundreds Of Macclesfield, Kuitpo And/Or Strathalbyn SA	Operated sound equipment at a music event at levels that caused an adverse effect on the enjoyment of nearby residents.	Current EPA Register	Suburb Match	-	-
	14508	ENVIRONMENT PROTECTION ORDER	ISSUED		Hundred Of Macclesfield, Kuitpo SA 5172	Operated sound equipment at a music event at levels that caused an adverse effect on the enjoyment of nearby residents.	Current EPA Register	Suburb Match	-	-

Authorisations Data Source: EPA South Australia

EPA Authorisations and Applications

17 Adelaide Road, Mount Barker, SA 5251



EPA Public Register

17 Adelaide Road, Mount Barker, SA 5251

EPA Authorisations and Applications

EPA Authorisations and Authorisation Applications within the dataset buffer:

Map ID	Record No.	Record Type	Record Status	Entity	Site Address	Activity	EPA Register Status	LocConf	Dist	Dir
1	ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	24 Adelaide Road, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	23m	North
	51108	LICENCE	Issued	ON THE RUN PTY LTD	24 Adelaide Road, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	23m	North
	50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	24 Adelaide Road, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	23m	North
2	ENL0A2G0J	LICENCE APPLICATION	Authorisation Updated	SHAHIN ENTERPRISES PTY. LTD.	18 Knott Street, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	548m	East
	51108	LICENCE	Issued	ON THE RUN PTY LTD	18 Knott Street, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	548m	East
	50940	LICENCE	Transferred	SHAHIN ENTERPRISES PTY. LTD.	18 Knott Street, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	548m	East
3	50883	LICENCE	Issued	AA TRADING PTY LTD	12 Railway Place, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	723m	North East
	ENL54TALBP	LICENCE APPLICATION	Authorisation Updated	AM/PM ALWAYS PTY LTD	12 Railway Place, MOUNT BARKER SA 5251	Petrol stations	Current EPA Register	Premise Match	723m	North East
4	1912	LICENCE	Issued	DISTRICT COUNCIL OF MOUNT BARKER	Springs Road, MOUNT BARKER SA 5251	Wastewater treatment works (outside MLR WPA)	Current EPA Register	Premise Match	874m	East

Authorisations Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

17 Adelaide Road, Mount Barker, SA 5251

Contamination Assessment Areas

Contamination Assessment Areas published by the EPA within the dataset buffer:

Map Id	Area Name	Map Link	Status	Location Confidence	Distance	Direction
N/A	No records in buffer					

Assessment Areas Data Source: EPA South Australia

Contamination Assessment and Groundwater Prohibition Areas

17 Adelaide Road, Mount Barker, SA 5251

EPA Groundwater Prohibition Areas

EPA Groundwater Prohibition Areas within the dataset buffer:

Map Id	Site Name	Location Confidence	Distance	Direction
N/A	No records in buffer			

Groundwater ProhibitionAreas Data Source: EPA South Australia

PFAS Investigation & Management Programs

17 Adelaide Road, Mount Barker, SA 5251

EPA PFAS Site Investigations

Sites identified by the EPA as requiring PFAS contamination investigation within the dataset buffer:

Record ID	Site Name	Document Link	Location Confidence	Distance	Direction
N/A	No records in buffer				

EPA PFAS Site Investigations Custodian: EPA South Australia

Defence PFAS Investigation & Management Program Investigation Sites

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Investigation & Management Program Management Sites

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Location Confidence	Distance	Direction
N/A	No records in buffer				

Defence PFAS Investigation & Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Location Confidence	Distance	Direction
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites and Unexploded Ordnance

17 Adelaide Road, Mount Barker, SA 5251

Defence Controlled Areas (DCA)

Defence Controlled Areas provided by the Department of Defence within the dataset buffer:

Site ID	Location Name	Loc Conf	Dist	Dir
N/A	No records in buffer			

Defence Controlled Areas, Data Custodian: Department of Defence, Australian Government

Defence 3 Year Regional Contamination Investigation Program (RCIP)

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

National Unexploded Ordnance (UXO)

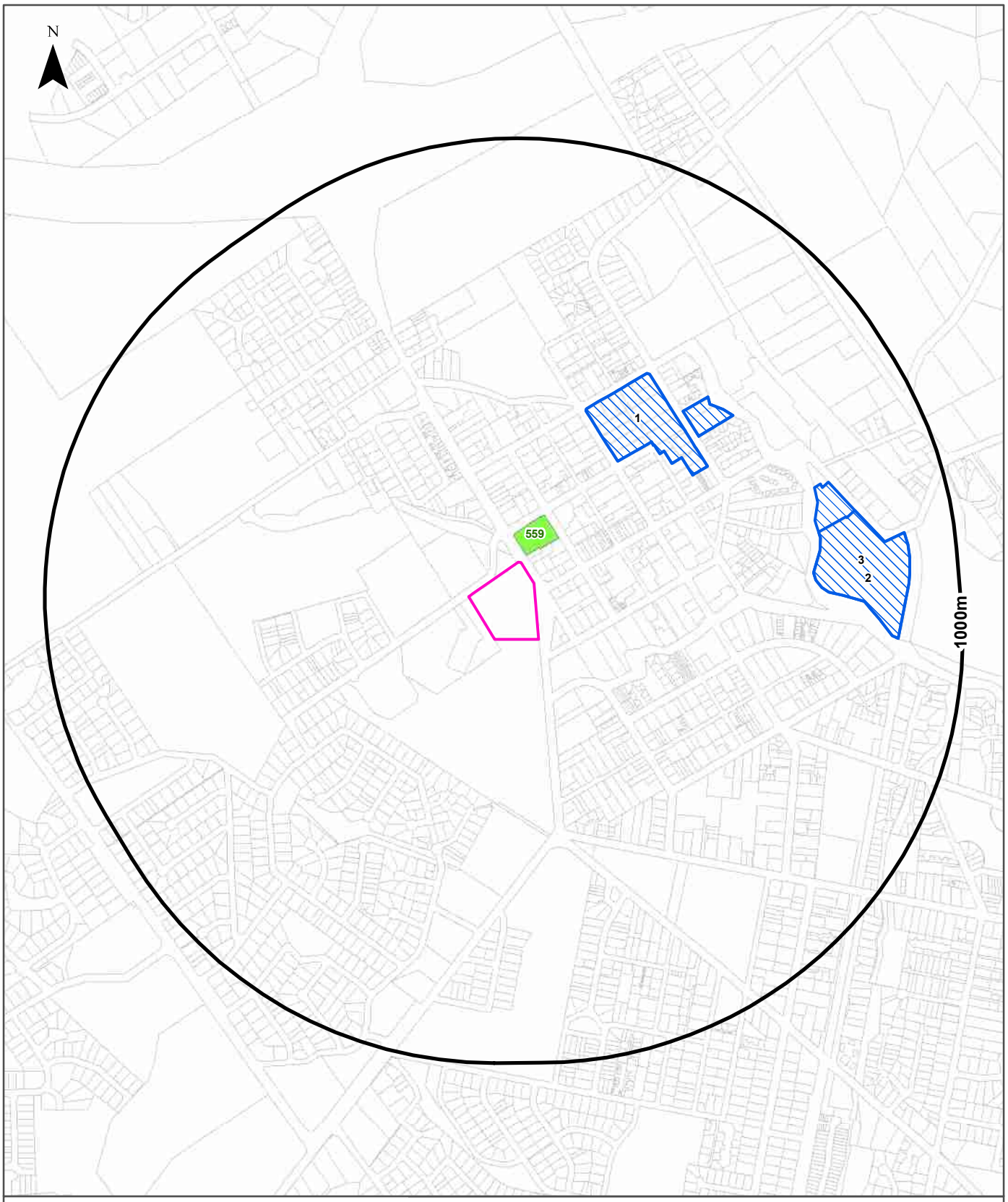
Sites which have been assessed by the Department of Defence for the potential presence of unexploded ordnance within the dataset buffer:

Site ID	Location Name	Category	Area Description	Additional Information	Commonwealth	Loc Conf	Dist	Dir
N/A	No records in buffer							

National Unexploded Ordnance (UXO), Data Custodian: Department of Defence, Australian Government

Waste Management and Liquid Fuel Facilities

17 Adelaide Road, Mount Barker, SA 5251



Legend

- Site Boundary
- Buffer 1000m
- Property Boundary
- Waste Management Facilities
- Container Collection Depot
- National Liquid Fuel Facility

Scale: 0 170 340 Meters 510 680

Data Sources:
Property Boundaries Sourced by Land Services SA
©Land Services SA

Coordinate System:
GDA 1994 MGA Zone 54

Date: 21 February 2025

Waste Management and Liquid Fuel Facilities

17 Adelaide Road, Mount Barker, SA 5251

National Waste Management Facilities Database

Sites on the National Waste Management Facilities Database within the dataset buffer:

Map ID	Owner	Name	Address	Management Type	Facility Type	Status	Loc Conf	Dist	Dir
1	COLES	COLES SUPERMARKET	13-15 MCLAREN STREET, MOUNT BARKER	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	330m	North East
	COLES	COLES SUPERMARKET	13-15 MCLAREN STREET, MOUNT BARKER	DROP-OFF	SOFT PLASTICS DROP-OFF FACILITY	OPERATIONAL	Premise Match	330m	North East
2	HARVEY NORMAN	HARVEY NORMAN MT BARKER	6 DUTTON ROAD, MOUNT BARKER	DROP-OFF	E-WASTE DROP-OFF FACILITY	OPERATIONAL	Premise Match	660m	East
3	RADIO RENTALS	RADIO RENTALS	DUTTON ROAD , MOUNT BARKER	DROP-OFF	E-WASTE DROP-OFF FACILITY	OPERATIONAL	Premise Match	660m	East

Source: Waste Management Facilities Database
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EPA Approved Container Collection Depots

EPA approved container collection depots within the dataset buffer:

MapId	Name	Address	Suburb	Loc Conf	Distance	Direction
N/A	No records in buffer					

Collection Depot Data Source: EPA South Australia

National Liquid Fuel Facilities

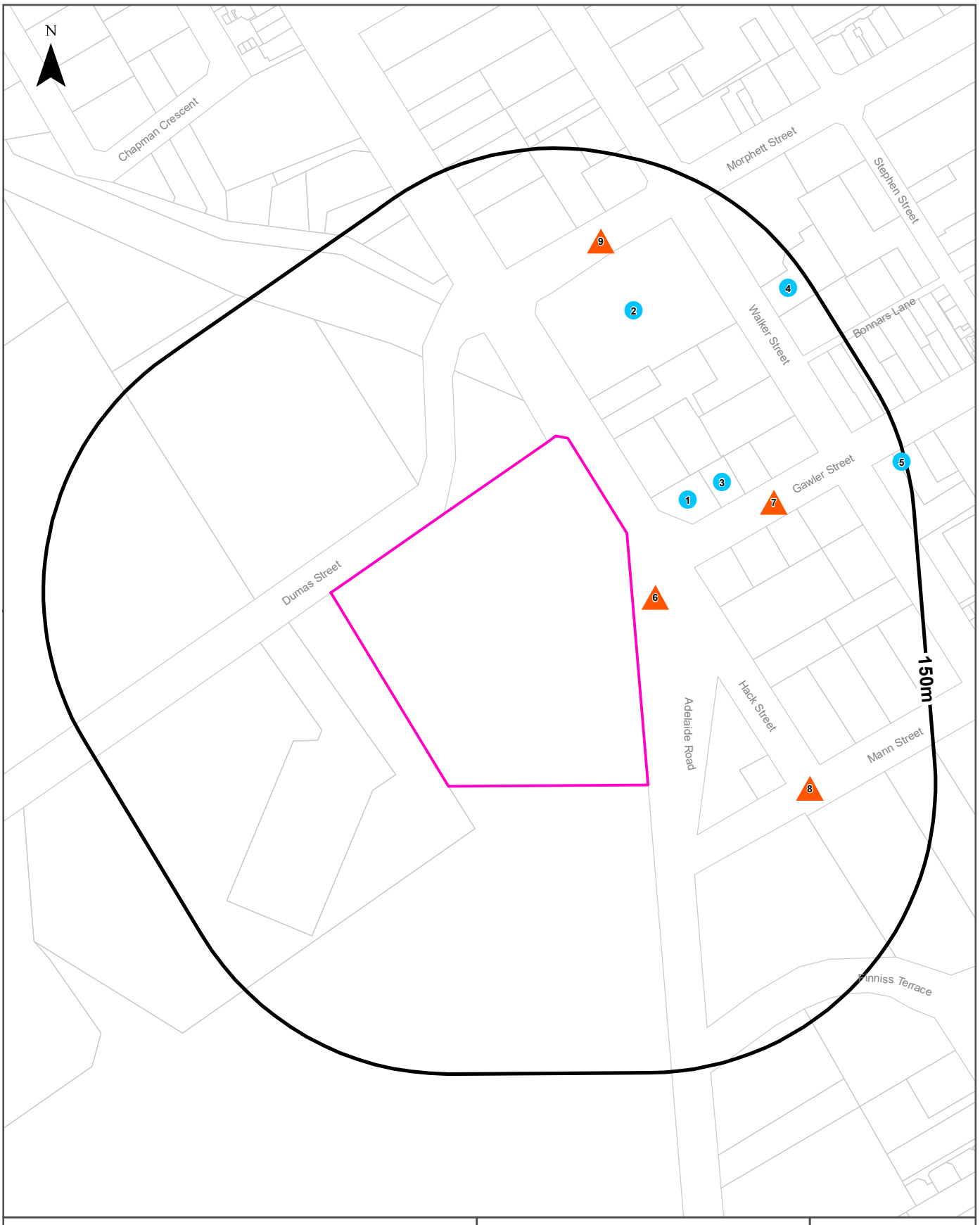
National Liquid Fuel Facilties within the dataset buffer:

Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Dir
559	BP	Barker BP	26 Adelaide Road	Mount Barker	Petrol Station	Operational		25/07/2011	Premise Match	23m	North

National Liquid Fuel Facilities Data Source: Geoscience Australia
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Historical Business Directories

17 Adelaide Road, Mount Barker, SA 5251



Legend

- Site Boundary
- Buffer 150m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 30 60 90 120 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 21 February 2025

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Property Boundaries Sourced by Land Services SA
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Historical Business Directories

17 Adelaide Road, Mount Barker, SA 5251

Business Directory Records 1910-1991
Premise or Road Intersection Matches

Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Motor Wheel Aligning & Balancing Services	Mount Barker Mitsubishi, 1 Gawler St, Mt Barker, 5251	29075	1991	Premise Match	20m	North East
	Motor Engineers	Mount Barker Mitsubishi, 1 Gawler St., Mt. Barker, 5251.	27193	1991	Premise Match	20m	North East
	Motor Car Dealers - New &/or Used	Mount Barker Mitsubishi, 1 Gawler St., Mt. Barker. 5251.	26545	1991	Premise Match	20m	North East
2	Motor Garages & Service Stations	Adelaide Hills Toyota, 22 Adelaide Rd, Mt Barker, 5251	27458	1991	Premise Match	23m	North
	Motor Car Dealers - New &/or Used	Adelaide Hills Toyota. 22 Adelaide Rd., Mt Barker. 5251,	26424	1991	Premise Match	23m	North
	Tyre &/or Tube Mfrs &/or Dists	McLeod Tyres, 2 Morphett St, Mt Barker, 5251	35745	1991	Premise Match	23m	North
	Tyre Dealers &/or Retreaders &/or Vulcanisers	McLeod Tyres, 2 Morphett St, Mt Barker, 5251	35718	1991	Premise Match	23m	North
3	Bakers	Millies Bakery, 5 Gawler St, Mt Barker 5251	37871	1991	Premise Match	49m	North East
4	BUILDERS AND GENERAL CONTRACTORS	Mount Barker Fibrous Plaster Works 11 Walker st Mount Barker	25923	1973	Premise Match	127m	North East
5	Saddlers	MOUNT BARKER SADDLERY ,22 Gawrer Street, Mt Barker 5251	32720	1991	Premise Match	144m	North East
	Leather Goods Mfrs &/or W/salers &/or Suppliers	Mount Barker Saddlery, 22 Gawler St, Mt Barker, 5251	25252	1991	Premise Match	144m	North East
	Horse &/or Cattle Rug Mfrs &/or Dists	Mount Barker Saddlery, 22 Gawler St, Mt. Barker. 5251.	23671	1991	Premise Match	144m	North East
	Saddlers	Mount Barker Saddlery, 22 Gawler St, MtBarker 5251	32728	1991	Premise Match	144m	North East

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Business Directory Records 1910-1991
Road or Area Matches

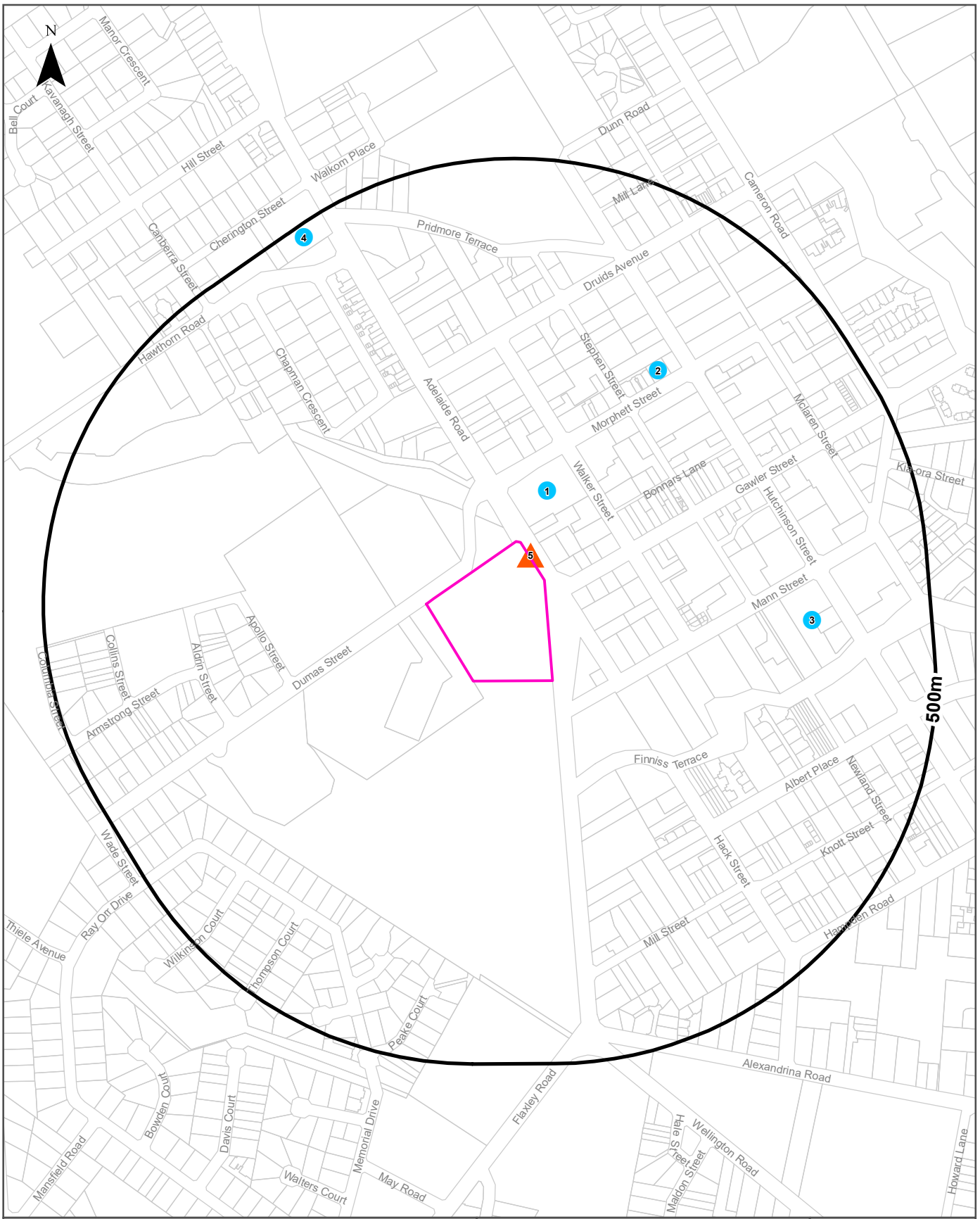
Potentially contaminative business activities extracted from Universal Business Directory and Sands & McDougall Directory records, from years 1991, 1973, 1965, 1955, 1950, 1940, 1930, 1920 & 1910, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
6	Mineral Exploration Companies	Walsh Auger Drilling, Adelaide Rd, Mt Barker, 5251	25925	1991	Road Match	2m
	Boring & Drilling Contractors	Walsh Auger Drilling, Adelaide Rd., Mt. Barker. 5251	38752	1991	Road Match	2m
	Pump Repair Specialists	Walsh, Des Pump Sales, Adelaide Rd., Mt Barker. 5251.	31846	1991	Road Match	2m
	Pump & Pumping Equipment Mfrs &/or Dists	Walsh, Des Pump Sales, Adelaide Rd., Mt. Barker. 5251.	31826	1991	Road Match	2m
	Mineral Exploration Companies	Walsh, Frank Drilling, Adelaide Rd, Mt Barker, 5251	25926	1991	Road Match	2m
	Boring & Drilling Contractors	Walsh, Frank Drilling, Adelaide Rd., Mt. Barker. 5251.	38753	1991	Road Match	2m
	FARM EQUIPMENT	Chapman, H. B., Adelaide Rd. Mount Barker	26980	1950	Road Match	2m
	MOTOR GARAGES & SERVICE STATIONS	Gierke, H. F. & A. E., Adelaide Rd. Mount Barker	27013	1950	Road Match	2m
	AUTOMOTIVE, ELECTRICAL, GENERAL ENGINEERS	Gierke., Adelaide Road, Mount Barker Mount Barker	26984	1950	Road Match	2m
	Dairies and Milk Vendors	Crompton, Arthur, Adelaide rd, Mt Barker	5703	1920	Road Match	2m
	Dairies and Milk Vendors	Crompton, Jno, Adelaide rd, Mount Barker	5515	1910	Road Match	2m
7	BUTCHERS	Barker Quality Meat Store Gawler st Mount Barker	28188	1973	Road Match	10m
	CHEMISTS	BARDOLPH D H Gawler Street Mount Barker	27954	1965	Road Match	10m
	CHEMISTS	MT. BARKER: BARDOLPH D H Gawler Street	30890	1965	Road Match	10m
	CHEMISTS	MT. BARKER: WEEDMAN D E Gawler Street	30891	1965	Road Match	10m
	CHEMISTS	WEEDMAN D E Gawler Street Mount Barker	28856	1965	Road Match	10m
	Butchers	Daw, A. C., Gawler-st, Mount Barker	3148	1920	Road Match	10m
8	Printers - General	dunt Barker Courier, Mann St., Mt. Barker. 5251.	31284	1991	Road Match	15m
	Newspapers, Journals &/or Periodicals	Mount Barker Courier, Mann St, Mt Barker, 5251	29306	1991	Road Match	15m
9	Floor Layers	Hills Carpel Centre., The, Morphett St, Mt Barker. 5251.	21637	1991	Road Match	75m
	Carpet &/or Floor Covering Planners &/or Layers	Hills Carpet Centre The Morphett St. Mt. Barker. 5251.	39903	1991	Road Match	75m
	Carpet &/or Floor Covering Retailers &/or Specialists	HILLS CARPET CENTRE THE Morphett Street Mount Barker. 5251	39910	1991	Road Match	75m
	Vinyl Floor &/or Wall Coverings	Hills Carpet Centre, The, Morphett St, Mt Barker, 5251	36083	1991	Road Match	75m
	Floor Covering - Industrial - Specialists	Hills Carpet Centre, The, Morphett St, Mt. Barker. 5251.	21632	1991	Road Match	75m
	Tile - Floor &/Or Wall - Mfrs &/Or Imps &/Or Merchants	Hills Carpet Centre., The Morphett St., Mt. Barker. 5251.	34937	1991	Road Match	75m

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Dry Cleaners, Motor Garages & Service Stations

17 Adelaide Road, Mount Barker, SA 5251



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale: 0 90 180 270 360 Meters

Coordinate System: GDA 1994 MGA Zone 54

Date: 21 February 2025

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Property Boundaries Sourced by Land Services SA
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Historical Business Directories

17 Adelaide Road, Mount Barker, SA 5251

Dry Cleaners, Motor Garages & Service Stations 1930-1991 Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	Motor Garages & Service Stations	Adelaide Hills Toyota, 22 Adelaide Rd, Mt Barker, 5251	27458	1991	Premise Match	23m	North
2	DRY CLEANERS AND DYERS	Herriott Dry Cleaners Pty Ltd 21 Morphett st Mount Barker	9175	1973	Premise Match	272m	North East
3	MOTOR GARAGES & SERVICE STATIONS	Faulkner H V & Co Ltd 46 Hutchinson rd Mt Barker	15397	1973	Premise Match	304m	East
4	MOTOR GARAGES & SERVICE STATIONS	Gilbert Motors Ltd 57 Adelaide rd Mt Barker	15422	1973	Premise Match	468m	North West
	MOTOR GARAGES & SERVICE STATIONS	Mobil Oil Aust Ltd 57 Adelaide rd Mt Barker	16723	1973	Premise Match	468m	North West

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Dry Cleaners, Motor Garages & Service Stations 1930-1991 Road or Area Matches

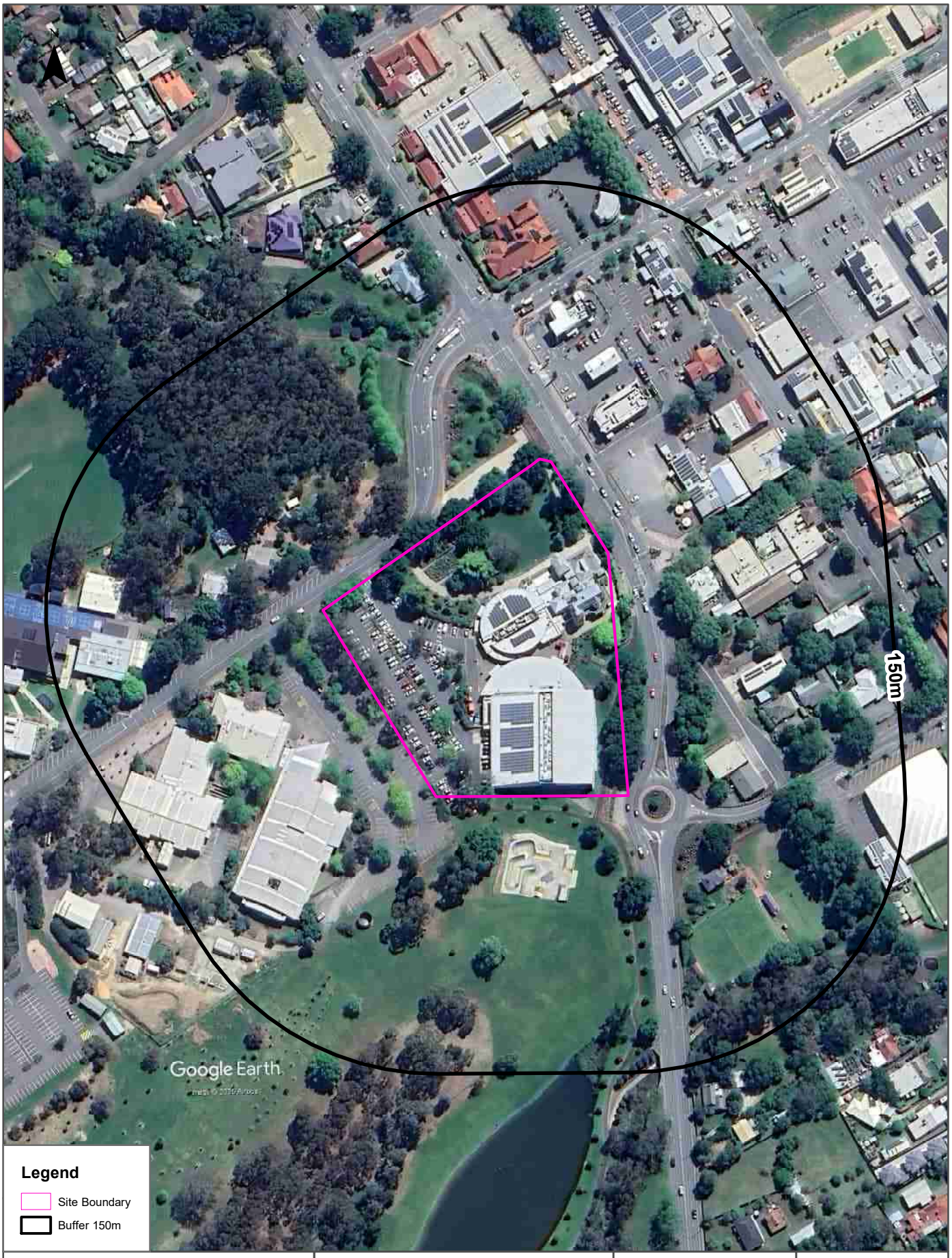
Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories and Sands & McDougall's Directories, from years 1991, 1973, 1965, 1955, 1950, 1940 & 1930, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
5	MOTOR GARAGES & SERVICE STATIONS	Gierke, H. F. & A. E., Adelaide Rd. Mount Barker	27013	1950	Road Match	2m

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Aerial Imagery 2024

17 Adelaide Road, Mount Barker, SA 5251



Scale: 0 30 60 90 120 Meters

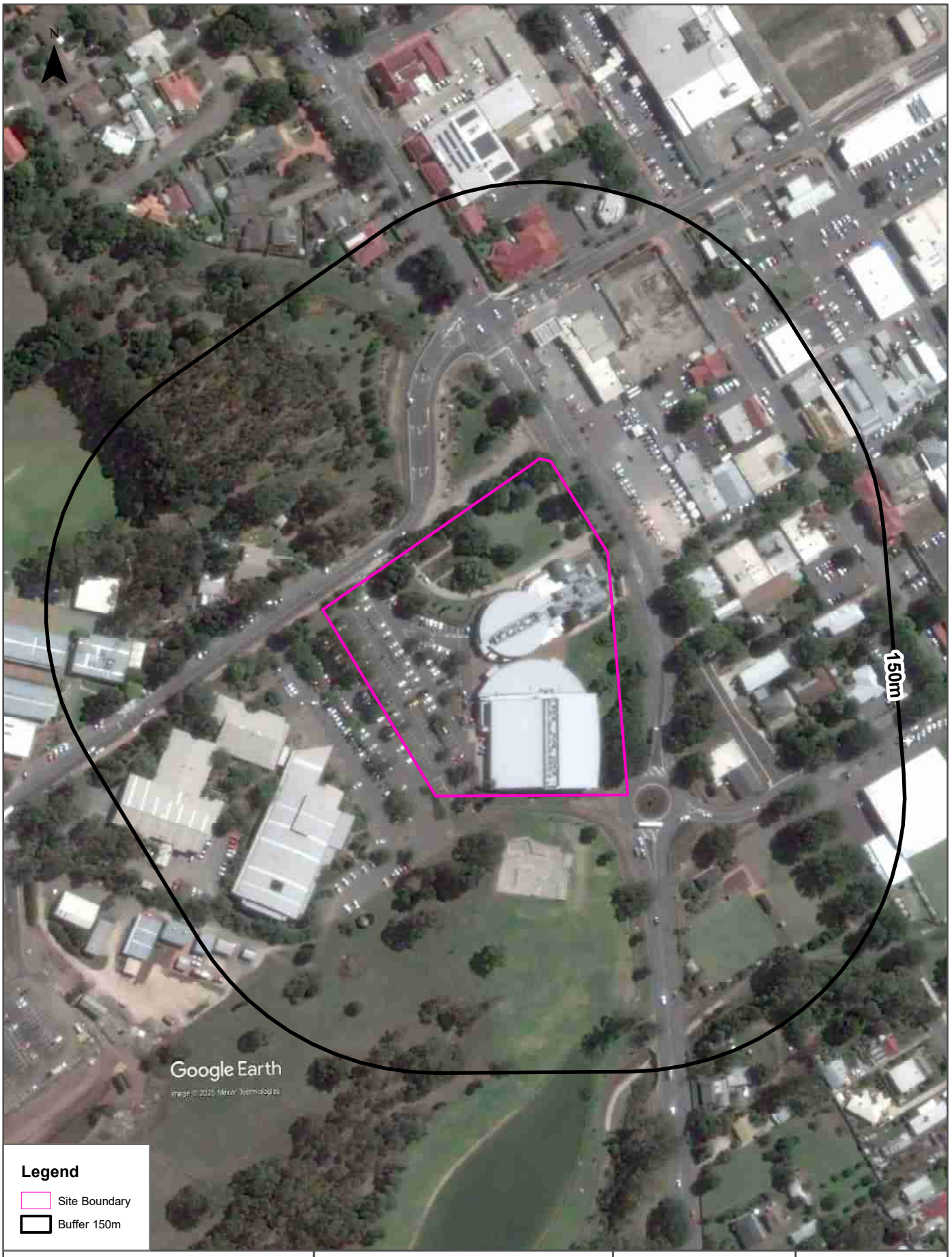
Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.

Coordinate System: GDA 1994 MGA Zone 54

Date: 20 February 2025

Aerial Imagery 2014

17 Adelaide Road, Mount Barker, SA 5251



Scale: 0 30 60 Meters 90 120	Data Source Aerial Imagery: © 2025 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 54	Date: 20 February 2025

Aerial Imagery 2005

17 Adelaide Road, Mount Barker, SA 5251



Scale: 0 30 60 90 120 Meters

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Coordinate System: GDA 1994 MGA Zone 54

Date: 20 February 2025

Aerial Imagery 1992

17 Adelaide Road, Mount Barker, SA 5251



Data Sources Aerial Imagery: © South Australia Department for Environment & Water

Coordinate System: GDA 1994 MGA Zone 54

Date: 20 February 2025

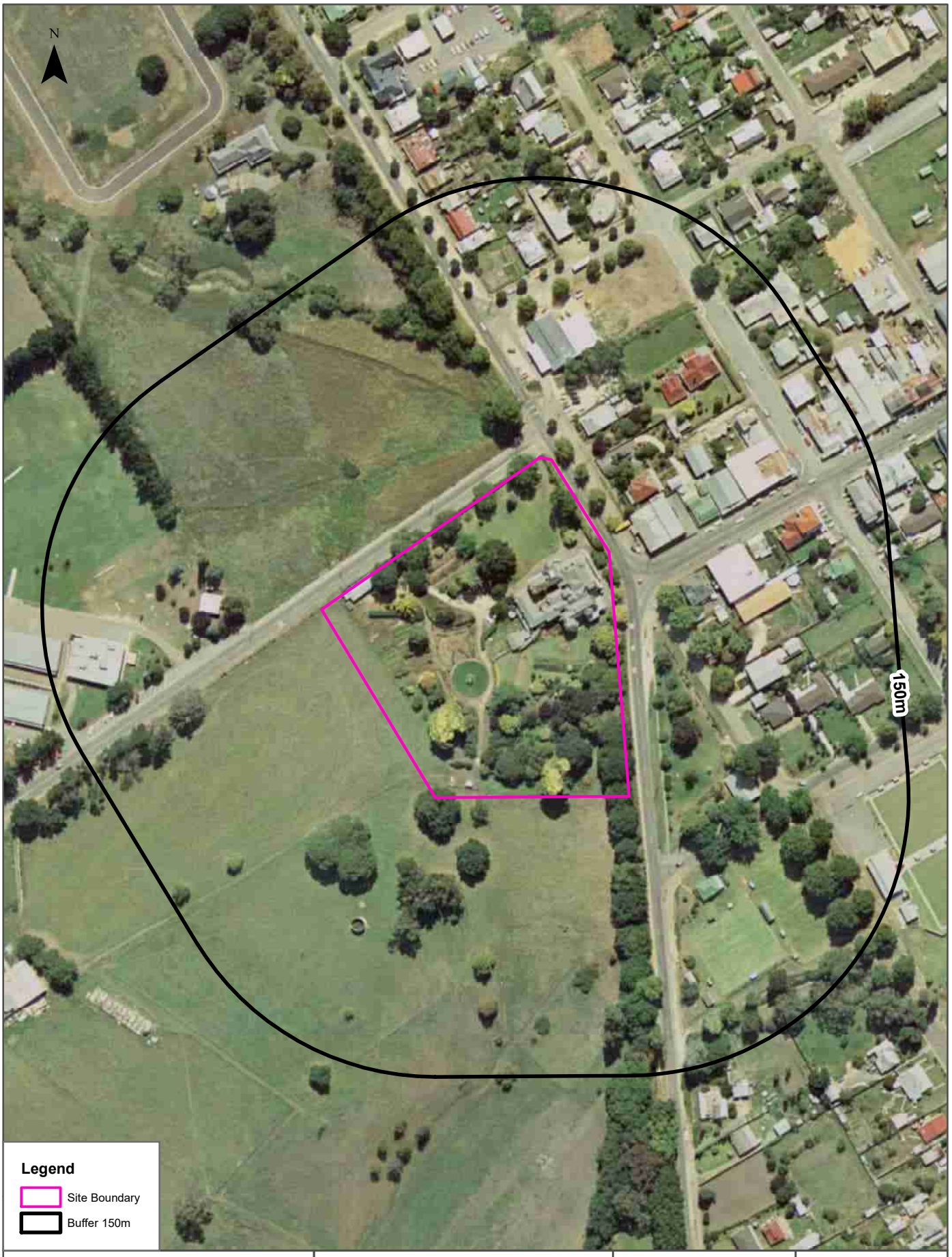
Aerial Imagery 1986-1989

17 Adelaide Road, Mount Barker, SA 5251



Aerial Imagery 1979

17 Adelaide Road, Mount Barker, SA 5251



Aerial Imagery 1974

17 Adelaide Road, Mount Barker, SA 5251



Aerial Imagery 1963

17 Adelaide Road, Mount Barker, SA 5251



Aerial Imagery 1949

17 Adelaide Road, Mount Barker, SA 5251



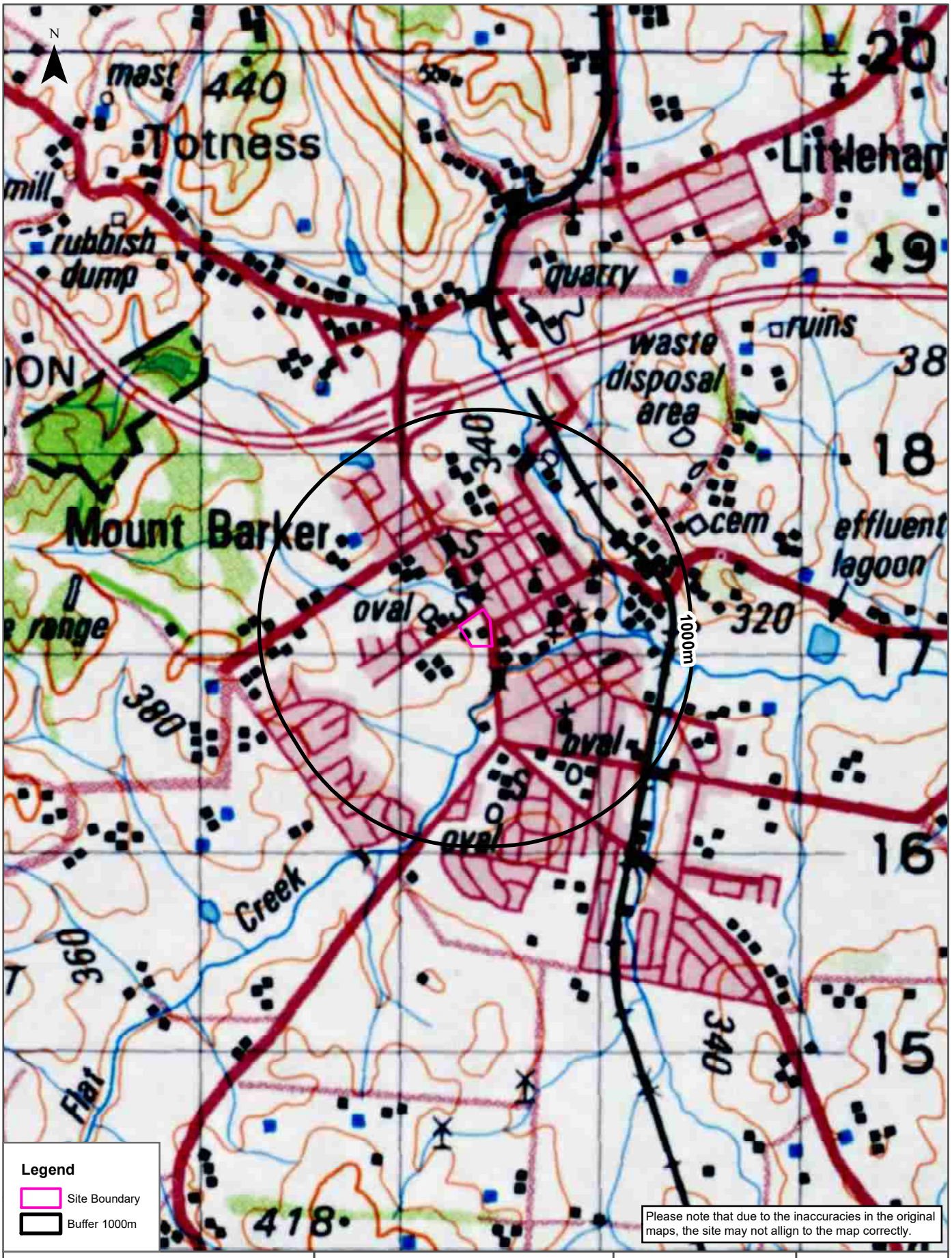
Aerial Imagery 1936

17 Adelaide Road, Mount Barker, SA 5251



Historical Map 1982

17 Adelaide Road, Mount Barker, SA 5251



Scale: 0 300 600 900 1,200 Meters

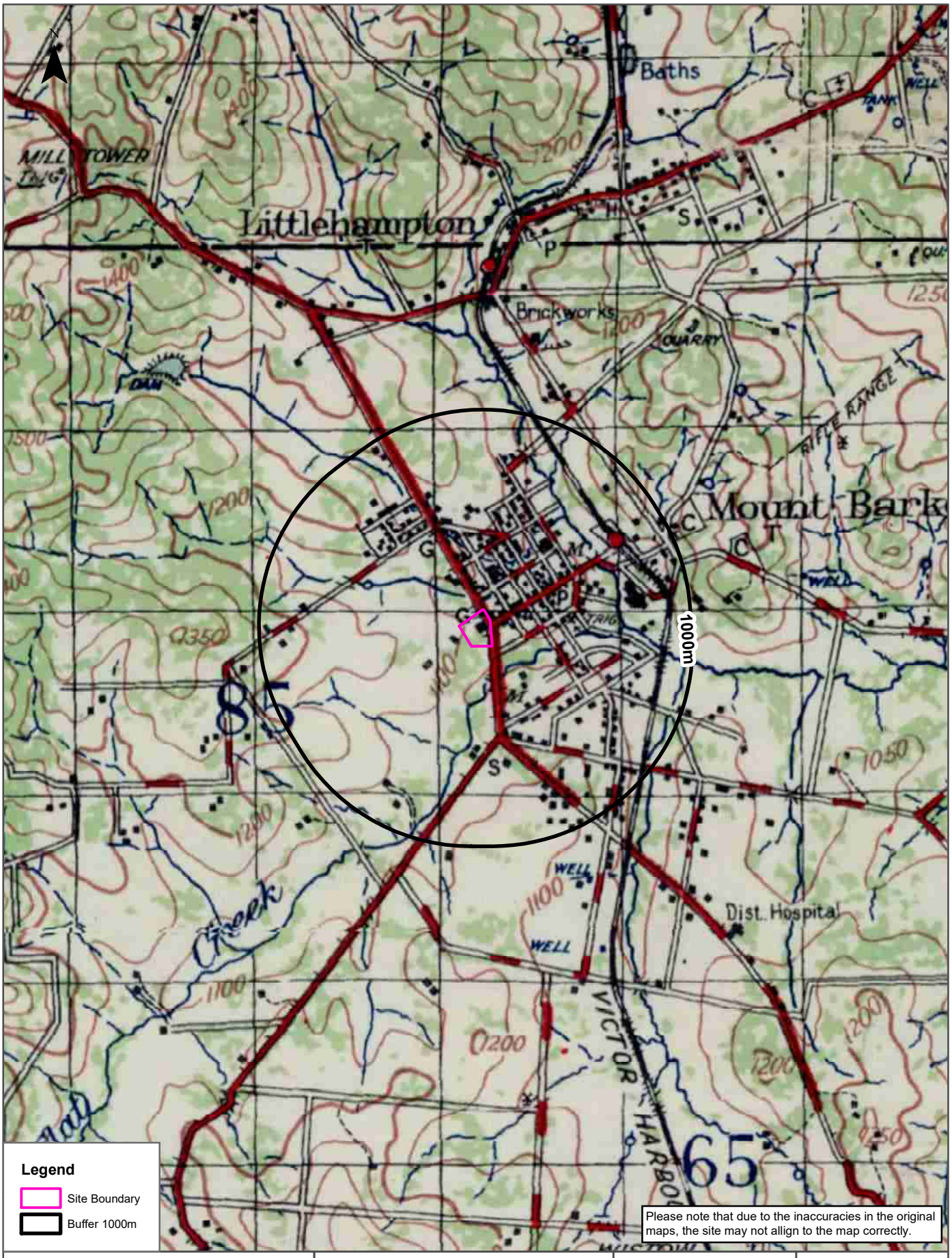
Data Source: NATMAP 1:100,000
Topographic Maps Geoscience Australia

Coordinate System:
GDA 1994 MGA Zone 54

Date: 20 February 2025

Historical Map c.1937

17 Adelaide Road, Mount Barker, SA 5251



Mining

17 Adelaide Road, Mount Barker, SA 5251

Mines and Mineral Deposits

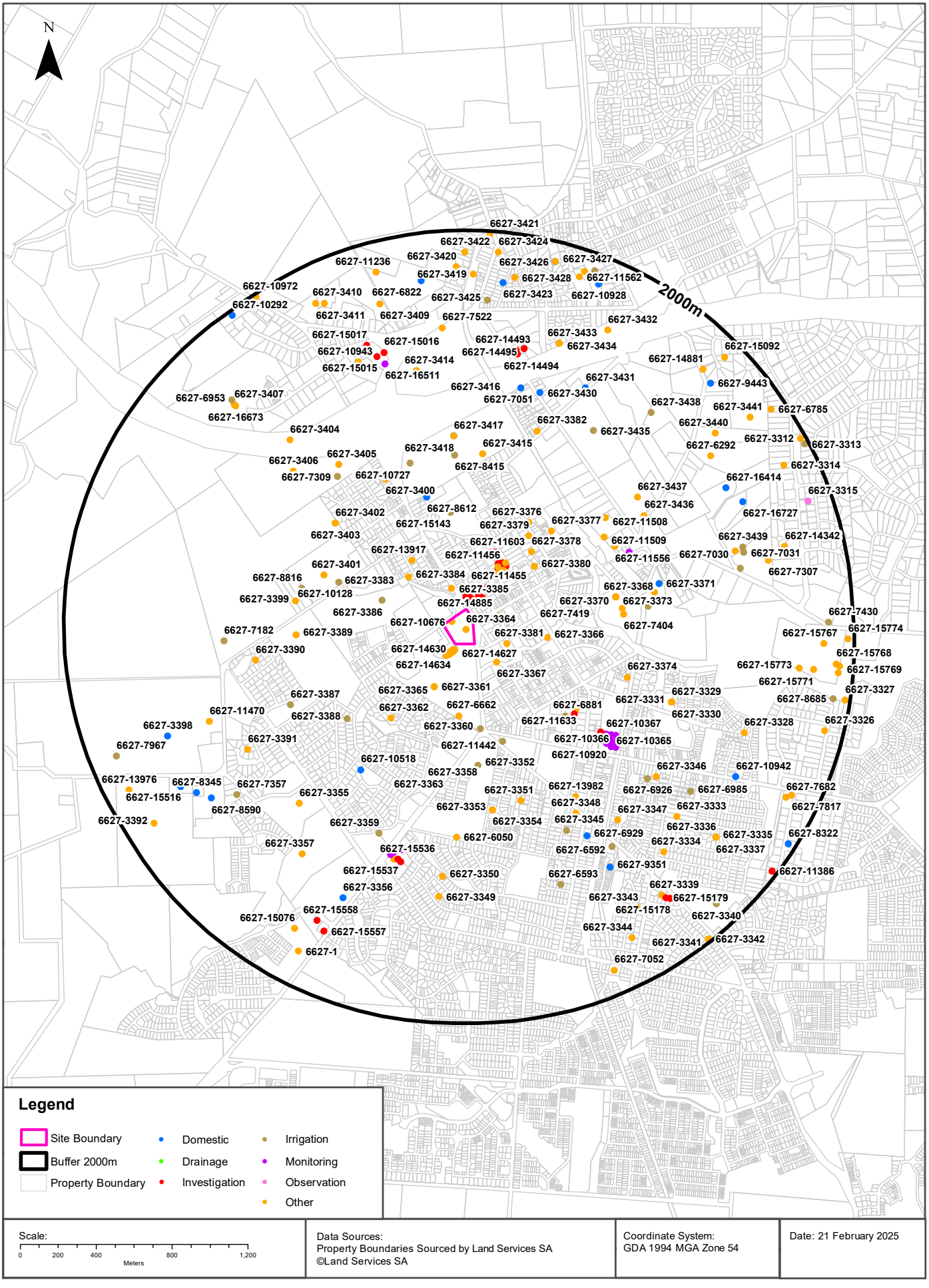
Mines and mineral deposits within the dataset buffer:

Deposit No.	Name	Class	Status	Commodity	Year	Description	Dist	Dir
N/A	No records in buffer							

All Mines and Mineral Deposits Data Source: Dept. of State Development, Resources and Energy - South Australia
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Drillholes

17 Adelaide Road, Mount Barker, SA 5251



Hydrogeology & Groundwater

17 Adelaide Road, Mount Barker, SA 5251

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

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Drillholes

Drillholes within the dataset buffer:

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-10676	192530	Backfilled			35.00		331.80							0m	On-site
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-3364	41784				24.38		330.60			3.7900				0m	On-site
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14965	284695				50.00		337.10							28m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14980	284711		Geothermal energy		70.00		337.10							28m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14657	274422				50.00		337.10							29m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14669	274434				50.00		337.10							29m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14627	274391				96.00		337.10							31m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14668	274433				50.00		337.90							31m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14966	284696				50.00		337.90							31m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14981	284712				70.00		337.90							31m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14656	274421				50.00		337.90							32m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14967	284697				50.00		337.90							33m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14982	284713				50.00		337.90							33m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				
6627-14628	274392				96.00		337.10							34m	South
		Aquifer Description	Tapley Hill Formation [SU4187]							**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-14655	274420				50.00		337.90							34m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14667	274432				50.00		337.90							34m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14629	274393				96.00		337.90							36m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14983	284714				50.00		337.90							36m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14654	274419				50.00		337.90							37m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14666	274431				50.00		337.90							37m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14968	284698				50.00		337.90							37m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14630	274394				96.00		338.20							39m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14984	284715				50.00		338.60							39m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14653	274418				50.00		339.00							40m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14665	274430				50.00		338.60							40m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14969	284699				50.00		338.60							40m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14631	274395				96.00		338.20							42m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14652	274417				84.00		339.00							43m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14664	274429				50.00		339.00							43m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14970	284700				50.00		339.00							43m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14985	284716				50.00		339.00							43m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14645	274410				84.00		339.00							44m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14632	274396				84.00		339.00							45m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14651	274416				84.00		339.00							46m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14663	274428				50.00		339.00							46m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14971	284701				50.00		339.00							46m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-14986	284717				84.00		339.00							46m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14644	274409				84.00		339.00							47m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14633	274397				50.00		339.00							48m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14662	274427				50.00		339.70							49m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14972	284703				50.00		339.70							49m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14987	284718				50.00		339.70							49m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14643	274408				84.00		339.00							50m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14650	274415				50.00		339.00							50m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14634	274398				50.00		339.00							51m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14988	284719				50.00		339.70							52m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14642	274407				95.00		339.70							53m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14649	274414				95.00		339.70							53m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14661	274426				50.00		339.70							53m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14973	284704				50.00		339.70							53m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14635	274399				50.00		339.80							54m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16462	357660		Investigation	2021-01-29	7.00		327.40							55m	North
		Aquifer Description								**Class**	Water Well				
6627-14648	274413				95.00		339.70							56m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14660	274425				50.00		339.70							56m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14974	284705				50.00		339.70							56m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14989	284720				50.00		339.70							56m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14636	274400				50.00		339.80							57m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14641	274406				95.00		339.80							57m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-14990	284721				50.00		340.00							59m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14640	274404				96.00		339.80							60m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14647	274412				95.00		339.80							60m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14659	274424				50.00		340.00							60m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14637	274401				50.00		339.80							61m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16247	332945		Investigation	2019-11-19	4.00		326.50							61m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16460	357658		Investigation	2021-01-29	7.00		326.80							61m	North
		Aquifer Description								**Class**	Water Well				
6627-16245	332943		Investigation	2019-11-18	5.00		327.30							62m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14975	284706				50.00		340.00							63m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14991	284722				50.00		340.00							63m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14639	274403				95.00		340.00							64m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14646	274411				95.00		340.00							64m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14658	274423				50.00		340.00							64m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16246	332944		Investigation	2019-11-18	5.90		327.70							64m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16457	357655		Investigation	2021-01-29	7.00		327.30							64m	North
		Aquifer Description								**Class**	Water Well				
6627-14638	274402				50.00		340.00							65m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14992	284723	Backfilled			50.00		340.00							65m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14670	274435				50.00		340.00							66m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14976	284707				50.00		340.00							66m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16461	357659		Investigation	2021-01-29	7.00		326.80							66m	North
		Aquifer Description								**Class**	Water Well				
6627-16464	357662		Investigation	2021-01-29	6.00		328.10							66m	North
		Aquifer Description								**Class**	Water Well				
6627-14671	274436				50.00		340.00							68m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-14977	284708	Backfilled			50.00		340.00							68m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14993	284724				50.00		340.00							68m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16244	332942		Investigation	2019-11-19	5.10		327.20							69m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14672	274437				50.00		340.00							70m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14978	284709				50.00		340.00							70m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16458	357656		Investigation	2021-01-29	7.00		327.20							70m	North
		Aquifer Description								**Class**	Water Well				
6627-14673	274438				50.00		340.00							73m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14979	284710				50.00		340.00							73m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14886	280410		Investigation	2009-03-30	7.50		327.20							74m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16456	357654	Dry	Investigation	2021-01-29	7.00		328.00							78m	North
		Aquifer Description								**Class**	Water Well				
6627-16455	357652	Dry	Investigation	2021-01-29	7.00		327.50							84m	North
		Aquifer Description								**Class**	Water Well				
6627-14884	280408		Investigation	2009-03-30	7.50		325.10							99m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14888	280412		Investigation	2009-04-08	7.00		325.00							104m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14887	280411		Investigation	2009-03-30	7.50		326.90							113m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14885	280409		Investigation	2009-03-30	7.50		325.00							116m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3385	41805	Operational	Stock		36.58		330.30		901	1.5200				132m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16602	371121		Environmental	2022-07-08	11.50		324.80							134m	East
		Aquifer Description								**Class**	Water Well				
6627-3367	41787				3.96		320.00		1200		2.44	2.44	317.56	150m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-14889	280413		Investigation		7.00		325.00							164m	North East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-3381	41801				24.38		320.00			1.8900				170m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3361	41781				54.86		335.10		1052	2.2700				248m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3365	41785						335.10		1428					248m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-11654	236728		Investigation	2007-09-18	4.50		325.00				2.50	2.50	322.50	252m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15831	326486		Environmental	2019-10-01	5.00		325.00							253m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11656	236730		Investigation	2007-09-17	4.20		325.00							257m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15830	326485		Environmental	2019-10-01	5.00		325.00							266m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11655	236729		Investigation	2007-09-18	4.50		325.00				2.40	2.40	322.60	270m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11458	220818		Investigation	2006-11-22	5.10		325.00				3.90	3.90	321.10	272m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11659	236733		Investigation	2007-09-18	4.50		325.00				2.60	2.60	322.40	275m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11657	236731		Investigation	2007-09-18	4.30		325.00		1653					276m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15827	326478		Environmental	2019-09-30	5.00		325.00							281m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11459	220819		Investigation	2006-11-22	5.00		325.00				2.65	2.65	322.35	282m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11660	236734		Investigation	2007-09-17	5.00		325.00				2.10	2.10	322.90	283m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15829	326482		Environmental	2019-10-01	5.00		325.00							286m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11661	236735		Investigation	2007-09-18	4.50		325.00							290m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11456	220816		Investigation	2006-11-22	5.00		325.00				2.75	2.75	322.25	291m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11658	236732		Investigation	2007-09-17	5.80		325.00				2.50	2.50	322.50	292m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11455	220815		Investigation	2006-11-21	6.00		325.00				3.50	3.50	321.50	297m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11662	236736		Investigation	2007-09-17	4.40		325.00				1.50	1.50	323.50	301m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11457	220817		Investigation	2006-11-22	5.00		325.00							302m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11608	235857		Investigation	2008-02-05	4.75		325.00				2.20	2.20	322.80	311m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3384	41804				24.38		335.90			2.5300				312m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11604	235853		Investigation		5.00		325.00				2.00	2.00	323.00	314m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11663	236737		Investigation	2007-09-17	5.00		325.00				1.80	1.80	323.20	314m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-14890	280414						325.00							315m	North
		Aquifer Description								**Class**	Water Well				
6627-15828	326479		Environmental	2019-09-30	5.00		325.00							321m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11607	235856		Investigation	2008-01-17	3.70		325.00				1.80	1.80	323.20	327m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11605	235854		Investigation	2008-01-17	6.00		325.00				3.60	3.60	321.40	332m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11606	235855		Investigation	2008-01-17	4.50		325.00				2.50	2.50	322.50	337m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11603	235852		Investigation	2008-02-05	4.50		325.00				4.00	4.00	321.00	343m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3386	41806	Operational	Irrigation; Stock		12.19		340.00		1514	3.7900	0.00	0.00	340.00	347m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-13917	246876			2008-12-13	54.00		340.00		847	1.3750	8.00	8.00	332.00	375m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-6662	45082			1982-01-01	126.00		320.00	7.60	1160	37.5000	6.00	6.00	314.00	377m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3366	41786				4.27		320.00		1428		1.83	1.83	318.17	385m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-3380	41800				5.49		324.30		2217		3.66	3.66	320.64	426m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3360	41780	Operational	Irrigation		83.82		322.90	7.00	1320	5.6800	3.05	3.05	319.85	446m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3378	41798				70.10		323.60							459m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3379	41799	Operational	Industrial		18.29		322.80							511m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3362	41782				22.25		332.00		990	3.5359	0.00	0.00	332.00	514m	South West
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-15143	288858	Operational	Irrigation		64.00		341.90		296	10.0000				519m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11442	219869	Equipped (pump, windmill, etc)	Irrigation		10.00		325.80		1087					534m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3383	41803	Not Located			30.48		345.00			2.5300				551m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3376	41796	Operational	Industrial				325.00		771	8.2100	6.10	6.10	318.90	567m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10128	177633	Flowing	Irrigation	1999-11-08	42.00		345.00		921	12.5000				594m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-6881	45301	Operational	Irrigation	1983-08-11	56.00		326.10	7.70	1418	5.6200	20.00	20.00	306.10	609m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-3377	41797	Operational	Industrial		30.48		320.00				6.10	6.10	313.90	611m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-7419	45839	Operational	Domestic	1985-08-27	107.00		318.40	7.60	1110	6.2500	11.00	11.00	307.40	622m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-8612	47032	Operational	Domestic; Stock	1992-03-06	74.00		347.40	7.60	1216	8.0000	16.00	16.00	331.40	629m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3352	41772	Operational	Irrigation	1969-07-01	33.22		329.50	7.00	1385		12.80	12.80	316.70	636m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11633	236205			2007-10-03	56.00		324.20		1205	2.2500	11.00	11.00	313.20	637m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14014	247741		Investigation		16.40		325.40				12.40	12.40	313.00	641m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11718	238702			2008-02-12	63.00		320.00		859	5.0000	10.00	10.00	310.00	645m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3363	41783			1958-01-30	54.55		325.00		1012	7.5800	2.74	2.74	322.26	679m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3401	41821	Abandoned		1951-09-21	24.38		350.40			2.5300	2.44	2.44	347.96	682m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3388	41808	Operational	Irrigation		68.58		339.90	6.70	1115	2.5300				689m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3358	41778	Operational	Irrigation		57.00		325.00	7.00	1200	5.0500	3.05	3.05	321.95	743m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3368	41788	Operational	Industrial		54.86		318.00		1773	9.4700	12.19	12.19	305.81	765m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3369	41789	Operational	Industrial		45.72		318.00		1986	18.9500	2.13	2.13	315.87	765m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3370	41790	Operational	Industrial		71.63		318.00		1548	6.3200	6.10	6.10	311.90	765m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3373	41793	Operational	Industrial		75.59		318.00		1560	6.3200	3.66	3.66	314.34	765m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-8816	138501		Irrigation	1993-11-02	35.60		350.00	7.20	750	4.5000				769m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3389	41809				54.86		365.70			2.5300				777m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3402	41822			1951-10-12	13.72		371.00			0.2500	3.35	3.35	367.65	781m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3403	41823		Town Water Supply (Public/Municipal)	1951-03-11	65.83		371.00		1257	5.0512	6.10	6.10	364.90	781m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3399	41819				42.37		355.30		957	2.5300	9.14	9.14	346.16	787m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3375	41795			1977-08-27	86.00		316.50	7.70	1434	11.2500	3.90	3.90	312.60	792m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-7404	45824			1985-06-28	119.00		315.60	7.90	1586	45.0000	3.60	3.60	312.00	796m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3400	41820				36.58		344.70			2.5300				807m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11448	220575		Investigation	2006-08-28	10.00		321.10							813m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-8415	46835	Operational	Irrigation	1991-05-29	127.00		344.10	7.40	1407	7.5000	13.00	13.00	331.10	817m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11509	228974				35.00		327.50		660	3.5000	10.00	10.00	317.50	818m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3374	41794			1977-08-30	76.80		315.70	7.70	1440	7.5000	3.40	3.40	312.30	823m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10923	198996		Monitoring	2003-07-11	10.00		321.00				6.40	6.40	314.60	824m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10518	185976		Domestic	2001-05-01	116.00		342.30		1010	2.2500	6.00	6.00	336.30	825m	South West
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-10727	194788		Irrigation	2002-09-26	88.00		359.70		1121	10.0000	24.00	24.00	335.70	825m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3415	41835				62.48		330.90	7.50	1378	18.9500	9.14	9.14	321.76	825m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10367	183056		Monitoring	2000-11-15	8.20		320.00				6.30	6.30	313.70	839m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11556	232406			2007-08-14	54.50		321.50		1614	5.0000	5.00	5.00	316.50	842m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3351	41771		Town Water Supply (Public/Municipal)	1958-01-03	60.66		336.00		1467	4.6724	1.22	1.22	334.78	860m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-7377	45797			1985-06-21	142.00		316.80	7.50	2386	12.5000	13.10	13.10	303.70	861m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10365	183054		Monitoring	2000-11-15	10.00		320.00							864m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10919	198992		Monitoring	2003-07-11	10.00		320.00				6.80	6.80	313.20	864m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10920	198993		Monitoring	2003-07-11	10.10		320.00				7.00	7.00	313.00	870m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3353	41773				33.53		338.20		971	1.2600				878m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3354	41774				13.72		338.20							878m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-11508	228973	Backfilled		2007-01-30	49.00		339.10		3643	1.1250	25.00	25.00	314.10	879m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10366	183055		Monitoring	2000-11-15	9.40		320.00				5.20	5.20	314.80	886m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-10922	198995		Monitoring	2003-07-11	8.50		320.00				5.90	5.90	314.10	888m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10842	197150		Monitoring	2003-08-26	12.50		321.90				5.64	5.64	316.26	898m	North East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10921	198994		Monitoring	2003-07-11	8.90		320.00				6.60	6.60	313.40	900m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3387	41807	Operational	Irrigation		26.52		350.40	6.70	700	2.2700				908m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10924	198997		Monitoring	2003-07-11	8.00		320.00				6.40	6.40	313.60	911m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3417	41837	Operational	Domestic		70.10		339.70		5084	1.2600				919m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3418	41838				41.45		339.70		1047	1.5200	1.83	1.83	337.87	919m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10925	198998		Monitoring	2003-07-11	7.00		320.00				5.40	5.40	314.60	922m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-8321	46741	Operational	Irrigation	1990-12-19	63.00		315.00	7.60	692	12.5000	4.57	4.57	310.43	928m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-7309	45729	Operational	Irrigation	1985-03-04	90.50		350.70	7.80	874	10.0000	6.00	6.00	344.70	961m	North West
		Aquifer Description		Heysen Supergroup [SU3637]						**Class**	Water Well				
6627-13982	247078			2008-10-20	42.00		325.90		1015	6.2500	9.00	9.00	316.90	965m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3372	41792				37.80		319.40			2.5300				970m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3371	41791	Operational	Domestic		5.49		326.70		3170		2.74	2.74	323.96	1002m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3390	41810				64.01		377.60		1028	1.5200	32.92	32.92	344.68	1004m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3405	41825				51.82		349.40		800					1009m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3382	41802				8.23		333.30		233		7.92	7.92	325.38	1015m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-6050	44470	Rehabilitated		1979-11-14	79.00		335.80	7.10	1856	10.0000	12.00	12.00	323.80	1017m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3348	41768				36.58		326.40			1.8900	6.10	6.10	320.30	1040m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3436	41856				45.72		333.90			3.7900				1058m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3359	41779		Irrigation		24.38		325.10		1613	3.7900	1.52	1.52	323.58	1075m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3437	41857				70.26		335.40							1079m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3329	41749				8.84		318.20		1642					1082m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-3330	41750				10.67		318.20		1328					1082m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-3331	41751				57.91		318.20		1282	2.5256	3.05	3.05	315.15	1082m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3332	41752				8.23		318.20		1685					1082m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-3345	41765	Operational	Irrigation		29.26		328.70	7.50	1183	12.6300	9.14	9.14	319.56	1095m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15749	315718		Monitoring	2018-05-03	11.50		330.40				9.20	9.20	321.20	1119m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3416	41836		Domestic; Irrigation; Stock		48.77		330.90		1054	2.5300				1125m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15747	315711		Monitoring	2018-06-01	12.00		329.40							1129m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3406	41826		Town Water Supply (Public/Municipal)		57.61		364.70		848	7.5768	0.00	0.00	364.70	1133m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15748	315717		Monitoring	2018-05-03	11.50		330.40				9.50	9.50	320.90	1143m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-6926	45346	Operational	Irrigation	1983-09-29	35.00		320.00	7.50	1194	13.7500	2.90	2.90	317.10	1156m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3435	41855	Operational	Irrigation		65.84		345.00		1083	1.5200	11.58	11.58	333.42	1158m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-7182	45602	Operational	Irrigation	1984-10-17	128.30		404.60	7.80	1007	9.3700				1158m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15750	315719		Monitoring	2018-06-01	10.80		331.00							1159m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-15537	307427		Investigation	2018-03-16	13.00		332.50							1172m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3355	41775	Backfilled	Stock	1933-10-13	63.00		339.50		1345	14.3700	10.70	10.70	328.80	1172m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-6929	45349	Operational	Domestic	1983-07-28	56.00		323.60		792	9.3750	9.00	9.00	314.60	1174m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15536	307426			2018-03-17	13.00		332.40							1176m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-15538	307428		Investigation	2018-03-15	13.00		333.40							1184m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3346	41766				3.66		320.10							1186m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3347	41767				5.18		320.00		1642		2.44	2.44	317.56	1195m	South East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-7051	45471	Operational	Domestic	1984-04-24	92.00		333.40	7.80	901	3.0000	13.90	13.90	319.50	1206m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-3430	41850	Operational	Domestic; Irrigation		12.19		344.10		2191		6.10	6.10	338.00	1209m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3391	41811				67.06		366.80			1.5800	24.38	24.38	342.42	1219m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3350	41770				43.28		331.50		705		6.71	6.71	324.79	1227m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3404	41824				25.91		358.30		871	2.5300				1265m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3414	41834				22.86		339.50			1.2600				1288m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-6592	45012	Operational	Irrigation	1982-01-12	66.00		320.00			4.4200				1289m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3431	41851	Operational	Domestic		49.07		345.30		1514	0.7600	8.53	8.53	336.77	1330m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-11470	228032			2006-10-23	84.00		382.90		1263	3.7500	35.00	35.00	347.90	1331m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3349	41769	Operational	Stock		76.20		336.40			2.5300				1333m	South
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-6593	45013	Operational	Irrigation				326.00							1347m	South
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16511	362515		Monitoring	2021-11-09	11.50		351.40							1363m	North
		Aquifer Description								**Class**	Water Well				
6627-3357	41777				11.28		330.00		536		4.88	4.88	325.12	1366m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14494	271059		Investigation	2012-07-19	12.00		345.00				10.00	10.00	335.00	1376m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-9351	156442	Backfilled	Domestic	1996-01-08	56.00		320.00	7.30	1295	3.1250				1377m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-6985	45405	Operational	Irrigation	1983-12-29	83.00		326.50	7.20	2075	10.0000	15.00	15.00	311.50	1380m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14493	271058		Investigation	2012-07-19	12.00		345.10				10.00	10.00	335.10	1395m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-7357	45777	Operational	Irrigation	1985-04-23	156.00		363.40	7.80	1895	11.2500	14.60	14.60	348.80	1395m	South West
		Aquifer Description		Heysen Supergroup [SU3637]						**Class**	Water Well				
6627-3333	41753				12.80		329.10		1371		10.06	10.06	319.04	1401m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14495	271060		Investigation	2012-07-19	19.50		346.40				10.00	10.00	336.40	1412m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-15015	285090		Investigation	2014-10-20	10.35		344.80				9.23	9.23	335.57	1413m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10943	199247		Stock	2004-01-09	77.00		354.20		852	11.2500	10.50	10.50	343.70	1421m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15016	285091		Investigation	2014-10-21	9.70		341.10				8.70	8.70	332.40	1422m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-3438	41858		Irrigation		38.71		384.10		1766	4.4200				1426m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-7030	45450	Backfilled		1984-04-16	78.30		365.00	7.70	3502	10.9000				1432m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-7308	45728	Operational	Irrigation	1985-03-02	90.50		346.20	7.20	2239	3.7500	24.00	24.00	322.20	1437m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3356	41776		Domestic; Stock		29.87		335.00		1200	3.7884	6.10	6.10	328.90	1461m	South West
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-7031	45451	Operational	Irrigation	1984-04-18	35.60		362.30	7.90	1468	15.0000	14.80	14.80	347.50	1471m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3439	41859	Operational	Irrigation; Stock		45.72		364.30		2399	1.5154	9.75	9.75	354.55	1474m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3334	41754				39.32		324.60		1599	1.1400	12.19	12.19	312.41	1482m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15017	285092		Investigation	2014-10-21	8.70		344.90				8.70	8.70	336.20	1487m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3433	41853	Unknown			36.58		368.90		2085	0.0600				1491m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3434	41854	Unknown			50.29		368.90		1057	2.5300				1491m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-7522	45942			1986-03-07	81.40		333.20	8.10	1474	10.0000	1.40	1.40	331.80	1494m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3328	41748				11.28		316.20		728					1496m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-16414	353987		Domestic	2021-01-29	112.00		372.30		1737	12.5000				1505m	North East
		Aquifer Description								**Class**	Water Well				
6627-8590	47010	Operational	Domestic	1992-02-11	70.00		375.00	7.70	1873	2.2500	27.00	27.00	348.00	1516m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-6292	44712			1980-03-27	41.00		376.80	8.10	1049	5.6300	17.00	17.00	359.80	1521m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-10942	199246		Domestic	2004-01-08	52.00		321.20		1233	2.5000	9.00	9.00	312.20	1544m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-16727	383442		Domestic	2023-09-11	112.00				2465	1.5000				1555m	North East
		Aquifer Description								**Class**	Water Well				
6627-3398	41818	Operational	Domestic		106.60		376.00			1.8900	27.40	27.40	348.60	1565m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-8345	46765	Operational	Domestic; Stock	1991-01-15	71.00		373.70	7.50	1221	2.5000	30.00	30.00	343.70	1569m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-7307	45727	Backfilled		1985-03-01	110.00		348.70	7.20	2194					1590m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-16673	379577		Industrial	2023-02-06	91.00		364.10		631	10.0000				1593m	North West
		Aquifer Description								**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-3407	41827			1941-06-17	64.31		364.80		1424	3.7900				1603m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3440	41860				70.10		367.40							1609m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-15516	307285	Backfilled	Domestic	2018-01-12	166.00		369.40			0.0600				1624m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15558	313530		Investigation	2018-10-31	6.00		336.60							1627m	South West
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-6953	45373	Backfilled	Irrigation	1983-12-28	126.00		365.00	7.90	1049	8.7500	15.00	15.00	350.00	1627m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3335	41755				27.13		327.50		58	1.8900	6.10	6.10	321.40	1630m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3336	41756				5.49		327.50							1630m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3337	41757				9.14		327.50		1157					1630m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3343	41763	Backfilled			28.96		324.90		334		3.05	3.05	321.85	1636m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3425	41845	Operational	Irrigation		17.68		343.30							1636m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3339	41759				34.44		327.70		1242					1652m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3432	41852	Unknown		1971-07-27	28.96	414.53								1653m	North East
		Aquifer Description								**Class**	Engineering Well				
6627-15557	313529		Investigation	2018-10-31	6.00		339.20							1665m	South West
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-15179	288922		Investigation	2015-10-02	8.00		328.30				6.00	6.00	322.30	1674m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3409	41829				45.72		350.50		1070	3.7900	9.14	9.14	341.36	1674m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-14342	264004			2010-02-03	72.00		335.30		2738	1.5000	10.00	10.00	325.30	1691m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-15178	288921		Investigation	2015-10-01	8.50		329.20				6.20	6.20	323.00	1692m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15773	316254		Environmental	2019-05-09	6.00		315.00							1714m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-15076	287428	Unequipped			3.40		334.40				0.80	0.80	333.60	1721m	South West
		Aquifer Description		Tarcowie Siltstone [SU4192]						**Class**	Water Well				
6627-3423	41843	Operational	Domestic		54.25		349.90	7.00	1602	8.8400				1737m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-6822	45242	Operational	Domestic; Stock	1983-05-19	96.50		369.70	7.40	1306	2.5000	30.00	30.00	339.70	1751m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3344	41764	Backfilled			45.72		325.60	7.20	1525	3.1600	24.38	24.38	301.22	1756m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-9443	162959	Abandoned	Domestic	1997-01-04	119.00		373.00		3213	12.5000				1757m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3428	41848				13.72		356.60		807		9.45	9.45	347.15	1771m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3419	41839				9.14		336.90							1773m	North
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-14881	280300			2014-06-25	48.00		367.10		2973	1.5000	24.00	24.00	343.10	1780m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3410	41830				29.57		352.70		871	3.1600				1780m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15771	316252	Dry	Environmental	2019-05-09	6.00		315.00							1790m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-3411	41831		Stock		5.18		351.30		1018	0.0290	0.00	0.00	351.30	1797m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3441	41861				36.58		355.30			4.4200	6.10	6.10	349.20	1807m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3420	41840				6.71		335.00		690		3.51	3.51	331.49	1810m	North
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-1	38421	Abandoned			124.36				2542	5.0500				1815m	South West
		Aquifer Description								**Class**	Petroleum Well				
6627-7682	46102			1986-12-01	78.00		319.80	7.50	2704	13.7500	13.90	13.90	305.90	1830m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3314	41734				56.69		342.00		1542	3.7900				1831m	North East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-15767	316248		Environmental	2019-05-07	6.00		315.00							1840m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-11236	206375			2005-06-11	133.00		382.60			0.5000	38.00	38.00	344.60	1841m	North
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3392	41812	Backfilled		1933-11-13	51.82		350.00		834	2.5300	9.14	9.14	340.86	1844m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-7817	46237			1988-02-26	126.00		320.00	7.60	1490	10.6000	12.00	12.00	308.00	1851m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10928	199042		Domestic	2004-03-01	140.00		386.70		2165	1.0000	23.00	23.00	363.70	1854m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-11562	232417	Backfilled			142.00		382.50		1457	0.0600				1854m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-7967	46387	Operational	Irrigation	1989-03-07	130.00		361.30	7.40	1407	23.7000	6.60	6.60	354.70	1855m	West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-7430	45850	Operational	Irrigation; Observation	1985-09-03	84.00	319.93		7.79	503	7.5000	6.64	6.64	313.29	1868m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-13976	247064			2008-06-21	84.00		357.70		1770	5.6250				1871m	South West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

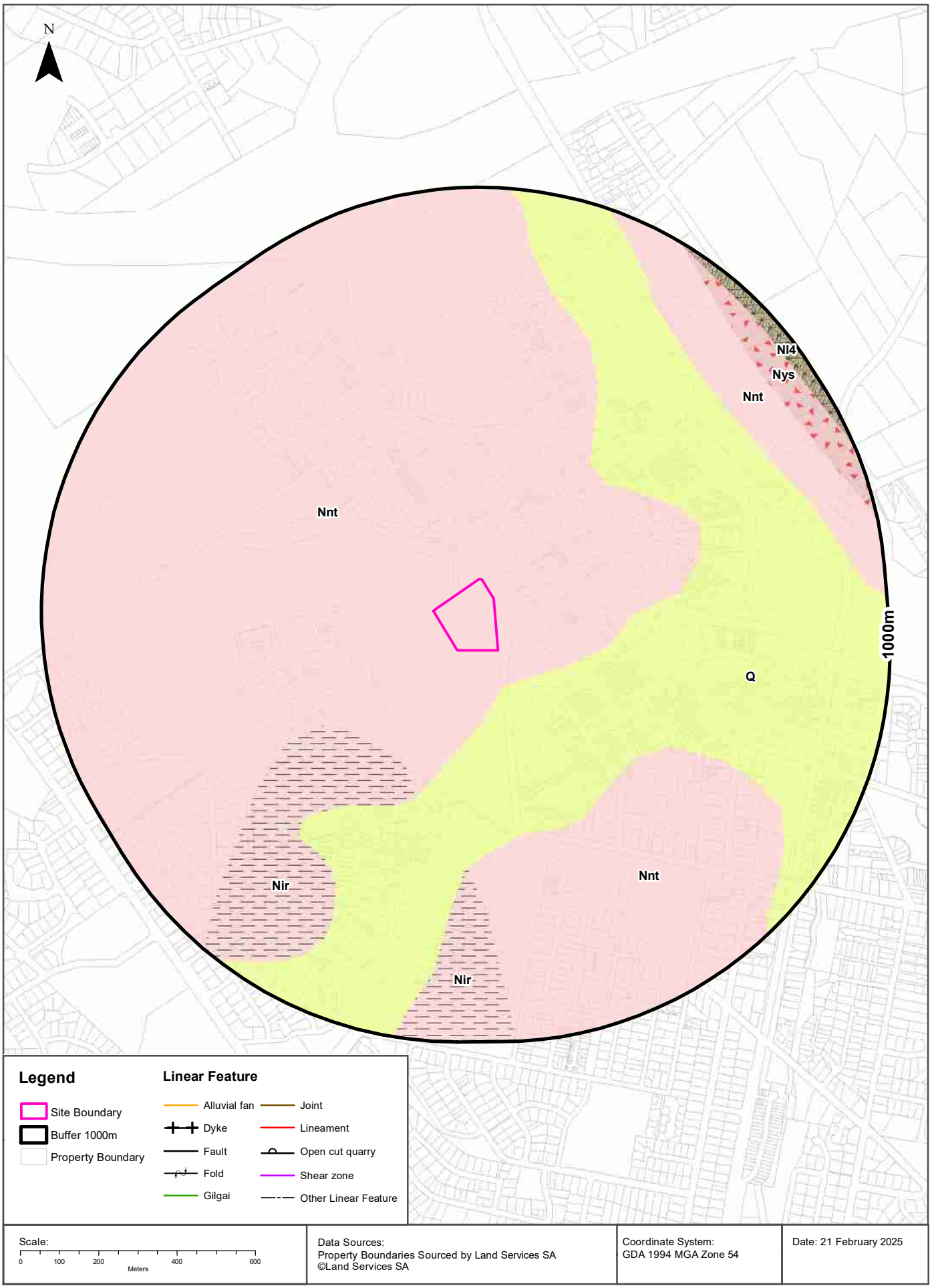
Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-3340	41760		Irrigation; Observation	1945-01-01	40.00		333.00	7.12	1737					1871m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-7052	45472	Backfilled		1984-05-24	97.00	323.36		8.00	1452	37.5000				1872m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3315	41735	Abandoned	Observation		82.91	339.18			1474		8.04	8.04	331.14	1873m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3422	41842				36.58		335.50			3.7900				1888m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-11561	232416			2007-05-30	119.00		381.60		2903	1.2500	31.00	31.00	350.60	1891m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3424	41844				12.19		347.70							1892m	North
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-3426	41846	Operational	Domestic		31.39		371.70		800		13.72	13.72	357.98	1896m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3427	41847				22.56		371.70			1.2600				1896m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-3326	41746				24.38		318.50		1571	2.5300				1901m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15092	280622				46.00		359.70		2210	6.2500	9.00	9.00	350.70	1904m	North East
		Aquifer Description		Saddleworth Formation [SU4127]						**Class**	Water Well				
6627-15768	316249		Environmental	2019-05-07	6.00		315.00							1909m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-8685	130683		Irrigation		77.80		315.00	7.20	1950	18.7500	1.00	1.00	314.00	1912m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3429	41849	Operational	Irrigation		50.29		380.30	6.70	1541					1914m	North
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-15772	316253		Environmental	2019-05-08	6.00		315.00		371					1921m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-6785	45205			1977-10-04	61.00		348.90	7.90	761	11.2500	2.20	2.20	346.70	1923m	North East
		Aquifer Description		Saddleworth Formation [SU4127]						**Class**	Water Well				
6627-15769	316250		Earthing	2019-05-08	6.00		315.00							1927m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-15770	316251		Environmental	2019-05-08	6.00		315.00							1939m	East
		Aquifer Description		Belair Subgroup [SU3291]						**Class**	Water Well				
6627-8322	46742	Operational	Domestic	1990-12-12	78.00		322.10	7.70	1950	12.5000	10.00	10.00	312.10	1961m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-15774	316255		Environmental	2019-05-10	6.00		315.00							1967m	East
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				
6627-11386	218813		Investigation	2006-05-17	126.00		324.20		1658	7.5000	8.00	8.00	316.20	1972m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10292	180939		Domestic	2000-04-20	70.00		388.90		1300	7.5000	25.30	25.30	363.60	1975m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				

Unit No	Drillhole No	Status	Purpose	Drill Date	Max Depth (m)	Ref Elev (m AHD)	Ground Elev (m)	pH	TDS (mg/L)	Yield (L/sec)	DTW (m)	SWL (m)	RSWL (m AHD)	Dist	Dir
6627-3312	41732				3.66		340.30							1975m	North East
		Aquifer Description		Saddleworth Formation [SU4127]						**Class**	Water Well				
6627-3327	41747			1958-09-05	50.29		315.00		1685	2.5300	0.61	0.61	314.39	1975m	East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3313	41733		Irrigation; Stock		17.98		342.70		1372	5.6800	0.00	0.00	342.70	1980m	North East
		Aquifer Description		Saddleworth Formation [SU4127]						**Class**	Water Well				
6627-3341	41761				44.81		336.70			3.7900				1983m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3342	41762				39.62		336.70		1357					1983m	South East
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-10972	199987				70.00		371.30		1356					1984m	North West
		Aquifer Description		Tapley Hill Formation [SU4187]						**Class**	Water Well				
6627-3421	41841				5.49		339.80		694		3.96	3.96	335.84	1984m	North
		Aquifer Description		Quaternary alluvial/fluvial sediments [SU3108]						**Class**	Water Well				

Drillholes Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Geology 1:100,000

17 Adelaide Road, Mount Barker, SA 5251



Geology

17 Adelaide Road, Mount Barker, SA 5251

Surface Geology 1:100,000

Surface Geology Units within the dataset buffer:

Map Unit Code	Name	Description	Parent Name	Province	Age	Min Age	Max Age	Dist	Dir
Nnt	Tapley Hill Formation	Siltstone, grey to black, dolomitic and pyritic grading upwards to calcareous, thinly laminated, locally cross-bedded; dolomite, grey, flaggy to massive; limestone conglomerate, intraformational; greywacke.	Nepouie Subgroup	ADELAIDE GEOSYNCLINE	NEOPROTEROZOIC	Sturtian	Sturtian	0m	On-site
Q	Quaternary rocks	Undifferentiated Quaternary rocks.		UNKNOWN	PLEISTOCENE-HOLOCENE	Quaternary	Quaternary	91m	East
Nir	Tarcowie Siltstone	Siltstone, sandy, flaser bedded.	Upalinna Subgroup	ADELAIDE GEOSYNCLINE	NEOPROTEROZOIC	Marinoan	Marinoan	318m	South West
Nys	Sturt Tillite	Tillite; diamictite; shale; siltstone.	Yudnamutana Subgroup	ADELAIDE GEOSYNCLINE	NEOPROTEROZOIC	Sturtian	Sturtian	886m	North East
Nl4	Belair Subgroup unit 4	Quartzite interbeds. Based on dotted unit in (Prot-l on OLARY), where upper quartzite may be equivalent to Gilbert Range Quartzite.	Burra Group	ADELAIDE GEOSYNCLINE	NEOPROTEROZOIC	Sturtian	Sturtian	958m	North East

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Linear Structures 1:100,000

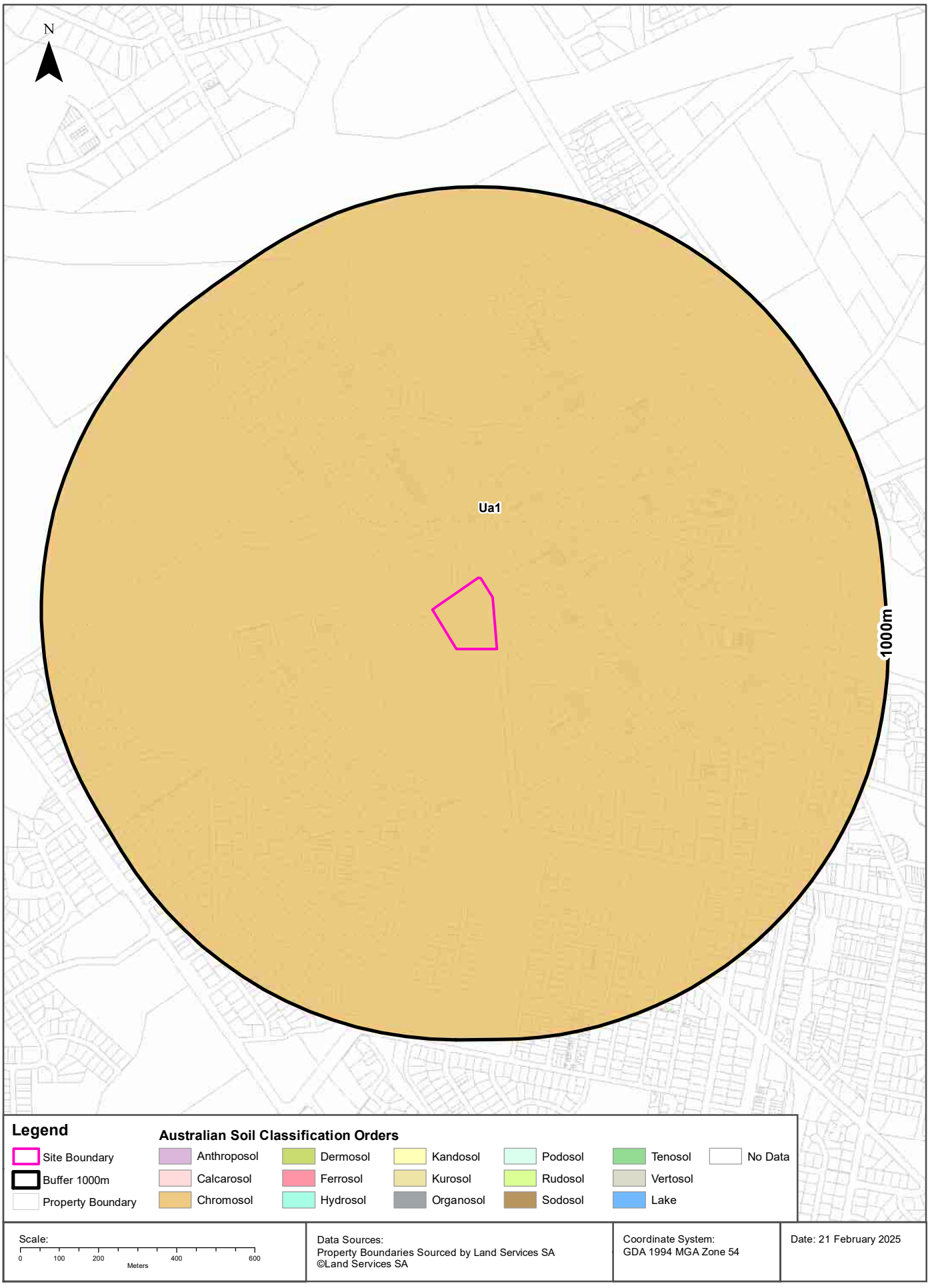
Linear geological structures within the dataset buffer:

Map Code	Description	Distance	Direction
N/A	No records in buffer		

Geology Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Soils

17 Adelaide Road, Mount Barker, SA 5251



Soils

17 Adelaide Road, Mount Barker, SA 5251

Atlas of Australian Soils

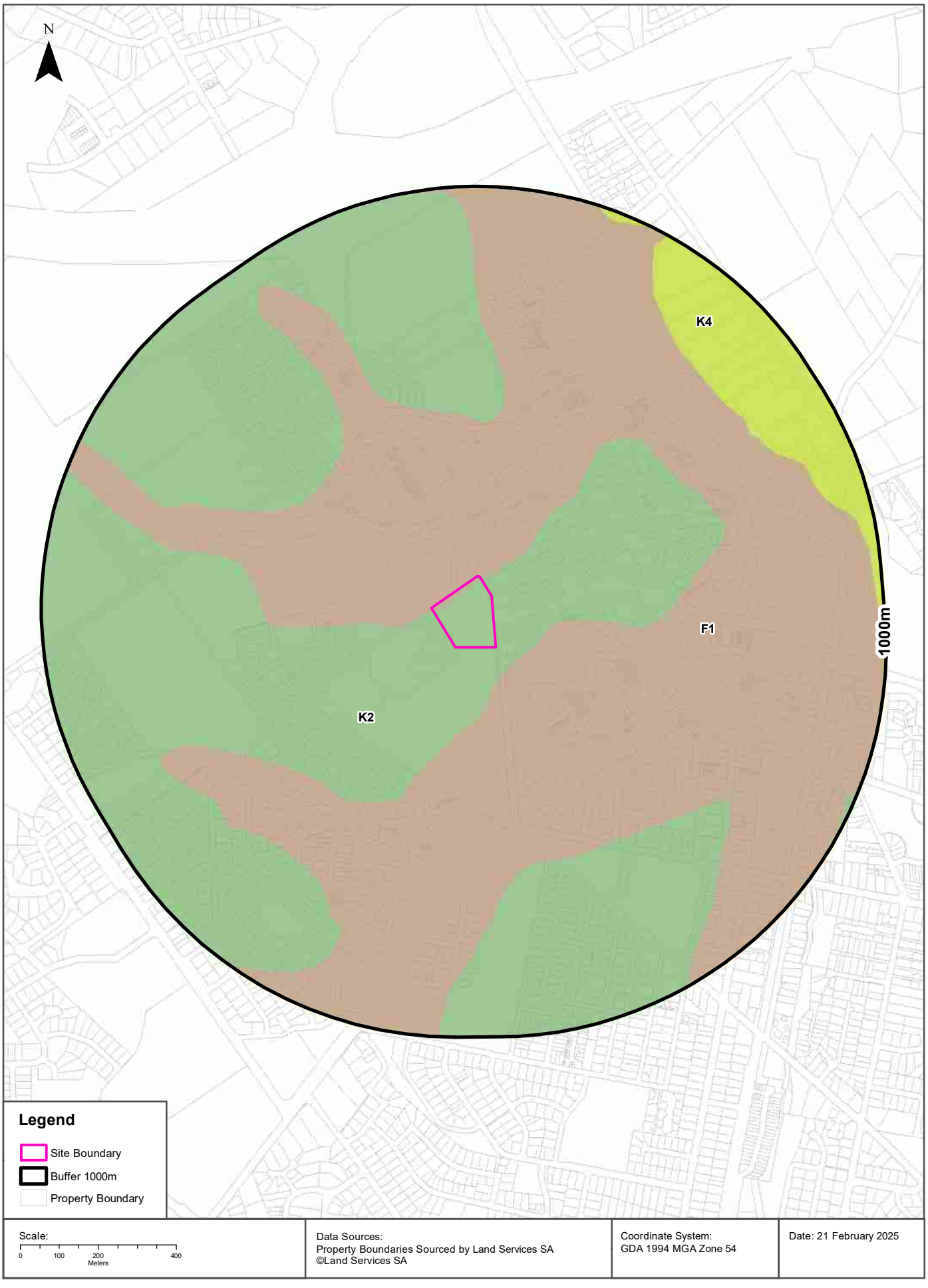
Soil mapping units and Australian Soil Classification orders within the dataset buffer:

Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Ua1	Chromosol	Low rolling hills and small valleys with some steeper, broken hill chains: hard neutral yellow mottled soils (Dy3.22), shallow grey-brown sandy soils (Uc6.11), and outcropping rocks on the hills and with the two latter dominant in the more rugged situations; small areas of (Dy3.61), (Dd1.2)s (Dy2.22), (Gn3.12), and (Dr5.23) are encountered on the hills; (Dy3.43) and (Dy5.43) are common on lower hill slopes and in the small valleys but smaller areas of (Dy3.4 and Dy3.8) and (Dy5.4 and Dy5.8) occur too; variable alluvial soils (unclassified) occur on the present flood-plains of the streams.	0m	On-site

Atlas of Australian Soils Data Source: CSIRO
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Soil Types

17 Adelaide Road, Mount Barker, SA 5251



Soils

17 Adelaide Road, Mount Barker, SA 5251

Soil Types

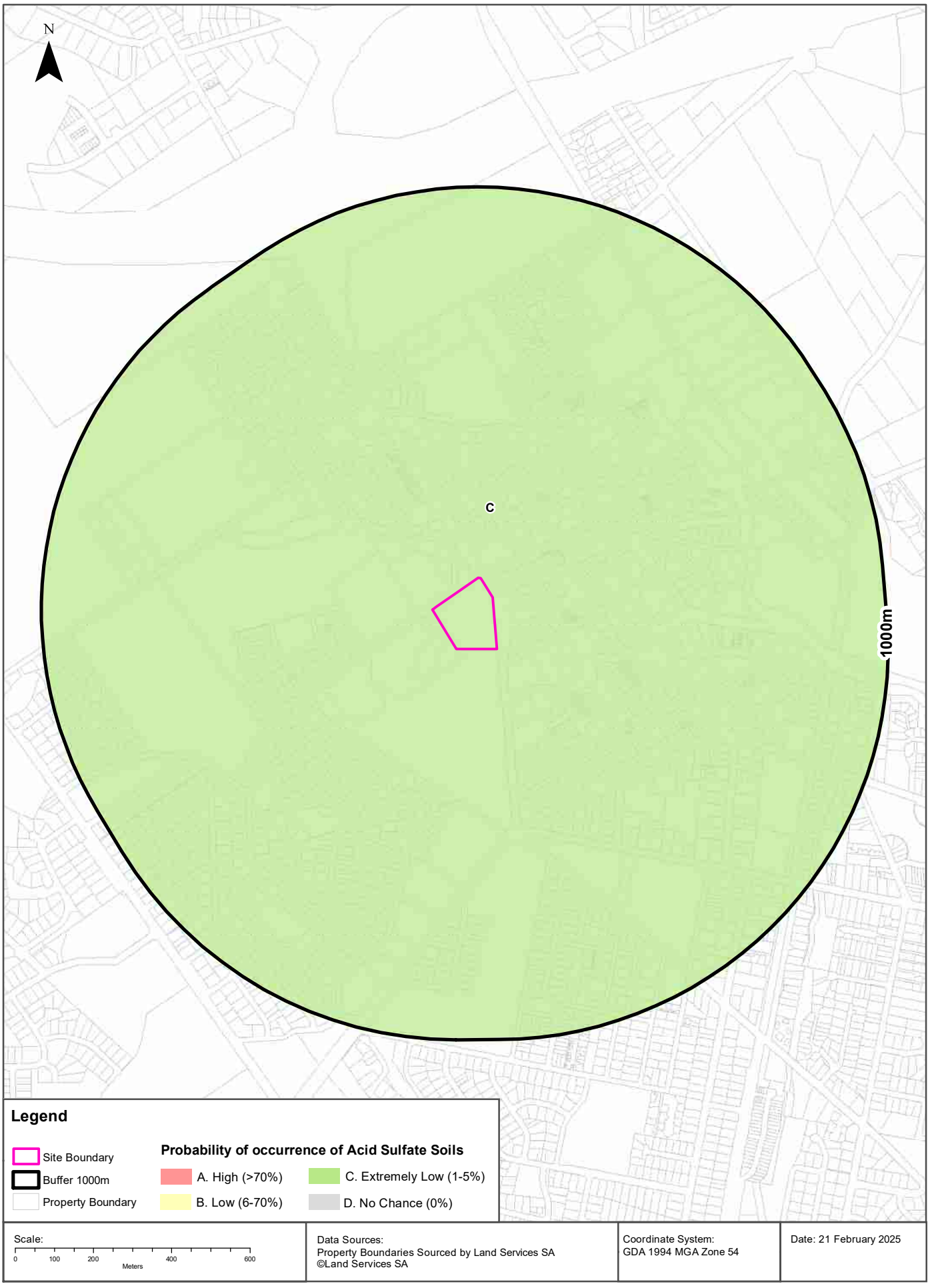
Soil types within the dataset buffer:

Map category code	Soil type description	Distance	Direction
F1	Loam over brown or dark clay	0m	On-site
K2	Acidic loam over clay on rock	0m	On-site
K4	Acidic sandy loam over brown or grey clay on rock	766m	North East

Soil Types Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Atlas of Australian Acid Sulfate Soils

17 Adelaide Road, Mount Barker, SA 5251



Acid Sulfate Soils

17 Adelaide Road, Mount Barker, SA 5251

Atlas of Australian Acid Sulfate Soils

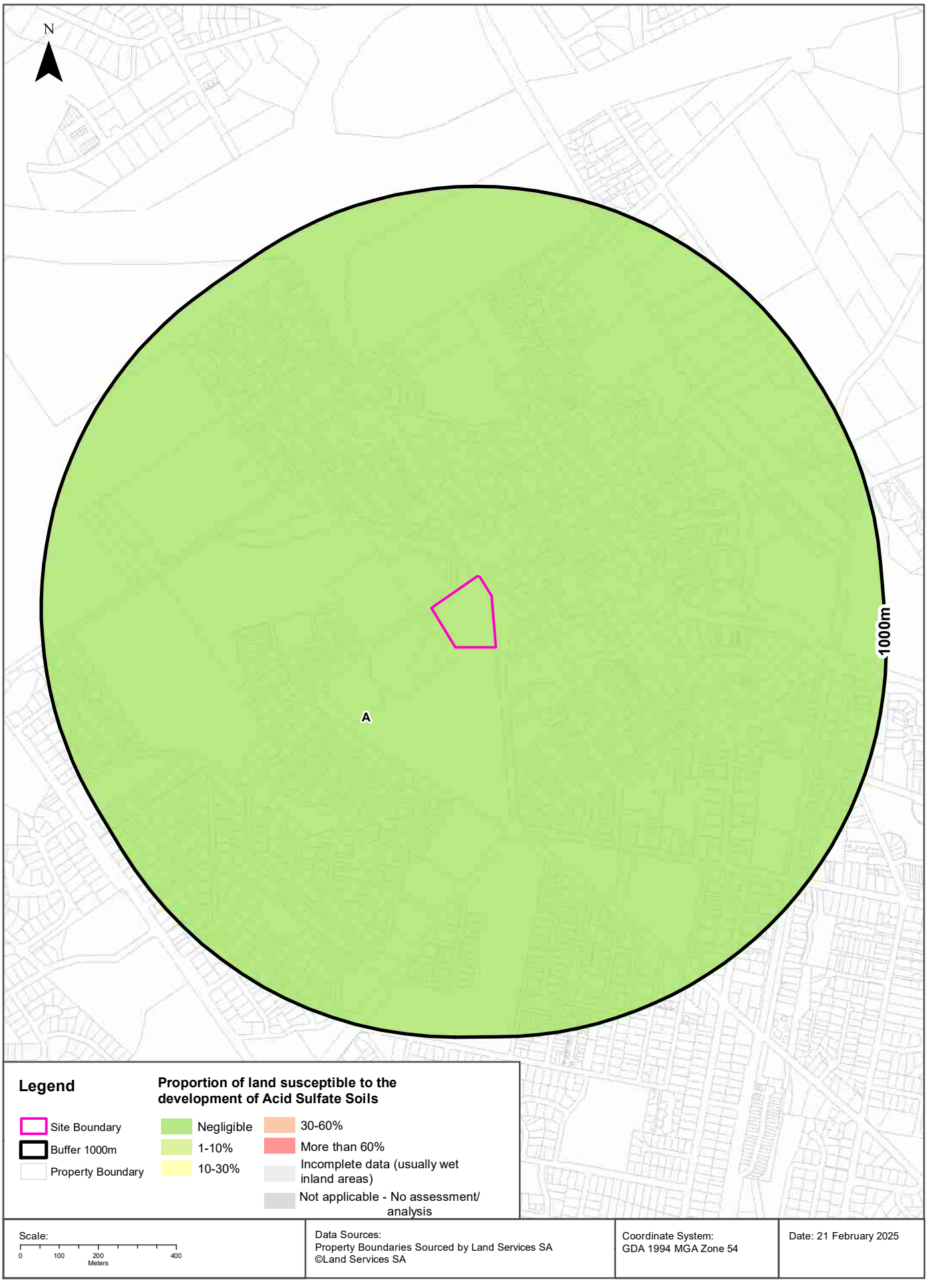
Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO
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Acid Sulfate Soils Potential

17 Adelaide Road, Mount Barker, SA 5251



Acid Sulfate Soils

17 Adelaide Road, Mount Barker, SA 5251

Acid Sulfate Soil Potential

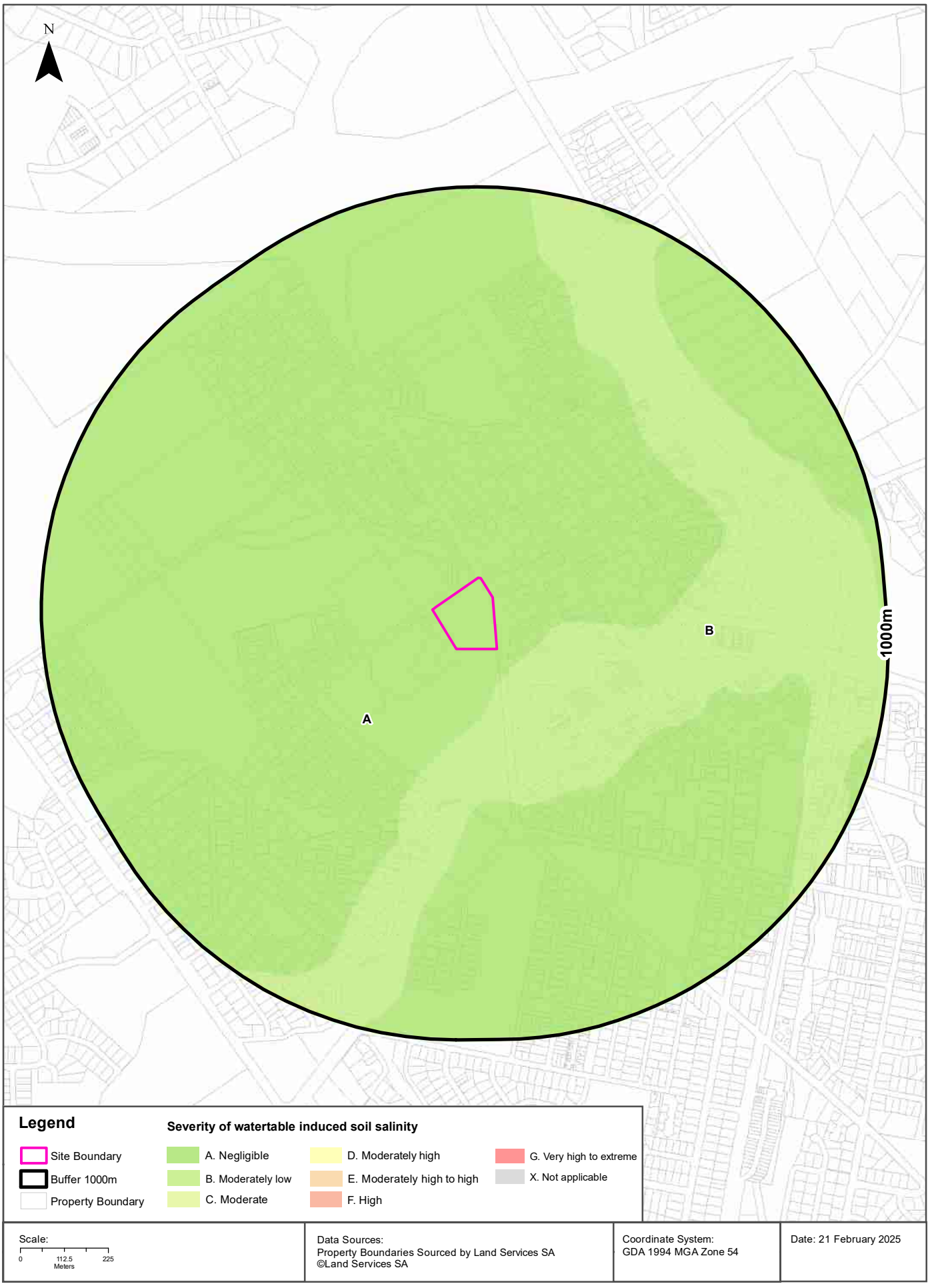
Acid sulfate soil potential within the dataset buffer:

Map category code	Proportion of land susceptible to the development of acid sulfate soils	Distance	Direction
A	Negligible	0m	On-site

Acid Sulfate Soils Data Source: Dept of Environment, Water and Natural Resources - South Australia
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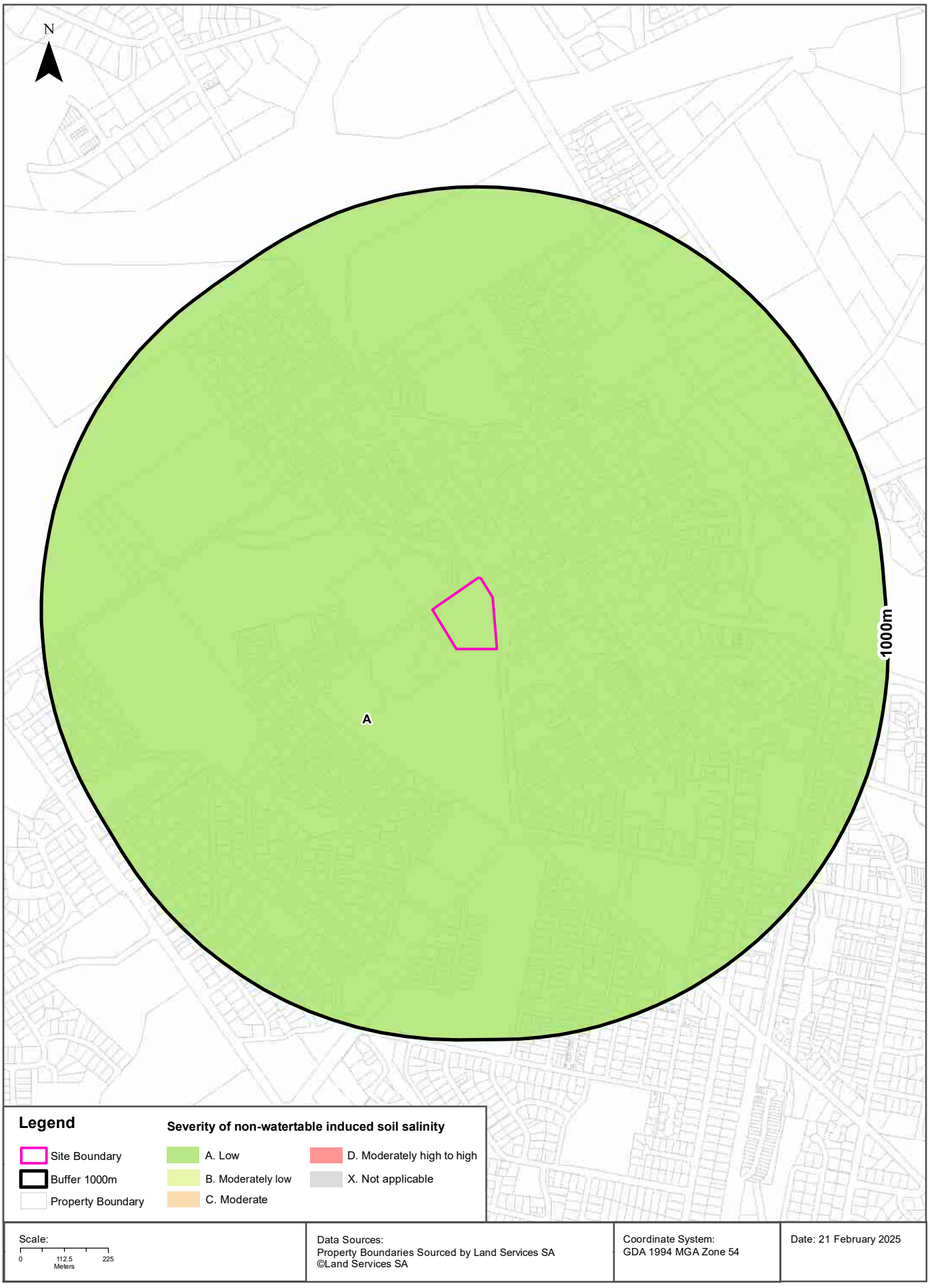
Soil Salinity - Watertable Induced

17 Adelaide Road, Mount Barker, SA 5251



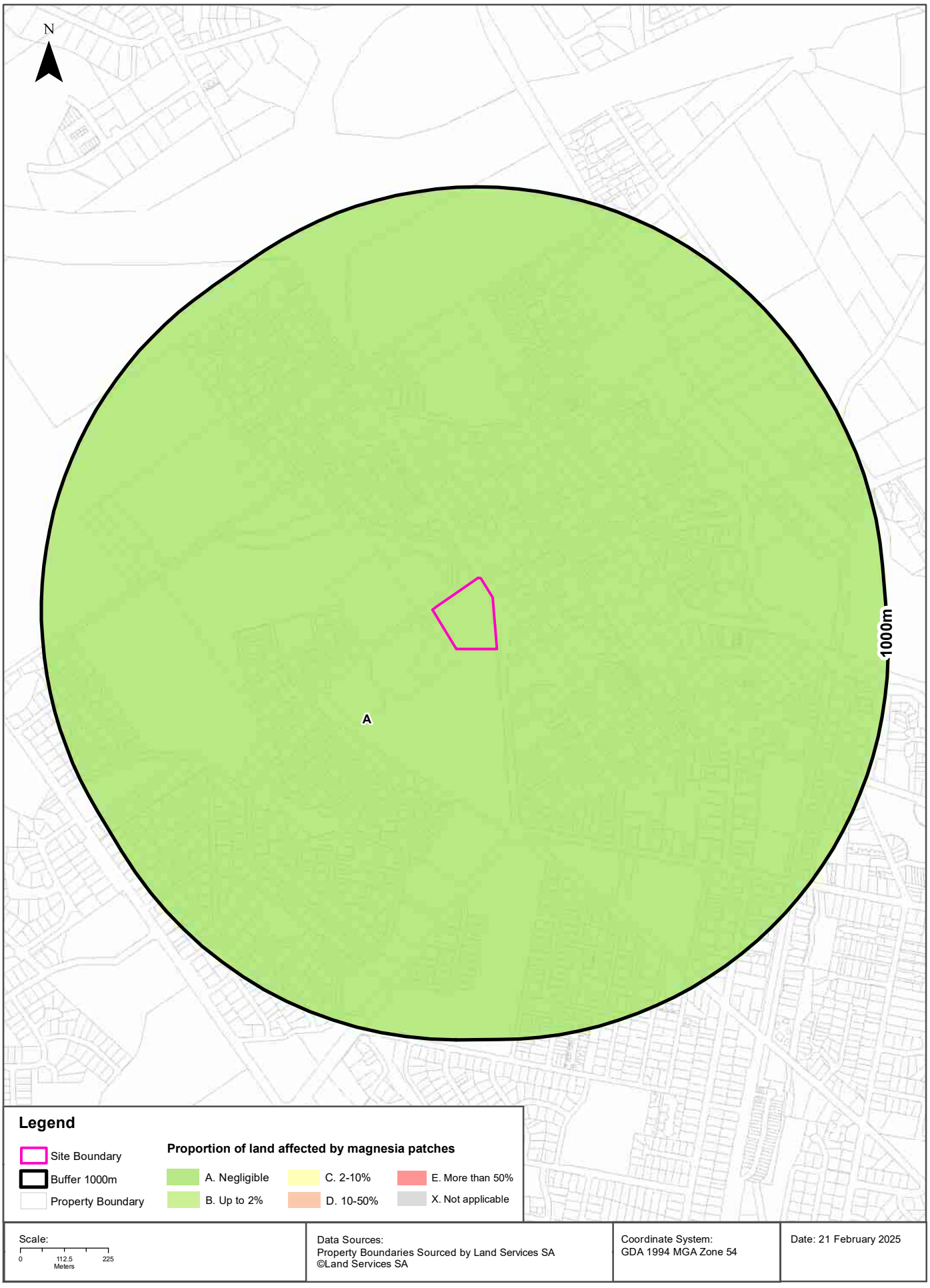
Soil Salinity - Non-watertable

17 Adelaide Road, Mount Barker, SA 5251



Soil Salinity - Non-watertable (Magnesia Patches)

17 Adelaide Road, Mount Barker, SA 5251



Soil Salinity

17 Adelaide Road, Mount Barker, SA 5251

Soil Salinity - Watertable Induced

Watertable induced soil salinity within the dataset buffer:

Map category code	Severity description	Distance	Direction
A	Negligible	0m	On-site
B	Moderately low salinity, or less than 2% of land affected by highly saline seepage	59m	East

Salinity Watertable Induced Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable

Non-watertable soil salinity within the dataset buffer:

Map category code	Severity description	Surface ECe (dS/m)	Subsoil ECe (dS/m)	Distance	Direction
A	Low	<2	<4	0m	On-site

Salinity Non-Watertable Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Soil Salinity - Non-Watertable (Magnesia Patches)

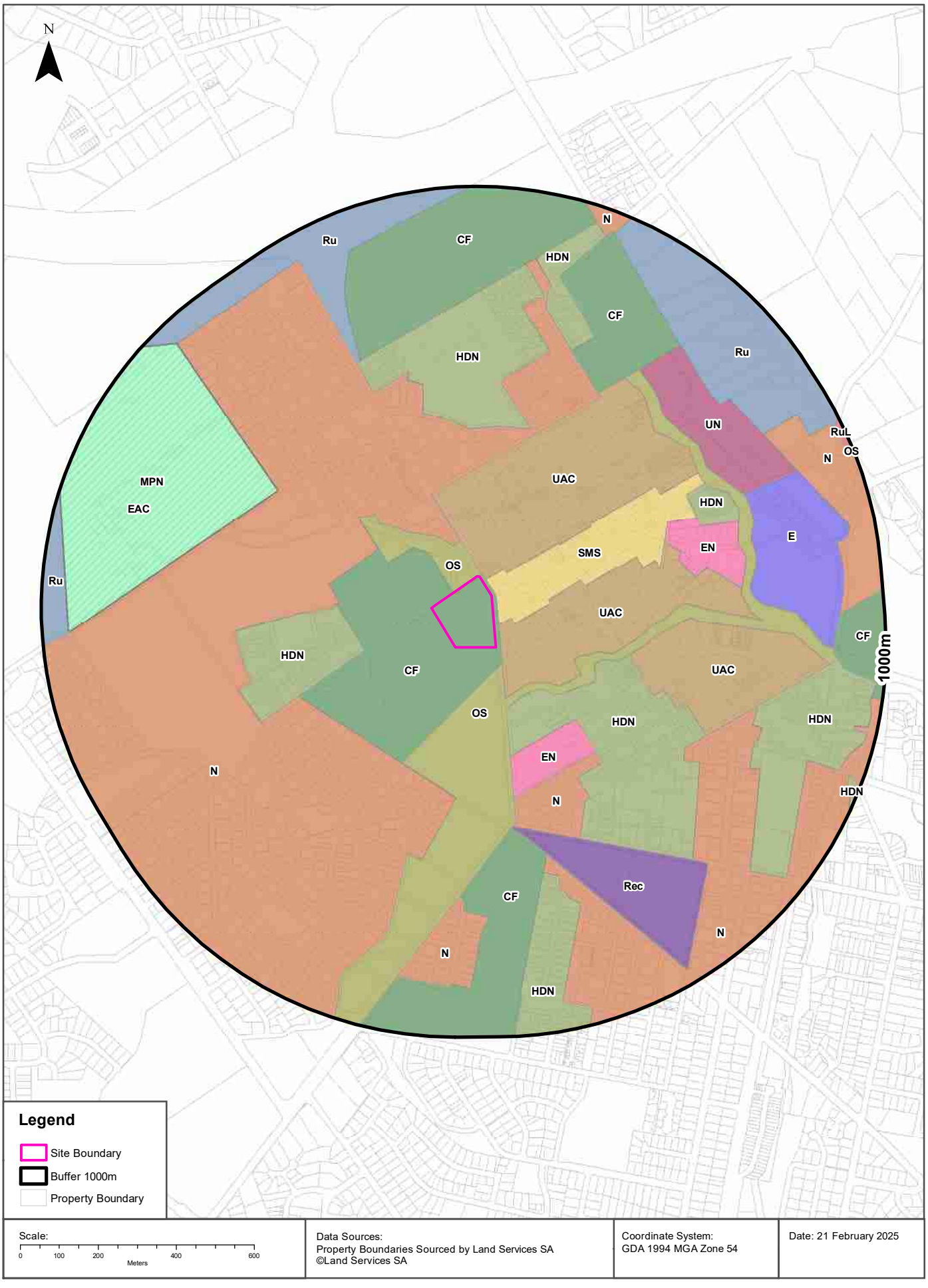
Magnesia patches within the dataset buffer:

Map category code	Proportion of land affected by magnesia patches	Distance	Direction
A	Negligible	0m	On-site

Salinity Non-Watertable (Magnesia Patches) Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Planning and Design Code Zones

17 Adelaide Road, Mount Barker, SA 5251



Planning

17 Adelaide Road, Mount Barker, SA 5251

Planning and Design Code - Zones

Planning and Design Code zones within the dataset buffer:

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
CF	Z0903	Community Facilities	19/03/2021	0	0m	On-site
OS	Z4501	Open Space	19/03/2021	0	1m	North West
UAC	Z6301	Urban Activity Centre	19/03/2021	0	9m	North East
SMS	Z5711	Suburban Main Street	19/03/2021	0	10m	North East
UAC	Z6301	Urban Activity Centre	19/03/2021	0	12m	East
OS	Z4501	Open Space	19/03/2021	0	40m	South
N	Z4201	Neighbourhood	19/03/2021	0	101m	West
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	141m	South East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	204m	West
EN	Z1506	Established Neighbourhood	19/03/2021	0	259m	South East
UAC	Z6301	Urban Activity Centre	19/03/2021	0	338m	East
N	Z4201	Neighbourhood	19/03/2021	0	357m	South East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	380m	North
Rec	Z5401	Recreation	19/03/2021	0	459m	South East
EN	Z1506	Established Neighbourhood	19/03/2021	0	463m	East
CF	Z0903	Community Facilities	19/03/2021	0	465m	South
MPN	Z3903	Master Planned Neighbourhood	19/03/2021	0	498m	North West
N	Z4201	Neighbourhood	19/03/2021	0	546m	South East
CF	Z0903	Community Facilities	19/03/2021	0	560m	North East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	560m	North East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	588m	South
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	628m	North
UN	Z6306	Urban Neighbourhood	19/03/2021	0	628m	North East
Ru	Z5404	Rural	04/11/2021	0	630m	North West
CF	Z0903	Community Facilities	19/03/2021	0	631m	North
N	Z4201	Neighbourhood	19/03/2021	0	635m	South
E	Z1501	Employment	19/03/2021	0	660m	East
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	685m	East
Ru	Z5404	Rural	19/03/2021	0	755m	North East
N	Z4201	Neighbourhood	19/03/2021	0	810m	East
CF	Z0903	Community Facilities	19/03/2021	0	862m	East
N	Z4201	Neighbourhood	19/03/2021	0	931m	North

Map Id	Zone Code	Zone Name	Legal Start Date	Status	Distance	Direction
HDN	Z2404	Housing Diversity Neighbourhood	19/03/2021	0	960m	South East
RuL	Z5405	Rural Living	19/03/2021	0	975m	North East
OS	Z4501	Open Space	19/03/2021	0	985m	North East

Planning and Design Code Zones Data Source: Attorney-General's Department - South Australia
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Planning and Design Code - Subzones

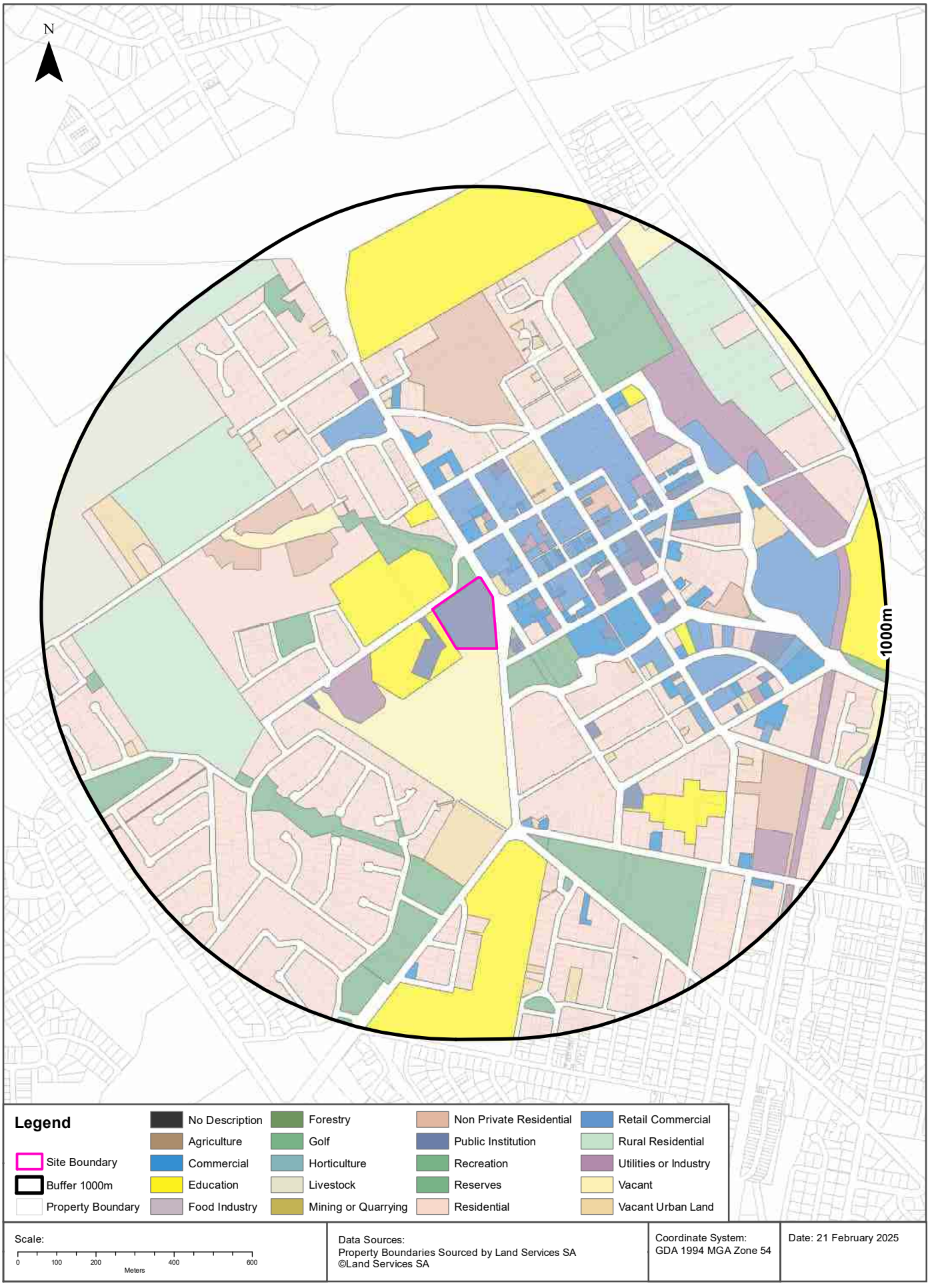
Planning and Design Code subzones within the dataset buffer:

Map Id	Subzone Code	Subzone Name	Legal Start Date	Status	Distance	Direction
EAC	S1505	Emerging Activity Centre	19/03/2021	0	498m	North West

Planning and Design Code Subzones Data Source: Attorney-General's Department - South Australia
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Land Use Generalised

17 Adelaide Road, Mount Barker, SA 5251



Planning

17 Adelaide Road, Mount Barker, SA 5251

Land Use Generalised

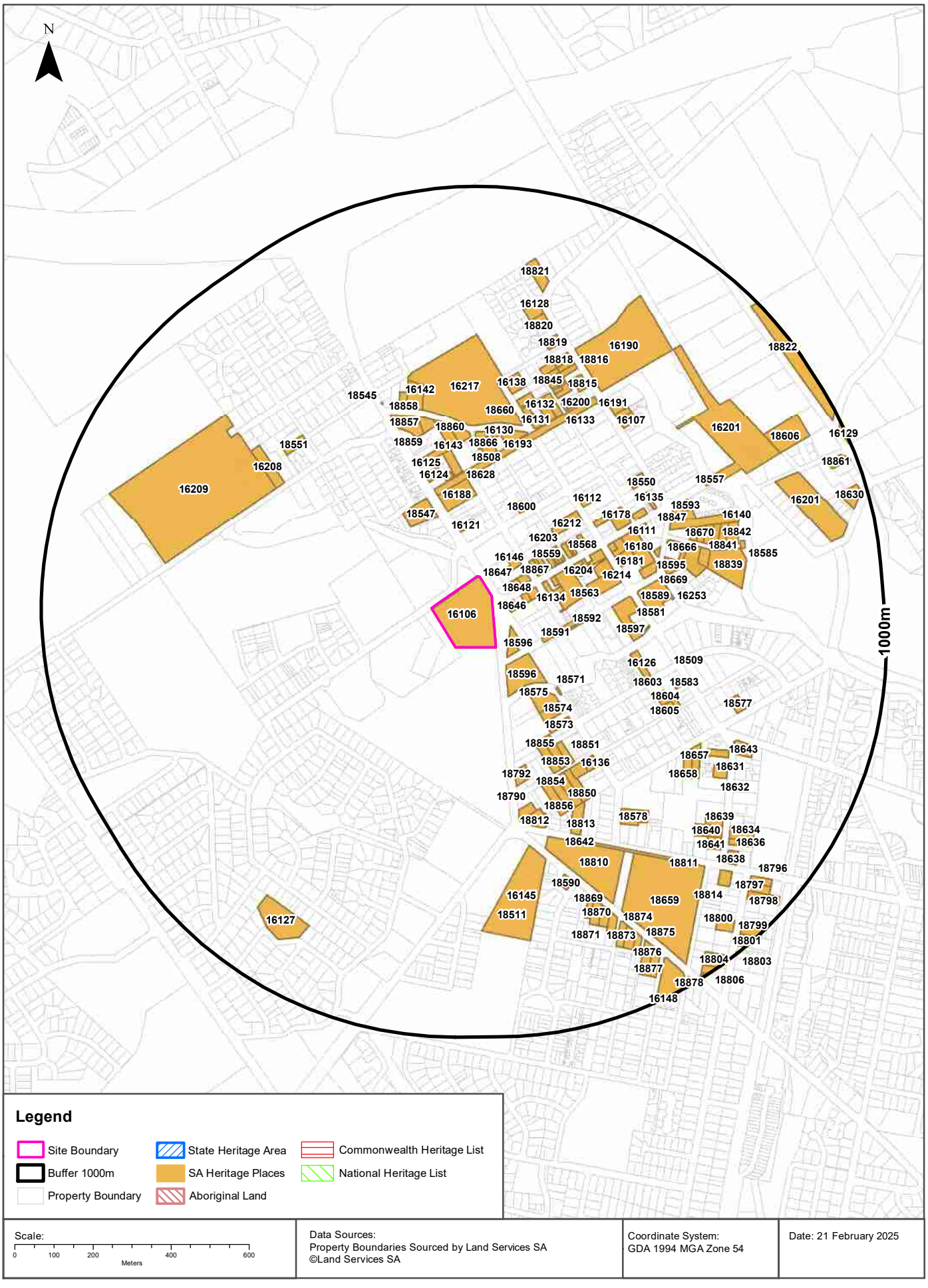
Land use classes within the dataset buffer:

Description	Distance	Direction
Public Institution	0m	On-site
Vacant	0m	South
Education	0m	South West
Reserves	0m	North
Retail Commercial	20m	North East
Vacant Urban Land	20m	North East
Recreation	29m	South East
Commercial	45m	East
Residential	68m	East
Utilities or Industry	100m	East
Non Private Residential	290m	West
Rural Residential	505m	North West
Livestock	726m	West

Land Use Generalised Data Source: Dept of Planning, Transport and Infrastructure - South Australia
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Heritage

17 Adelaide Road, Mount Barker, SA 5251



Heritage

17 Adelaide Road, Mount Barker, SA 5251

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?
Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Areas

State Heritage Areas within the dataset buffer:

Heritage Id	Name	Distance	Direction
N/A	No records in buffer		

Heritage Areas Data Source: Dept of Environment, Water and Natural Resources - South Australia
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SA Heritage Places

SA Heritage Places within the dataset buffer:

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
16106	17 Adelaide Road MOUNT BARKER	State	House	Dwelling ('Auchendarroch', sometime Memorial Hospital Convalescent Home, incorporating original Oakfield Hotel), stone and iron wall (on township side) and grounds		0m	On-site
18596	31 Mann Street MOUNT BARKER	Local	Clubhouse	Croquet Club	11/10/2007	29m	South East
18646	2 Gawler Street MOUNT BARKER	Contributory		House	11/10/2007	34m	East
18647	5 Gawler Street MOUNT BARKER	Contributory		Shop	11/10/2007	49m	North East
18648	7-7a Gawler Street MOUNT BARKER	Contributory		Retail Shops, new image & Hillbillies	11/10/2007	64m	North East
16146	10 Walker Street MOUNT BARKER	Local	House	Office, Former Coach House	24/12/1998	67m	North East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
16109	10 Gawler Street MOUNT BARKER	State	Business: Commercial/Retail	Office (former Dwelling)		73m	East
18558	13 Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shop, Real estate agency, The Professionals	11/10/2007	79m	North East
16110	Peramangk Country, 12 Gawler Street MOUNT BARKER	State	Business House - Offices	Former Bank SA (former Savings Bank of South Australia Mount Barker Branch) [1940 Building only]		89m	East
18591	Mann Street MOUNT BARKER	Local	Street Furniture	Avenue of elms	11/10/2007	117m	East
16121	28-30 Adelaide Road MOUNT BARKER	Local	House	Cottages	24/12/1998	123m	North
18867	15-19 Walker Street MOUNT BARKER	Contributory		Retail Shop, Deli & Cafe	11/10/2007	127m	North East
16134	16 Gawler Street MOUNT BARKER	Local	Business House - Offices	Bank	24/12/1998	132m	East
18649	17 Gawler Street MOUNT BARKER	Contributory		Retail Newsagents	11/10/2007	139m	North East
18575	27 Hack Street MOUNT BARKER	Local	House	Cottage	11/10/2007	142m	South East
18650	19 Gawler Street MOUNT BARKER	Contributory		Thrifty Hardware,	11/10/2007	147m	North East
18651	1/ 24 Gawler Street MOUNT BARKER	Local		Grace Cottage, shop & café	11/10/2007	157m	North East
18563	30-32 Gawler Street MOUNT BARKER	Local	Hotel - Motel - Inn	Mt Barker Hotel, cottage & barn	11/10/2007	164m	East
18559	23-23a Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shops (2) & Outbuildings, Simply style & Shoex	11/10/2007	169m	North East
18560	25 Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shop, clothing shop, That's me	11/10/2007	181m	North East
18571	Hack Street , River Reserve MOUNT BARKER	Local	Bridge	Pedestrian Bridge	11/10/2007	184m	South East
16188	40-42 Adelaide Road MOUNT BARKER	Local	House	Former Primary School	24/12/1998	186m	North
18547	43 Adelaide Road MOUNT BARKER	Local	House	House, Oakfield (McFarlane) & Bunya Pine Tree	11/10/2007	186m	North West
18561	27-27a Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shop, Townsend Jewellers	11/10/2007	186m	North East
18592	Mann Street , Council Reserve MOUNT BARKER	Local	Monument - Column - Cairn - Cross - Shrine - Marker - Statue	War memorial	11/10/2007	188m	East
18562	29 Gawler Street MOUNT BARKER	Local	Business House - Offices	Office, Nitschke	11/10/2007	193m	North East
18600	11-13 Morphett Street MOUNT BARKER	Local; State	House	Attached Cottages	11/10/2007	194m	North East
16203	31 Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Office, (Daw's Shop)	24/12/1998	201m	North East
18574	25 Hack Street MOUNT BARKER	Local	House	Cottage	11/10/2007	201m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
16212	22-28 Hutchinson Street MOUNT BARKER	Local	Religious Building	Former Baptist Church	24/12/1998	219m	North East
18564	35 Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shop, Goodwill store (former Bell's Store), 35 Gawler Street	11/10/2007	219m	North East
16204	34-38 Gawler Street MOUNT BARKER	Local	Hall	Institute	24/12/1998	223m	North East
18652	35a Gawler Street MOUNT BARKER	Contributory		Retail, Christian Care & Share op shop	11/10/2007	231m	North East
16193	Druids Avenue (road reserve between Adelaide Road and Cameron Road) MOUNT BARKER	Local	Cultivated vegetation - General	Oak Trees	24/12/1998	234m	North
18565	37 Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shop, Bedroom Mazurka	11/10/2007	236m	North East
16214	44 Hutchinson Street MOUNT BARKER	Local	Religious Building	Christ Church	24/12/1998	242m	East
18566	40 Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shop, Inland Surf & Denim	11/10/2007	242m	North East
18573	21 Hack Street MOUNT BARKER	Local	House	Cottage	11/10/2007	245m	South East
18627	1 Druids Avenue MOUNT BARKER	Local		House	11/10/2007	259m	North
18853	6 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	260m	South East
16206	48-52 Gawler Street MOUNT BARKER	Local; Contributory	Business House - Offices	Bank & Offices	24/12/1998	261m	North East
18855	8 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	261m	South East
18568	45-47 Gawler Street MOUNT BARKER	Local	Business: Commercial/Retail	Shop	11/10/2007	264m	North East
18628	3 Druids Avenue MOUNT BARKER	Contributory		House	11/10/2007	265m	North
16213	38 Hutchinson Street MOUNT BARKER	Local	Religious Building	St Andrews Church	24/12/1998	268m	East
18663	38 Hutchinson Street MOUNT BARKER	Contributory		Presbyterian Manse	11/10/2007	268m	East
16124	46 Adelaide Road MOUNT BARKER	Local	House	Cottage	24/12/1998	273m	North
18851	4 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	291m	South East
18597	46 Mann Street MOUNT BARKER	Local	Religious Building	Anglican Rectory	11/10/2007	304m	East
18508	6 Stephen Street MOUNT BARKER	Local	House	House	11/10/2007	306m	North
18792	8 Adelaide Road MOUNT BARKER	Contributory		House	11/10/2007	309m	South
16125	50 Adelaide Road MOUNT BARKER	Local	House	Cottage	24/12/1998	318m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
16112	23 Hutchinson Street MOUNT BARKER	State	Hotel - Motel - Inn	Mount Barker RSL Clubrooms (former Crown Hotel)		320m	North East
16139	29 Hutchinson Street MOUNT BARKER	Local	Hall	Freemason's Building, former Primitive Methodist Chapel	24/12/1998	320m	North East
16182	33 Hutchinson Street MOUNT BARKER	State	House	Von Doussas (former Mt Barker Post and Telegraph Office)		324m	North East
18866	4 Stephen Street MOUNT BARKER	Contributory		House	11/10/2007	326m	North
18653	54-58 Gawler Street MOUNT BARKER	Local		Offices, former 1914 post office	11/10/2007	328m	North East
16181	37 Hutchinson Street MOUNT BARKER	State	Law Courts	Mount Barker Courthouse		331m	East
16143	6 Pridmore Terrace MOUNT BARKER	Local	Hotel - Motel - Inn	Former Globe Hotel slate rainwater tank	24/12/1998	335m	North
16126	6 Albert Place MOUNT BARKER	Local	House	fr Store & barn (Heinrich's House)	24/12/1998	342m	East
16130	7 Druids Avenue MOUNT BARKER	Local	House	House, St Leonard's	24/12/1998	344m	North
18860	8 Pridmore Terrace MOUNT BARKER	Contributory		House	11/10/2007	344m	North
18865	2 Stephen Street MOUNT BARKER	Contributory		House	11/10/2007	346m	North
18864	1 Stephen Street MOUNT BARKER	Local		House, fr stables of St Leonards	11/10/2007	356m	North
16178	63 Gawler Street MOUNT BARKER	State	Hotel - Motel - Inn	Gray's Inn		362m	North East
18849	1 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	362m	South East
18850	3 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	362m	South East
16180	60-64 Gawler Street MOUNT BARKER	State	Law Courts	Mount Barker Police Station & Stables		363m	East
18852	5 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	363m	South East
18854	7 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	364m	South East
18572	11 Hack Street MOUNT BARKER	Local	House	Cottage	11/10/2007	365m	South East
18856	9 Mill Street MOUNT BARKER	Contributory		House	11/10/2007	367m	South East
16253	Peramangk Country, Mann Street MOUNT BARKER	State	Religious Building	Mount Barker Uniting Church (former Dunn Memorial Church)	24/12/1998	372m	East
18581	47 Hutchinson Street (cnr Mann St) MOUNT BARKER	Local	Pre-primary School - Kindergarten	fr Methodist Kindergarten	11/10/2007	372m	East
18589	32 McLaren Street (cnr Mann St) MOUNT BARKER	Local	Religious Building	Methodist manse	11/10/2007	372m	East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
18594	13 Mann Street - 47 Hutchinson St MOUNT BARKER	Local	Religious Building	Dunn Memorial Church Hall, Belltower & fence	11/10/2007	372m	East
16137	9 Hack Street MOUNT BARKER	Local	House	Cottage	24/12/1998	375m	South East
16141	10 Mann Street MOUNT BARKER	Local	Council Offices	Former Council Chambers	24/12/1998	382m	East
16136	7 Hack Street MOUNT BARKER	Local	House	Cottage	24/12/1998	384m	South East
16217	9 Pridmore Terrace , 2 Hutchinson MOUNT BARKER	Local	House	The Laurels - house, cottage, gates & hedge	24/12/1998	388m	North
18857	2 Pridmore Terrace MOUNT BARKER	Contributory		House	11/10/2007	389m	North
18859	4 Pridmore Terrace MOUNT BARKER	Contributory		House	11/10/2007	392m	North
16131	7a Druids Avenue MOUNT BARKER	Local	Business House - Offices	Fr Teakle's Corner Store	24/12/1998	406m	North
18790	2 Adelaide Road MOUNT BARKER	Contributory		House	11/10/2007	407m	South
18654	65-67 Gawler Street MOUNT BARKER	Contributory		Retail Shops, fr stockyard building	11/10/2007	414m	North East
16111	66 Gawler Street MOUNT BARKER	State	Business House - Offices	Shops		415m	North East
18603	5 Newland Street MOUNT BARKER	Local	House	Cottage	11/10/2007	425m	East
18812	3 Alexandrina Road MOUNT BARKER	Contributory		House	11/10/2007	427m	South
18661	7 Hutchinson Street MOUNT BARKER	Contributory		House	11/10/2007	429m	North
16215	8 Mann Street MOUNT BARKER	Local	Hall	CWA Hall	24/12/1998	430m	East
16132	11 Druids Avenue MOUNT BARKER	Local	House	Dumas House	24/12/1998	435m	North
18604	7 Newland Street MOUNT BARKER	Local	House	Cottage	11/10/2007	435m	South East
18595	11 Mann Street MOUNT BARKER	Local	House	House	11/10/2007	444m	East
18660	5 Hutchinson Street MOUNT BARKER	Contributory		House	11/10/2007	449m	North
18605	9 Newland Street MOUNT BARKER	Local	House	Cottage	11/10/2007	450m	South East
16142	5-7 Pridmore Terrace MOUNT BARKER	Local	Factory	Former Ramsay Foundry	24/12/1998	451m	North
18550	5 Cameron Road MOUNT BARKER	Local	House	House	11/10/2007	453m	North East
18813	9 Alexandrina Road MOUNT BARKER	Local		House	11/10/2007	454m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
16133	13 Druids Avenue MOUNT BARKER	Local	House	Worker's Cottage	24/12/1998	455m	North East
18586	15 Knott Street MOUNT BARKER	Local	House	House, timber shingle roof	11/10/2007	460m	East
18583	66 Hutchinson Street MOUNT BARKER	Local	House	Semi-detached cottage	11/10/2007	464m	East
18667	2a Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	468m	East
16135	71 Gawler Street MOUNT BARKER	Local	Business House - Offices	Shop, Former 'Courier' Office	24/12/1998	469m	North East
18858	3 Pridmore Terrace MOUNT BARKER	Contributory		House	11/10/2007	470m	North
18588	8 McLaren Street MOUNT BARKER	Local	House	Mill cottage (Dunn)	11/10/2007	474m	North
16138	1 Hutchinson Street MOUNT BARKER	Local	House	Thornton, house, fence & front garden	24/12/1998	478m	North
16194	1/ 15 Druids Avenue MOUNT BARKER	Local	House	Salem Cottages	24/12/1998	480m	North East
16140	5 Mann Street MOUNT BARKER	Local	Religious Building	Catholic Church	24/12/1998	484m	East
18666	2 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	484m	East
16195	2/ 15 Druids Avenue MOUNT BARKER	Local	House	Salem Cottages	24/12/1998	486m	North East
16196	3/ 15 Druids Avenue MOUNT BARKER	Local	House	Salem Cottages	24/12/1998	492m	North East
18509	Victoria Street - Hutchison St MOUNT BARKER	Local	European Heritage Sites	Pillar Box	11/10/2007	493m	East
18669	4 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	493m	East
18847	3 Mann Street MOUNT BARKER	Contributory		House	11/10/2007	495m	North East
16197	4/ 15 Druids Avenue MOUNT BARKER	Local	House	Salem Cottages	24/12/1998	497m	North East
16208	14-16 Hawthorn Road MOUNT BARKER	Local	House	House, Adlooka & Hedge	24/12/1998	497m	North West
16198	5/ 15 Druids Avenue MOUNT BARKER	Local	House	Salem Cottages	24/12/1998	500m	North East
18846	9 McLaren Street MOUNT BARKER	Contributory		Mill Cottage to rear (Dunn)	11/10/2007	500m	North East
18810	2 Alexandrina Road MOUNT BARKER	Contributory		Memorial Engine	11/10/2007	501m	South East
16199	6/ 15 Druids Avenue MOUNT BARKER	Local	House	Salem Cottages	24/12/1998	504m	North East
16209	18 Hawthorn Road MOUNT BARKER	Local	Homestead - Farmhouse (other than pastoral)	Hawthorn Farm	24/12/1998	505m	North West
16200	7/ 15 Druids Avenue MOUNT BARKER	Local	House	Salem Cottages	24/12/1998	506m	North East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
18545	Adelaide Road - Pridmore Tce MOUNT BARKER	Local	European Heritage Sites	VR pillar box	11/10/2007	506m	North
18593	1 Mann Street , (cnr Gawler St) MOUNT BARKER	Local	House	fr Stationmaster's House	11/10/2007	506m	North East
18587	7 McLaren Street MOUNT BARKER	Local	House	Mill cottage (Dunn)	11/10/2007	508m	North
16145	1 Stephenson Road MOUNT BARKER	Local	Secondary School/College	First High School Building	24/12/1998	514m	South
18511	1 Wellington Road MOUNT BARKER	Local	Secondary School/College	Original High School & War Memorial gates	11/10/2007	514m	South
18845	5 McLaren Street MOUNT BARKER	Local		Mill Cottage	11/10/2007	517m	North
18578	39 Hampden Road MOUNT BARKER	Local	House	House	11/10/2007	522m	South East
18668	3 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	526m	East
16107	14 Cameron Street MOUNT BARKER	State	Restaurant - Cabaret - Nightclub	Eating House (former first flour mill built by John Dunn)		529m	North East
18671	6 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	533m	East
18642	Exhibition Road MOUNT BARKER	Local		An avenue of street trees	11/10/2007	534m	South East
18844	3 McLaren Street MOUNT BARKER	Contributory		Cottage	11/10/2007	534m	North
18551	1 Canberra Road MOUNT BARKER	Local	House	House	11/10/2007	535m	North West
16108	16 Cameron Road MOUNT BARKER	State	House	Mill Cottage (former home of John and Ann Dunn)		536m	North East
18815	7 Cameron Road MOUNT BARKER	Local		Edwardian House	11/10/2007	540m	North East
16191	18 & 18a Cameron Road MOUNT BARKER	Local	House	Nephalist House	24/12/1998	541m	North East
18670	5 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	542m	East
18843	1 McLaren Street MOUNT BARKER	Contributory		Cottage	11/10/2007	542m	North
18658	19 Hampden Road MOUNT BARKER	Contributory		House	11/10/2007	552m	South East
18816	11 Cameron Road MOUNT BARKER	Contributory		Cottage	11/10/2007	556m	North
18839	8 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	556m	East
18838	7 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	558m	East
18817	13 Cameron Road MOUNT BARKER	Contributory		Edwardian house	11/10/2007	564m	North

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
18657	17 Hampden Road MOUNT BARKER	Contributory		House	11/10/2007	565m	South East
16190	24 Cameron Road MOUNT BARKER	Local	Restaurant - Cabaret - Nightclub	Von Doussa Clubhouse	24/12/1998	569m	North East
18818	15 Cameron Road MOUNT BARKER	Local		Elm cottage	11/10/2007	572m	North
18840	9 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	574m	East
18841	11 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	591m	East
18631	4 Exhibition Road MOUNT BARKER	Contributory		House	11/10/2007	600m	South East
18590	1 Maldon Street MOUNT BARKER	Local	Monument - Column - Cairn - Cross - Shrine - Marker - Statue	Barker Memorial	11/10/2007	607m	South
18577	12 Hampden Road MOUNT BARKER	Local	House	Cottage	11/10/2007	610m	East
18819	19 Cameron Road MOUNT BARKER	Local		Edwardian house	11/10/2007	610m	North
18842	13 Kia Ora Street MOUNT BARKER	Contributory		House	11/10/2007	610m	East
18557	Gawler Street Rd reserve MOUNT BARKER	Local	Bridge	Road bridge + adjacent pedestrian bridge	11/10/2007	617m	North East
16201	2 Dutton Road MOUNT BARKER	Local	Railway Platform	Former Railway Station Group, station, shed, tank & standpipe	24/12/1998	632m	North East
18659	Howard Lane MOUNT BARKER	Local		Von Doussa Memorial	11/10/2007	633m	South East
18632	8 Exhibition Road MOUNT BARKER	Contributory		House	11/10/2007	634m	South East
18585	Kia Ora Street , River Reserve MOUNT BARKER	Local	Prominent Lone Tree	River Red Gum, site of first service	11/10/2007	648m	East
18820	23 Cameron Road MOUNT BARKER	Local		Edwardian house	11/10/2007	652m	North
18643	2 Fletcher Road MOUNT BARKER	Local		House	11/10/2007	654m	South East
16128	25 Cameron Road MOUNT BARKER	Local	House	Rose Meryon Cottage	24/12/1998	669m	North
18869	8 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	674m	South
18640	22 Exhibition Road MOUNT BARKER	Contributory		House	11/10/2007	681m	South East
18639	20 Exhibition Road MOUNT BARKER	Contributory		House	11/10/2007	688m	South East
18870	10 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	689m	South East
18871	12 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	713m	South East
18811	2 Alexandrina Road MOUNT BARKER	Contributory		Clover Memorial Gates	11/10/2007	723m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
18641	24 Exhibition Road MOUNT BARKER	Contributory		House	11/10/2007	727m	South East
18872	14 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	736m	South East
18821	27 Cameron Road MOUNT BARKER	Local		House, Applewood	11/10/2007	749m	North
18634	11 Exhibition Road MOUNT BARKER	Contributory		Cottage	11/10/2007	755m	South East
18636	13 Exhibition Road MOUNT BARKER	Contributory		Cottage	11/10/2007	771m	South East
18873	16 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	771m	South East
18874	18 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	786m	South East
18638	17 Exhibition Road MOUNT BARKER	Contributory		House	11/10/2007	789m	South East
16127	14 Benjamin Way MOUNT BARKER	Local	House	Uplands House & Oaktrees	24/12/1998	797m	South West
18814	28 Alexandrina Road MOUNT BARKER	Local		House	11/10/2007	808m	South East
18606	10 Railway Place MOUNT BARKER	Local	Religious Building	fr Presbyterian Manse	11/10/2007	809m	North East
18875	20 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	813m	South East
18876	22 Wellington Road MOUNT BARKER	Local		House	11/10/2007	840m	South East
18877	24 Wellington Road MOUNT BARKER	Local		House	11/10/2007	864m	South East
18796	1 Albert Road MOUNT BARKER	Local		Former Shop and former dwelling	11/10/2007	876m	South East
18797	3 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	885m	South East
18800	12 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	894m	South East
18798	5 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	897m	South East
16148	26 Wellington Road MOUNT BARKER	Local	House	Netley	24/12/1998	905m	South East
18861	1 Railway Place MOUNT BARKER	Contributory		Fr Railway Cottage	11/10/2007	925m	North East
18630	3 Dutton Road MOUNT BARKER	Contributory		House	11/10/2007	926m	East
18799	11 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	945m	South East
18804	18 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	945m	South East
18801	13 Albert Road MOUNT BARKER	Local		House	11/10/2007	964m	South East

Heritage No	Location	Heritage Class	Australian Class	Details	Auth Date	Distance	Direction
18822	Daddow Road MOUNT BARKER	Contributory		Barn (stone ruin)	11/10/2007	967m	North East
18806	20 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	969m	South East
18878	28 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	976m	South East
16129	Daddow Road MOUNT BARKER	Local	Religious Building	Former Catholic Presbytery (incorporating Father O'Brien's Hut & fr Josephine's Convent to the rear.)	24/12/1998	986m	North East
18808	22 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	988m	South East
18803	17 Albert Road MOUNT BARKER	Contributory		House	11/10/2007	993m	South East
18879	30 Wellington Road MOUNT BARKER	Contributory		House	11/10/2007	998m	South East

Heritage Places Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Aboriginal Land

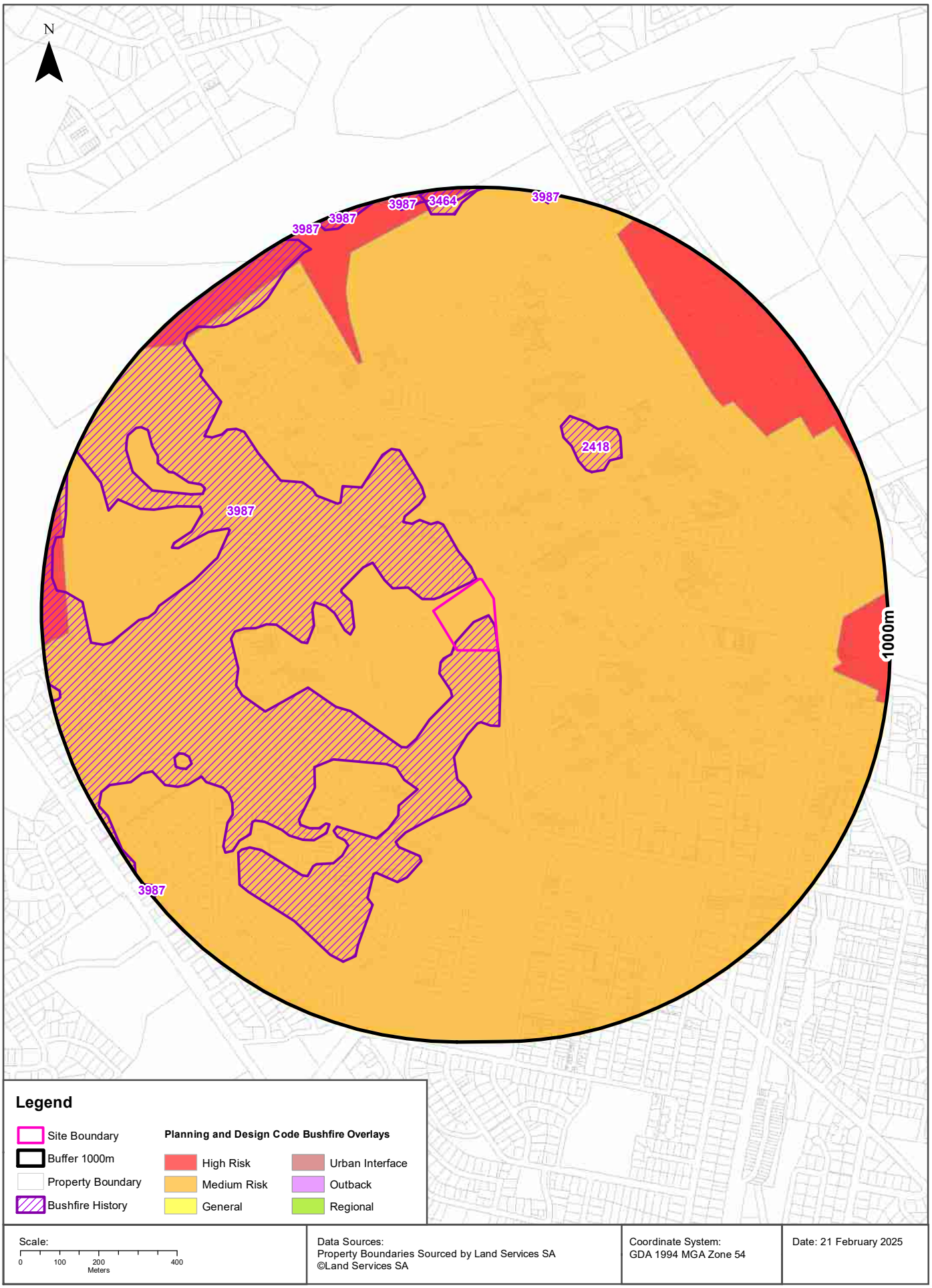
Aboriginal Land within the dataset buffer:

Map Id	Grant Date	Address	Locality	Description	Title	Distance	Direction
N/A	No records in buffer						

Aboriginal Land Data Source: Department of State Development, Resources and Energy - South Australia

Natural Hazards - Bushfire

17 Adelaide Road, Mount Barker, SA 5251



Natural Hazards

17 Adelaide Road, Mount Barker, SA 5251

Bushfire Overlays

Bushfire Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start Date	Legal End Date	Distance	Direction
O2408	Hazards (Bushfire - Medium Risk)	The Hazards (Bushfire - Medium Risk) Overlay seeks to ensure development responds to the medium level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property and facilitating access for emergency	19/03/2021		0m	On-site
O2408	Hazards (Bushfire - High Risk)	The Hazards (Bushfire - High Risk) Overlay seeks to ensure development responds to the high level of bushfire risk by siting and designing buildings to mitigate threat and impact of bushfires on life and property, facilitating access for emergency servic	4/11/2021		630m	North East

Bushfire Overlays Data Source: Attorney-General's Department - South Australia
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Bushfires and Prescribed Burns History

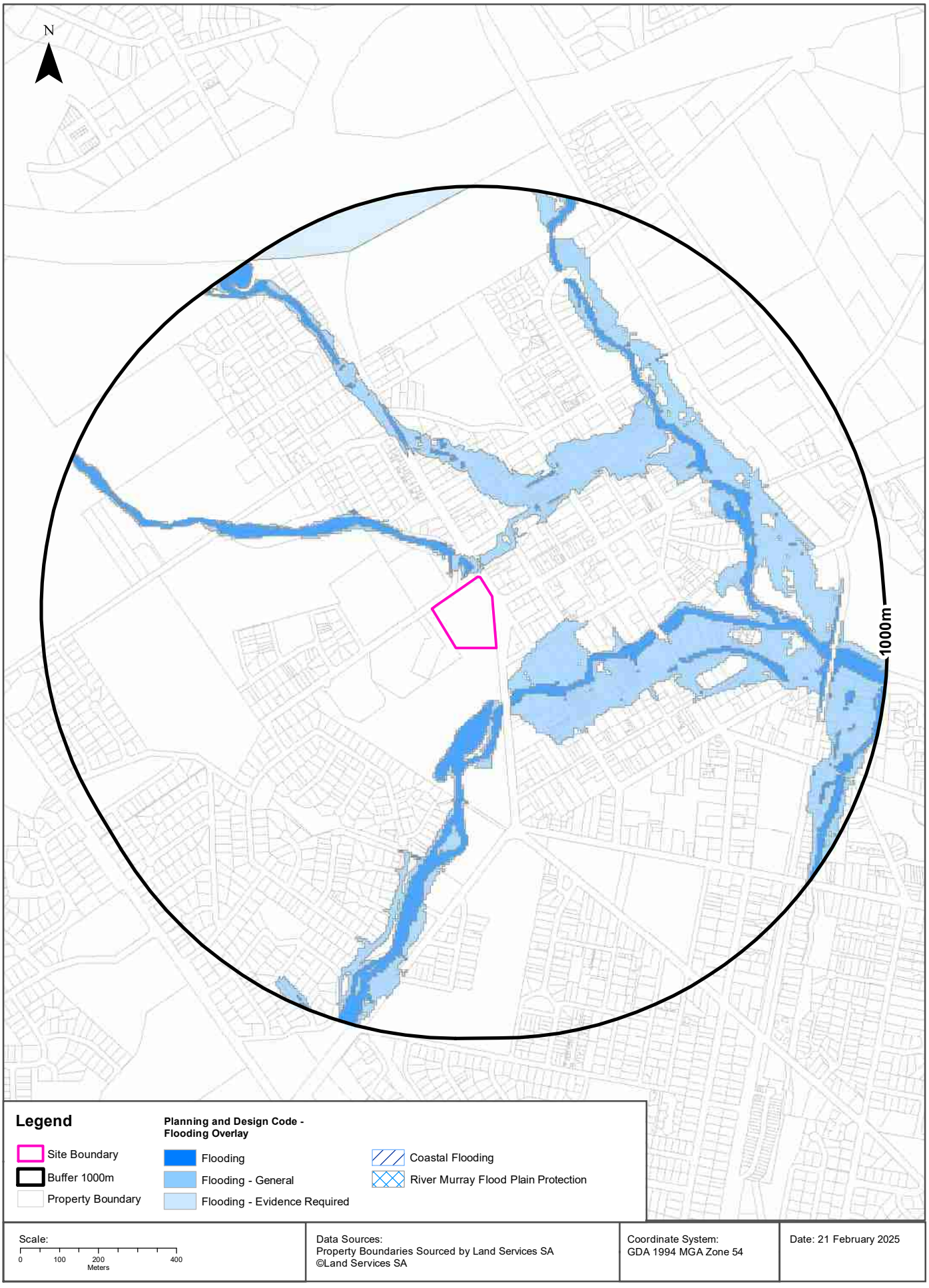
Bushfires and prescribed burns within the dataset buffer:

Map Id	Incident No.	Incident Name	Incident Type	Date of Fire	Area of Fire (ha)	Distance	Direction
3987			Bushfire	16/02/1983	2068	0m	On-site
2418			Bushfire	16/02/1983	1	386m	North East
3464		Mount Barker	Bushfire	8/01/2013	1	933m	North

Bushfires and Prescribed Burns History Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Natural Hazards - Flood

17 Adelaide Road, Mount Barker, SA 5251



Natural Hazards

17 Adelaide Road, Mount Barker, SA 5251

Flooding Overlays

Flooding Overlays from the Planning and Design Code within the dataset buffer:

Overlay Id	Name	Description	Legal Start	Legal End	Distance	Direction
O2414	Hazards (Flooding - General)	The Hazards (Flooding - General) Overlay seeks to minimise impacts of general flood risk through appropriate siting and design of development.	29/02/2024		11m	North East
O2403	Hazards (Flooding)	The Hazards (Flooding) Overlay seeks to minimise flood hazard risk to people, property, infrastructure and the environment.	29/02/2024		22m	North
O2416	Hazards (Flooding - Evidence Required)	The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.	29/02/2024		897m	North

Flooding Overlays Data Source: Attorney-General's Department - South Australia
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Ecological Constraints

17 Adelaide Road, Mount Barker, SA 5251

Native Vegetation

Record ID	Vegetation Group	Vegetation Group Percentage	Structural Formation Description	Species and Stratum Details	Description of the Environment	Ground Truth Methodology	Capture Scale	Distance	Direction
N/A	No records within the buffer								

Department for Environment and Water Data Source: Native Vegetation Floristic Areas - NVIS - State-wide
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Ecological Constraints

17 Adelaide Road, Mount Barker, SA 5251

Collaborative Australian Protected Areas Database - Terrestrial

Protected areas in terrestrial environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Collaborative Australian Protected Areas Database - Marine

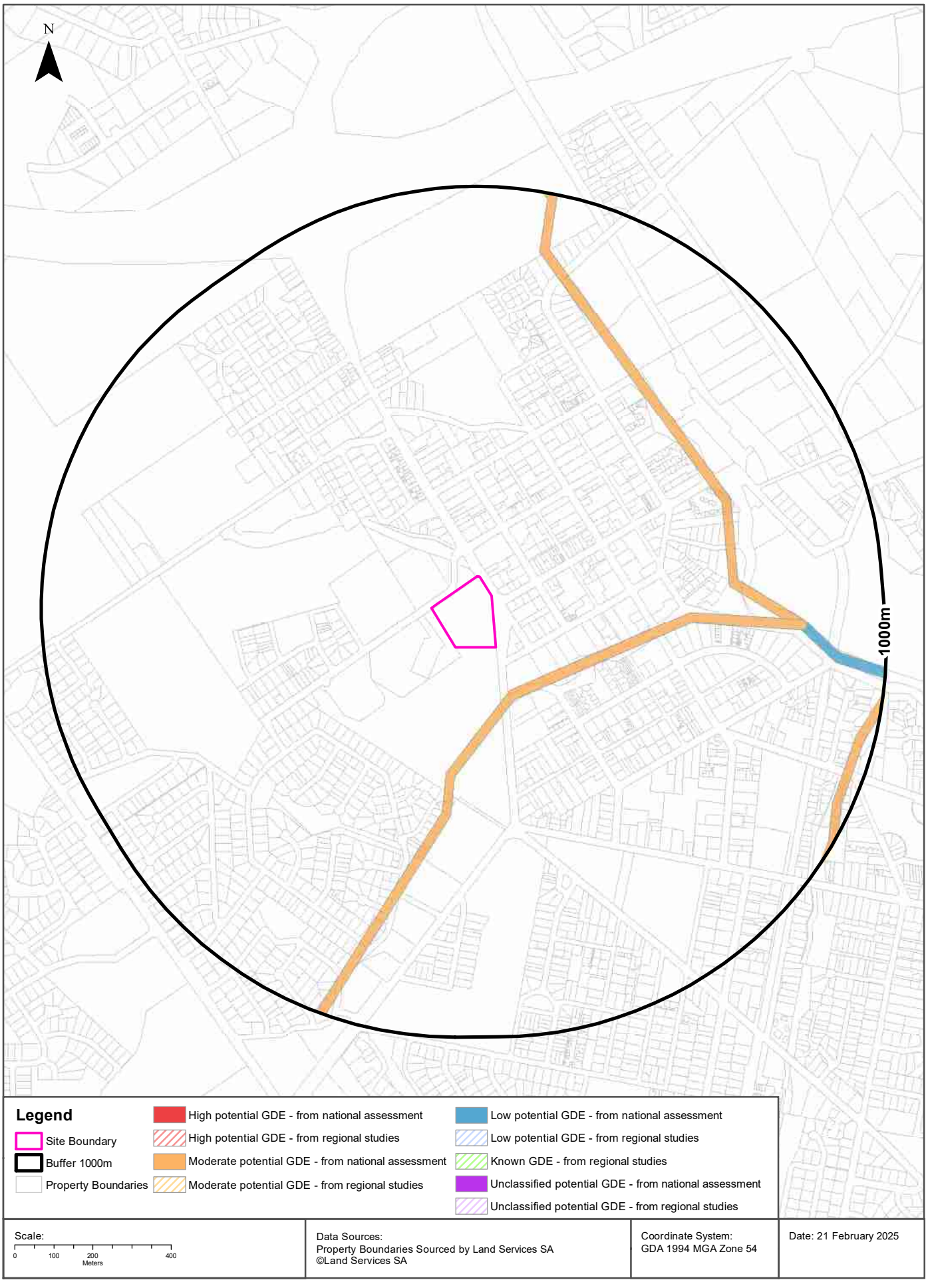
Protected areas in marine environments identified by the CAPAD within the dataset buffer:

Map ID	Area Name	Area Details	Management Category	Authority	Jurisdiction	Dist	Dir
N/A	No records in buffer						

Source: Collaborative Australian Protected Areas Database (CAPAD) 2022
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Ecological Constraints - Groundwater Dependent Ecosystems Atlas

17 Adelaide Road, Mount Barker, SA 5251



Ecological Constraints

17 Adelaide Road, Mount Barker, SA 5251

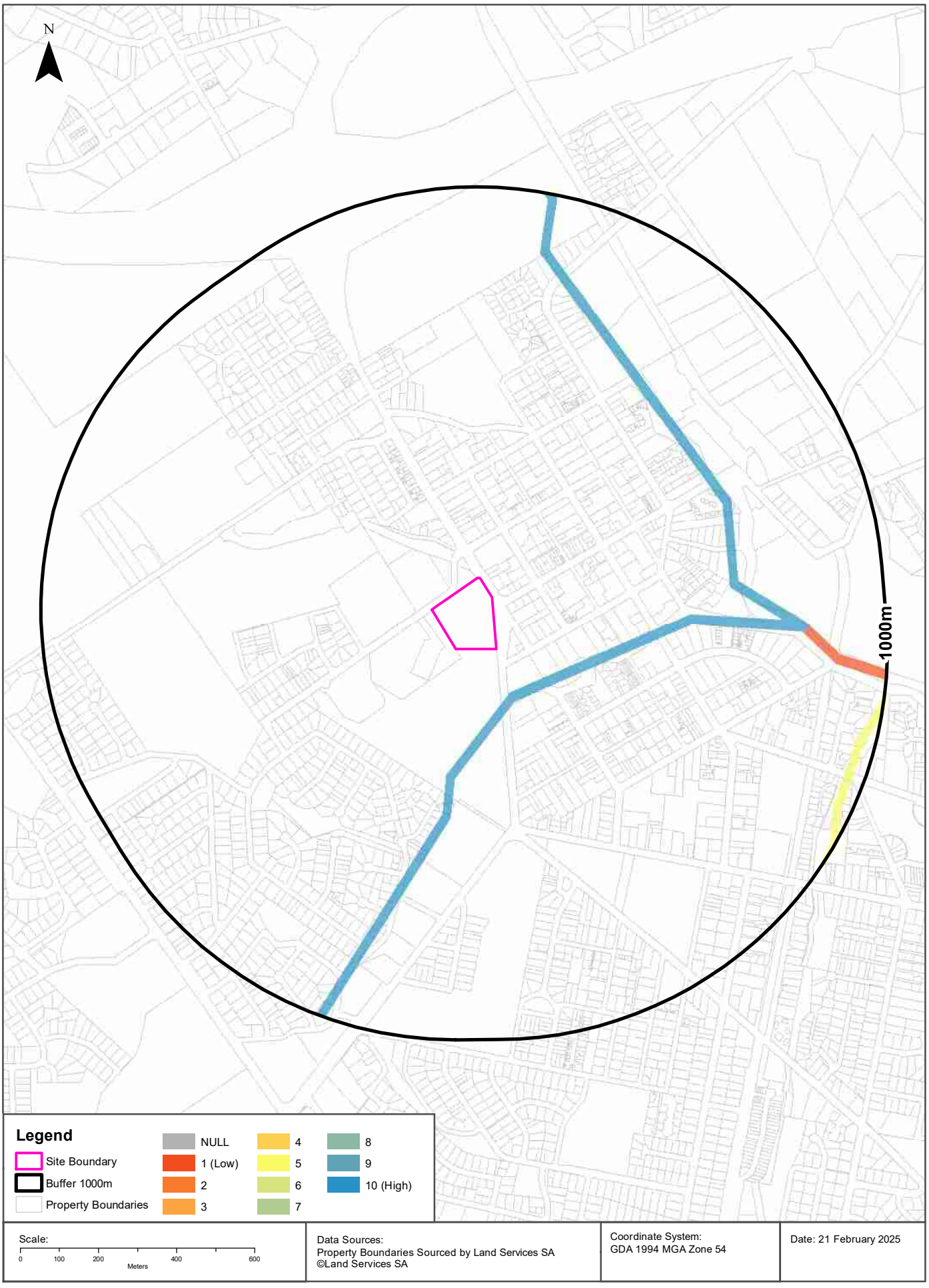
Groundwater Dependent Ecosystems Atlas

Type	Name	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		Moderate potential GDE - from national assessment	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River		114m	South
Aquatic		Low potential GDE - from national assessment	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River		782m	East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

17 Adelaide Road, Mount Barker, SA 5251



Ecological Constraints

17 Adelaide Road, Mount Barker, SA 5251

Inflow Dependent Ecosystems Likelihood

Type	Name	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Aquatic		10	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River		114m	South
Aquatic		1	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River		782m	East
Aquatic		5	Complex fold belt of prominent ranges in north, chiefly quartzite with vales on weaker rocks; stepped fault blocks and islands in south, mainly of weathered metamorphic rocks with ferruginous cappings.	River		944m	East

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

17 Adelaide Road, Mount Barker, SA 5251

Ramsar Wetlands

What Ramsar wetland areas exist within the dataset buffer?

Wetland	Distance	Direction
No records in buffer		

Ramsar Wetlands Data Source: Dept of Environment, Water and Natural Resources - South Australia
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Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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Appendix D – Well Details

GROUNDWATER ENVIRONMENTAL VALUES

Information relating to the protection of and management of water quality for South Australia can be obtained from:

- Government of Australia, 2018, Australian and New Zealand Guidelines for Fresh and Marine Water Quality (AWQG); and
- Government of South Australia, Environment Protection (Water Quality) Policy 2015 (WQEPP).

The WQEPP references the AWQG as the overarching document relating to the protection and management of water quality in South Australia. In addition, the EPA (2019) Guidelines for the Assessment and remediation of Site Contamination (GAR 2019) provides processes to determine whether there is actual or potential harm to water that is not trivial, through consideration of environmental values. The four-step process to determine the environmental values of groundwater at the site is presented below.



Gama has followed the four-step process as discussed below:

Step 1: Determination of protected environmental values of groundwater using the WQEPP.

The following environmental values of groundwater may relate to the site:

- Drinking water for human consumption
- Primary industries— irrigation and general water uses
- Primary industries— livestock drinking water
- Primary industries— aquaculture and human consumption of aquatic foods

A summary of groundwater wells with environmental values outlined above within 2 km of the site is provided in the table below.

Table1: Number of groundwater bores in use with 2km radius.

Use	Number of Registered Bores
Domestic	26
Environmental	13
Earthing	1
Geothermal Energy	1
Industrial	8
Investigation	54
Irrigation	34

Monitoring	16
Observation	1
Stock	5
Town Water Supply (Public/Municipal)	3
Unknown	180

Step 2: Application of a buffer distance for the protection of surface waters. Surface water has been considered in a relevant section in the body of the report and is therefore not considered further in this assessment of groundwater environmental values.

Step 3: Review of available groundwater data using WaterConnect.

As per Schedule 1, Table 3 in the WQEPP, the potential for groundwater to be utilised is based on total dissolved solids concentrations (TDS). The relative TDS concentration and corresponding potential use are provided in the table 2 below.

Table 2: Relative TDS concentrations and corresponding potential uses.

TDS (mg/L)	Drinking Water	Irrigation and General Use in Primary Production	Livestock Drinking Water	Aquaculture for human consumption
<1,200	✓	✓	✓	✓
>1,200 <3,000	-	✓	✓	✓
>3,000 <13,000	-	-	✓	✓

Gama completed a review of the DEW (Government of South Australia) WaterConnect groundwater database for groundwater wells utilised for WQEPP environmental values and located within a 2 km radius of the site are presented in the table 3.

Table 3: Environmental values with a 2km radius.

Use & Characteristics	Min	Max
Domestic		
Drilled Depths (m)	5.5	166.0
Standing Water Level (m-bgl)	2.74	30.00
Total Dissolved Solids (milligrams per litre) mg/L	792	5,084
pH	7.0	7.8
Yield (litres per second) L/S	0.06	12.50
Environmental		
Drilled Depths (m)	5.0	11.5
Standing Water Level (m-bgl)	NM	NM
Total Dissolved Solids (milligrams per litre) mg/L	371	371
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Earthing		
Drilled Depths (m)	6	6
Standing Water Level (m-bgl)	NM	NM

Total Dissolved Solids (milligrams per litre) mg/L	NM	NM
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Geothermal Energy		
Drilled Depths (m)	70	70
Standing Water Level (m-bgl)	NM	NM
Total Dissolved Solids (milligrams per litre) mg/L	NM	NM
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Industrial		
Drilled Depths (m)	18.29	91
Standing Water Level (m-bgl)	2.13	12.19
Total Dissolved Solids (milligrams per litre) mg/L	631	1986
pH	NM	NM
Yield (litres per second) L/S	6.32	18.95
Investigation		
Drilled Depths (m)	3.7	126
Standing Water Level (m-bgl)	1.5	12.4
Total Dissolved Solids (milligrams per litre) mg/L	1653	1658
pH	NM	NM
Yield (litres per second) L/S	7.5	7.5
Irrigation		
Drilled Depths (m)	10	156
Standing Water Level (m-bgl)	NM	24
Total Dissolved Solids (milligrams per litre) mg/L	296	2399
pH	6.7	7.9
Yield (litres per second) L/S	1.5154	23.7
Monitoring/Investigation/Observation		
Drilled Depths (m)	7.0	12.5
Standing Water Level (m-bgl)	5.20	9.50
Total Dissolved Solids (milligrams per litre) mg/L	NM	NM
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Observation		
Drilled Depths (m)	82.91	82.91
Standing Water Level (m-bgl)	8.04	8.04
Total Dissolved Solids (milligrams per litre) mg/L	1474	1474
pH	NM	NM
Yield (litres per second) L/S	NM	NM
Stock		
Drilled Depths (m)	5.18	77

Standing Water Level (m-bgl)	NM	10.7
Total Dissolved Solids (milligrams per litre) mg/L	852	1345
pH	NM	NM
Yield (litres per second) L/S	0.029	14.37
Town Water Supply (Public/Municipal)		
Drilled Depths (m)	57.61	65.83
Standing Water Level (m-bgl)	NM	6.1
Total Dissolved Solids (milligrams per litre) mg/L	848	1467
pH	NM	NM
Yield (litres per second) L/S	4.6724	7.5768
Unknown		
Drilled Depths (m)	3.4	142.0
Standing Water Level (m-bgl)	NM	38.00
Total Dissolved Solids (milligrams per litre) mg/L	58	3,643
pH	7.1	8.1
Yield (litres per second) L/S	0.06	45.00

*NM Stands for Not Measured

Step 4: Determination of whether actual or potential harm to groundwater that is not trivial, through the application of SA EPA recognised criteria.

Table 4. Evaluation of groundwater values in the site area, considering potential and realistic application.

Potential Environmental Values	Environmental Value Considered	Realistic Use	Justification
Drinking water for human consumption	Yes	Unlikely	Wells registered for domestic use are located within a 2 km radius of the site. It is unlikely groundwater within the 2 km radius is used for potable purposes given the availability of reticulated mains.
Primary industries – irrigation and general water uses	Yes	Unlikely	There are bores registered for irrigation within a 2 km radius of the site; However, this is considered unlikely due to the presence of a reticulated water supply.
Primary industries – livestock drinking water	Yes	Unlikely	There are bores registered for stock watering within a 2 km radius of the site. Stock watering is considered unlikely, given the semi urban setting of the site and surrounding area.
Primary industries – aquaculture and human consumption of aquatic foods	No	No	Assumed groundwater is not used in the vicinity of the site for fresh-water aquaculture, given the site setting and local TDS concentrations.

Based on the table provided above, the environmental value of groundwater within 2km of the site is considered limited, with potential use for irrigation.

Appendix E – Certificate of Title Information

Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
2.03.1892 (1892-1976)	Robert Bar Smith John Elder Barr Smith (Accountant) and Henry Percival Moore - 29 February 1916 William James Mortimer, William Thomas Shapley, William George Mckay (Importer), John Stanley Clarke (Grazier), Frederick Clifford Catt (Merchant), Lucas de Garis (Stock agent) and Shirley William Jefferies - 28 June 1922.	Volume 562 Folio 22
11.11.1976 (1976-1995)	Okendarok Pty Ltd (Converted to computerised title)	Volume 4077 Folio 114
27.01.1995 (1995-2003)	Okendarok Pty Ltd	Volume 5244 Folio 233
02.04.2003 (2003-2004)	TOHSPIL PTY. LTD.	Volume 5892 Folio 213
27.01.1995 (1995-2003)	TOHSPIL PTY. LTD.	Volume 5919 Folio 534
29.08.2019 (2019-Current)	TOHSPIL PTY. LTD.	Volume 6227 Folio 850

*Site ownership has transitioned from private to private company.

The site ownership is summarised below:

1892 – 1976: Private Ownership;

1976 – Current: Private Company Ownership.

Certificate Titles reviewed as part of this assessment are provided on the following pages.

ORIGINAL

South Australia

CERTIFICATE OF TITLE

Register Book,
Volume 4077 Folio 114

Pursuant to Transfer 3923748[A] Registered on Vol.562 Folio 22
and Vol.3693 Folio 36

OKENDAROK PROPRIETARY LIMITED of 17 Adelaide Road Mount Barker 5251 is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in PORTION OF SECTION 4476 HUNDRED OF MACCLESFIELD delineated by bold black lines on the plan hereon

In witness whereof I have signed my name and affixed my seal this 11th day of November 1976

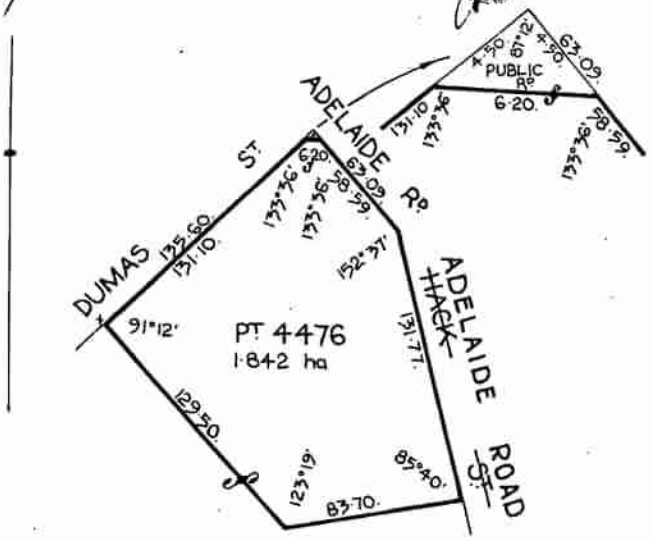
Signed the 11th day of November 1976, in the presence of Walaser

C.L. Nairn

Deputy Registrar-General

~~M 3923749 XX 3935030~~
~~M 3937651~~ SUBSTITUTED BY
--A4020672--

The within land abuts a proclaimed Controlled-Access Road. Access to this road is permitted only at such places as are approved for that purpose by the Commissioner of Highways. NO. 18.
vide dkt. 212/1992 22-8-1994
Adelaide Road vide Dkt. 3085/1979
4-12-1979



MORTGAGE 3923749 to Edwin Aubrey Oates and Ella Jane Oates Produced 30.7.1976 at 3.15 a.m.

CAVEAT 3935030 lodged by THE MEMORIAL HOSPITAL INCORPORATED over the within land Produced 25.8.1976 at 11.20 a.m.

---W4020671

CAVEAT 3935030 has been withdrawn vide 4020671 Produced 21.3.1977 at 11.25 a.m.

MORTGAGE 4020672 to THE MEMORIAL HOSPITAL INCORPORATED Produded 21.3.1977 at 11.25 a.m.

~~M 4167190~~ M 4167191

OVER

DISCHARGE of Mortgage 4020672 by endorsement thereon vide 4167190 Produced 8.3.1978 at 12.40 p.m.

MORTGAGE 4167191 to THE NATIONAL BANK OF AUSTRALASIA LIMITED Produced 8.3.1978 at 12.40 p.m.

~~DF 370022 DF 370023 MF 370024~~

DISCHARGE of Mortgage 3923749 by endorsement thereon vide 4370022 Produced 30.4.1979 at 10.30 a.m.

DISCHARGE of Mortgage 4167191 by endorsement thereon vide 4370023 Produced 30.4.1979 at 10.30 a.m.

MORTGAGE 4370024 to THE SAVINGS BANK OF SOUTH AUSTRALIA Produced 30.4.1979 at 10.30 a.m.

M 4559651

MORTGAGE 4559651 to THE SAVINGS BANK OF SOUTH AUSTRALIA Produced 27.5.1980 at 10.10 a.m.

~~Dm6309664 M6309665~~

P/A 6217579
The within land is discharged from Mortgage 4559651 vide 6309664 Produced 6.2.1987 at 10:00

MORTGAGE 6309665 to STATE BANK OF SOUTH AUSTRALIA Produced 6.2.1987 at 10:00

~~M 6365370~~

MORTGAGE 6365370 to STATE BANK OF SOUTH AUSTRALIA Produced 10.6.1987 at 10:00

CAVEAT 7810578 lodged by PROJECT DESIGN NETWORK (ARCHITECTS) PTY. LTD. over the within land Produced 17.10.1994 at 15:40

NOTICE OF REMOVAL 7826138 The within Caveat 7810578 is discharged this 9.12.1994 at 11:00

CAVEAT 7841508 Lodged by KNIGHTON PTY. LTD. over the within land Produced 12.12.1994 at 9:35

CANCELLED

CONVERTED TO A COMPUTERISED TITLE

South Australia

(CERTIFICATE OF TITLE.)

Register Book, Vol. 562 Folio 22

Pursuant to Memorandum of Transfer No. 169,608

Robert Barr Smith of Adelaide Merchant

is the proprietor of an estate in fee simple

subject nevertheless to such incumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon in That piece of land situated in the Hundred of Macclesfield County of Hindmarsh being Portion of the old closed road and bounded as appears in the plan in the margin hereof and therein colored green Which said piece of land contains thirty four perches or thereabouts and is more particularly delineated in the said plan

which said ~~Section~~ closed road delineated in the public map of the said Hundred deposited in the office of the Surveyor-General.

In witness whereof I have hereunto signed my name and affixed my seal this second day of May June 1892

Signed the second day of May June 1892 in the presence of

Registrar-General.

Dkt 1936/1915

The within land abuts a road which has been proclaimed a Controlled Access Road. Access to this road is prohibited except at such places as are approved by that authority by the Commissioner of Highways. 18

4476

4476

Pursuant to Application No 5877 from Elder Barr Smith Pastoralist Alexander Martin Accountant and Henry Percival Lyons Manager of the South Australian Company all of Adelaide the PROPRIETORS OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND AS THE EXECUTORS NAMED IN THE WILL DATED 13 day of May 1912 with Codicils dated the 17 day of August 1912 the 2 day of April 1913 the 4 day of November 1913 the 5 day of November 1914 the 5 day of June 1915 proved THE 13 DAY OF July 1915 OF THE ABOVE NAMED Robert Barr Smith WHO DIED ON THE 15 DAY OF November 1915 AS APPEARS BY PROBATE DATED THE 29 DAY OF February 1916 WHICH WAS REGISTRATION THE 2nd DAY OF May 1916 AT 3 P.M. DEP. REG. GEN.

The above named Alexander Martin died on the 29 day of May 1917 as appears by Office Copy of Certificate of Death No 1610 1917 Adelaide for registration the 4 day of September 1917 at 2 1/2 P.M. Gertrude Dep Reg

0.00

Mortgage No. 820877 from John Elder Parr Smith and Henry Percival Moore to William James Mortimer of Prospect William Thomas Shapley of East Adelaide Methodist Minister William George McKay Importer John Stanley Clarke Grazier Frederick Clifford Catt Merchant Lucas de Garis Stock Agent and Shirley William Jeffries Solicitor all of Adelaide of an estate in fee simple in the within land. Produced for registration the 28 day of June 1922 at 12.50 pm

T. J. Sorell Dep Reg Gen

Mortgage No. 820878 from William James Mortimer William Thomas Shapley William George McKay John Stanley Clarke Frederick Clifford Catt Lucas de Garis and Shirley William Jeffries to Commonwealth Bank of Australia. Produced for registration the 28 day of June 1922 at 12.50 pm (including Abstract)

T. J. Sorell Dep Reg Gen

Application No. 1192015. The within land is vested for an estate in fee simple in The Memorial Hospital Incorporated by virtue of the provisions of the Associations Incorporation Act 1929 as appears by Certificate under Seal of the Registrar of Companies dated the 15 day of May 1935. Produced for registration the 25 day of June 1935 at 2.15 pm

Dep. Reg Gen.

P/A No. 1137163 Copy DRGs

DISCHARGE OF THE within MORTGAGE
No. 820878
BY INDORSEMENT THEREON
PRODUCED FOR REGISTRATION THE 20 DAY OF
June 19 47 AT 11.35am
DEP. REG. GEN'L

Portion of the within land marked 'D' in S.P.O. Dkt. 1936 of 1975 is vested for public road in The DISTRICT COUNCIL of Mt BARKER.
vide Sec 48 of The Planning & Development Act 1966-67 as amended.
CANCELLED AS REGARDS ABOVE LAND & NEW CERTIFICATE OF TITLE ISSUED
VOLUME 4077 FOLIO 113

T. 3923748A M 3923749 P
Caveat 3935030 Lapsed 30/6/76 at 11.30 am
M 3937651

TRANSFER No. 3923748 A to O Kenbarok Pty Ltd of the balance
OF THE WITHIN Land PRODUCED 30.7.1976 AT 3.15pm
CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED VOL. 4077 FOL. 114
Merger vide Dkt 4893/76

South Australia

(CERTIFICATE OF TITLE)

Register Book,
Vol. 3693 *Folio* 36

Balance Certificate of Title from Vol.286 Folio 26

THE MEMORIAL HOSPITAL INCORPORATED of Pennington Terrace North Adelaide 5006

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

THAT piece of land situate in the HUNDRED OF MACCLESFIELD COUNTY of HINDMARSH

being PORTION OF SECTION 4476 more particularly delineated and bounded as appears in the plan in the margin hereof and therein coloured green

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this 14th day of April 1970

Signed the 14th day of April 1970, in the presence of W Spears

R. G. Collins

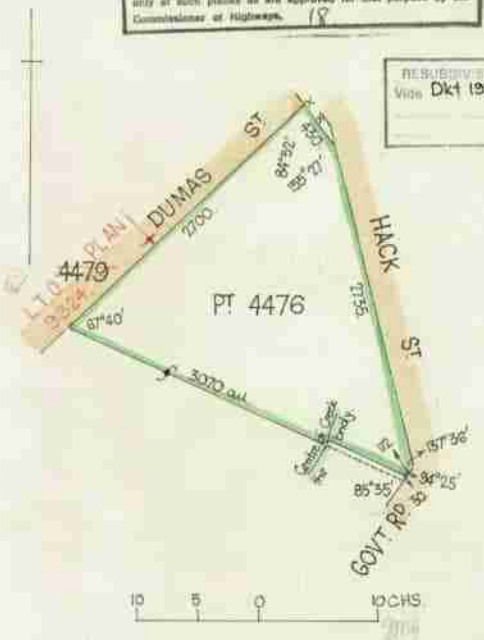
Registrar-General

REGISTRAR-GENERAL SOUTH AUSTRALIA

R6 X385933 6

The within land abuts a road which has been proclaimed a Controlled-Access Road. Access to this road is permissible only at such places as are approved for that purpose by the Commissioner of Highways. 19

RESUBDIVISION APPROVED Vide Dkt 1936/1975



REGISTRAR-GENERAL'S CAVEAT No. 3859336 forbids DEALINGS OVER THE WITHIN LAND ENTERED 5.8.1976 AT 11.45 A.M.

T 3914321 T3927258 A 4394374

Caveat 3939030 lodged 3/8/76 at 11.50 a.m. M.3937651. (over portion of land)

Caveat No. 3859336 is withdrawn Date 21.9.1976.

DUC

TRANSFER No. 3914521 to
State Planning Authority
of portion
OF THE WITHIN land
PRODUCED 9.7.1976 AT 2.50 pm

CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 4077 FOL 112.

TRANSFER No. 3923748 A to
Okendarok Pty. Ltd.
of the balance
OF THE WITHIN land
PRODUCED 30.7.1976 AT 8.15 pm

CANCELLED AS REGARDS ABOVE LAND AND NEW C.T. ISSUED
VOL. 4077 FOL 114.

LAND SERVICES SA

Product Child Parent Title Search
Date/Time 20/02/2025 01:26PM

Certificate of Title

Title Reference:	CT 5244/233
Status:	CANCELLED
Parent Title(s):	CT 4077/114
Dealing(s) Creating Title:	CONVERTED TITLE
Title Issued:	27/01/1995
Title Cancelled:	02/04/2003
Edition:	5

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5892/213	CANCELLED	FEE SIMPLE	D58933 ALLOTMENT 10	TOHSPIL PTY. LTD.

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LAND SERVICES SA

Product Child Parent Title Search
Date/Time 20/02/2025 01:25PM

Certificate of Title

Title Reference:	CT 5892/213
Status:	CANCELLED
Parent Title(s):	CT 5244/233, CR 5482/723
Dealing(s) Creating Title:	RTD 9258025, RLG 9503955, VM 9503956
Title Issued:	02/04/2003
Title Cancelled:	01/07/2004
Edition:	1

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 5919/533	CURRENT	EASEMENT ONLY	D58933 ALLOTMENT 10	CKI/HEI UTILITIES DISTRIBUTION LTD. CKI UTILITIES DEVELOPMENT LTD. HEI UTILITIES HOLDINGS LTD. HEI UTILITIES DEVELOPMENT LTD. CKI UTILITIES HOLDINGS LTD.
CT 5919/534	CANCELLED	FEE SIMPLE	D58933 ALLOTMENT 10	TOHSPIL PTY. LTD.

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LAND SERVICES SA

Product Child Parent Title Search
Date/Time 20/02/2025 01:25PM

Certificate of Title

Title Reference:	CT 5919/534
Status:	CANCELLED
Parent Title(s):	CT 5892/213
Dealing(s) Creating Title:	TG 9762013
Title Issued:	01/07/2004
Title Cancelled:	29/08/2019
Edition:	1

Child Titles

Title Reference	Status	Estate Type	Plan / Parcel	Proprietors/Lessees/ Custodians at time of issue
CT 6227/849	CURRENT	FREE AND UNRESTRICTED RIGHT OF WAY	D58933 ALLOTMENT 10	MOUNT BARKER DISTRICT COUNCIL
CT 6227/850	CURRENT	FEE SIMPLE	D58933 ALLOTMENT 10	TOHSPIL PTY. LTD.

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LAND SERVICES SA

Product Child Parent Title Search
Date/Time 20/02/2025 01:25PM

Certificate of Title

Title Reference:	CT 6227/850
Status:	CURRENT
Parent Title(s):	CT 5919/534
Dealing(s) Creating Title:	TG 13155184
Title Issued:	29/08/2019
Edition:	1

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Appendix F – EPA Section 7 and Off-site S83A notifications

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

GAMA Consulting
Suite 3
83 Fullarton Road
KENT TOWN SA 5067

Contact: Section 7
Telephone: (08) 8204 2026
Email: epasection7@sa.gov.au

Contact: Public Register
Telephone: (08) 8204 9128
Email: epa.publicregister@sa.gov.au

26 February, 2025

EPA STATEMENT TO FORM 1 - CONTRACTS FOR SALE OF LAND OR BUSINESS

The EPA provides this statement to assist the vendor meet its obligations under section 7(1)(b) of the *Land and Business (Sale and Conveyancing) Act 1994*. A response to the questions prescribed in Schedule 1-Contracts for sale of land or business-forms (Divisions 1 and 2) of the *Land and Business (Sale and Conveyancing) Act 1994* is provided in relation to the land.

I refer to your enquiry concerning the parcel of land comprised in

Title Reference	CT Volume 6227 Folio 850
Address	17 Adelaide Road, MOUNT BARKER SA 5251

Schedule – Division 1 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS OF MORTGAGES, CHARGES AND PRESCRIBED ENCUMBRANCES AFFECTING THE LAND

8. Environment Protection Act 1993

Does the EPA hold any of the following details relating to the *Environment Protection Act 1993*:

8.1	Section 59 - Environment performance agreement that is registered in relation to the land.	NO
8.2	Section 93 - Environment protection order that is registered in relation to the land.	NO
8.3	Section 93A - Environment protection order relating to cessation of activity that is registered in relation to the land.	NO
8.4	Section 99 - Clean-up order that is registered in relation to the land.	NO
8.5	Section 100 - Clean-up authorisation that is registered in relation to the land.	NO
8.6	Section 103H - Site contamination assessment order that is registered in relation to the land.	NO
8.7	Section 103J - Site remediation order that is registered in relation to the land.	NO

8.8	Section 103N - Notice of declaration of special management area in relation to the land (due to possible existence of site contamination).	NO
8.9	Section 103P - Notation of site contamination audit report in relation to the land.	NO
8.10	Section 103S - Notice of prohibition or restriction on taking water affected by site contamination in relation to the land.	NO

Schedule – Division 2 – *Land and Business (Sale and Conveyancing) Regulations 2010*

PARTICULARS RELATING TO ENVIRONMENT PROTECTION

3-Licences and exemptions recorded by EPA in public register

Does the EPA hold any of the following details in the public register:

a)	details of a current licence issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
b)	details of a licence no longer in force issued under Part 6 of the *Environment Protection Act 1993* to conduct any prescribed activity of environmental significance under Schedule 1 of that Act at the land?	NO
c)	details of a current exemption issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
d)	details of an exemption no longer in force issued under Part 6 of the *Environment Protection Act 1993* from the application of a specified provision of that Act in relation to an activity carried on at the land?	NO
e)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to operate a waste depot at the land?	NO
f)	details of a licence issued under the repealed *Waste Management Act 1987* to operate a waste depot at the land?	NO
g)	details of a licence issued under the repealed *South Australian Waste Management Commission Act 1979* to produce waste of a prescribed kind (within the meaning of that Act) at the land?	NO
h)	details of a licence issued under the repealed *Waste Management Act 1987* to produce prescribed waste (within the meaning of that Act) at the land?	NO

4-Pollution and site contamination on the land - details recorded by the EPA in public register

Does the EPA hold any of the following details in the public register in relation to the land or part of the land:

a)	details of serious or material environmental harm caused or threatened in the course of an activity (whether or not notified under section 83 of the *Environment Protection Act 1993*)?	NO

b)	details of site contamination notified to the EPA under section 83A of the *Environment Protection Act 1993*?	NO
c)	a copy of a report of an environmental assessment (whether prepared by the EPA or some other person or body and whether or not required under legislation) that forms part of the information required to be recorded in the public register?	NO
d)	a copy of a site contamination audit report?	NO
e)	details of an agreement for the exclusion or limitation of liability for site contamination to which section 103E of the *Environment Protection Act 1993* applies?	NO
f)	details of an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
g)	details of an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993?*	NO
h)	details of a notification under section 103Z(1) of the *Environment Protection Act 1993* relating to the commencement of a site contamination audit?	NO
i)	details of a notification under section 103Z(2) of the *Environment Protection Act 1993* relating to the termination before completion of a site contamination audit?	NO
j)	details of records, held by the former *South Australian Waste Management Commission* under the repealed *Waste Management Act 1987*, of waste (within the meaning of that Act) having been deposited on the land between 1 January 1983 and 30 April 1995?	NO

5-Pollution and site contamination on the land - other details held by EPA

Does the EPA hold any of the following details in relation to the land or part of the land:

a)	a copy of a report known as a "Health Commission Report" prepared by or on behalf of the *South Australian Health Commission* (under the repealed *South Australian Health Commission Act 1976*)?	NO
b)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site contamination assessment proposal under section 103I of the *Environment Protection Act 1993?*	NO
c)	details (which may include a report of an environmental assessment) relevant to an agreement entered into with the EPA relating to an approved voluntary site remediation proposal under section 103K of the *Environment Protection Act 1993*?	NO
d)	a copy of a pre-1 July 2009 site audit report?	NO
e)	details relating to the termination before completion of a pre-1 July 2009 site audit?	NO

All care and diligence has been taken to access the above information from available records. Historical records provided to the EPA concerning matters arising prior to 1 May 1995 are limited and may not be accurate or complete.

Site contamination – Section 83A notification form

Site contamination that affects or threatens underground water notification form pursuant to section 83A of the *Environment Protection Act 1993*

Notifier details

Name: Suzanne Roberts	Telephone: 08 8201 9763
Company: Fyfe Pty Ltd	Email: suzanne.roberts@fyfe.com.au
Address: Level 2, 124 South Terrace, Adelaide SA 5000	○ the site owner ○ the site occupier ◉ the site contamination consultant ○ the site contamination auditor

Site details

Site or establishment name (if appropriate): OTR Mount Barker Service Station

Owner(s) (please include contact details where known): Peregrine Corporation	Occupier(s) (where different to owner): OTR
Street address(es) (include lot or street number): 14B Walker St, 1 Gawler St & 22 Adelaide Rd, Mount Barker SA	Certificate(s) of title (current): CT 5852/250, CT6187/826, CT 6255/251

Location, nature and extent

Has a potentially contaminating activity been undertaken at the site, please describe…Service Station……..

Does this notification relate to a change in the location, nature or extent of site contamination that has previously been notified to the EPA? ◉ Yes ○ No

If yes, please provide the date(s) of previous notification(s):..various, latest Oct 2021…..

Which group(s) do the chemical substance(s), identified as site contamination that affects or threatens groundwater, belong to?

☑ Metals & metalloids	☐ Non-metallic inorganics	☐ Organic alcohols/other organics
☑ Petroleum hydrocarbons	☐ Anilines	☐ Chlorinated alkanes
☐ Chlorinated alkenes	☐ Chlorinated benzenes	☐ Polychlorinated biphenyls
☐ Other chlorinated compounds	☐ Monocyclic aromatic compounds	☐ Polycyclic aromatic compounds
☑ Phenols	☐ Phthalates	☐ Pesticides/herbicides/fungicides
☐ Surfactants	☑ Other (please specify):..MTBE derivatives (first time detects)……..	

Has an assessment of the environmental values of groundwater been undertaken? ◉ Yes ○ No

If yes, what is the TDS range in mg/L (lowest concentration for the site)? 480 mg/L

What are the environmental values of groundwater for the site?

- ☑ Drinking water
- ☐ Primary industries (irrigation and general water uses)
- ☑ Recreation and aesthetics
- ☐ Aquatic ecosystems (marine)
- ☑ Aquatic ecosystems (fresh)
- ☐ Primary industries (aquaculture)
- ☑ Primary industries (agriculture)

Where has the site contamination that affects or threatens groundwater been identified?

- ☐ Soil/soil vapour
- ☑ Groundwater

Maximum depth:……..……m bgl Targeted aquifer(s): Q1

What is the depth to groundwater (where known)? 1.2 - 6.7 ……m bgl

Has a non-aqueous phase liquid been identified or inferred? ○ Yes ◉ No

If yes, please provide details of measured thickness (in metres):……

Has site contamination that affects or threatens groundwater been identified[1] offsite? ○ Yes ◉ No

If yes, please specify offsite certificate(s) of title or address(es):……

An accurate scaled site plan showing sampling locations has been included. ☑

This notification provides the following information to determine the existence of site contamination and the support notification of site contamination that affects or threatens groundwater at the site?

Monitoring well data[2]	○ Yes	○ No	Soil lithological data	○ Yes	◉ No
Groundwater field data	○ Yes	○ No	Soil vapour bore data	○ Yes	◉ No
Analytical laboratory data	◉ Yes	○ No			
Quality assurance data	○ Yes	◉ No			

Has the electronic data been assessed as reliable in meeting the objectives of the assessment? ◉ Yes ○ No

[1] Using direct evidence and not inferred information

[2] Not required where electronic information has previously been provided to the EPA and the data has not changed

Further assessment details

Have chemical substances been identified that may represent background concentrations? ○ Yes ◉ No

If yes, will a background concentration[3] assessment be undertaken within the next 3 months? ○ Yes ◉ No

Is any further assessment being undertaken?

- ☐ Preliminary site investigation
- ☐ Detailed site investigation
- ☐ Groundwater monitoring event
- ☑ Other: VSCAP

Is the site subject to a current site contamination audit?

- ◉ Yes
- ○ No

If yes, please specify the EPA reference number for the audit: 62448

Declaration

It is an offence to provide false or misleading information to the Authority. Maximum penalties range from $30,000 for a natural person, to $60,000 for a body corporate, pursuant to section 119 of the Environment Protection Act 1993.

I/We declare that the information provided in this form and any accompanying documents is not false or misleading in any material particular:

Name: Suzanne Roberts	Name:
Position: Senior Environmental Scientist	Position:
Signature: 	Signature:
Date: 9/12/2022	Date:

[3] Carried out in accordance with the *EPA Guideline for the assessment of background concentrations (2018)*



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HEAD OFFICE
L2, 124 South Terrace
Adelaide SA 5000
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Adelaide SA 5001
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Telephone 61 8 8201 9600
Facsimile 61 8 8201 9650

0 25 50 75 100

SCALE 1: 1000

LEVEL DATUM :	N/A	INSTRUCTION: 80690-16
LEVEL AUTHORITY :	N/A	COUNCIL : MOUNT BARKER
CO-ORD DATUM :	MGA2020	CT REF : SEE FIG 1

PEREGRINE CORPORATION

DRAWING 80690-16-BA1-R0

FIGURE 2 - GROUNDWATER SAMPLE LOCATION PLAN
PSI/DSI
18-24 ADELAIDE RD, MT BARKER, SA
HUNDRED OF MACCLESFIELD
OTR MOUNT BARKER

DATE 11/10/2022

SHEET 2 OF 8

REV. 0

Table 1
Summary of Groundwater Analytical Results
October 2022

	BTEXN								TRH												
	Benzene	Toluene	Ethylbenzene	Xylene (o)	Xylene (m & p)	Xylene Total	Total BTEX	Naphthalene (BTEX)	C6-C10	>C10-C16	>C16-C34	>C34-C40	>C10-C40 (Sum of total)	F1 (C6-C10 minus BTEX)	F2 (>C10-C16 minus Naphthalene)	C6-C9	C10-C14	C15-C28	C29-C36	C10-C36 (Sum of total)	Lead
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L	mg/L
EQL	1	1	1	1	2	2	1	5	0.02	0.05	0.1	0.1	0.1	0.02	0.05	0.02	0.05	0.1	0.05	0.05	0.001
NHMRC/NRMMC (2011) Potable - aesthetic		25	3			20															
NHMRC/NRMMC (2011) Potable - health	1	800	300			600															0.01
NHMRC (2008) Recreational - aesthetic*		25	3			20															
NHMRC (2008) Recreational - health*	1	800	300			600															0.1
ANZG (2018) Freshwater 95% ecosystem protection~~	950	180	80	350	75			16					0.6 $							0.6 $	0.0034
ANZECC/ARMCANZ (2000) Livestock drinking water ##	1	800	300			600															0.1
ANZECC/ARMCANZ (2000) Aquaculture - tainting of fish flesh ...		250	250					1,000	0.005												
ANZECC/ARMCANZ (2000) Aquaculture - freshwater production																					0.001
ANZECC/ARMCANZ (2000) Long-term irrigation																					2
ASC NEPM (1999) Vapour intrusion HSLs Commercial/Industrial, Sand, 2 to <4 m	5,000	NL	NL			NL		NL						6	NL						
ASC NEPM (1999) Vapour intrusion HSLs Commercial/Industrial, Sand, 4 to <8 m	5,000	NL	NL			NL		NL						6	NL						
ASC NEPM (1999) Theoretical solubility limits	59,000	61,000	3,900			21,000		170						9	3						
Sample No.	**Lab Report Number**	**Date**	**Sample type**																		
AEMW07	**EM2222181**	**08 Nov 2022**	**Primary**	**3,330**	**24,000**	**2,070**	**2,830**	**5,310**	**8,140**	**37,500**	**133**	**46.9**	**1.37**	**0.41**	<0.1	**1.78**	**9.36**	**1.24**	**45.4**	**9.8**	**0.34**	**0.14**	**10.3**	
AEMW08	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
AEMW10	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
GW17	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
GW23	**EM2222181**	**08 Nov 2022**	**Primary**	**639**	**375**	**47**	**11**	**20**	**31**	**1,090**	**12**	**1.07**	**0.12**	**0.11**	<0.1	**0.23**	<0.02	**0.11**	**1.22**	**0.13**	**0.1**	<0.05	**0.23**	
GWA	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
GWB	**EM2222181**	**08 Nov 2022**	**Primary**	**6,310**	**7,030**	**689**	**947**	**863**	**1,810**	**15,800**	**35**	**15.9**	**0.45**	**0.18**	<0.1	**0.63**	<0.2	**0.42**	**16.6**	**1.99**	**0.2**	<0.05	**2.19**	
GWC	**EM2222181**	**08 Nov 2022**	**Primary**	**7,460**	**50,200**	**2,170**	**2,740**	**4,840**	**8,950**	**77,100**	**151**	**85.3**	**0.98**	**0.42**	**0.17**	**1.57**	**8.17**	**0.83**	**119**	**6.34**	**0.32**	**0.22**	**6.88**	
MW02	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	**0.1**	<0.05	<0.1	<0.05	<0.05	
MW03	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
MW05	**EM2222181**	**08 Nov 2022**	**Primary**	**11,400**	**9,430**	**1,490**	**1,980**	**3,070**	**5,050**	**27,400**	<100	**31.2**	**1.8**	**0.42**	<0.1	**2.22**	**3.83**	**1.8**	**35.2**	**5.65**	**0.52**	**0.07**	**6.24**	<0.001
MW06	**EM2222181**	**08 Nov 2022**	**Primary**	**60**	<2	<2	<2	<2	<2	**60**	<5	**0.07**	**0.16**	**1.34**	<0.1	**1.5**	<0.02	**0.16**	**0.12**	<0.05	**1.27**	**0.19**	**1.46**	
MW07	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	**0.04**	<0.05	<0.1	<0.05	<0.05	
MW08	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
MW09	**EM2222181**	**08 Nov 2022**	**Primary**	**57**	**4**	**77**	**9**	**20**	**29**	**167**	**168**	**1.47**	**1.42**	**0.18**	<0.1	**1.6**	**1.3**	**1.25**	**1.29**	**1.79**	**0.22**	<0.05	**2.01**	<0.001
MW10	**EM2222181**	**08 Nov 2022**	**Primary**	**418**	**4,650**	**1,010**	**1,260**	**1,710**	**2,970**	**9,050**	**50**	**17.6**	**0.62**	<0.1	<0.1	**0.62**	**8.55**	**0.57**	**17.4**	**3.38**	<0.1	<0.05	**3.38**	
MW11	**EM2222181**	**08 Nov 2022**	**Primary**	**10,200**	**6,560**	**806**	**714**	**1,510**	**2,220**	**19,800**	<100	**22**	**0.81**	**0.28**	<0.1	**1.09**	**2.21**	**0.81**	**23.9**	**3.01**	**0.34**	<0.05	**3.35**	
MW13	**EM2222181**	**07 Nov 2022**	**Primary**	**381**	**5**	**106**	**3**	**74**	**77**	**569**	**15**	**1.13**	**0.29**	**0.13**	<0.1	**0.42**	**0.56**	**0.28**	**1.29**	**0.57**	**0.14**	<0.05	**0.71**	
MW14	**EM2222181**	**08 Nov 2022**	**Primary**	**21**	<2	<2	<2	<2	<2	**21**	<5	**0.21**	**0.68**	<0.1	<0.1	**0.68**	**0.19**	**0.68**	**0.35**	**0.68**	**0.13**	<0.05	**0.81**	
MW15	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	<0.001
MW16	**EM2222181**	**07 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
MW17	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
SGMW12	**EM2222181**	**08 Nov 2022**	**Primary**	**910**	**967**	**859**	**67**	**388**	**455**	**3,190**	**55**	**5.77**	**0.75**	**0.33**	<0.1	**1.08**	**2.58**	**0.7**	**6.3**	**2.26**	**0.28**	**0.14**	**2.68**	
SGMW13	**EM2222181**	**08 Nov 2022**	**Primary**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	**1**	**0.41**	**1.41**	<0.02	<0.1	<0.02	<0.05	**0.52**	**0.63**	**1.15**	
Duplicate sample summary																								
GWC	**EM2222181**	**08 Nov 2022**	**Primary**	**7,460**	**50,200**	**2,170**	**2,740**	**4,840**	**8,950**	**77,100**	**151**	**85.3**	**0.98**	**0.42**	**0.17**	**1.57**	**8.17**	**0.83**	**119**	**6.34**	**0.32**	**0.22**	**6.88**	
QC1	**EM2222181**	**08 Nov 2022**	**Intra-laboratory duplicate**	**6,970**	**50,300**	**2,040**	**2,610**	**4,600**	**8,500**	**76,200**	**140**	**86.1**	**1.08**	**0.56**	**0.25**	**1.89**	**9.95**	**0.94**	**118**	**6.5**	**0.41**	**0.31**	**7.22**	
RPD				**7**	**0**	**6**	**5**	**5**	**5**	**1**	**1**	**1**	**10**	**29**	**38**	**18**	**20**	**12**	**1**	**2**	**25**	**34**	**5**	
MW10	**EM2222181**	**08 Nov 2022**	**Primary**	**418**	**4,650**	**1,010**	**1,260**	**1,710**	**2,970**	**9,050**	**50**	**17.6**	**0.62**	<0.1	<0.1	**0.62**	**8.55**	**0.57**	**17.4**	**3.38**	<0.1	<0.05	**3.38**	
QC2	**940454**	**08 Nov 2022**	**Inter-laboratory duplicate**	**280**	**5,700**	**700**	**870**	**1,300**	**2,100**		<1,000	**11**	**0.78**	<0.1	<0.1	**0.78**	**2.2**	<1	**8.1**	**2**	<0.1	<0.1	**2**	**0.004**
RPD				**40**	**20**	**36**	**37**	**27**	**34**		-	**46**	**23**	-	-	**23**	**118**	-	**73**	**51**	-	-	**51**	
MW05	**EM2222181**	**08 Nov 2022**	**Primary**	**11,400**	**9,430**	**1,490**	**1,980**	**3,070**	**5,050**	**27,400**	<100	**31.2**	**1.8**	**0.42**	<0.1	**2.22**	**3.83**	**1.8**	**35.2**	**5.65**	**0.52**	**0.07**	**6.24**	<0.001
QC3	**EM2222181**	**08 Nov 2022**	**Intra-laboratory duplicate**	**11,500**	**8,740**	**1,360**	**1,720**	**2,550**	**5,030**	**27,800**	<100	**31.8**	**1.24**	**0.28**	<0.1	**1.52**	**4**	**1.24**	**36**	**4.19**	**0.35**	<0.05	**4.54**	<0.001
RPD				**1**	**8**	**9**	**14**	**19**	**0**	**1**	-	**2**	**37**	**40**	-	**37**	**4**	**37**	**2**	**30**	**39**	**33**	**32**	-
MW09	**EM2222181**	**08 Nov 2022**	**Primary**	**57**	**4**	**77**	**9**	**20**	**29**	**167**	**168**	**1.47**	**1.42**	**0.18**	<0.1	**1.6**	**1.3**	**1.25**	**1.29**	**1.79**	**0.22**	<0.05	**2.01**	<0.001
QC4	**940454**	**08 Nov 2022**	**Inter-laboratory duplicate**	**39**	**3**	**62**	**6**	**15**	**21**		**160**	**0.79**	**0.77**	<0.1	<0.1	**0.77**	**0.67**	**0.61**	**0.36**	**0.81**	<0.1	<0.1	**0.81**	<0.001
RPD				**38**	**29**	**22**	**40**	**29**	**32**		**5**	**60**	**59**	-	-	**70**	**64**	**69**	**113**	**75**	-	-	**85**	
Field QC summary																								
RINSE-1	**EM2222181**	**07 Nov 2022**	**Rinsate**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
RINSE-2	**EM2222181**	**08 Nov 2022**	**Rinsate**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02	<0.1	<0.1	<0.1	<0.1	<0.02	<0.1	<0.02	<0.05	<0.1	<0.05	<0.05	
TB1	**EM2222181**	**07 Nov 2022**	**Trip blank**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02					<0.02		<0.02					
TB2	**EM2222181**	**08 Nov 2022**	**Trip blank**	<1	<2	<2	<2	<2	<2	<1	<5	<0.02					<0.02		<0.02					

Comments

*based on NHMRC/NRMMC (2011) and WHO (2022) potable values

#from CRC CARE (2016)

including human potable (health) values where specific livestock criteria are unavailable for organic contaminants

^unknown level of species protection

^^with respect to the most sensitive species

~~higher level (99%) species protection adopted where advised by ANZG (i.e. due to effects such as bioaccumulation)

$from Netherlands MHSPE (2009)

Table 1
Summary of Groundwater Analytical Results
October 2022

	MTBE and Derivatives			Phenols																			
	tert-butyl alcohol	Formaldehyde	MTBE	3/4-Methylphenol (m/p-cresol)	2,4,5-Trichlorophenol	2,4,6-Trichlorophenol	2,4-Dinitrophenol	2,4-Dichlorophenol	2,4-Dimethylphenol	2,6-Dichlorophenol	2-Chlorophenol	2-Methylphenol	2-Nitrophenol	4,6-Dinitro-2-methylphenol	4,6-Dinitro-o-cyclohexyl phenol	4-chloro-3-methylphenol	4-Nitrophenol	Cresol Total	Pentachlorophenol	Tetrachlorophenols	Phenol	Phenols (Total Halogenated)	Phenols (Total Non Halogenated)
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	mg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL	5	100	1	2	1	1	30	1	1	1	1	1	1	30	100	1	30	0.01	2	30	1	10	100
NHMRC/NRMMC (2011) Potable - aesthetic			15 #			2		0.3			0.1												
NHMRC/NRMMC (2011) Potable - health		500				20		200			300								10				
NHMRC (2008) Recreational - aesthetic*			15 #			2		0.3			0.1												
NHMRC (2008) Recreational - health*		500				200		2,000			3,000								100				
ANZG (2018) Freshwater 95% ecosystem protection~~			32,000 #			3	45 ^	120	2 ^	34 ^	340						58 ^		3.6		320		
ANZECC/ARMCANZ (2000) Livestock drinking water ##		500				20		200			300								10				
ANZECC/ARMCANZ (2000) Aquaculture - tainting of fish flesh ...		95,000		300		2		0.1	400	30	0.1								30		1,000		
ANZECC/ARMCANZ (2000) Aquaculture - freshwater production								4															
ANZECC/ARMCANZ (2000) Long-term irrigation																							
ASC NEPM (1999) Vapour intrusion HSLs Commercial/Industrial, Sand, 2 to <4 m																							
ASC NEPM (1999) Vapour intrusion HSLs Commercial/Industrial, Sand, 4 to <8 m																							
ASC NEPM (1999) Theoretical solubility limits																							
Sample No.	**Lab Report Number**	**Date**	**Sample type**																				
AEMW07	**EM2222181**	**08 Nov 2022**	**Primary**																				
AEMW08	**EM2222181**	**08 Nov 2022**	**Primary**																				
AEMW10	**EM2222181**	**08 Nov 2022**	**Primary**	<5	<100	<1	<2.0	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0			<1.0			<2.0		<1.0		
GW17	**EM2222181**	**08 Nov 2022**	**Primary**	<5	<100	<1																			
GW23	**EM2222181**	**08 Nov 2022**	**Primary**																						
GWA	**EM2222181**	**08 Nov 2022**	**Primary**																						
GWB	**EM2222181**	**08 Nov 2022**	**Primary**	**67**	<100	**334**																			
GWC	**EM2222181**	**08 Nov 2022**	**Primary**				**13.2**	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	**13.6**	<1.0			<1.0			<2.0		**3**		
MW02	**EM2222181**	**08 Nov 2022**	**Primary**	**6**	<100	**131**																			
MW03	**EM2222181**	**08 Nov 2022**	**Primary**	<5	<100	<1																			
MW05	**EM2222181**	**08 Nov 2022**	**Primary**	<100	**1,100**	**1,350**	**291**	<1.0	<1.0		<1.0	**7.3**	<1.0	<1.0	**75.4**	<1.0			<1.0			<2.0		**28.6**		
MW06	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW07	**EM2222181**	**08 Nov 2022**	**Primary**				<2.0	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0			<1.0			<2.0		<1.0		
MW08	**EM2222181**	**08 Nov 2022**	**Primary**				<2.0	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0			<1.0			<2.0		<1.0		
MW09	**EM2222181**	**08 Nov 2022**	**Primary**	<5	<100	<1																			
MW10	**EM2222181**	**08 Nov 2022**	**Primary**				**17.1**	<1.0	<1.0		<1.0	**1**	<1.0	<1.0	**10.2**	<1.0			<1.0			<2.0		**1.3**		
MW11	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW13	**EM2222181**	**07 Nov 2022**	**Primary**	**14**	<100	**67**																			
MW14	**EM2222181**	**08 Nov 2022**	**Primary**	**25**	**300**	**15**																			
MW15	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW16	**EM2222181**	**07 Nov 2022**	**Primary**																						
MW17	**EM2222181**	**08 Nov 2022**	**Primary**	<5	<100	<1																			
SGMW12	**EM2222181**	**08 Nov 2022**	**Primary**	**60**	<100	<10																			
SGMW13	**EM2222181**	**08 Nov 2022**	**Primary**	<5	<100	<1	<2.0	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0			<1.0			<2.0		<1.0		
Duplicate sample summary																									
GWC	**EM2222181**	**08 Nov 2022**	**Primary**				**13.2**	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	**13.6**	<1.0			<1.0			<2.0		**3**		
QC1	**EM2222181**	**08 Nov 2022**	**Intra-laboratory duplicate**	<100	**200**	<100	**18.1**	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	**16.8**	<1.0			<1.0			<2.0		**3.8**		
RPD																									
MW10	**EM2222181**	**08 Nov 2022**	**Primary**				**17.1**	<1.0	<1.0		<1.0	**1**	<1.0	<1.0	**10.2**	<1.0			<1.0			<2.0		**1.3**		
QC2	**940454**	**08 Nov 2022**	**Inter-laboratory duplicate**	<1,250	<200	<100	**14**	<10	<10	<30	<3	<3	<3	<3	<3	<10	<30	<100	<10	<30	**0.01**	<10	<30	<3	<10	<100
RPD																									
MW05	**EM2222181**	**08 Nov 2022**	**Primary**	<100	**1,100**	**1,350**	**291**	<1.0	<1.0		<1.0	**7.3**	<1.0	<1.0	**75.4**	<1.0			<1.0			<2.0		**28.6**		
QC3	**EM2222181**	**08 Nov 2022**	**Intra-laboratory duplicate**	<100	**500**	**1,370**	**215**	<1.0	<1.0		<1.0	**6**	<1.0	<1.0	**67.3**	<1.0			<1.0			<2.0		**25.5**		
RPD				**-**	**75**	**1**	**30**	**-**	**-**		**-**	**20**	**-**	**-**	**11**	**-**			**-**			**-**		**11**		
MW09	**EM2222181**	**08 Nov 2022**	**Primary**	<5	<100	<1																			
QC4	**940454**	**08 Nov 2022**	**Inter-laboratory duplicate**	<50	<200	<2	<6	<10	<10	<30	<3	<3	<3	<3	<3	<10	<30	<100	<10	<30	<0.01	<10	<30	<3	<10	<100
RPD																									
Field QC summary																									
RINSE-1	**EM2222181**	**07 Nov 2022**	**Rinsate**			<1	<2.0	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0			<1.0			<2.0		<1.0		
RINSE-2	**EM2222181**	**08 Nov 2022**	**Rinsate**			<1	<2.0	<1.0	<1.0		<1.0	<1.0	<1.0	<1.0	<1.0	<1.0			<1.0			<2.0		<1.0		
TB1	**EM2222181**	**07 Nov 2022**	**Trip blank**																						
TB2	**EM2222181**	**08 Nov 2022**	**Trip blank**																						

Comments

*based on NHMRC/NRMMC (2011) and WHO (2022) potable values

#from CRC CARE (2016)

including human potable (health) values where specific livestock criteria are unavailable for organic contami

^unknown level of species protection

^^with respect to the most sensitive species

~~higher level (99%) species protection adopted where advised by ANZG (i.e. due to effects such as bioaccumul

$from Netherlands MHSPE (2009)

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Table 1
Summary of Groundwater Analytical Results
October 2022

	PAH																		Chlorinated Hydrocarbon Compounds					
	Acenaphthene	Acenaphthylene	Anthracene	Benz(a)anthracene	Benzo(a) pyrene	Benzo(b+j)fluoranthene	Benzo(g,h,i)perylene	Benzo(k)fluoranthene	Chrysene	Dibenz(a,h)anthracene	Fluoranthene	Fluorene	Indeno(1,2,3-c,d)pyrene	Naphthalene	Phenanthrene	Pyrene	Benzo(a)pyrene TEQ calc (Zero)	PAHs (Sum of total)	1,2-dichloroethane	cis-1,2-dichloroethene	Trichloroethene (TCE)	Tetrachloroethene (PCE)	trans-1,2-dichloroethene	Vinyl chloride
	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L	µg/L
EQL	1	1	1	1	0.5	1	1	1	1	1	1	1	1	1	1	1	0.5	0.5	1	1	1	1	1	5
NHMRC/NRMMC (2011) Potable - aesthetic																								
NHMRC/NRMMC (2011) Potable - health					0.01														3			50		0.3
NHMRC (2008) Recreational - aesthetic*																								
NHMRC (2008) Recreational - health*					0.1														3		8	50		0.3
ANZG (2018) Freshwater 95% ecosystem protection~~			0.01		0.1						1			16	0.6				1,900					
ANZECC/ARMCANZ (2000) Livestock drinking water ##					0.01														3		8	50		0.3
ANZECC/ARMCANZ (2000) Aquaculture - tainting of fish flesh ...	20													1,000										
ANZECC/ARMCANZ (2000) Aquaculture - freshwater production																								
ANZECC/ARMCANZ (2000) Long-term irrigation																								
ASC NEPM (1999) Vapour intrusion HSLs Commercial/Industrial, Sand, 2 to <4 m														NL										
ASC NEPM (1999) Vapour intrusion HSLs Commercial/Industrial, Sand, 4 to <8 m														NL										
ASC NEPM (1999) Theoretical solubility limits														170										
Sample No.	**Lab Report Number**	**Date**	**Sample type**																						
AEMW07	**EM2222181**	**08 Nov 2022**	**Primary**																						
AEMW08	**EM2222181**	**08 Nov 2022**	**Primary**																						
AEMW10	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<0.5						
GW17	**EM2222181**	**08 Nov 2022**	**Primary**																						
GW23	**EM2222181**	**08 Nov 2022**	**Primary**																						
GWA	**EM2222181**	**08 Nov 2022**	**Primary**																						
GWB	**EM2222181**	**08 Nov 2022**	**Primary**																						
GWC	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**116**	<1.0	<1.0	<0.5	**116**	<100	<100	<100	<100	<100	<1,000
MW02	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW03	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW05	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**46.3**	<1.0	<1.0	<0.5	**46.3**							
MW06	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW07	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<0.5						
MW08	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<0.5						
MW09	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW10	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**38.6**	<1.0	<1.0	<0.5	**38.6**							
MW11	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW13	**EM2222181**	**07 Nov 2022**	**Primary**																						
MW14	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW15	**EM2222181**	**08 Nov 2022**	**Primary**																						
MW16	**EM2222181**	**07 Nov 2022**	**Primary**																						
MW17	**EM2222181**	**08 Nov 2022**	**Primary**																						
SGMW12	**EM2222181**	**08 Nov 2022**	**Primary**																						
SGMW13	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<0.5						
Duplicate sample summary																											
GWC	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**116**	<1.0	<1.0	<0.5	**116**	<100	<100	<100	<100	<100	<1,000
QC1	**EM2222181**	**08 Nov 2022**	**Intra-laboratory duplicate**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**117**	<1.0	<1.0	<0.5	**117**	<100	<100	<100	<100	<100	<1,000
RPD																	**8**				**8**						
MW10	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**38.6**	<1.0	<1.0	<0.5	**38.6**							
QC2	**940454**	**08 Nov 2022**	**Inter-laboratory duplicate**	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	**31**	<1	<1		**31**	<100	<100	<100	<100	<100	<500
RPD																	**22**				**22**						
MW05	**EM2222181**	**08 Nov 2022**	**Primary**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**46.3**	<1.0	<1.0	<0.5	**46.3**							
QC3	**EM2222181**	**08 Nov 2022**	**Intra-laboratory duplicate**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	**38.7**	<1.0	<1.0	<0.5	**38.7**	<100	<100	<100	<100	<100	<1,000
RPD																	**18**				**18**						
MW09	**EM2222181**	**08 Nov 2022**	**Primary**																						
QC4	**940454**	**08 Nov 2022**	**Inter-laboratory duplicate**	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	<1	**44**	<1	<1		**44**	<2	<2	<2	<2	<2	<10
RPD																											
Field QC summary																											
RINSE-1	**EM2222181**	**07 Nov 2022**	**Rinsate**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<0.5						
RINSE-2	**EM2222181**	**08 Nov 2022**	**Rinsate**	<1.0	<1.0	<1.0	<1.0	<0.5	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<0.5	<0.5						
TB1	**EM2222181**	**07 Nov 2022**	**Trip blank**																						
TB2	**EM2222181**	**08 Nov 2022**	**Trip blank**																						

Comments

*based on NHMRC/NRMMC (2011) and WHO (2022) potable values

#from CRC CARE (2016)

including human potable (health) values where specific livestock criteria are unavailable for organic contami

^unknown level of species protection

^^with respect to the most sensitive species

~~higher level (99%) species protection adopted where advised by ANZG (i.e. due to effects such as bioaccumul

$from Netherlands MHSPE (2009)

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SITE CONTAMINATION DECLARATION FORM

Council area: Mount Barker District Council

Regarding the land comprised in Certificate(s) of Title Register Book Volume CT6227/850 (the *subject land*).*

I Douglas Mowbray, a site contamination consultant, certify the following details:

Part 1—Investigations

(a) I have relied on the following reports to complete this statement:

2025.02.27.250208E.RPT.PSI.Mount Barker

(b) Investigations were conducted in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999*. (ASC NEPM).

Click here to enter text.

Part 2—Site contamination unlikely to exist (for the purposes of planning consent)*

(a) A potentially contaminating activity (as defined in the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on the subject land*.

(b) A class 1 activity (see the *State Planning Commission Practice Direction 14 (Site Contamination Assessment)*) is not known to have occurred on adjacent land*.

Signed: Douglas Mowbray Date: 27/02/2025

☒ *If being lodged electronically please tick to indicate agreement to this declaration.*

Name of company or business / accreditation body and number

Gama Environmental Pty Ltd

Note 1—Investigations found the existence of 'fill or soil importation' on-site (i.e. importation, to a premises of a business, of soil or other fill originating from a site at which another potentially contaminating activity has taken place pursuant Schedule 3 of the *Environment Protection Regulations 2009*). Fill or soil importation is not a potentially contaminating activity for the purposes of the *State Planning Commission Practice Direction: (Site Contamination Assessment)*, but remains a potentially contaminating activity under the *Environment Protection Regulations 2009*. The EPA's Industry Guideline on *'Construction environmental management plans (CEMP)'* provides assistance on meeting the obligations of the *Environment Protection Act 1993.*

Note 2—It is an offence to provide false or misleading information on this Form. Maximum penalty: $20 000 pursuant to section 217 of the *Planning, Development and Infrastructure Act 2016.*

Note 3—The "subject land" is the land the subject of the subject development application.

Note 4—"Adjacent land" is defined in section 3(1) of the *Planning, Development and Infrastructure Act 2016* to mean "in relation to other land, means land that is no more than 60 metres from the other land".

**Delete whichever is not applicable*

DEVELOPMENT APPLICATION

Native Vegetation Declaration

Date of application: 14/03/2025

Location of proposed development:

House no.: | Lot no.: | Street: 17 Adelaide Street | Town/Suburb: Mount Barker

Section no.:

Hundred:

Volume:

Folio:

Nature of proposed development:

Hotel, Cinema additions, indoor Rec Facilities and function space.

I, Deanna Emily Flynn Wallis declare that:

☑ The proposed development will not or would not, involve the clearance of Native Vegetation under the Native Vegetation Act 1991, including any clearance that may occur in connection with a relevant access point and/or driveway, and/or within 10 metres of a building (other than a residential building or tourist accommodation), and/or within 20 metres of a dwelling or addition to an existing dwelling for fire prevention and control, and/or within 50 metres 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.

☐ The application is supported by a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes clearance is categorised as 'Level 1 clearance' (for more information, please use the link below*). Please upload the report in relation to native vegetation on the next page.

☐ No report or declaration supplied with this application.

*Regulation 18(2)(a)(i) of the Native Vegetation Regulations 2017

Signed

Date: 13/3/2025

DEVELOPMENT APPLICATION

Electricity Infrastructure Declaration

To

From

Date of application: 14/03/2025

Location of proposed development:

House no. | Lot no. | Street: 17 Adelaide Road | Town/Suburb: Mount Barker

Section no. | Hundred

Volume | Folio

Nature of proposed development

Hotel, Cinema additions. Indoor Rec facilities and function Space.

I Deanna Wallis

(●) being the applicant

( ) a person acting on behalf of the applicant

for the development described above declare that the proposed development will involve the construction of a building which would, if constructed in accordance with the plans submitted, not be contrary to the regulations prescribed for the purposes of section 86 of the Electricity Act 1996. I make this declaration under clause 6(1) of Schedule 8 of the Planning, Development and Infrastructure (General) Regulations 2017.

Signed

Date 13/3/2025

Site Photographs – Wallis Development



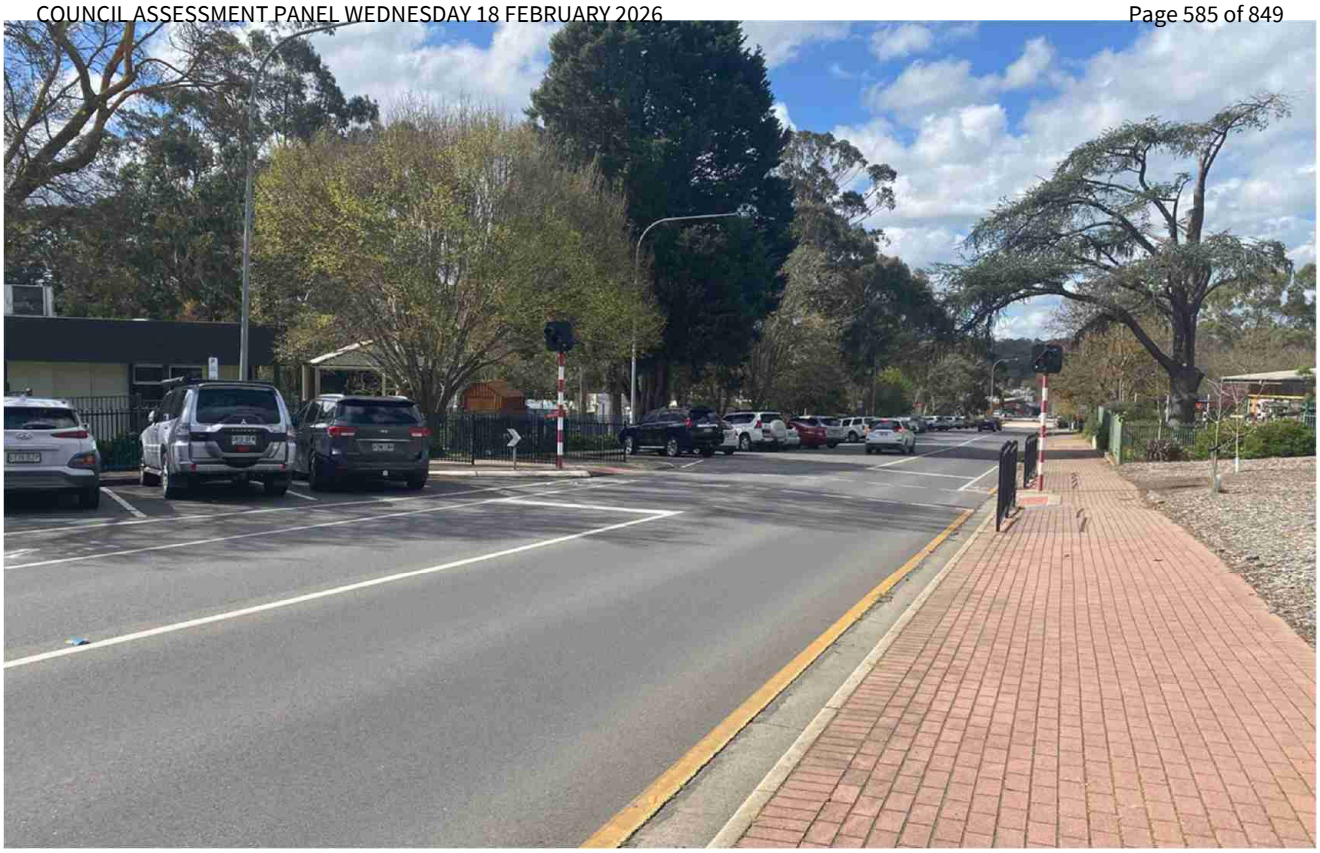


Image 1



Image 2



Image 3



Image 4



Image 5

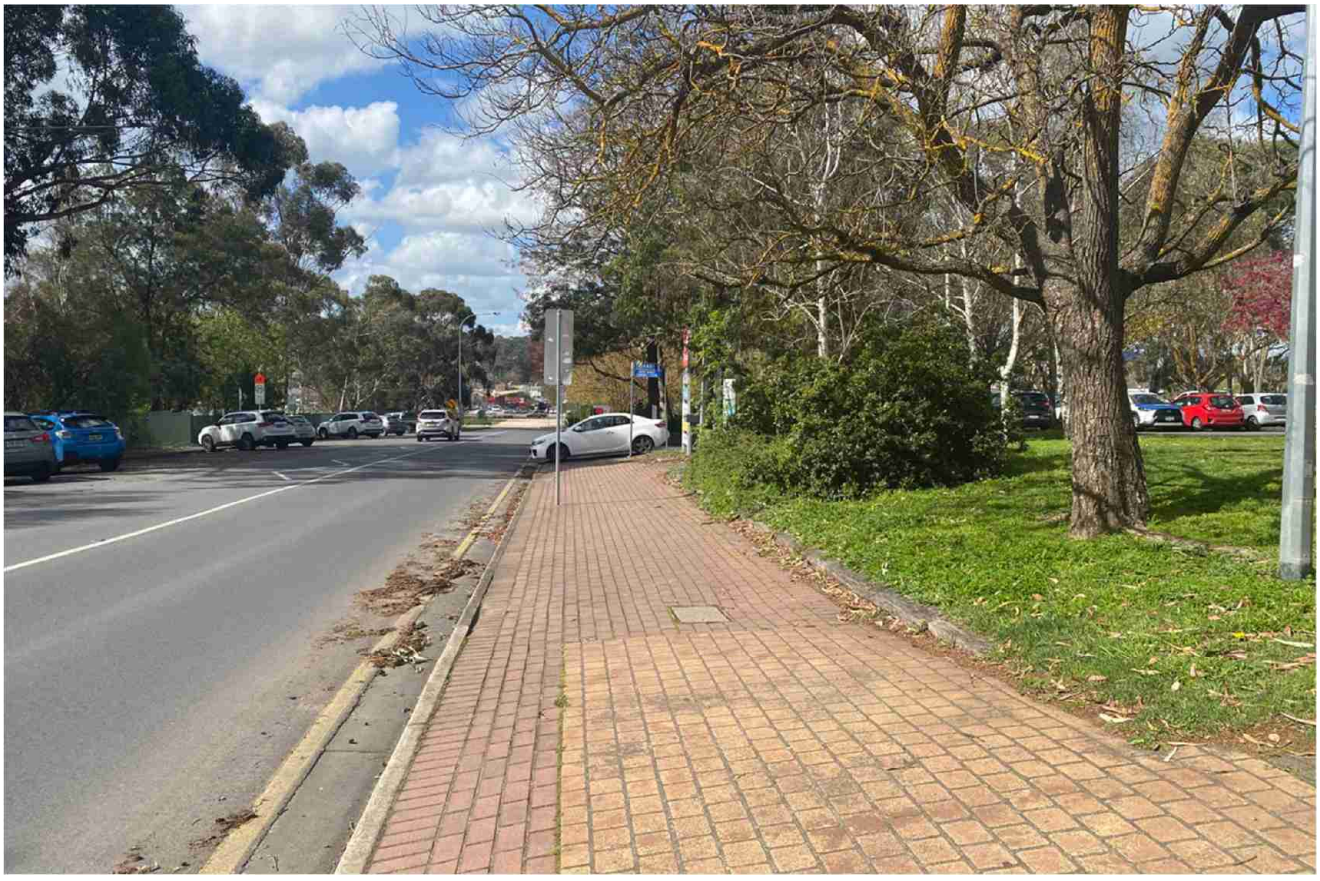


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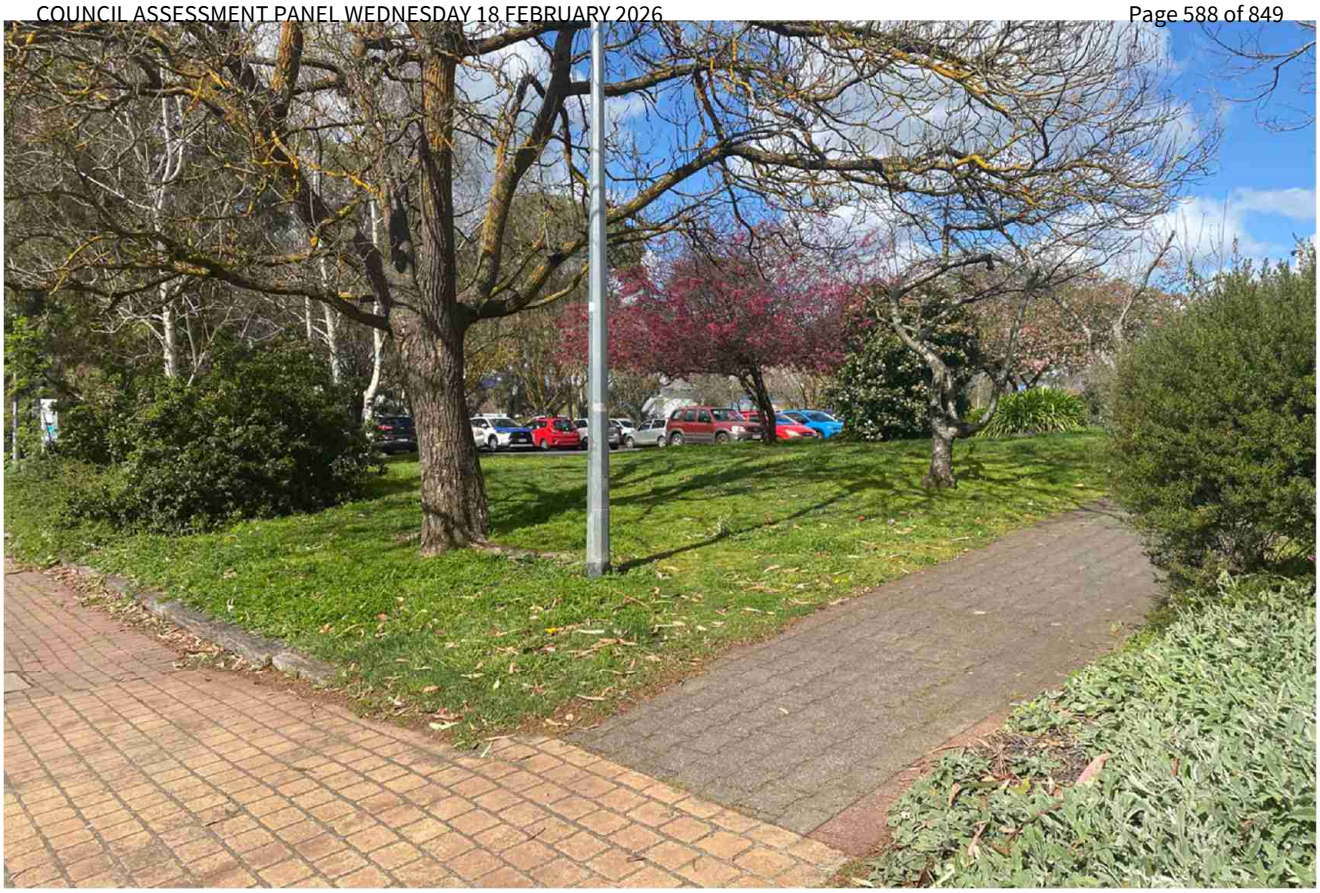


Image 7



Image 8



Image 9

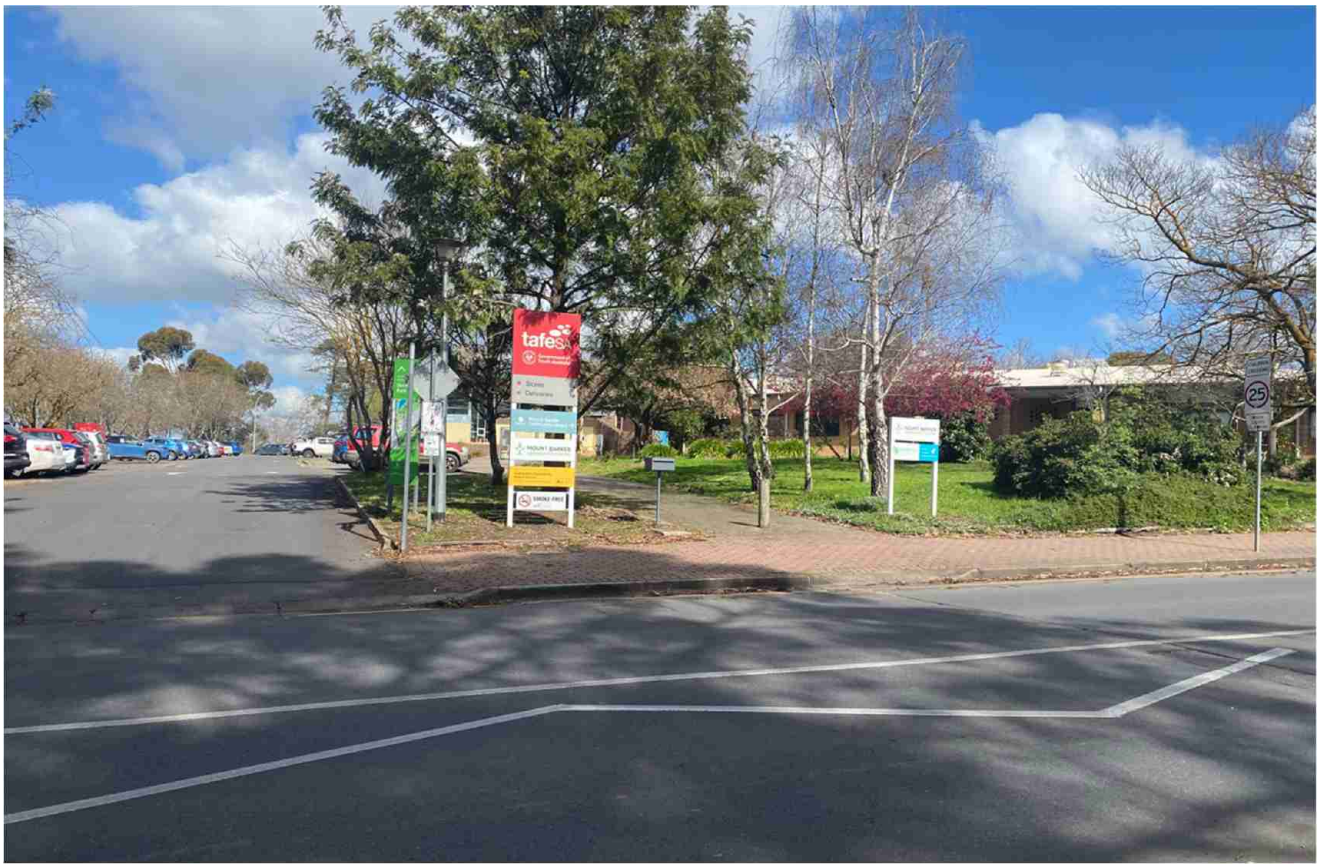


Image 10



Image 11



Image 12



Image 13

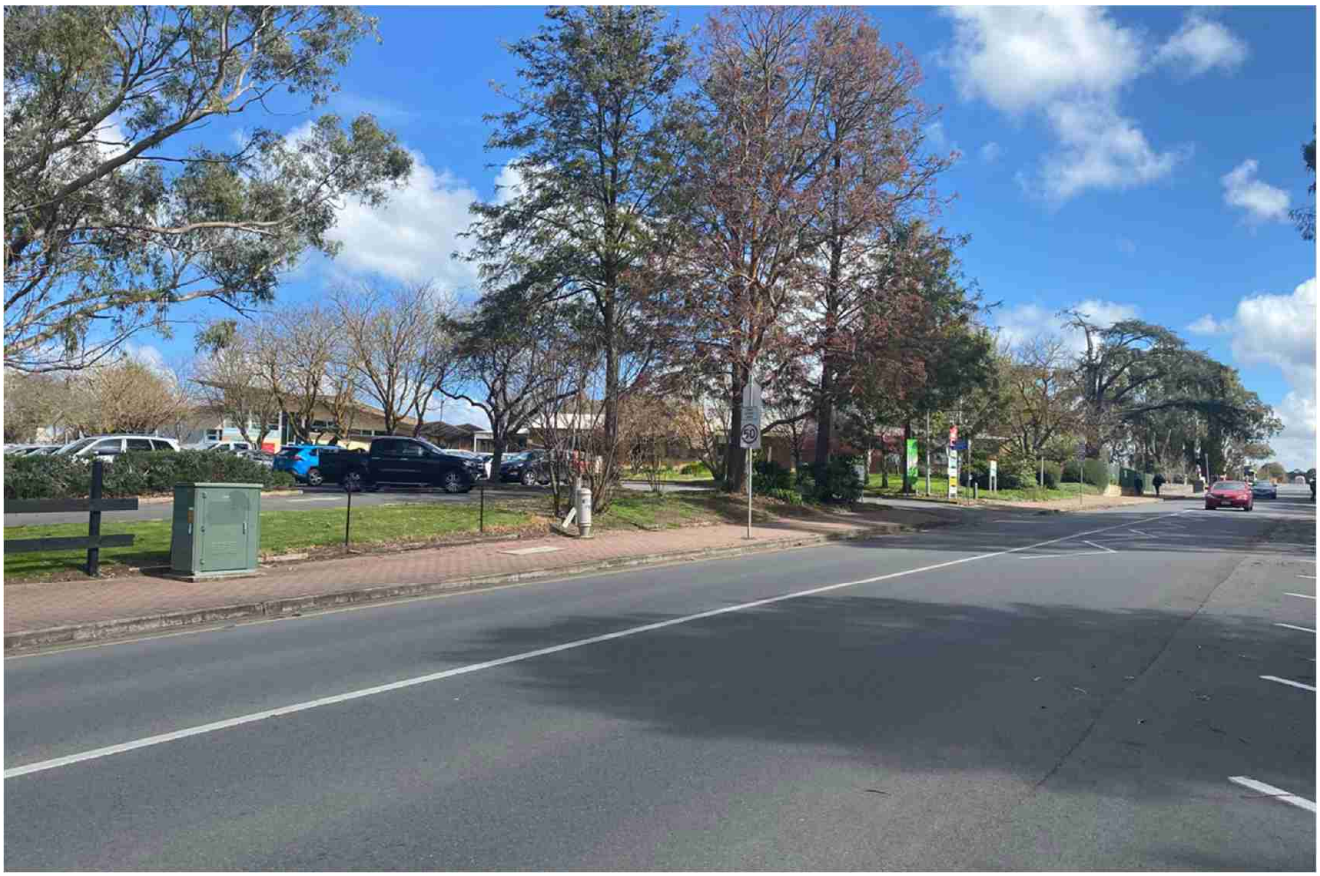


Image 14



Image 15



Image 16



Image 17

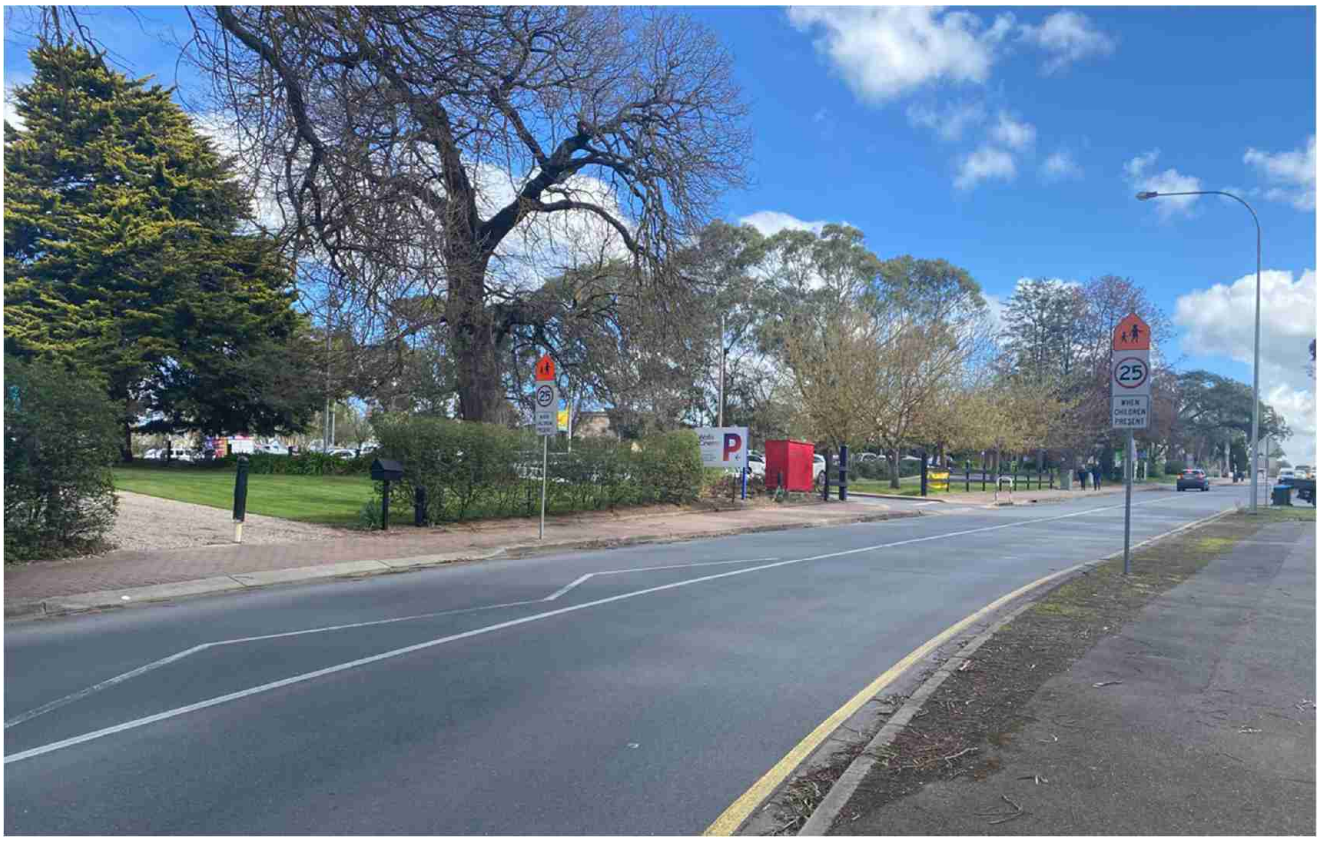


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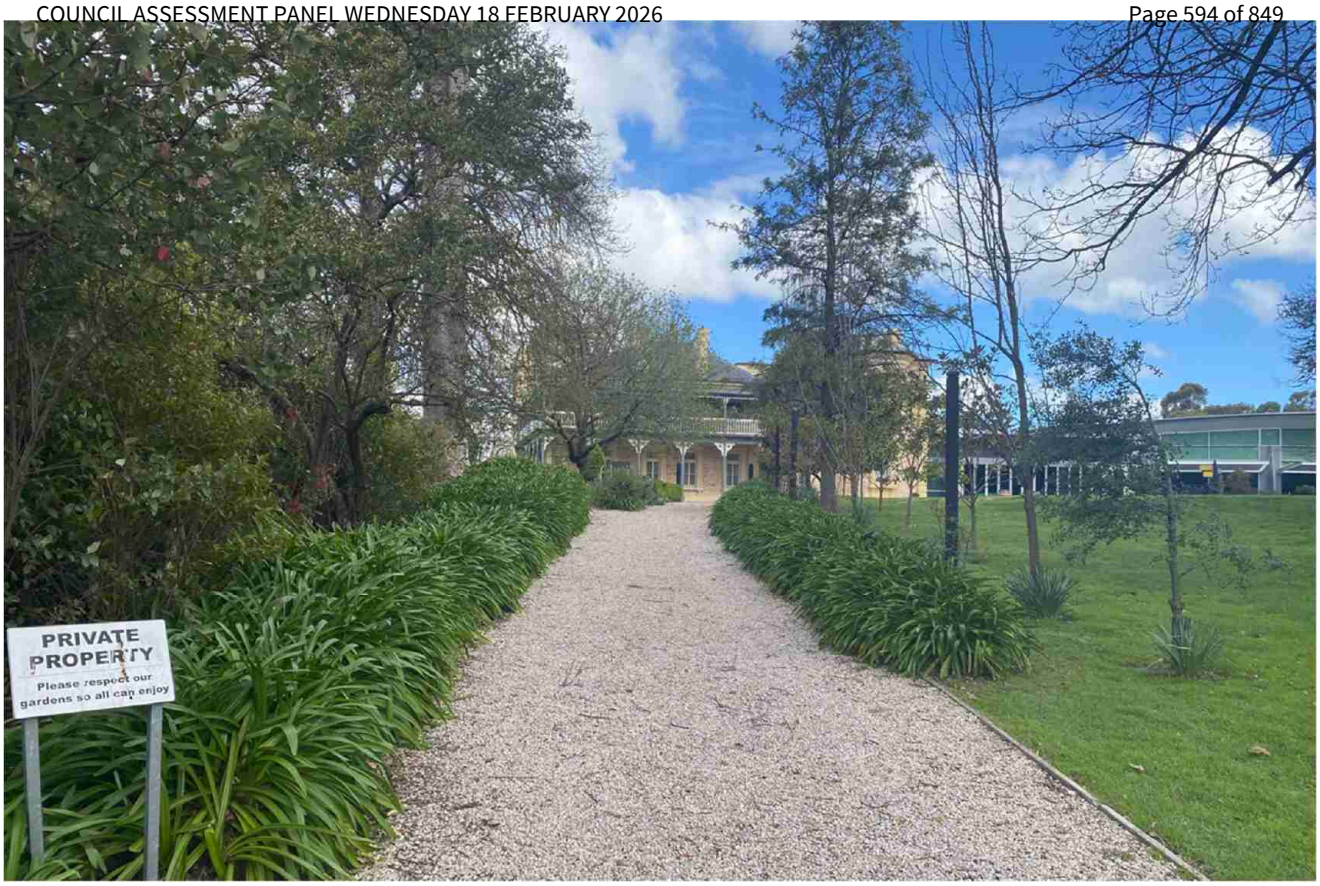


Image 19



Image 20



Image 21



Image 22



Image 23



Image 24

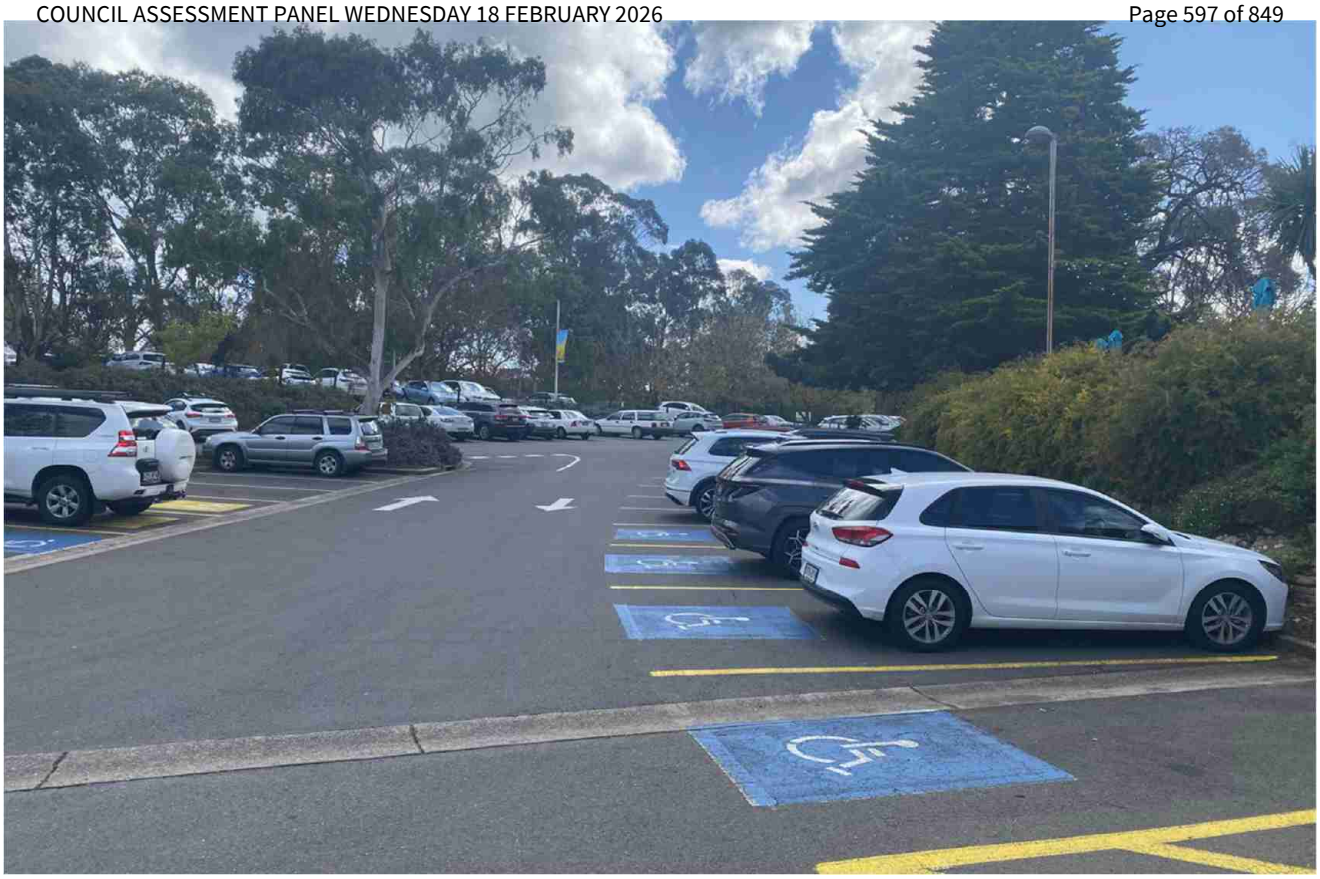


Image 25



Image 26

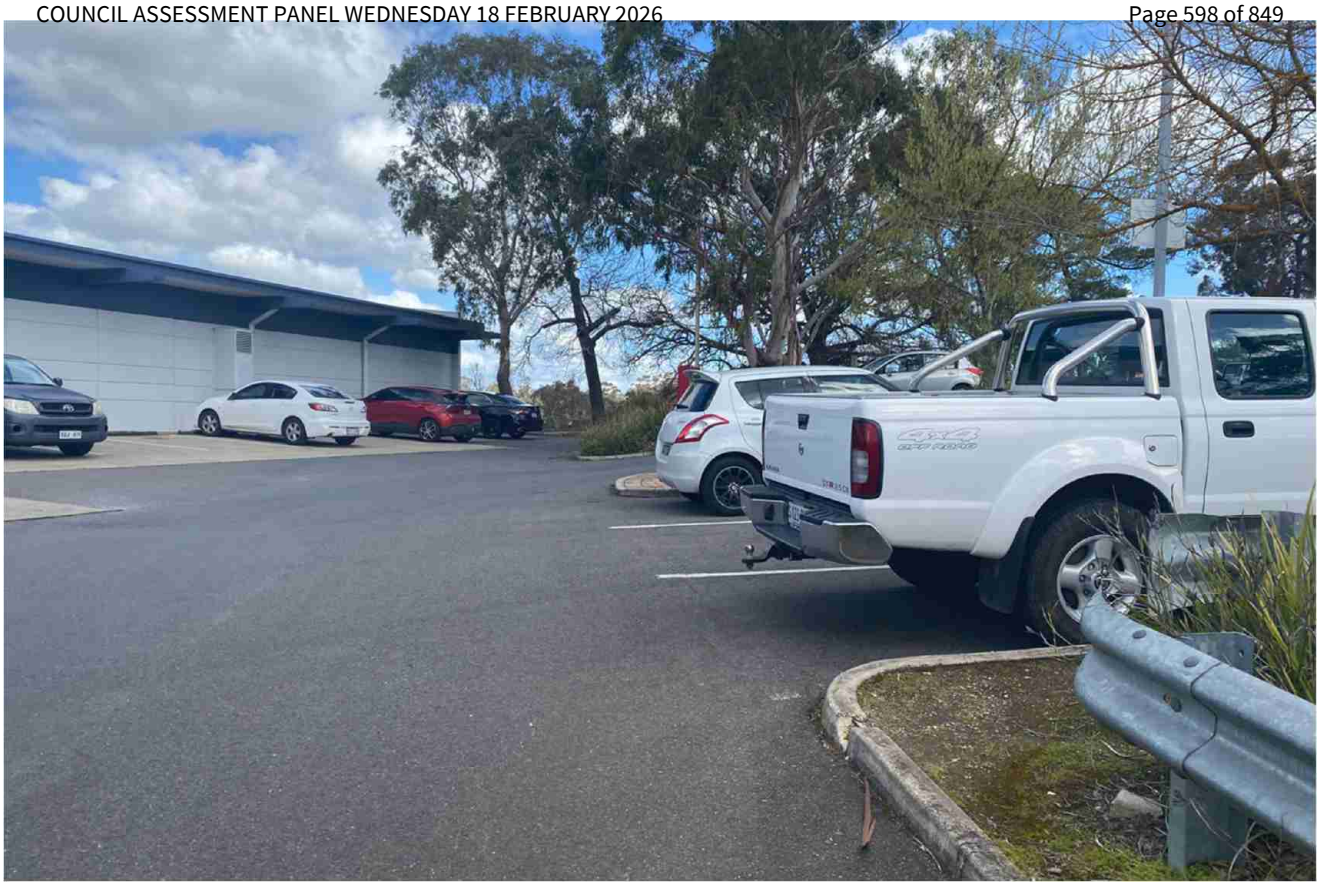


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Image 28

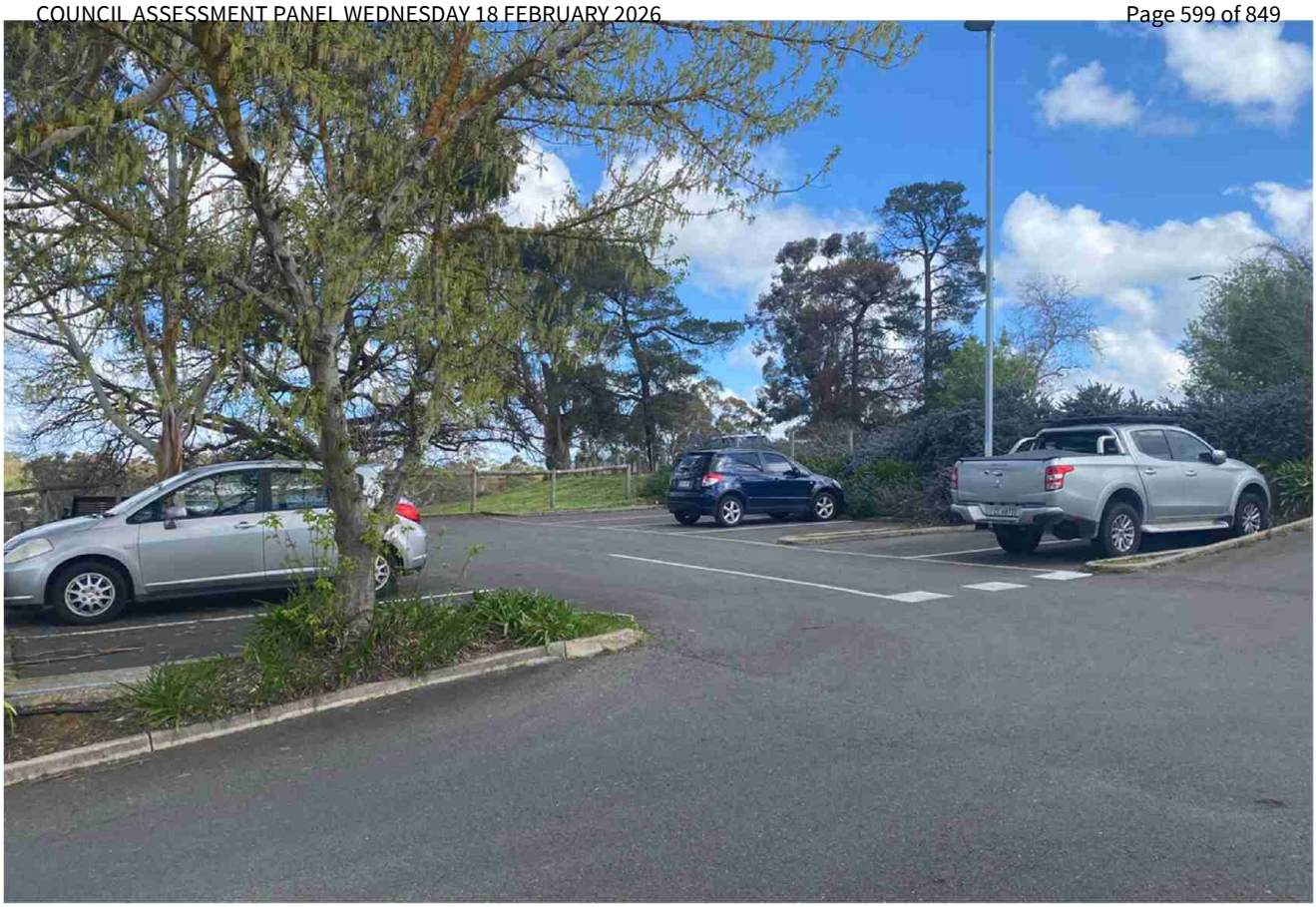


Image 29



Image 30



Image 31

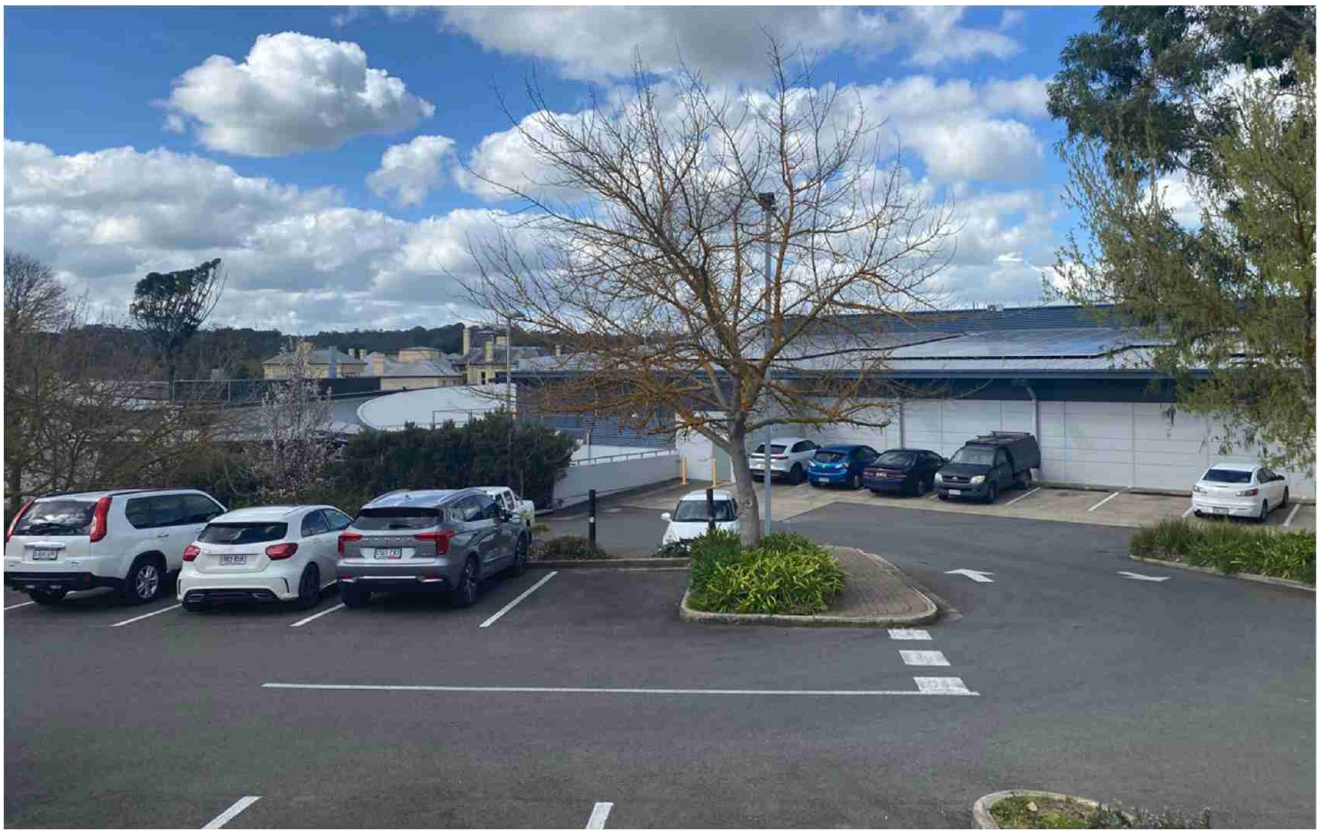


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Image 33



Image 34

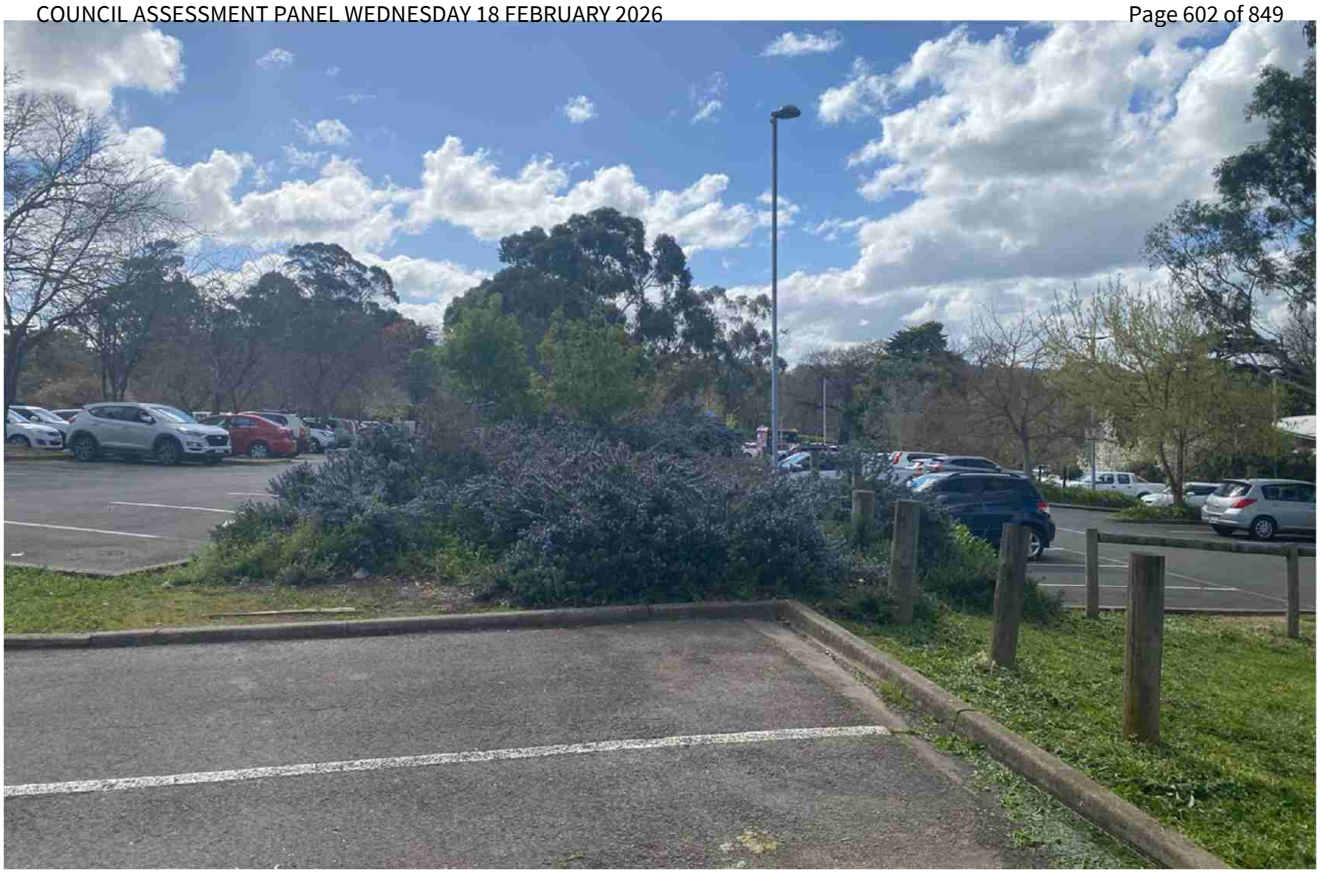


Image 35



Image 36



Image 37



Image 38

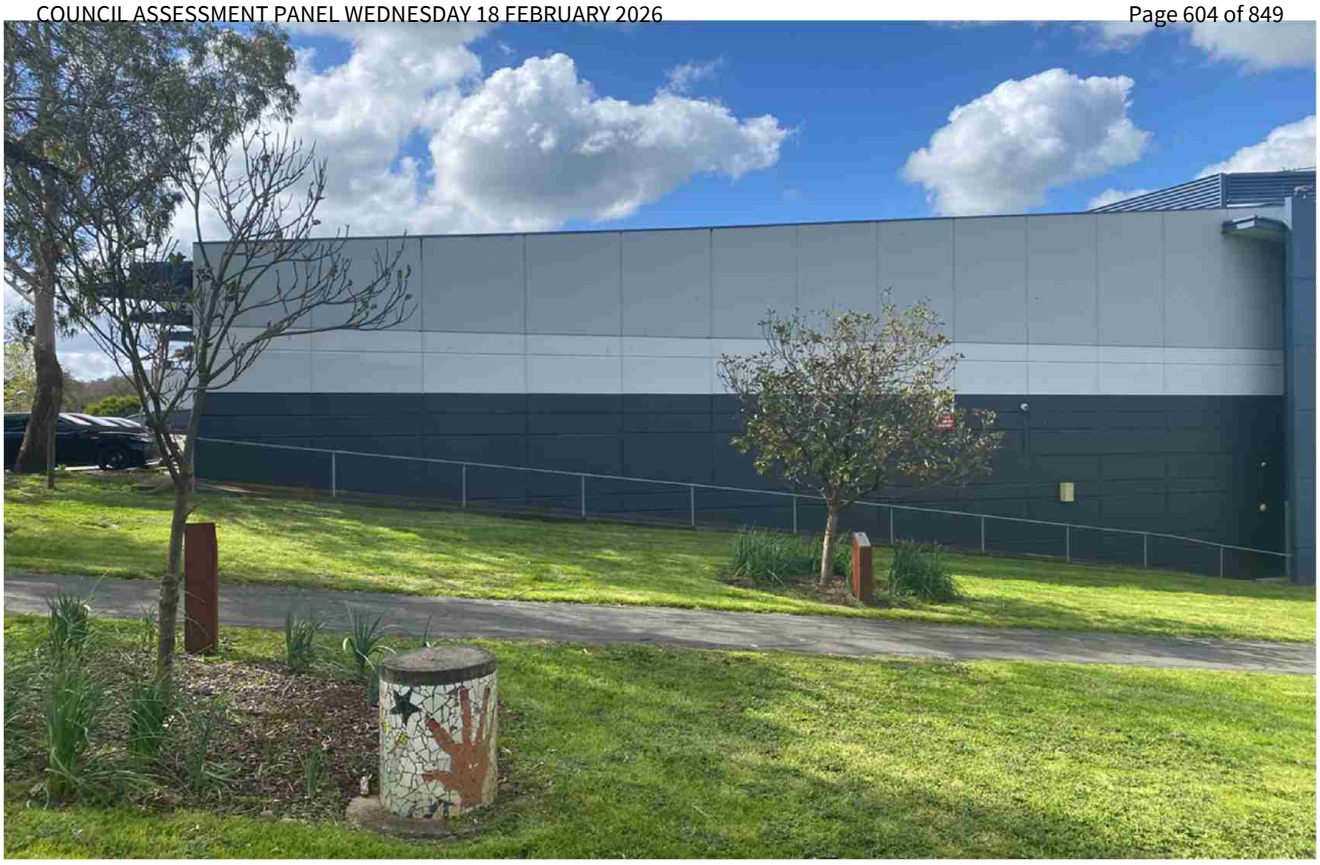


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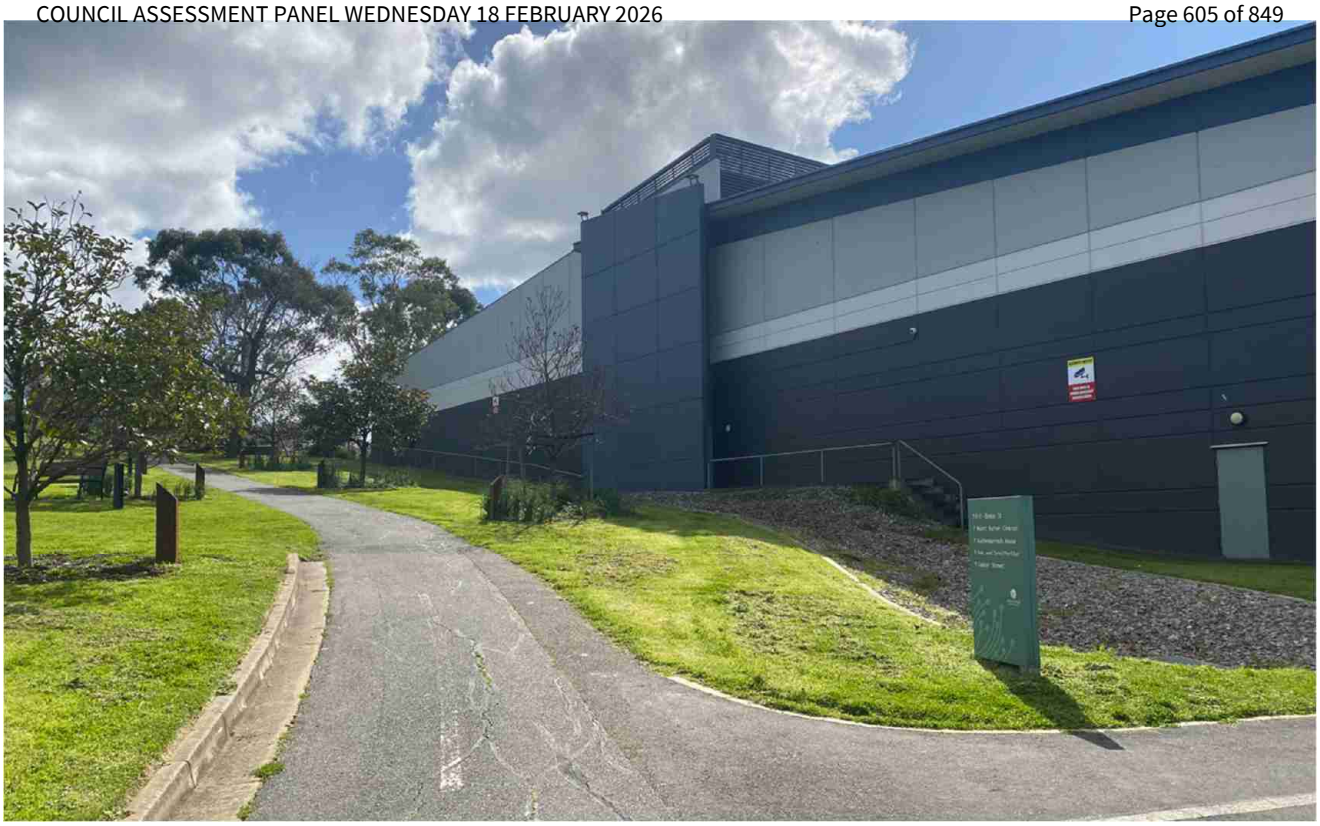


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Image 42

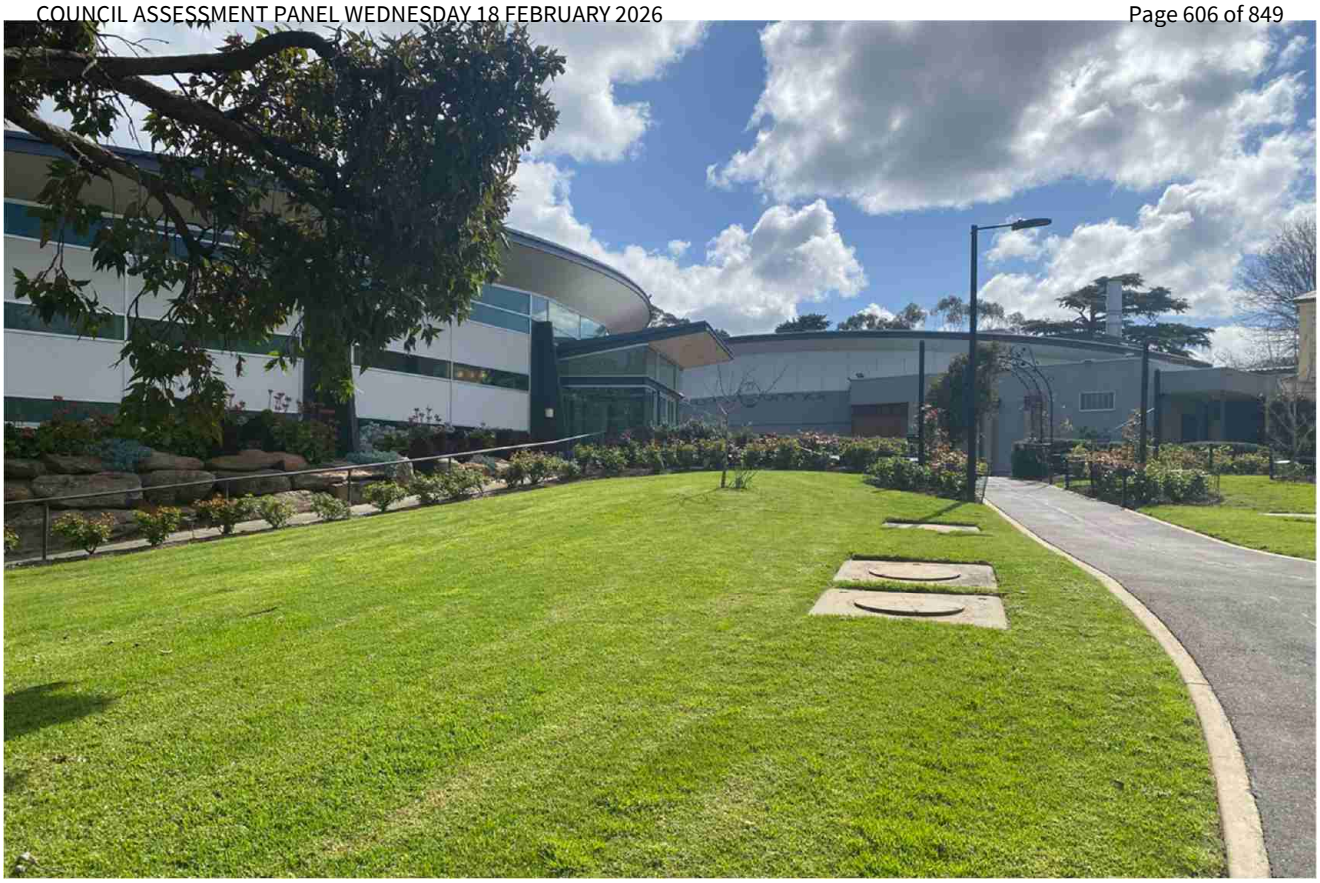


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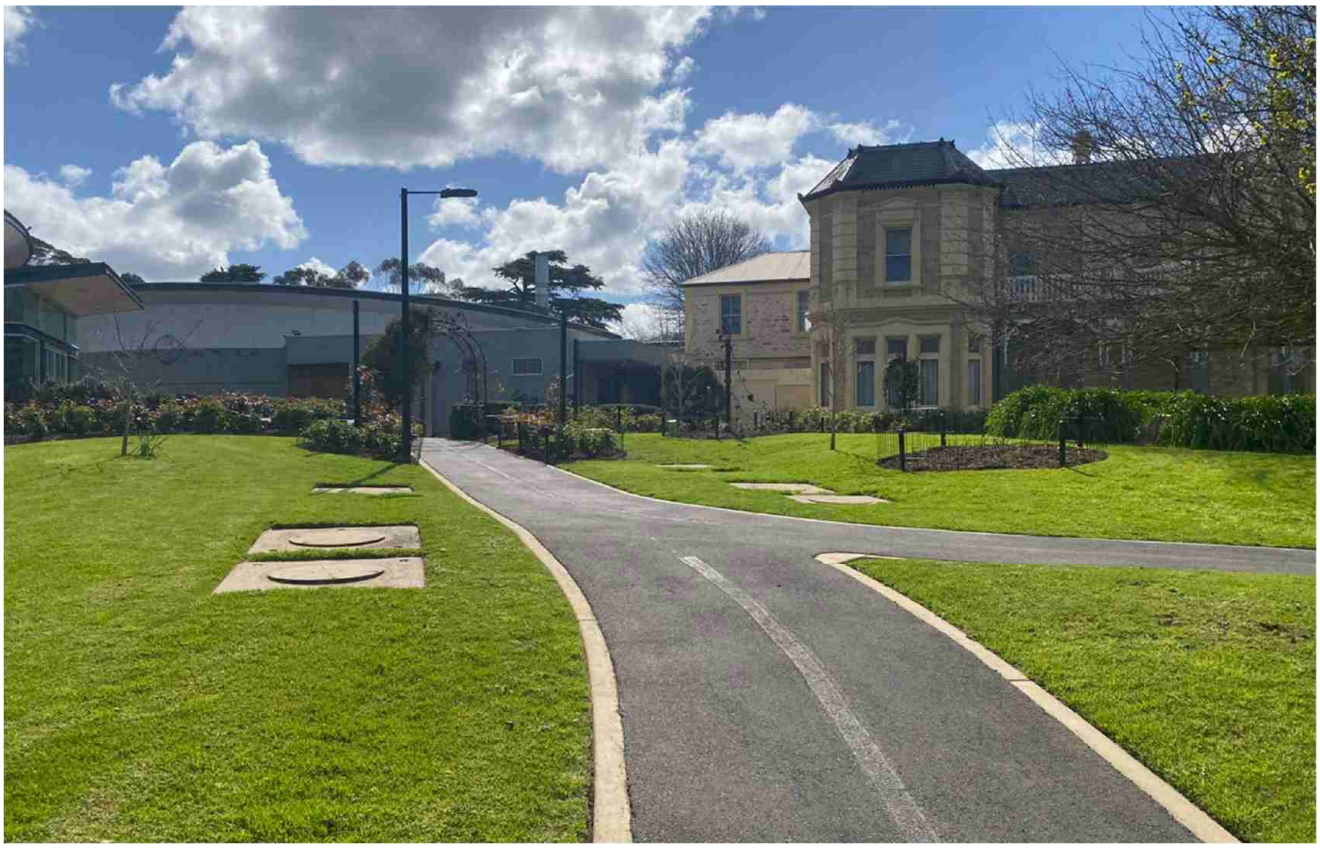


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Image 45



Image 46

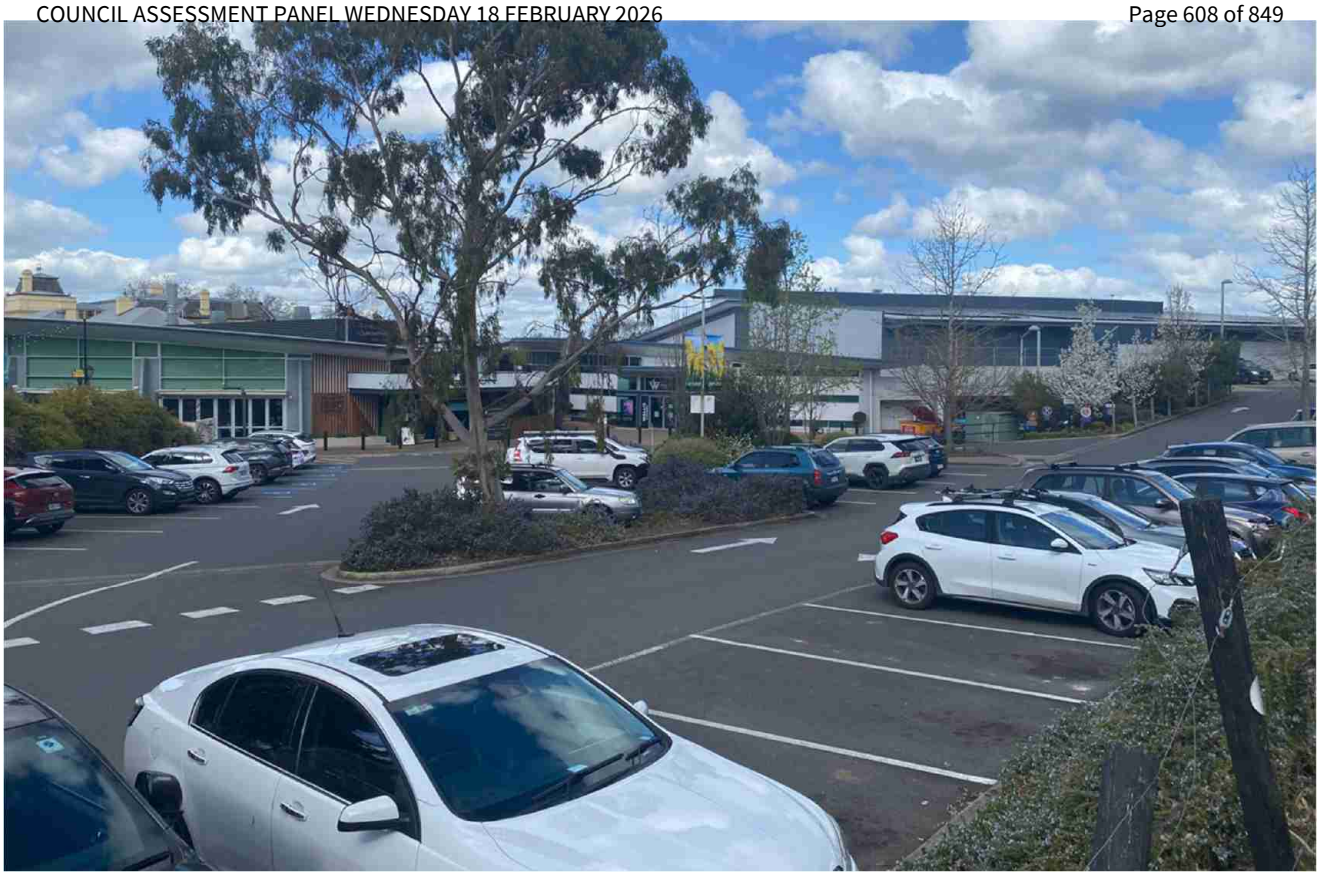


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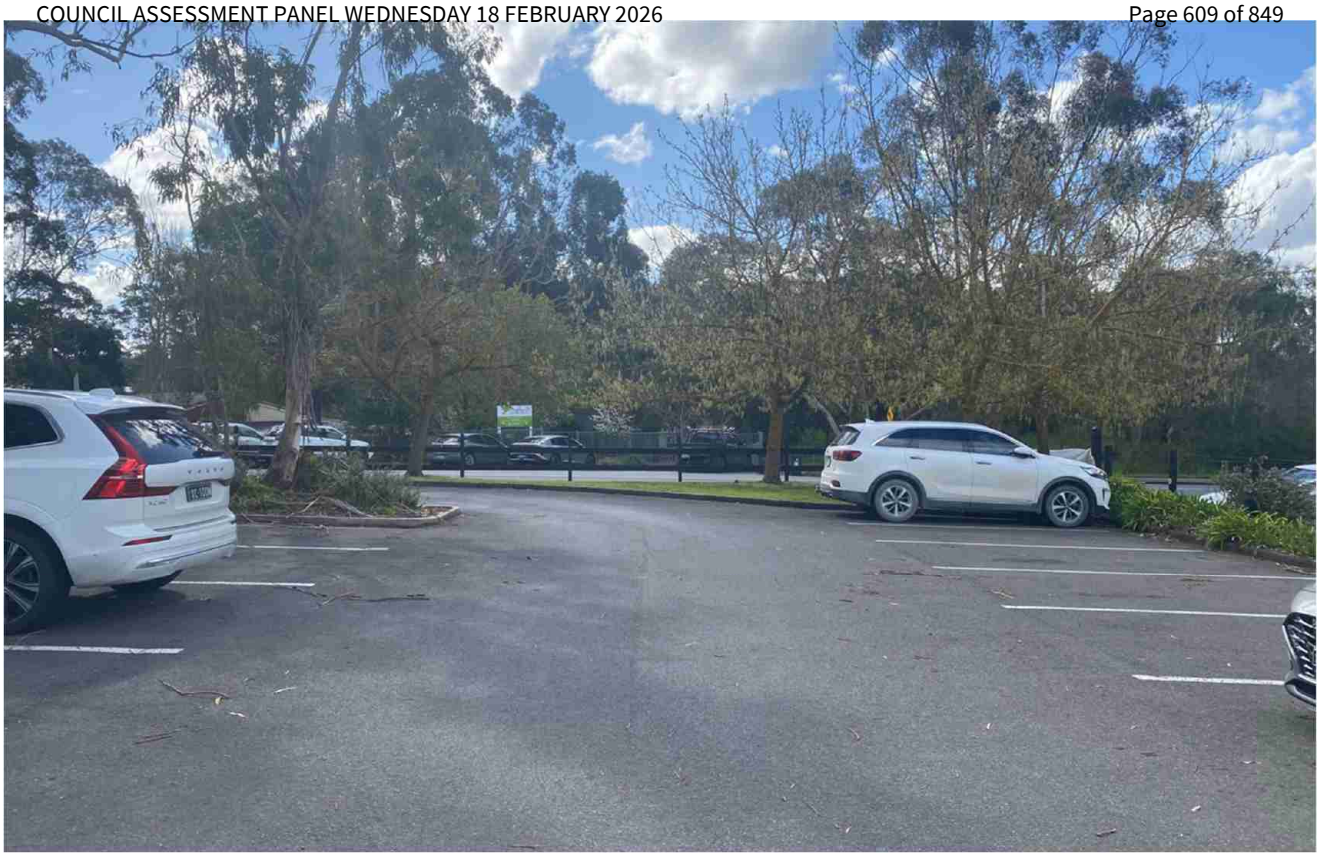


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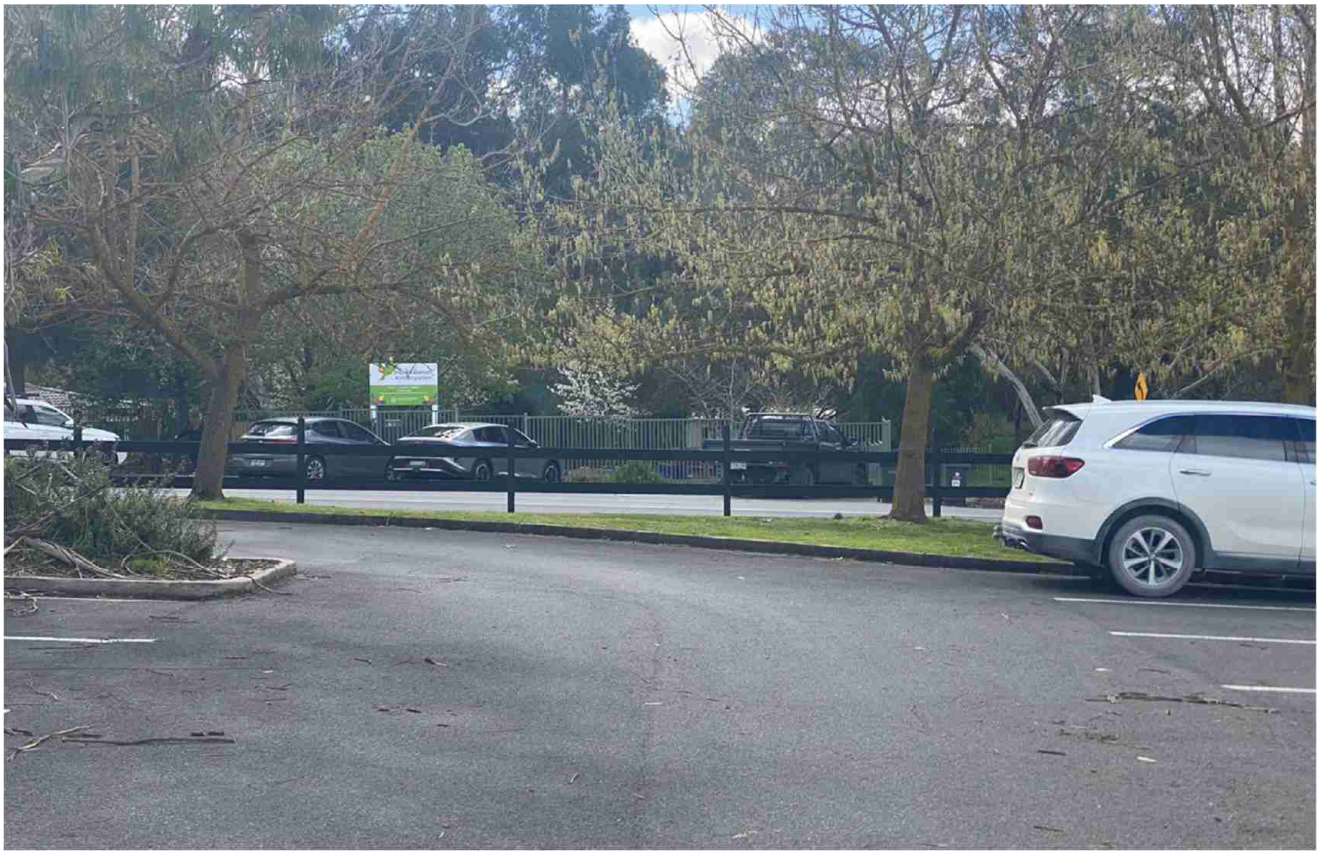


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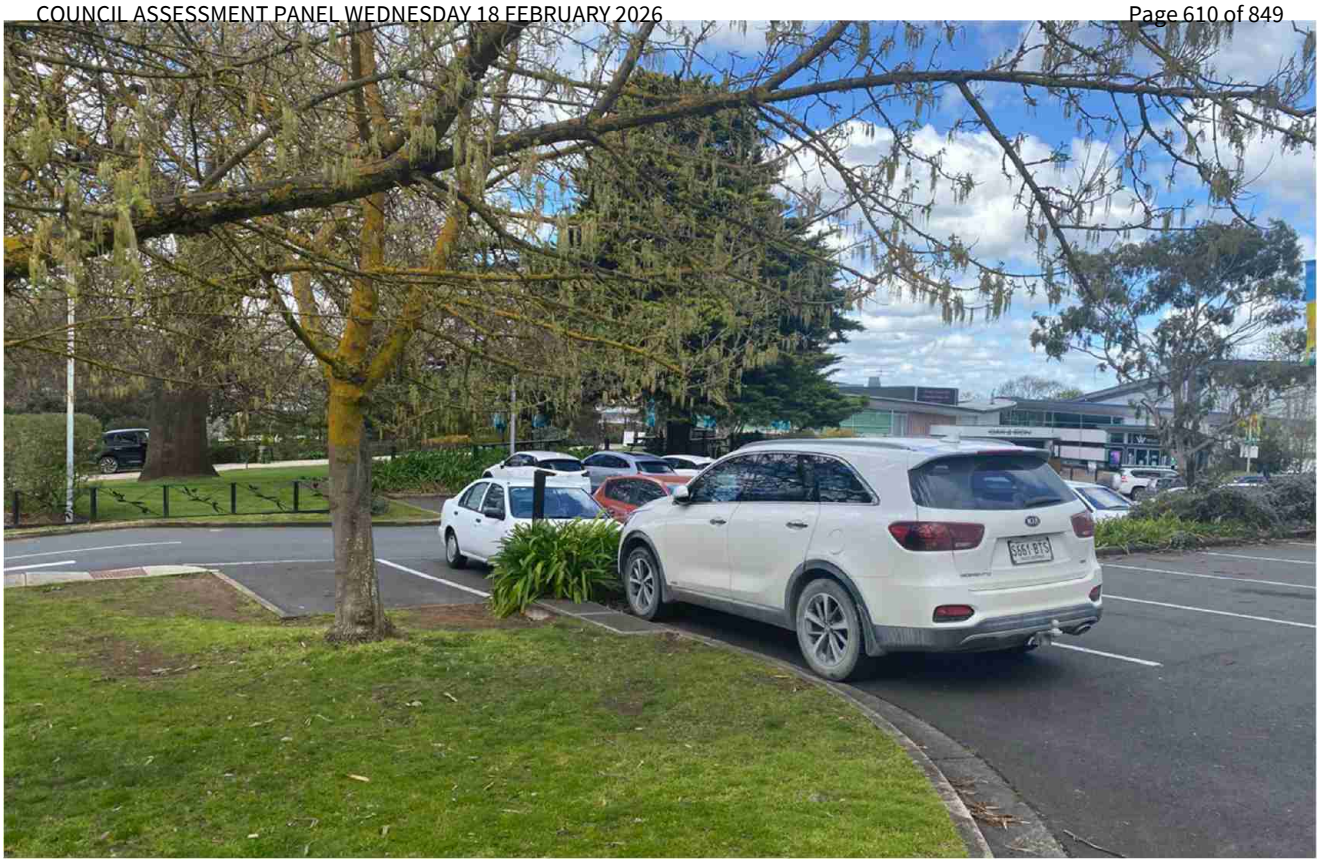


Image 51



Image 52

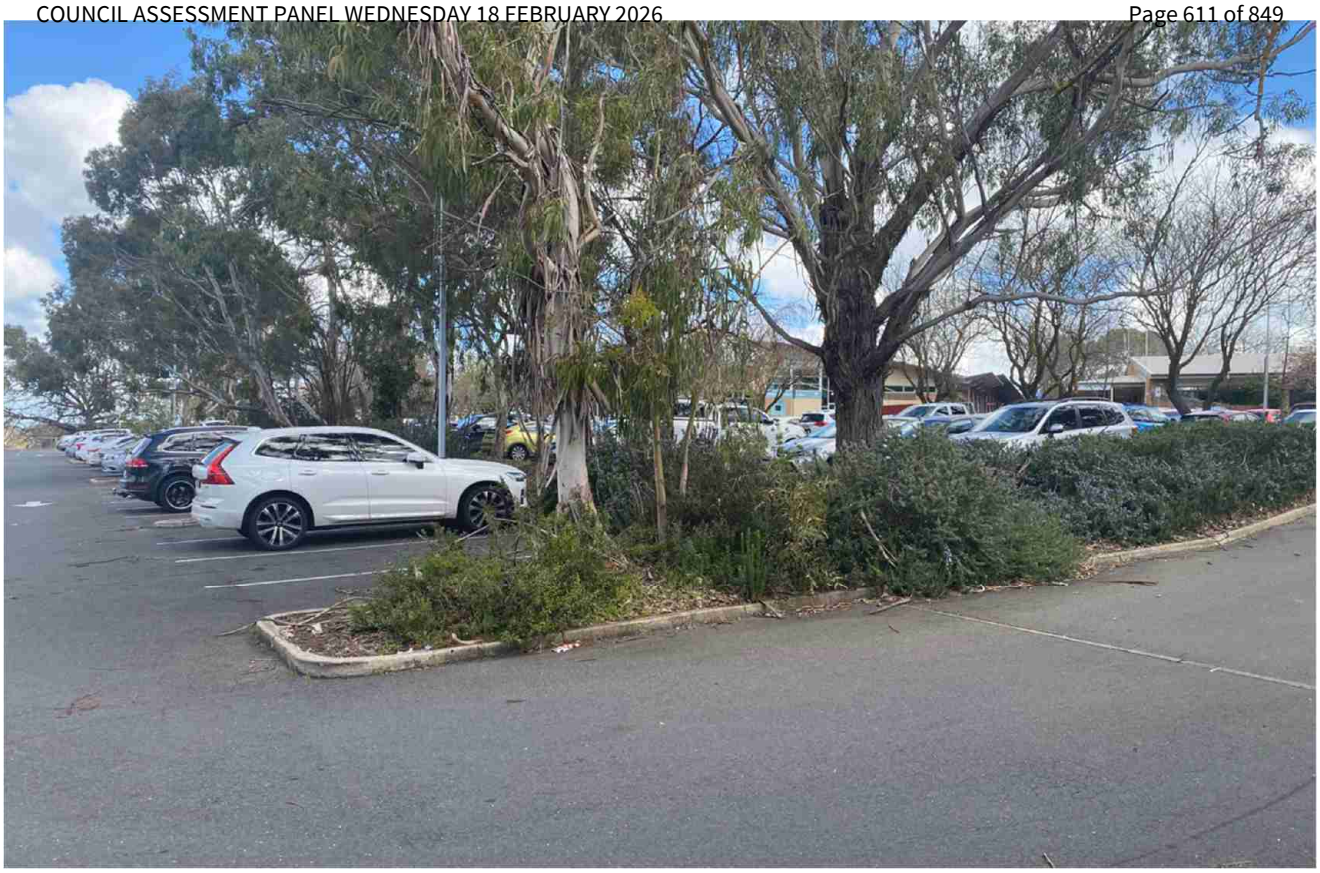


Image 53

Details of Representations

Application Summary

Application ID	25007294
Proposal	Partial demolition of existing car park, including removal of one (1) regulated tree (Eucalyptus viminalis ssp. viminalis) and construction of a five (5) storey building for tourist accommodation, comprising 100 accommodation units/rooms, under-croft car parking, lobby, services, infrastructure and landscaping.
Location	17 ADELAIDE RD MOUNT BARKER SA 5251, 3 DUMAS ST MOUNT BARKER SA 5251, 5 DUMAS ST MOUNT BARKER SA 5251

Representations

Representor 1 - timothy welch

Name	timothy welch
Address	pobox 1404 LITTLEHAMPTON SA, 5250 Australia
Submission Date	13/07/2025 11:19 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
This development should not be allowed to cut down the tree, should design the building around it. The development or any other development should be made but own land to have self provided ample car parking. There is a hotel being built in "town square" how many of these do we actually need? We actually need better infrastructure like Strathalbyn bypass first. Not more traffic.

Attached Documents

Representor 2 - Rachelle Barlow

Name	Rachelle Barlow
Address	5 Lyon court KANMANTOO SA, 5252 Australia
Submission Date	24/07/2025 12:42 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
I think that this is really good for Mount Barker and the surrounding area. The opportunities for providing new opportunities for employment, supporting and driving the circular economy, supports the council's strategic business plan. We are in desperate need of some decent accommodation in the area, and I understand this is application is going to do just that. Further it will also bring more business to the area which will also benefit other local businesses. The fact that the applicant has, I understand, a big player on board is fantastic news and really exciting for the Adelaide Hills. I believe it's time to move Mount Barker into a phase where we can showcase what we're about to, and I think this Development is the perfect opportunity to be able to do that. I support this development 100%

Attached Documents

Representor 3 - Nathan Rogers

Name	Nathan Rogers
Address	Unit 2 9a Albert Road MOUNT BARKER SA, 5251 Australia
Submission Date	24/07/2025 01:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons See step three.	

Attached Documents

Auchendarroch_CAP_Submission2-1525699.pdf

Submission Regarding Development Applications by Topshil Pty Ltd
Proposed Hotel, Function Centre and Associated Facilities – Mount Barker
To:
Mount Barker District Council,
Elected Members, Mount Barker District Council,
Council Assessment Panel Members, and
State Government of South Australia (as landowners of the TAFE SA site)
Other Members of Parliament:

Introduction

I write to express my concerns regarding the development applications submitted by Topshil Pty Ltd for the construction of a new hotel, function centre and associated facilities on land adjoining the Mount Barker TAFE SA campus, Mount Barker Community Library, Mount Barker Community Centre, and related services such as the Council immunisation clinic, community health service and vocational college. These are all part of a vital and highly valued community precinct.

Please note I am writing this submission as a private individual, and not on behalf of any other group, body or organisation. They have no role to play in the writing of this submission.

Background and Context

The land next to property involving the applicant Topshil Pty Ltd, which includes the TAFE SA campus, library, community centre and other facilities, was previously owned by the Mount Barker District Council and sold to TAFE SA in the 1980s for the purpose of building a TAFE SA campus (see attached article). That decision has had long-term implications for our community, particularly regarding land use and parking, as the Council now has limited influence over how the land is used or developed.

Parking Concerns

A key issue with the proposed development by Topshil Pty Ltd is the lack of adequate parking – in fact, there is no meaningful provision of new parking spaces. The development will result in a *net loss* of 37 parking spaces: 27 removed to construct the proposed hotel and 10 for other facilities. There is also no parking of substance for a 100 room hotel or a new function space. It must also be noted the TAFE SA/library car parking, located next door to the Topshil Pty Ltd site, is already heavily used by:

- Library patrons
- TAFE SA students
- Community centre visitors
- Council-run immunisation clinic attendees
- JP service users
- Community health clients
- Vocational college students

- Users of other community services located in the community centre

It is not right for the applicant to rely on this already overstretched parking – which they do not own – without providing any new spaces for their development. The lack of parking will impact on both the public users of the precinct and their own cinema patrons.

From the Topshil Pty Ltd planning report:

> "As part of the proposed development, modifications to the parking area are proposed to accommodate the hotel. Inclusive of a new undercroft beneath the hotel, the hotel development will result in a loss of 27 parking spaces, while the entertainment complex will result in a loss of 10 spaces. A total net loss of 37 spaces, leaving 300 spaces remaining within the parking area.
>
> The Planning and Design Code identifies a parking rate of 1 space per apartment relevant to the proposed tourist accommodation (hotel) component. Based on 100 hotel rooms, the development would require 100 spaces – which are not being provided."

In addition, a 360-person function centre is proposed with *no* dedicated parking.

You cannot simply reclassify existing spaces and pretend they are newly available. These spaces are already in full use by the community, particularly the parking spaces at the TAFE SA campus site next door. Included are recent photographs showing the car parks at capacity during normal daytime use. Adding more visitors without adding more parking will worsen an already strained situation.

This development will attract substantial new customers and it is reasonable to ask what happens when someone drives in to either of the parking areas (Topshil Pty Ltd or TAFE SA) and they cannot find a parking space? Do they circle the car parks and go home? That's already happening at other local shopping centres in Mount Barker, where people are spending 10–20 minutes searching for parking. In one case a person recently came from Woodside to Mount Barker, drove around for 20 minutes in a local car park, left and went home as they could not find a parking spot in the area.

Use of Public/TAFE SA Parking

The applicant's assumption that they can rely on public or TAFE SA parking is something many in the community, including myself have concerns over. These car parks have never belonged to the applicant (Topshil Pty Ltd). The public has funded them – directly and indirectly – and they are essential for accessing public and educational services such as the library, community centre and TAFE SA.

The Mount Barker District Council has referred to a possible shared-use agreement between the applicant and TAFE SA. However, this fails to consider:

- The 24-hour nature of hotel operations
- The growing demand for community services and on-site parking
- No net gain in actual parking spaces

Recent figures show library usage is up 9%, and Mount Barker's population is increasing by around 900 residents annually. We also have events at the library attracting figures like 2000 people for the Mini-Maker's Market held each year (see photos included). The community will not accept fewer

parking spaces in a growing region such as the Mount Barker District Council area and with this in mind we need the Mount Barker District Council (as the providers of library services) and the State Government (as landowners of the TAFE SA site) to act in the public interest.

Suggested Parking Alternatives

A viable solution would be for Topshil Pty Ltd (the applicant) to build:

- Underground parking on their existing land
- A multi-level car park on-site
- Or purchase separate land for car parking or the proposed hotel and function centre

Yes, this would involve higher costs – but it is a necessary cost of doing business. Trying to cram too much onto one site will only worsen traffic congestion and parking in an already busy area, plus with no real parking provided put library, community centre and TAFE SA users, alongside others in a very difficult set of circumstances in terms of public facility access.

Community Impact and Consultation

I urge senior Council staff, Topshil Pty Ltd (the applicant) and relevant state politicians to visit the library and associated facilities next door to the Wallis site. Speak directly with library users, library staff, TAFE SA students and staff, community centre patrons and staff and other residents and people who rely on the library/TAFE SA parking and the facilities there. These services are *essential.* Commercial development in principle is *not*.

The construction period with any development will also increase disruption. Yet there has been no meaningful mitigation strategy proposed or put forward. Access points, internal pathways and vehicle flow will be compromised, worsening outcomes for current users of the community precinct next door to the land owned by Topshil Pty Ltd (the applicant).

Final Comments

The lack of parking provision alone should see this application refused. There is no spare land available to absorb the extra demand in terms of this particular application put forward. Approving this proposal in its current form with no real parking will be a serious mistake at so many levels that our community will be forced to live with. This proposal also prioritises commercial activity and does not take into account the impacts on community facilities next door – particularly in regards to their parking needs.

It is reminiscent of the Council’s land sale to TAFE SA in the 1980s – a decision we are still paying for today.

I respectfully urge the Mount Barker District Council, the Council Assessment Panel and the State Government of South Australia to **reject this application by Topshil Pty Ltd in its current form** until adequate parking solutions are provided.

I also call on the State Government of South Australia and Mount Barker District Council to take action in regards of the TAFE SA car parking area, to ensure it is used by its customers – and not people there for other reasons.

Thank you for considering this submission, reading its content and taking any matters raised particularly re parking into account.

Nathan Rogers
Mount Barker District Council Resident



Car parking
at the Topshil
site (left)
at capacity



Car parking
at the TAFE SA
site in front of the
library
(left)
at capacity.



Car parking
at the Topshil
site (left)
at capacity



Very popular Mini-Makers Market at the library (left)



Very popular Mini-Makers Market outdoors at the library (left)



Children’s reading session at the library (very popular, left)

Article from The Courier Newspaper highlighting the Mount Barker District Council land sale to TAFE SA.

TAFE plans $3m. Hills College

The Hills College of TAFE is predicting an enrolment of 6000 students by 1991 if plans for a new $3 million campus at Mt Barker go ahead.

College principal Mr Andrew Skewes said this week that the senior departmental committee of TAFE had already agreed to proceed with planning for the new Hills college.

The proposed site would be on 3 ha. of council reserve land in Dumas Street opposite the primary school.

Mt Barker Council has agreed to the proposal and is making moves to sell the land to the Department of TAFE.

'... better serve the changing role of the community' — Mr. Skewes



The money received from this sale would be applied to the development of other reserves in the district.

The new Hills college redevelopment would be based on the Hills College Review report.

This has been 18 months in the preparation, studying the college programs between 1981 and 1984.

The report includes projections of population and levels of future participation, which it states are sufficient to justify expansion.

"The Hills college desperately needs to change its image to better serve the changing role of the community around it," said Mr Skewes.

"The college has no long term future if it is to continue to offer only a part of the smorgasbord of courses available," he said.

The Review claims that the population served by the Hills college has undergone considerable transition in recent years.

"There is a desperate need for a major push into two main areas ... youth (with emphasis on training and retraining) and tourism (particularly hospitality).

"We need specific facilities for pre-vocational courses," said Mr Skewes — food and bar facilities, business studies, computing, trainee workshops, community training areas, rural and technical studies and general classrooms.

Rural studies would take on increased prominence, given the rural character of the community, along with craft and 'enrichment' studies.

Mr Skewes envisaged the new college would offer full day time courses and child-care facilities.

With pre-vocational courses and traineeships, initially the college would be looking at an enrolment of around 1600 students.

The college has specific works training courses which would be highly advantageous to not only students but employers, too.

Employers generally prefer to take on apprentices or trainees with partial skill than nothing at all, said Mr Skewes.

"With the specific works training we're offering, this 40-week course would be accredited as one year toward an apprenticeship."

"And the apprentice is already productive," he added.

"We're losing so many of our youth because there is no facility in this district."

There is no pre-conceived idea as to the specific design of the new college, said Mr Skewes, but there are a number of sketch plans.

He said it was preferred to set up a local group to be involved in the physical planning.

BOOST FOR COUNCILS

Hills councils have received a total of $1.98 million in funds from this year's Grants Commission allocations.

Based on the Federal Government's personal income tax sharing scheme, the allocations are generally larger than expected.

From figures released by Member for Mayo, Mr Alexander Downer, the Hills grants represent a 16 per cent increase on last year's total of $1.707 million.

Individual grants, with last year's amount in brackets, are as follows: East Torrens $247,000 ($216,000); Gumeracha $205,000 ($188,000); Mt Barker $366,000 ($300,000); Mt Pleasant $103,000 ($94,000); Onkaparinga $329,000 ($291,000); Stirling $491,000 ($413,000) and Strathalbyn $239,000 ($205,000).

The allocations are determined by the State Grants Commission on a per capita and needs basis, can be used by councils as they see fit.

Most councils budgeted for only a small increase on last year's grant, and are delighted with the additional funds.



College principal Mr Andrew Skewes said this week that the senior departmental committee of TAFE had already agreed to proceed with planning for the new Hills college.

The proposed site would be on 3 ha. of council reserve land in Dumas Street opposite the primary school.

Mt Barker Council has agreed to the proposal and is making moves to sell the land to the Department of TAFE.

Article “close-up” from The Courier Newspaper highlighting the Mount Barker District Council land sale to TAFE SA.

Representor 4 - Mt Barker & District Residents' Association Inc.

Name	Mt Barker & District Residents' Association Inc.
Address	PO Box 19 MOUNT BARKER SA, 5251 Australia
Submission Date	25/07/2025 09:56 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons Please see attached document	

Attached Documents

MbdraSubmissionToWallisDa250724-11779484.pdf

Mt Barker & District Residents' Association Inc.

For the Community

24 July 2025

Planning Assessment Manager
Mt Barker District Council
Dutton Road, Mt Barker

Dear Sir/Madam

RE: Application 25007294 | Submission | PlanSA for the new five storey hotel and includes the removal of one regulated tree, a *Eucalyptus viminalis ssp. Viminalis* – Manna Gum

Application 25007303 | Submission | PlanSA for the removal of two cinemas and construction of a four-storey addition for a function centre, ten-pin bowling, laser tag and mini-golf facility, and includes the removal of another two Manna Gums, one of which is Regulated and one Significant.

The MBDRA appreciates the opportunity to provide feedback to these **two** Development Applications (DA). We also appreciate the briefing providing by the consultant, Emma Williams (URPS) and Deanna Wallis prior to the DA. Please accept this feedback for both DAs as it is relevant to both. If you require two separate applications, please copy this submission and attach to the specific DAs.

At this initial briefing we provided feedback regarding both developments, noting that the activities proposed for the new sites will create jobs for young people, generate revenue for the town/district and encourage many people (particularly children and younger people) to actively engage in fun and healthy activities. Importantly the hotel will provide much needed accommodation for the town.

Our main concerns were regarding:

- tree loss,
- insufficient attention to car parking requirements, and
- inadequate pedestrian access.

Tree Loss
We are always disappointed to see any tree loss in the district. We oppose the loss of two Regulated trees and one Regulated tree. We appreciate that no further tree loss will occur, noting that these three trees form part of a precinct of many trees, and that the development overlooks Keith Stephenson Park. It is disappointing that another part of our biodiversity is lost, when some creative design could potentially incorporate these trees within the developments.

We hope that Wallis will ensure increased tree plantings (over the required number), particularly local Indigenous trees and plants to offset the loss.



Insufficient attention to Car Parking
Regarding carparking we note that the two developments will result in a net loss of 37 carparks (from 337 down to 300). We also note the Traffic and Parking Report has completed surveys and considers this to be sufficient based on a shared parking model (between the new hotel, the cinema/entertainment complex, the tavern, the library and the TAFE and the Community Centre as well as the parking by school parents for drop-offs and pickups. The report notes that the different uses are at different times and also there is a some on-street parking on the northern side of Dumas Street.

We object strongly to the advice that there will be sufficient carparks.

We believe it to by a myopic view and one that will impact negatively on Wallis and the community in years to come. At many times now, particularly during school holidays, there are already insufficient parks available at this site during the day. The library has extended hours on Wednesday night and weekends that will clash with entertainment users, thereby limiting expected ‘free spaces’.

Anticipated future use increasing
It is completely wrong for Wallis to be relying on existing (ie reduced) car parks but worse still, eliminating 37 of these parks for these DAs. Surely the whole point of the development is to make money by enticing more people to come to the precinct. Common sense says that as a result, there will be demand for more car parks! Hotel guests will be frustrated if they cannot park adjacent the hotel. They will not want to park three levels up from the hotel, nor will they want to park on Dumas Street. If Wallis wants 75 – 100% bookings it will likely have many grumpy hotel patrons.

With the alternative hotel opening up on Springs Road, we believe this is a high-risk strategy for Wallis.

Future population growth
Any aerial imagery over the years showing free spaces in the carpark and also on Dumas Street would not have accounted for the massive growth in population during the past 10 years, nor the decline in movie theatre patronage over recent years, as advised by Deanna Wallis, and the reason for shifting their strategic operations.

There must be consideration of the future population growth impacting on this entertainment precinct that is often already at capacity and will be more so as the population increases. We are evidently only at 30 – 40% of the development to date. There are many more thousands of people coming to live in this district. Council planners must ensure this situation is attended to now and ensure Wallis (or any developer) creates sufficient carparking for future use, not the past or the present. If Council does not take this future proofing approach to development now, the town centre and roadways will continue to be the mess they are now.

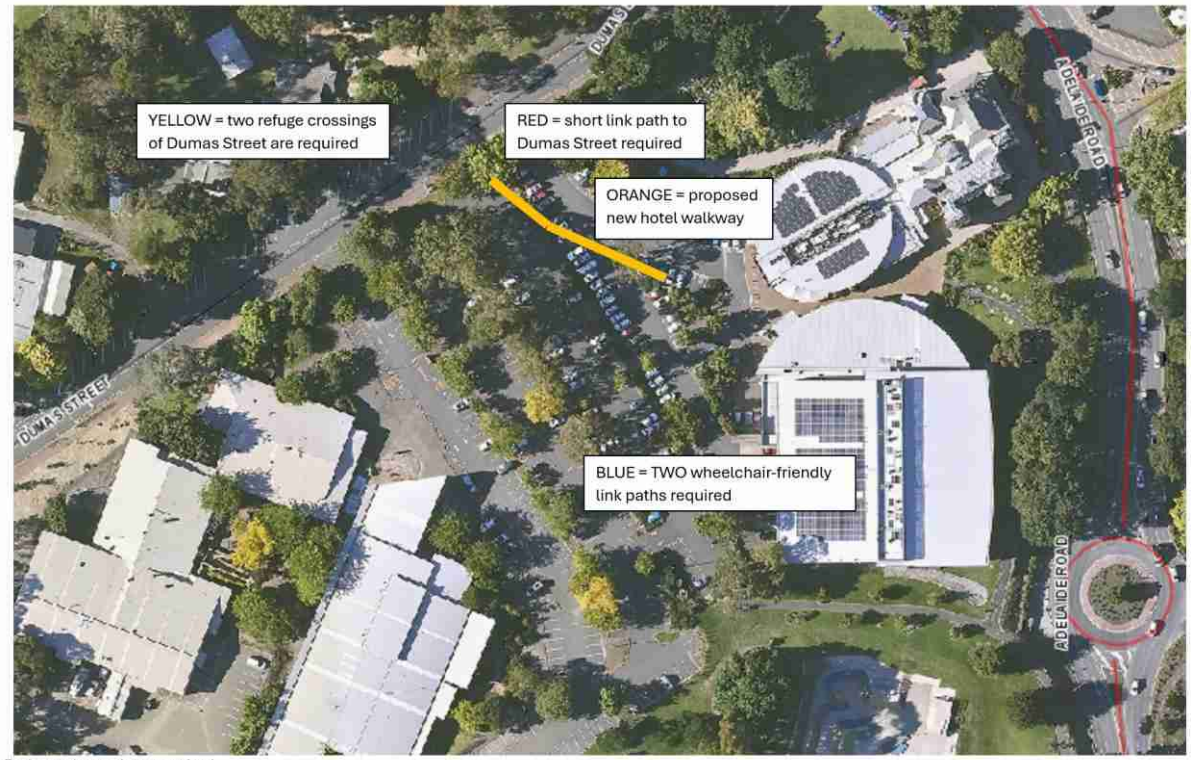
Substituting private carparking requirements by using local and state government facilities
These DAs need a much sounder analysis that takes a positive and proactive approach to providing parking without impacting on Council or State Government owned facilities. Will the Council and State Government receive a fee for enabling a private developer to use car parks that their patrons cannot use because Wallis guests are using them? We believe this is setting a dangerous precedent.

Ignores the Planning Code
This application for a lack of additional parking (and net loss of parking) makes a nonsense of the Planning Code's requirements for car parking. It shows that the Code can be manipulated for developers when they feel it is appropriate for their financial gain. Wallis saves money by not creating a decent multi-level car park, either below or besides the hotel and then the community has to suffer because of this. This is wrong!

Insufficient or inadequate pedestrian access
We also have some concerns with pedestrian access, and suggest there needs to be some improvements to enable safe and direct access by path users particularly under the shared parking proposal:

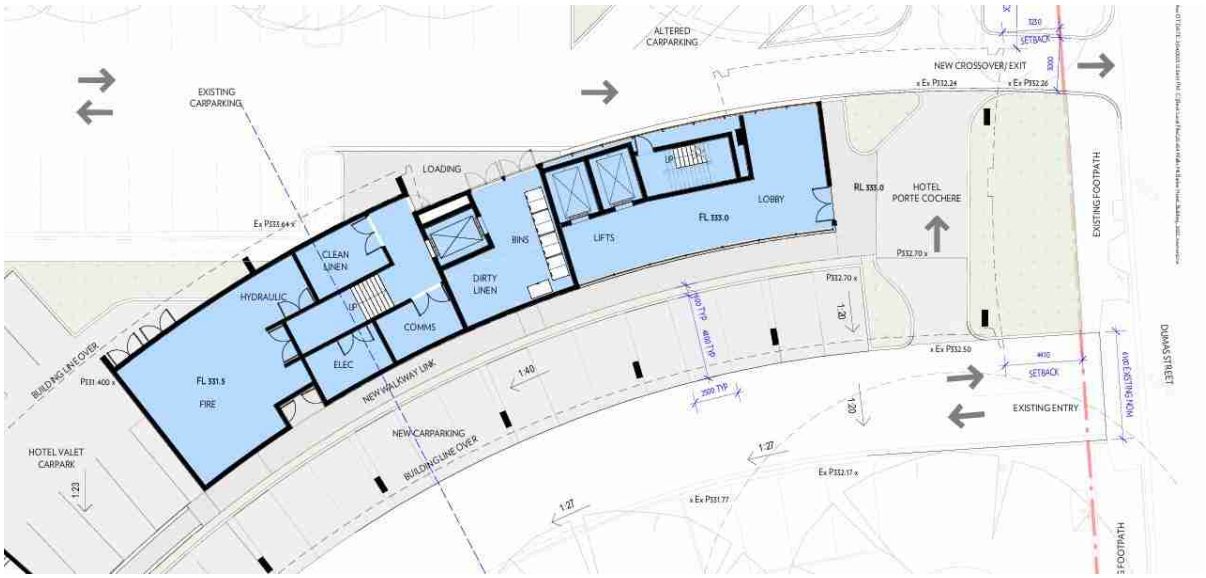
- A link between the proposed hotel walkway and Dumas Street, to enable people to safely walk from Dumas Street to the cinema, hotel and tavern.
- Two refuge crossings of Dumas Street – for people who park on the northern side of Dumas to cross the road one carriageway at a time.
- A ramp through the carpark so that people can access the top and the bottom facilities using a gopher or wheelchair.
- A path from the linear trail to the library/TAFE entrance. This is not particularly related to the two developments but is worthwhile doing whilst there are materials, equipment and staff on site.

These are shown on the maps on the following pages.



Paths and crossings required

We recommend a short link path is included between the proposed Hotel walkway and Dumas Street, to enable people to access the Hotel, the Tavern and the Cinema/Entertainment Complex from Dumas Street:



Thank you for the opportunity to present this submission. We do not wish to be heard.

Kind regards
Dianne van Eck
Dianne van Eck
Chairperson

Representations

Representor 5 - Paths and Trails Mount Barker and Beyond Group

Name	Paths and Trails Mount Barker and Beyond Group
Address	5 POSSINGHAM DRIVE MOUNT BARKER SA, 5251 Australia
Submission Date	25/07/2025 10:11 AM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I support the development with some concerns
Reasons Please see attached document	

Attached Documents

PathsAndTrailsGroup-WallisDevelopmentsSubmission-11779785.pdf

Response to the two Wallis developments, 24 July 2025

The Paths and Trails Mount Barker and Beyond Group was founded in 2022 to promote and celebrate the fantastic paths and trails in and around the Mount Barker District and beyond. The group has grown rapidly and now has over 4,150 members, demonstrating how popular paths and trails are in the district, for both recreation and for getting from A to B in a cheap, environmentally friendly, healthy, and sociable manner. The provision of paths, trails and road crossings contributes to achieving the five key pillars of *Liveability, Environment, People, Place, Economy* and *Leadership* as expressed in Councils Community Plan 2044.

We have viewed the documentation for the two Wallis developments, being:

- Application 25007303 for the alterations to the cinema complex, and
- Application 25007294 for construction of the 100-room tourist accommodation

Whilst there are some provisions for pedestrians in the plans, they fall short of what is required to enable safe and direct access around the area for path users, which includes walkers, pram-pushers, people on gophers, youngsters on bikes, people with toddlers etc.

The shared parking proposed for the site – utilising the off-road carpark and the on-road carparks on the northern side of Dumas Street – means that the carpark and Dumas Street will become much busier than at present. The area is already very hazardous for path users, and the new facilities will result in increased danger for people on foot or on wheels who have to meander through parked and moving cars and negotiate paths with steps rather than ramps to get to and from their destinations including the cinema complex, the proposed hotel, the library, the TAFE, the community centre, the primary school and the Dumas Street car parks.

In order to improve accessibility and safety for path users the following infrastructure is recommended:

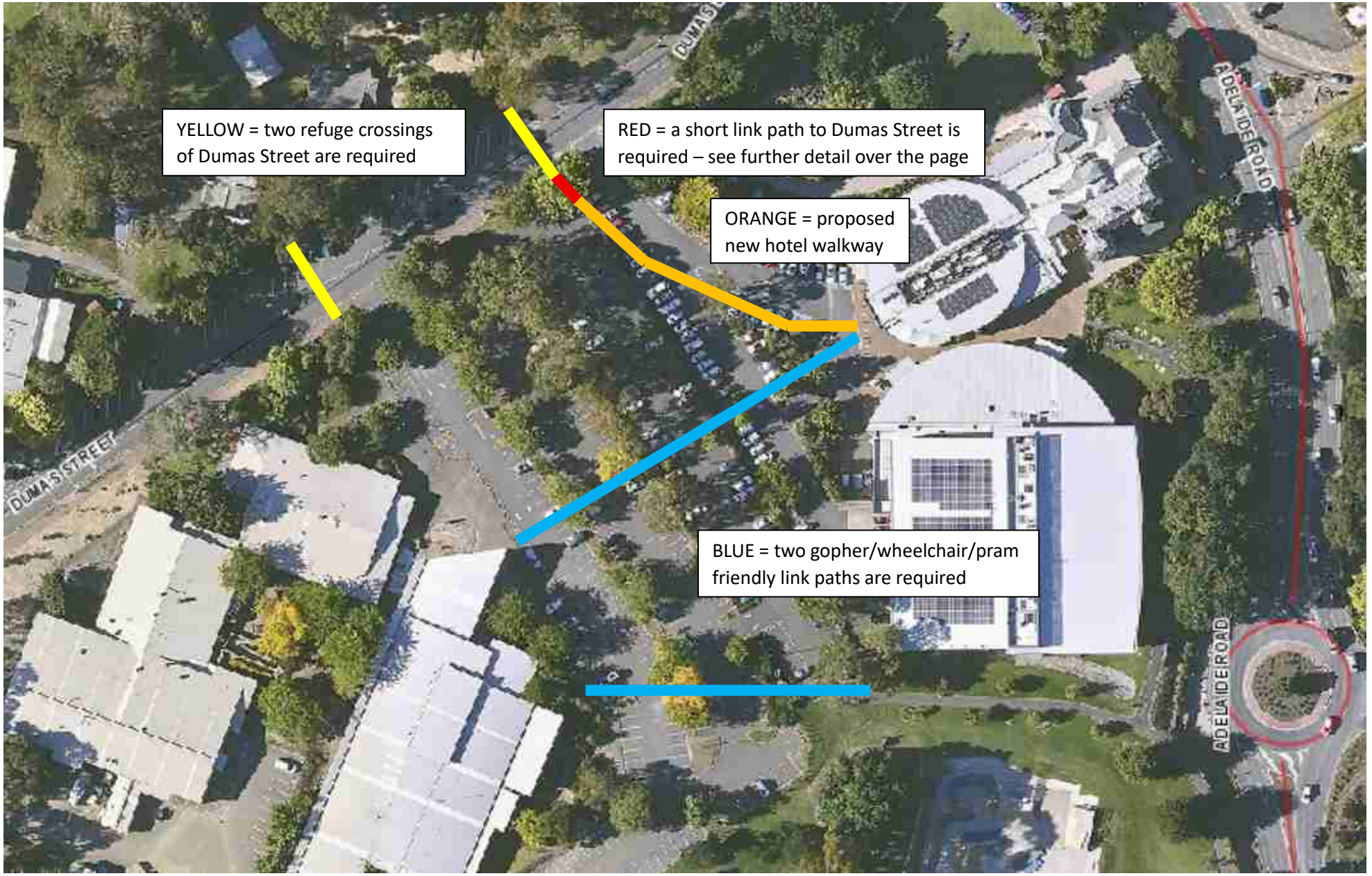
- A link path between the proposed Hotel walkway and Dumas Street, to enable people to access the proposed Hotel, the Tavern and the Cinema/Entertainment Complex from Dumas Street. There is currently no direct path between Dumas Street and the Tavern and Cinema.
- Two refuge crossings of Dumas Street, to enable people who park on the northern side of Dumas Street to cross the road one carriageway at a time. One refuge crossing is for people accessing the Library, TAFE and Community Centre, and the other is for people accessing the Hotel, Tavern and Cinema/entertainment complex.
- A gopher/wheelchair/pram-friendly path through the carpark to provide safe and direct access to the eastern/lower facilities (the Cinema/entertainment complex, the Tavern, the proposed Hotel and Gawler Street) and the western/upper facilities (Library, TAFE and Community Centre) from and through the off-street carpark.
- A gopher/wheelchair/pram-friendly path through the carpark from the top of the trail near the skate park to the library, so that people don't have to meander between parked and moving cars. This area is already hazardous for path users and will become more hazardous with a busier carpark, and this path should be constructed whilst equipment, materials and construction staff are on site.

These infrastructure improvements are shown on the following pages, along with pictures of the hazardous conditions that path users currently face in the area.

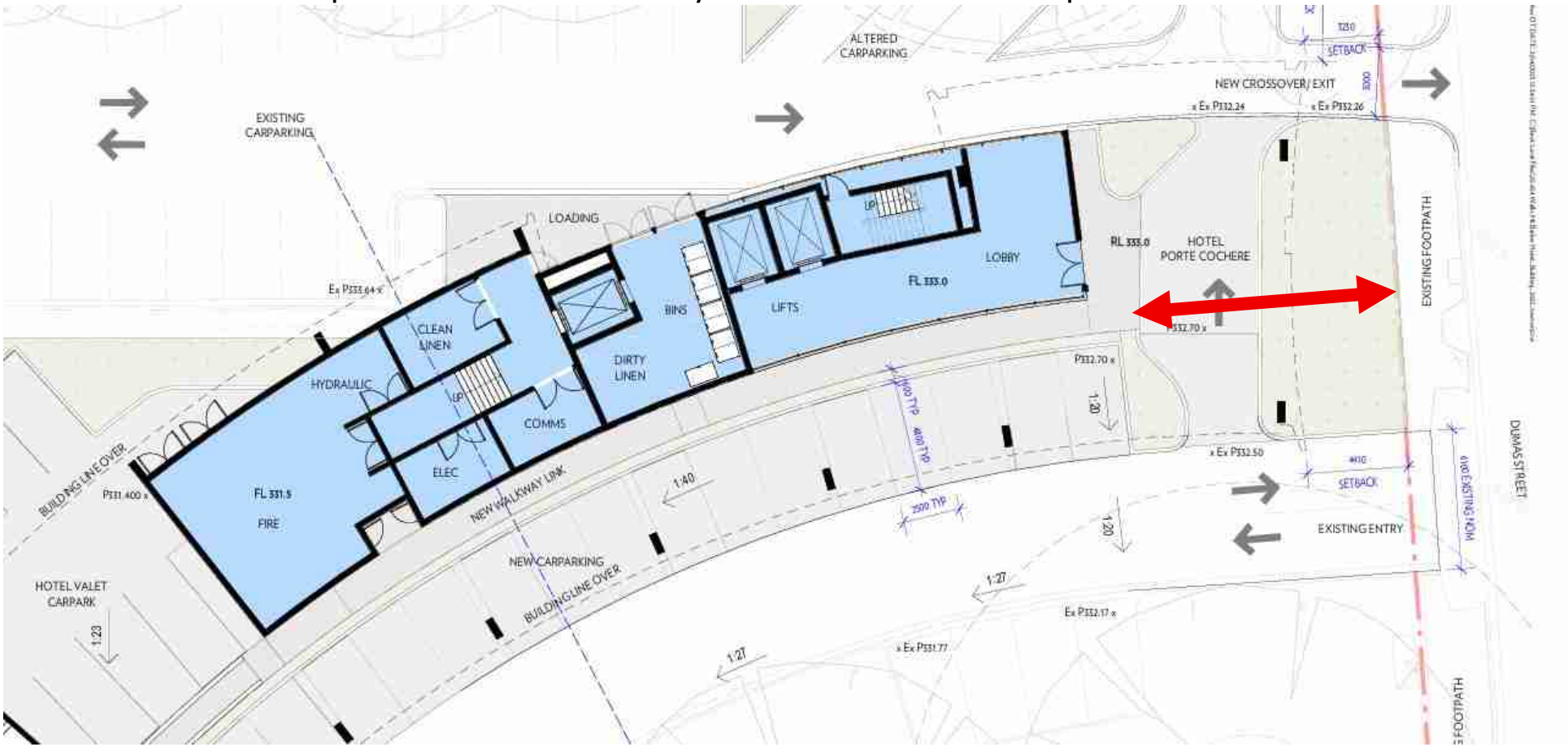
It is also recommended that undercover bicycle parking be provided at the various facilities in the area, placed in full view of passers-by and CCTV to provide passive security.

If you require any further information or clarification, please contact Dave Hemmings on 0410 130 285 or at pathsandtrails1@gmail.com

Recommended paths and crossings

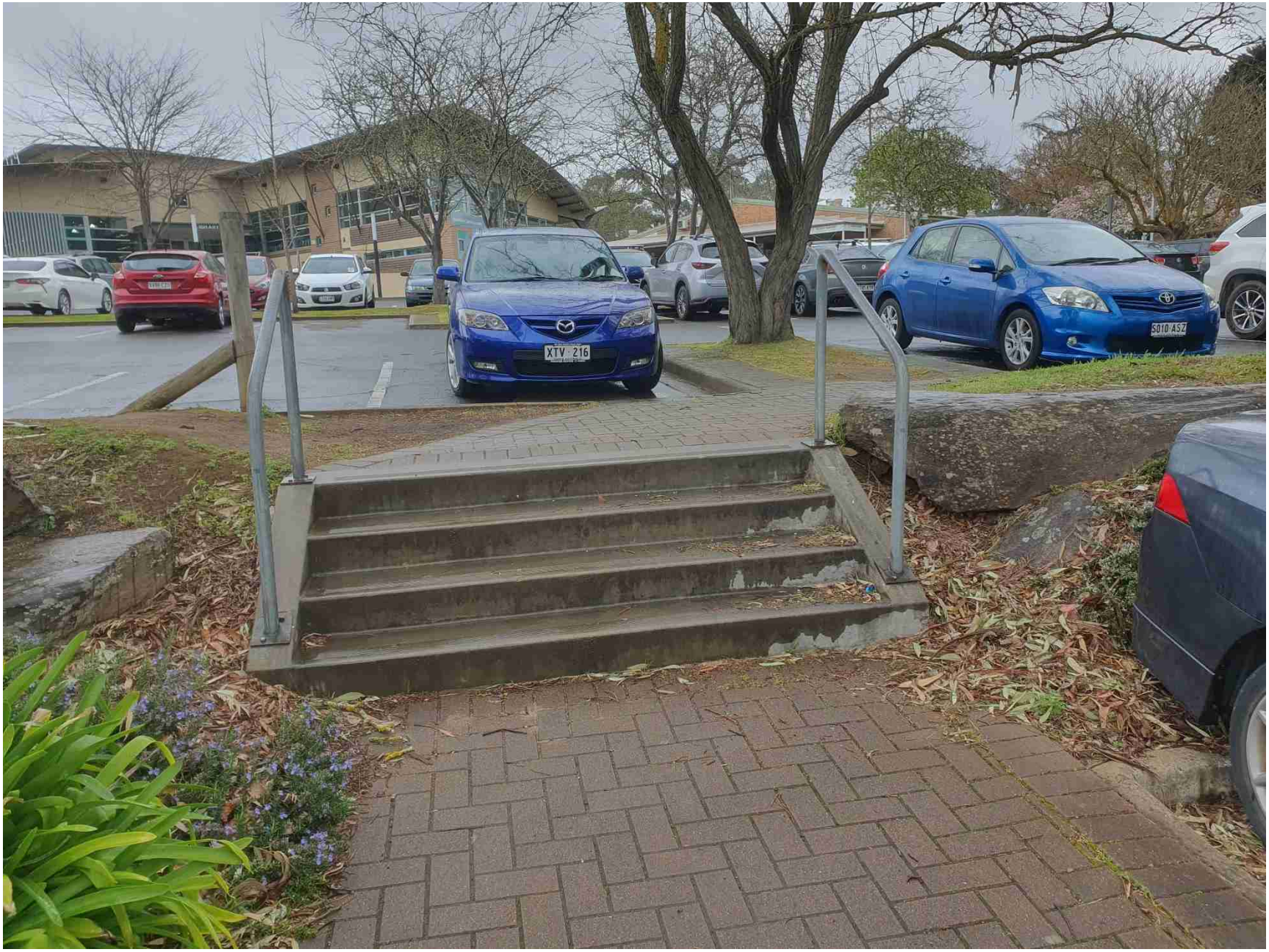


Details of the recommended link path between the new hotel walkway and the Dumas Street southern footpath:

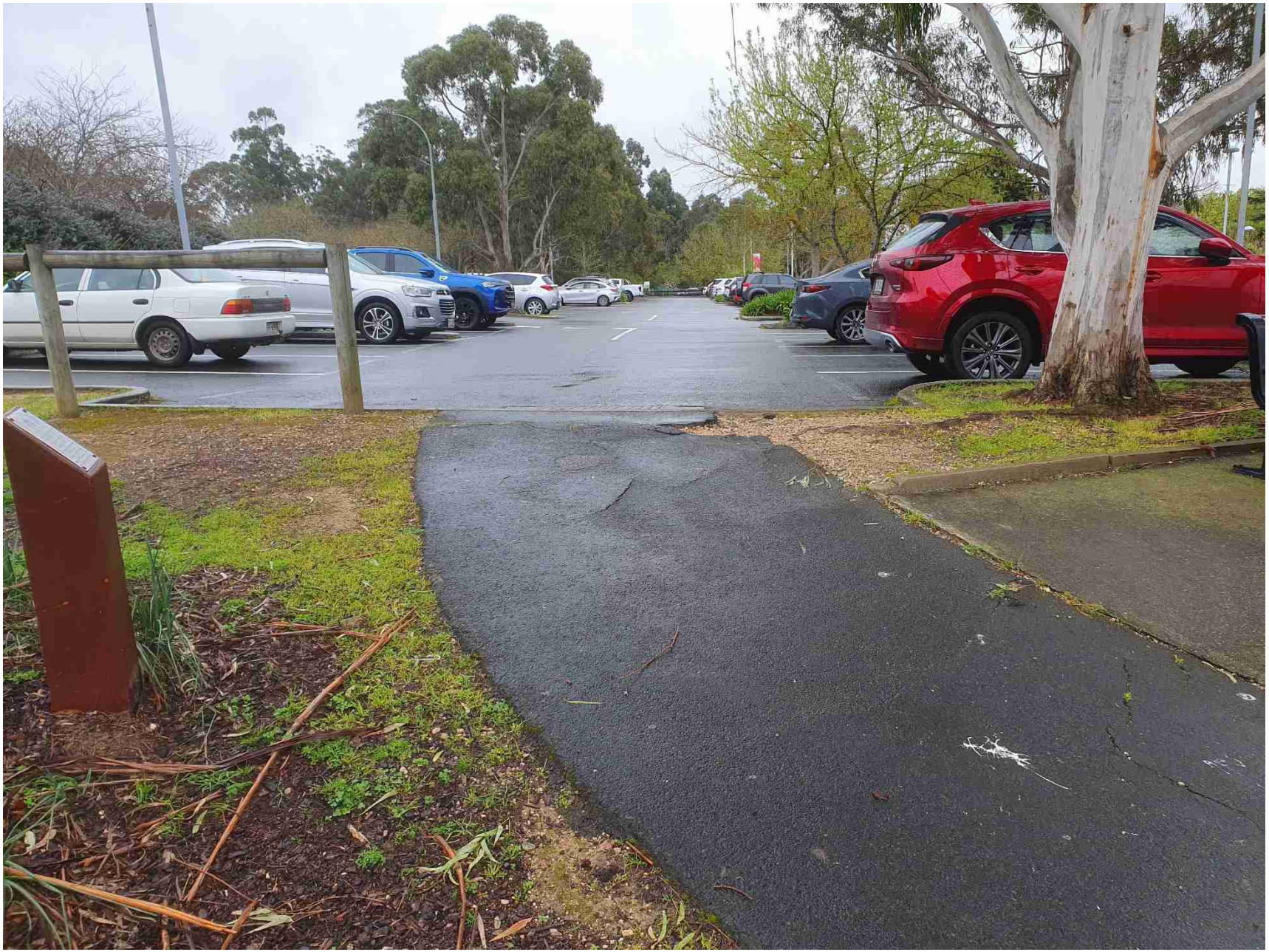


Note: this recommended link location is indicative only, subject to an investigation and decision regarding the safest and most direct location to link the new walkway with the existing Dumas Street footpath

The existing central path running east-west through the carpark is not gopher/wheelchair/pram friendly, and does not continue all the way through:



The existing path at the top of the trail (near the skate park) leads path users into a carpark, which will become busier with parked and moving cars:



Crossing Dumas Street near the library, TAFE and Community Centre is currently very hazardous:



Ref: 24ADL-1017

URPS
Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

20 August 2025

Matthew Fielke
Senior Planner
Mount Barker District Council
6 Dutton Road
Mount Barker SA 5251

Submitted via PlanSA portal

Dear Matthew

Response to Representations – Application ID 25007294 – 17 Adelaide Road, Mount Barker

Introduction

I write in response to the representations received with respect to Development Application 25007294. This application seek approval for tourist accommodation at 17 Adelaide Road, Mount Barker.

Summary of Representations

Five (5) representations were received during public notification:

No.	Representor	Representor's Address	Position	Wishes to be heard
1	Timothy Welch	PO Box 1404, Littlehampton	Opposes	No
2	Rachelle Barlow	5 Lyon Court, Kanmantoo	Supports	No
3	Nathan Rogers	Unit2/9A Albert Road, Mount Barker	Opposes	Yes

No.	Representor	Representor's Address	Position	Wishes to be heard
4	Mount Barker & District Residents' Association Inc	PO Box 19, Mount Barker	Supports with some concerns	No
5	Paths and Trails Mount Barker and Beyond Group	5 Possingham Dr, Mount Barker	Supports with some concerns	Yes

Of the representations, one is in support, two support with concerns and two oppose the development.

Two representors have indicated their desire to be heard by Council.

Having reviewed the representations, the key concerns raised were as follows:

- Car Parking
- Pedestrian Accessibility
- Tree Removal

Response to Representors

Car Parking

Multiple representors raised concerns with the proposed parking arrangement. In response to these concerns, CIRQA has updated their Traffic Impact Assessment to provide additional information about car parking (Attachment A). The report concludes:

- The parking areas currently operate on shared basis, comprising a combined total of 337 parking spaces.
- The parking area services; Wallis Cinema, Auchendarroch House (including the Oak and Iron Tavern), Mount Barker Library, Tafe and Mount Barker Community Centre.
- A total net loss of 37 spaces results from the proposed scheme across both applications, leaving 300 spaces.
- The tourist accommodation generates a net demand of 124 spaces.
- The approved patronage capacity of Auchendarroch House is 1,100 persons. This number was confirmed by Mt Barker District Council (Council).
- The new function centre above the cinema will be included in the total patronage for Auchendarroch House. This ensures no additional demand is generated.

- The entertainment complex generates a theoretical 'credit' of 12 spaces. This is due to the removal of a portion of the cinema to facilitate the indoor recreation centre.
- The proposed scheme across both applications results in a demand for 112 car parking spaces.
- To avoid a parking shortfall, a reduction in the approved patron capacity for Auchendarroch House is required.
- 112 spaces at a rate of 0.4 spaces per seat means a reduction of at least 280 persons. For completeness, the new total patronage will need to be 800 persons.
- Surveys of existing parking demands identify that adequate capacity would generally be available on-site. Subject to a reduction in capacity. This ensures the additional requirements associated with the proposal are accommodated for.

The client is happy to accept the reduction in patronage to 800 persons across Auchendarroch House and new function centre. This ensures there is no increased demand for parking from the development.

Pedestrian Accessibility

Multiple representors raised concerns regarding the pedestrian and bicycle accessibility across the sites.

An accessible path has now been provided from the hotel's porte cochere to Dumas Street, ensuring a direct and inclusive connection. Additionally, the footpath between the building and the adjacent car park has been modified to form a compliant accessible walkway with an appropriate slope.

These changes ensure that accessible access is now available from Dumas Street, through the tourist accommodation, and continuing to the existing tavern and cinema. This outcome represents a meaningful improvement in connectivity and supports inclusive access throughout the precinct.

Tree Removal

Concern was raised regarding the removal of one (1) Regulated related to this application. I reaffirm our original position that removal of the trees is warranted to facilitate reasonable development. In summary:

The primary objectives informing the development of the site have been:

- To develop the land for an in-demand land use (tourist accommodation) within proximity to the commercial and community centre of Mount Barker.
- To provide considerable setbacks and concealed siting of new development behind Auchendarroch House and its grounds.

- To support the maximum retention of the important protected trees on the land, including avoiding development which encroaches within tree protection zones.
- Pursuing a central siting to minimise visibility from Dumas Street and preserving the generous landscaped setbacks along the street.
- Continuing to provide safe entry/exit to Dumas Street and adequate on-site parking.
- Accommodating efficient vehicular navigation through the car parking area, including delivery, waste and emergency vehicle access.

Taking into consideration the above objectives, the most functional and reasonable design solution has been proposed. This results in the loss of only one Regulated Tree. An isolated tree within the existing car park.

Reasonable development, such as this proposal, would be significantly constrained or may potentially not be possible if the tree was to be retained. Alternative designs result in unreasonable design compromises and reduced site efficiency/accessibility.

The tree's central position makes retention unfeasible for the reasonable development on land which has several specific constraints and unique characteristics. Therefore, its removal is warranted.

Conclusion

Thank you for the opportunity to address the concerns of the representors. The representors primary concerns were in relation to car parking, pedestrian accessibility and tree removal.

I believe the concerns from the representors have been adequately summarised and addressed with reference to the relevant planning provisions.

I will attend the Council Assessment Panel meeting to respond to the representors requesting to be heard and answer any questions of CAP members.

I can be contacted on 8333 7999 if you have any questions.

Yours sincerely



Sean Elliott
Senior Consultant

Attachment A



PROPOSED HOTEL & CINEMA DEVELOPMENT
17 ADELAIDE, MOUNT BARKER

TRAFFIC AND PARKING REPORT

CIRQA™

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DOCUMENT CONTROL

Report title:	Proposed Hotel and Cinema Redevelopment 17 Adelaide Road, Mount Barker Traffic and Parking Report
Project number:	24673
Client:	URPS C/- Wallis
Client contact:	Matilda Asser

Version	Date	Details/status	Prepared by	Approved by
V1	25 March 25	For submission	ABH	TAW
V1.1	09 April 25	Minor updates	ABH	TAW
V1.2	15 Aug 25	Minor updates	ABH/TAW	TAW

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(08) 7078 1801
www.cirqa.com.au

1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for a proposed hotel and the redevelopment of a portion of the existing Wallis Cinema at 17 Adelaide Road, Mount Barker. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans attached in Appendix A, prepared by Walter Brooke.

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located on the south-eastern side of Dumas Street. The site is bound by Adelaide Road to the east, Keith Stephenson Park to the south, a shared parking area to the west, Dumas Street to the north-west and a reserve to the north.

The Planning and Design Code identifies that the site is located within a 'Community Facilities' Zone, with the following Overlays applicable:

- Advertising Near Signalised Intersections;
- Hazards (Bushfire – Medium Risk);
- Murray-Darling Basin;
- Native Vegetation;
- Prescribed Water Resources Area;
- Regulated and Significant Tree;
- River Murray Tributaries Protection Area;
- State Heritage;
- Traffic Generating Development;
- Urban Transport Routes; and
- Water Resources.

The subject site is currently occupied by the following key components (relevant to this assessment):

- Wallis Cinema – 7 cinemas with a total of 1,272 cinema seats;
- Oak & Iron Tavern; and
- Auchendarroch House.

In is understood that the approved patronage capacity of Auchendarroch House and the Oak & Iron Tavern is 1,100 persons.

The site is accessed via a two-way access point on Dumas Street, at which all turning movements are permitted. Two (2) additional two-way access points provide access into the site through the interconnected parking areas of the Mount Barker Tafe and Mount Barker Library.

The parking areas currently operate on an informal shared basis, comprising a combined total of 337 parking spaces. This includes inclusive of six (6) 15-minute spaces, 12 spaces reserved for persons with a disability and two (2) pram spaces.

The existing shared parking area currently services the following:

- Wallis Cinema;
- Auchendarroch House;
- Mount Barker Library;
- Mount Barker Tafe; and
- Mount Barker Community Centre.

Additionally, the parking area has been observed to be used by parent's associated with the Mount Barker Primary School and Kindergarten during school pick-up and drop-off times. Additional information in regard to this is provided within Section 4.0.

Figure 1 illustrates the location of the subject site with respect to the adjacent road network.



Figure 1 – Location of the subject site with respect to the adjacent road network

2.2 ADJACENT ROAD NETWORK

Adelaide Road is an arterial road under the care and control of the Department for Infrastructure and Transport (DIT). Adjacent the site, Adelaide Road comprises two traffic lanes in each direction. Traffic data obtained from DIT indicates that this section of Adelaide Road has an Annual Average Daily Traffic (AADT) volume in the order of 26,600 vehicles per day (vpd), of which approximately 3.5% are commercial vehicles. Adjacent the site, a 60 km/h speed limit applies on Adelaide Road.

Dumas Street is a local road under the care and control of the Mount Barker District Council. Adjacent the site, Dumas Street primarily comprises a 7.4 m wide carriageway (approximate) with a single traffic lane in each direction. Angled (60 degree) on-street parking is provided along the north-western side of the road (adjacent Mount Barker Primary School). The default urban speed limit of 50 km/h applies on Dumas Street.

Adelaide Road and Dumas Street form a signalised 4-way intersection. All turning movements are facilitated at the intersection via a range of turning treatments (i.e. separated left and right turn lanes, some of which comprise high-angle treatments).

2.3 WALKING AND CYCLING

Footpaths are provided on both sides of Adelaide Road and Dumas Street. Connections to an off-road sealed path are provided at the eastern and southern edges of the subject site. This path connects into the greater Mount Barker area and the Laratinga Trail.

2.4 PUBLIC TRANSPORT

Public bus services operate regularly (and at high frequency) in the vicinity of the subject site. The Dumas Street Park and Ride is located approximately 250 m south-west of the subject site. The Park and Ride serves as a hub for public transport buses servicing over 15 bus routes.

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposed development comprises the removal of two cinemas (comprising a total of 370 existing seats) and the construction of a development with the following key components:

- a 100-apartment hotel; and
- an entertainment complex comprising:
  - 622 m^2 of mini golf, food and beverage area and laser tag floor area;
  - 518 m^2 of bowling and arcade floor area;
  - 254 m^2 of storage floor area; and
  - a 431 m^2 (350 seat) function area and bar with additional kitchen areas.

It is understood that the new function space will accommodate large functions currently held within the Oak & Iron (i.e. such functions will be relocated within the site facilities), while a portion of the existing Auchendarroch House (the existing function space) will be converted from a dedicated function area to a meals area (restaurant) for guests of the proposed hotel.

3.2 ACCESS AND PARKING DESIGN

The site will continue to be serviced by the existing parking area shared between the Wallis Cinema and Auchendarroch House, and the Mount Barker Library and Tafe.

However, as part of the proposed development, modifications to the parking area are proposed in order to accommodate the proposed hotel. Inclusive of a new under-croft beneath the hotel, the hotel development will result in a loss of 27 parking spaces (accounting for the alteration of spaces), while the entertainment complex will result in the loss of 10 spaces. A total net loss of 37 spaces resulting in 300 spaces remaining within the parking area.

New and altered parking spaces will comply with the requirements of the Australian/New Zealand Standards for "*Parking Facilities Part 1: Off-street car parking*" (AS/NZS 2890.1:2004) and "*Parking Facilities Part 6: Off-street parking for people with disabilities*" (AS/NZS 2890.6:2022) in that:

- regular parking spaces will be a minimum of 2.5 m wide and 5.4 m long;
- disabled parking spaces will be 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);
- the parking aisle will be at least 5.8 m wide;

- a 1.0 m end-of-aisle extension will be provided beyond the last parking space in the aisle;
- 0.3 m clearance will be provided to all objects greater than 0.15 m in height; and
- pedestrian sightlines will be provided at the site's access point.

A new egress only access point is proposed approximately 15 m south-west of the existing access point and will accommodate movements by both light and service vehicles. No changes to the site's other access provisions are proposed as part of the proposed development.

3.3 SERVICING AND DELIVERIES

Servicing of and deliveries to the site is proposed to be maintained as per the site's existing arrangements (i.e. trucks store in the designated loading area near Wallis Cinema). A turn path assessment has been undertaken to confirm that the proposed changes to the parking area will not impact the ability for trucks to navigate and manoeuvre through the site. A turn path of an 11 m service vehicle is attached within Appendix B.

4. PARKING ASSESSMENT

4.1 THEORETICAL ANALYSIS

4.1.1 TOURIST ACCOMMODATION

The Planning and Design Code identifies a parking rate of one (1) space per apartment relevant to tourist accommodation (i.e. the proposed hotel). Based on the construction of 100 hotel rooms, the proposed hotel would have a total parking requirement of 100 spaces.

The proposed build of the hotel will also result in the loss of 24 parking spaces within the site's existing parking area. As such, the hotel would have a net requirement for 124 parking spaces to be constructed in order to maintain the status quo within the shared parking area and satisfy the DTS/DPF parking requirement of the Planning and Design Code.

4.1.2 ENTERTAINMENT COMPLEX

Relevant to the proposed entertainment complex, the Planning and Design Code identifies the following parking requirements applicable to the assessment:

- Indoor Recreation Centre – 4.5 spaces per 100 m^2; and
- Cinema Complex – 0.2 spaces per seat.

As outlined in Section 3.1, the removal of two (2) cinemas will reduce the site's existing cinema seating capacity by 370 seats. This will result in a theoretical 'credit' of 74 parking spaces.

The proposed entertainment complex comprises a total of 1,140 m^2 of 'indoor recreation centre' (comprising the mini golf, laser tag, bowling, arcade and associated areas), along with a 431 m^2 (350 seat) function area and ancillary 254 m^2 storage area (understood to be used for the storage of tables, chairs etc. for functions).

The indoor recreation component will have a theoretical requirement for 52 parking spaces. The proposed storage area is considered to be ancillary to the proposed function area and, therefore, has been excluded from this assessment.

With regard to the function area, it is understood that Auchendarroch House and the Oak & Iron Tavern have a combined (approved) capacity for to accommodate 1,100 patrons (regardless of their location on the site). The subject development proposes to relocate 350 patrons from the combined Auchendarroch House and Oak & Iron Tavern capacity, therefore retaining the status quo across the subject

site. This will therefore not impact upon parking requirements associated with patronage across the site.

The construction of the complex will result in the loss of 10 parking spaces within the site's existing parking area. A further 10 parking spaces will therefore need to be constructed in order to maintain the site's status quo.

Factoring the 'credit' and requirements of the entertainment complex, this component of the development will have a theoretical 'credit' of 12 parking spaces.

4.1.3 TOTAL DEVELOPMENT

As outlined above, the hotel component of the proposal will require 124 parking spaces, whilst the entertainment complex will result in a credit of 12 parking spaces. This results in a total requirement for 112 parking spaces associated with the proposed development.

Given that no further parking is proposed on the subject site, a reduction in the approved patron capacity would be required in order to avoid a parking shortfall.

Based upon a restaurant parking rate of 0.4 spaces per seat, 112 parking spaces would accommodate in the order of 280 persons. For completeness, it would therefore be recommended that the site's total patron capacity would be reduced to 800 persons in order to maintain the status quo with respect to parking.

4.2 DEMAND ANALYSIS

4.2.1 PARKING DEMAND SURVEY

In order to determine the site's existing (shared) parking demand and existing parking availability, a parking occupancy survey was undertaken. The parking survey also captured the on-street parking spaces located on Dumas Street, within close proximity to the subject site.

The parking survey was undertaken by a third-party data collection specialist (Austraffic) on Friday 14 February 2025 between 8:00 am and 8:00 pm, and Saturday 15 February 2025 between 12:00 pm (noon) and 8:00 pm. Notably, the Friday date which was surveyed was Valentines Day, during which patronage at Auchendarroch House and the Oak & Iron was at its largest over the past 12 months (as advised by the Client).

Figure 2 illustrates the extent of the survey area.



Figure 2 - Surveyed Parking Areas

The maximum occupancy surveyed during key time periods has been identified in Table 1, as well as the remaining vacancy.

Table 1 - Key results from the parking surveys undertaken by Austraffic

Area	Friday – Day *(8am-5pm)*	Friday – Night *(5pm-8pm)*	Saturday – Day *(8am-5pm)*	Saturday – Night *(5pm-8pm)*
Off-street demand *(337 spaces provided)*	235	255	143	198
Off-street vacancy	**102**	**82**	**194**	**139**
On-street demand *(45 spaces provided)*	42	7	3	1
On-street vacancy	**3**	**38**	**42**	**44**
Total Vacancy	**105**	**120**	**236**	**183**

As noted above, the Friday that the survey was undertaken was Valentines Day, The survey captured an above-average patronage for the Oak & Iron Tavern, with information provided by the Client indicating that the night of the survey was 42%

busier than a standard Friday night (based on the number of meals served). Accordingly, the Friday period is considered to result in an 'above average' parking demand on-site and on-street. This is considered to provide a conservative baseline for which to assess the impact of the additional development.

4.2.2 TOTAL DEVELOPMENT

The parking demands associated with the various site components (existing and proposed) are not expected to peak simultaneously, with differing peak periods creating parking efficiencies (i.e. shared parking opportunities) at different times of a day.

Notably, the peak parking demand associated with the hotel would not occur in the middle of a day, when guests are more likely to be off-site. Additionally, standard check-in/check-out times (i.e. 10:00 to 11:00 am check-out, and post 3:00 pm check-in) would contribute to a reduced parking demand during the day. Accordingly, it has been determined that the hotel requirement be discounted by 50% during typical daytime periods.

The parking survey data has been analysed to determine if forecast demands associated with the proposed development could be accommodated during the Friday and Saturday periods. Table 2 illustrates the total parking requirement and associated parking availability at key times across the survey period.

Table 2 – Parking Assessment Results

Area	Friday – Day (8am-5pm)	Friday – Night (5pm-8pm)	Saturday – Day (8am-5pm)	Saturday – Night (5pm-8pm)
Development requirement*	62	112	62	112
Surveyed Off-street vacancy*	102	82	194	139
Surveyed On-street vacancy	3	38	42	44
Off-street surplus	**40**	**-30**	**132**	**27**
Inc. on-street surplus *(if applicable)*	**N/A**	**8**	**N/A**	**N/A**

**Accounts for loss of 37 spaces within car parking area plus the 'credit' of parking spaces associated with the reduction in cinema seats.*

The assessment identifies that the critical period for parking demand is on Friday evening. During all other time periods, the assessment indicates that the

proposed development's theoretical parking requirement will be accommodated solely within the site's shared parking area (with no reliance upon on-street spaces). This includes consideration of parking demands associated with the site's existing uses.

With regard to a Friday evening period, the proposed development may however require partial use of on-street parking on Dumas Street. The survey identified that adequate capacity would be available at this time on Dumas Street to accommodate the forecast additional demands unable to be accommodated within the site's shared parking area.

It is again reiterated that this assessment is conservative in that the surveyed parking demands are reflective of an 'above average' trading period (Valentines Day). In comparison, it is expected that a more typical Friday night would result in vacancy within the site's shared parking area adequate to accommodate the total parking requirement.

Additionally, the assessment has not taken into account any 'shared use' of parking spaces between the proposed uses (i.e. shared trips). In reality, it is reasonable to anticipate a proportion of vehicle trips will be shared between the proposed uses. For example, hotel patrons going to the entertainment complex or visitors to the entertainment complex using both the bowling and mini-golf facilities. Such impacts would further reduce parking requirements below that outlined in this assessment.

The parking assessment indicates that generally the parking demand would be accommodated within the site's shared parking area, however during busy Friday night periods, parking may extend to the Dumas Street on-street parking spaces. Nevertheless, the assessment and parking survey indicates that requirements associated with the proposal can be accommodated, without impacting upon parking demands associated with the site's existing uses (including the Mount Barker Library, Mount Barker Tafe and Mount Barker Community Centre.

4.3 PARKING SUMMARY

Based upon a theoretical parking analysis, the site-wise capacity of Auchendarroch House, the Oak & Iron and new function centre will be required to reduce from 1,100 patrons to 800 patrons in order to accommodate the theoretical parking requirements of the proposed development.

In comparison, surveys of existing parking demands identify that adequate capacity would generally be available on-site to accommodate the additional requirements associated with the proposed development, with the exception of Friday evening periods when trade is at 'above average' levels where a minor overflow onto Dumas Street may be experienced.

Whilst the latter demand analysis provides a more realistic assessment (given the fact that the existing demand was surveyed as opposed to forecast), it is understood that the Client will accept a reduction in patronage from 1,100 to 800 persons across the combined Auchendarroch House, Oak & Iron and new function centre components. This will therefore ensure that parking demands associated with the Friday evening periods remain on-site within the shared parking area, even during 'above average' trade periods.

5. TRAFFIC ASSESSMENT

5.1 TRAFFIC GENERATION AND DISTRIBUTION

The RTA's *"Guide to Traffic Generating Developments"* (the RTA Guide), and its subsequent updates, is a document commonly used by traffic engineers in order to determine the forecast traffic generation of a variety of land uses. The RTA Guide identifies the following peak period trip generation rates for the proposed uses:

- hotel – 0.4 trips per unit during the pm peak hour.

As the RTA guide does not identify an am traffic generation rate for hotel land uses, the pm rate has conservatively been adopted for this assessment.

It is noted the RTA Guide does not identify traffic generation rates for the remaining uses proposed as part of the subject development (i.e. bowling alley, mini golf etc.). As such, the following rates have been adopted from the Institute of Transportation Engineers' (ITE) "*Trip Generation Manual, 10th Edition*":

- multiplex movie theatre – 4.56 trips per 100 m^2; and
- multi-purpose recreational facility – 3.33 per 100 m^2.

The traffic assessment has taken into account a reduction in the traffic forecast due to the conversion of the cinema to multi-purpose entertainment uses. Additionally, similarly to the parking assessment, the function area is considered to be captured within the existing demand.

Based on the above rates and assumptions, the proposed development is forecast to generate an additional 42 vehicle trips during both the am and pm peak hours compared to the site's current use.

It is noted that the large majority of this traffic generation is associated with the hotel, given the entertainment use has an off-setting effect due to the removal of cinema.

Forecast vehicle movements will be distributed between ingress and egress movements via the site's three access points (including consideration of the proposed egress).

Traffic data was gathered during the parking survey, capturing peak volumes into and out of the site. Additionally, Dumas Street traffic data was obtained from DIT. The existing traffic volumes on Dumas Street and at the site access points are illustrated in Figure 3.

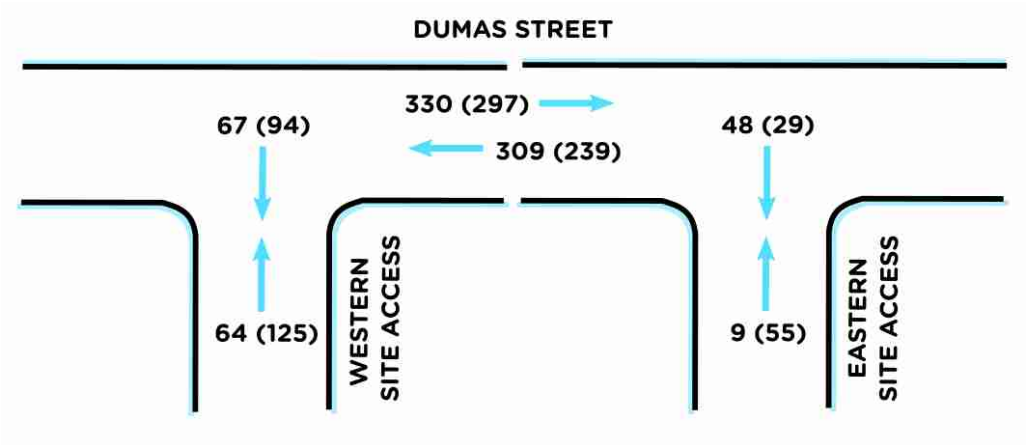


Figure 3 - Surveyed traffic volumes at the site access points

In order the determine the impact of the additional forecast traffic volumes, the following distribution assumptions have been made:

- 50% of vehicles will enter and 50% of vehicles will exit the site during both am and pm peak hours;
- 50% of vehicles will use the eastern site access, 10% will use the new central (egress only) access and 40% will use the western site access; and
- 80% of vehicles will travel to/from the east and 20% of vehicles will travel to/from the west.

Based upon the above, total turning volumes at each access have been forecast. The forecast traffic volumes are illustrated in Figure 4.

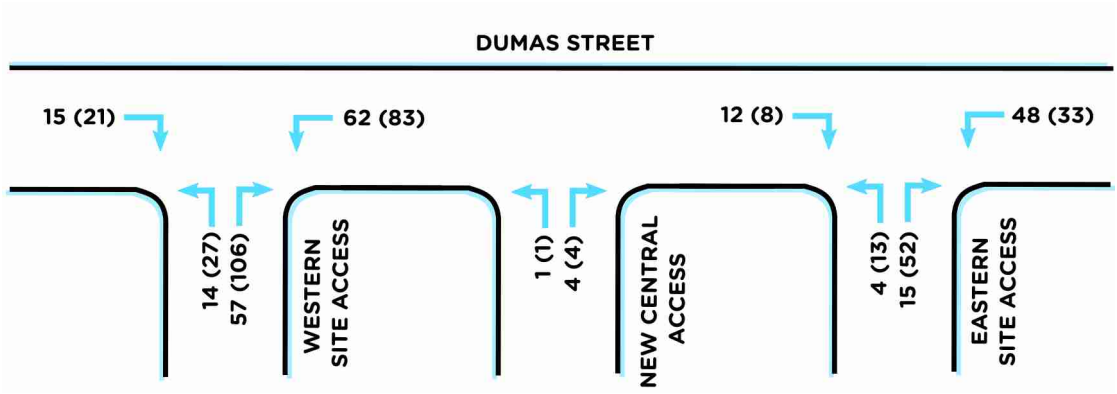


Figure 4 - Total traffic at the site access points post-development

5.2 TRAFFIC IMPACT

The traffic forecast identifies that the highest turning volumes would be experienced at the western site access point (as currently occurs). In order to determine the potential impacts of the additional traffic at the site's access points, traffic modelling has been undertaken using SIDRA Intersection modelling software at the western access point.

The modelling indicates that all movements will operate with a Level of Service 'A', indicating very low delays and queuing for all turning movements. It is therefore considered that the proposed access arrangements will easily accommodate the additional traffic forecast to be generated by the proposed development.

The detailed modelling results are attached in Appendix C.

Beyond the site access points, traffic generated by the proposed development will be distributed via various intersections and turning movements. It is expected that traffic volumes would be readily accommodated within the broader road network.

6. SUMMARY

The proposal comprises the construction of a Hotel and Entertainment complex at the Wallis Cinema and Auchendarroch House site at 17 Adeliade Road, Mount Barker.

Vehicle access to the site will be provided via the existing access points, with the addition of an egress only access point. The site will continue to allow all movements to enter and exit in a forward direction.

A parking assessment concludes that the site will accommodate both existing and additional development parking demands, noting that during peak times,

some dependence upon on-street parking spaces on Dumas Street may occur (albeit, it is expected that such a scenario would only occur on days of above-average trade, such as Valentines Day). It is understood however that the Client will accept a reduction in the approved patron capacity (from 1,100 to 800 persons) in order to ensure such demands remain on-site. Modified parking areas will be provided in accordance with the relevant Australian Standard.

The proposal is forecast to generate in the order of 42 additional peak hour vehicle movements. Such movements will be distributed via the site's three access points on Dumas Street, as well as the surrounding intersections and road network. The site's western access (forecast to accommodate the majority of vehicle movements) has been modelled using SIDRA Intersection modelling software and has been confirmed to be able to readily accommodate additional traffic volumes (retaining a Level of Service 'A'). It is therefore anticipated that traffic associated with the proposed development will be readily accommodated at the site's access points and on the surrounding road network.

APPENDIX A

SITE PLANS PREPARED BY WALTER BROOKE

DRAWN BY: Author OT DATE: 21/03/2025 4:08:54 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_courserin2.rvt

EXISTING CARPARK

DRAINAGE EASEMENT

BOUNDARY

EXISTING CARPARK

DRAINAGE EASEMENT

NEW EXIT CROSSOVER

DUMAS STREET

EXISTING PUBLIC PARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

BOUNDARY

RIGHT OF WAY

LOADING

LOBBY

PORTE COCHERE

SERVICES

HOTEL VALET CARPARK

EXISTING ENTRY

PROPOSED NEW HOTEL

RIGHT OF WAY

EXISTING CINEMA

EXISTING TAVERN

EXISTING GARDENS

BOUNDARY

BOUNDARY

EXISTING AUCHENDARROCH HOUSE

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

SITE PLAN	DRAWING — DA-H-02
21.03.2025	REVISION — B
1 : 500 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 21/03/2025 4:08:58 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_towerstn2.rvt

ALTERED CARPARKING
NEW CROSSOVER/ EXIT
3230
SETBACK
EXISTING CARPARKING
LOADING
UP
LOBBY
FL 333.0
RL 333.0
HOTEL PORTE COCHERE
EXISTING FOOTPATH
BINS
LIFTS
CLEAN LINEN
DIRTY LINEN
HYDRAULIC
UP
COMMS
ELEC
FL 331.5
FIRE
BUILDING LINE OVER
NEW WALKWAY LINK
1600 TYP
4800 TYP
2500 TYP
4410
SETBACK
6100 EXISTING NOM
EXISTING ENTRY
DUMAS STREET
NEW CARPARKING
BUILDING LINE OVER
HOTEL VALET CARPARK
RL 330.8
RAMP UP
TO CINEMA, TAVERN, GAWLER STREET
RL 330.5
EXISTING CARPARKING
A
DA-H-30
EXISTING FOOTPATH

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

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WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

GROUND FLOOR PLAN	DRAWING — DA-H-03
21.03.2025	REVISION — B
1 : 200 @A3	PROJECT — 23-0654

DRAWN BY: Author OT DATE: 21/03/2025 4:09:04 PM C:\Revit Local Files\23-654 Wallis Mt Barker Hotel_Building_2025_ttowers3.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

ROOM COUNT

LEVEL 1 = 25 ROOMS
LEVEL 2 = 25 ROOMS
LEVEL 3 = 25 ROOMS
LEVEL 4 = 25 ROOMS

TOTAL = 100 ROOMS

AREA 985SQM PER ROOM LEVEL
ALL ROOMS 28 SQM

WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2 4 8

Wallis Mt Barker Hotel Development
17 Adelaide Rd, Mount Barker SA 5251

TYPICAL LEVEL 1-4 PLAN	DRAWING — DA-H-04
21.03.2025	REVISION — B
As indicated @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 2/03/2026 4:05:40 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_Uowna12.rvt

DRAINAGE EASEMENT

BOUNDARY

DRAINAGE EASEMENT

DUMAS STREET

RIGHT OF WAY

EXISTING PUBLIC PARK

ZONE OF PROPOSED CINEMA ALTERATIONS (SEPARATE APPLICATION)

ZONE OF PROPOSED NEW HOTEL (SEPARATE APPLICATION)

BOUNDARY

EASEMENT

EXISTING CINEMA

EXISTING TAVERN

EXISTING AUCHENDARROCH HOUSE

EXISTING GARDENS

BOUNDARY

REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

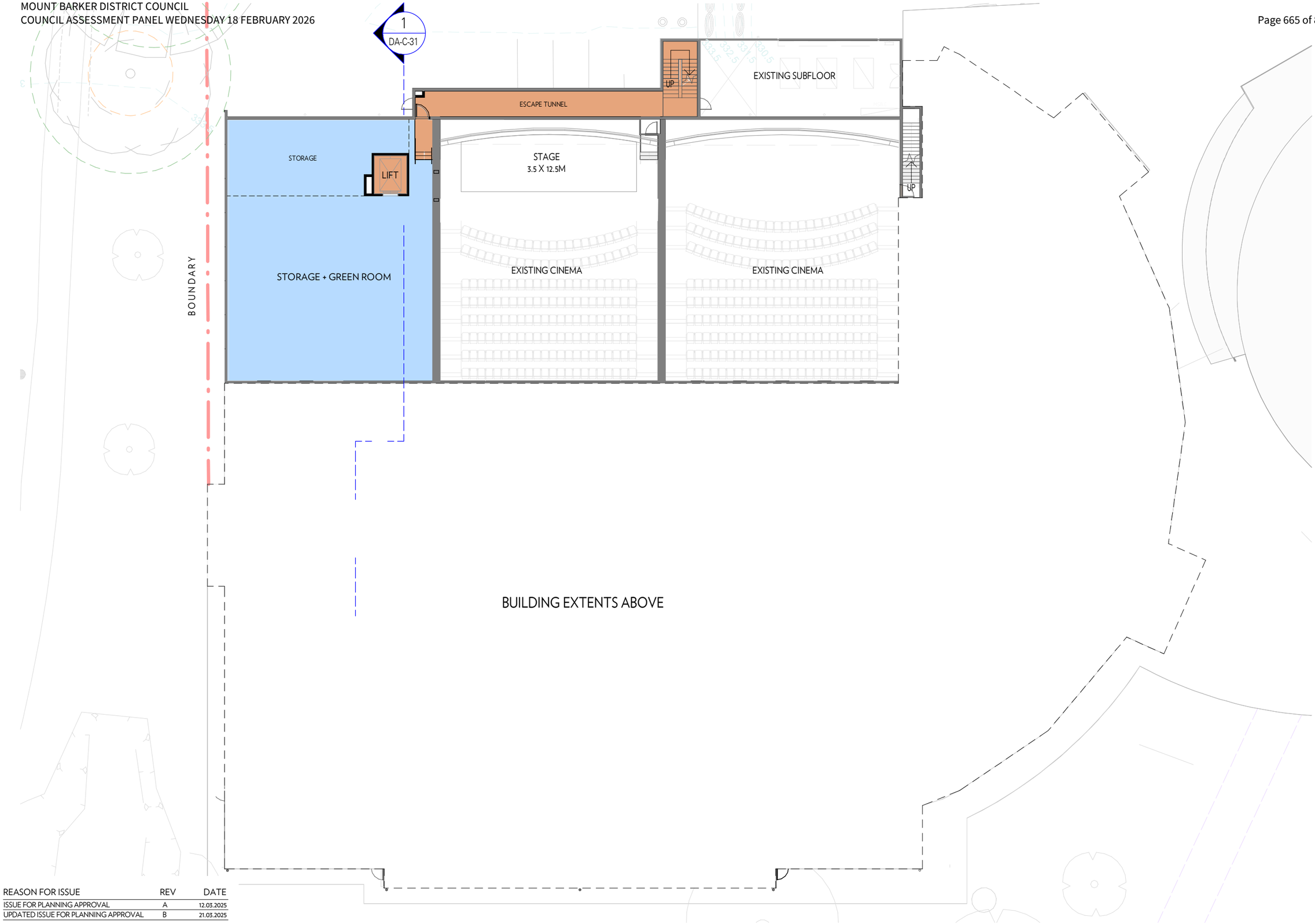
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 5 10 20

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

SITE PLAN	DRAWING — DA-C-02
21.03.2025	REVISION — B
1 : 500 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 21/03/2025 4:05:44 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_townsir2.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

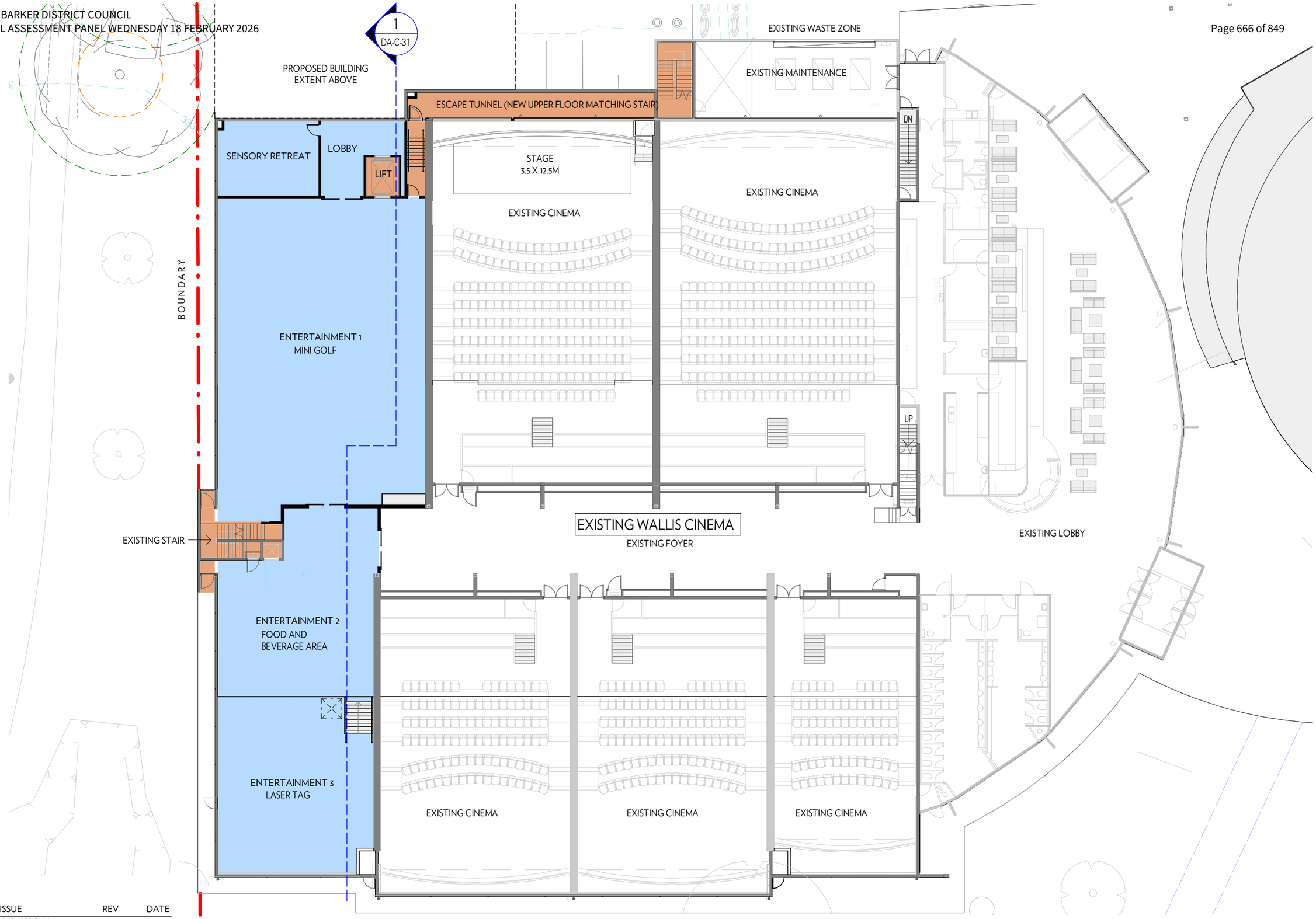
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 10

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

LOWER GROUND FLOOR PLAN	DRAWING — DA-C-03
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 21/03/2025 4:05:48 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_townsin2.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

FOR APPROVAL

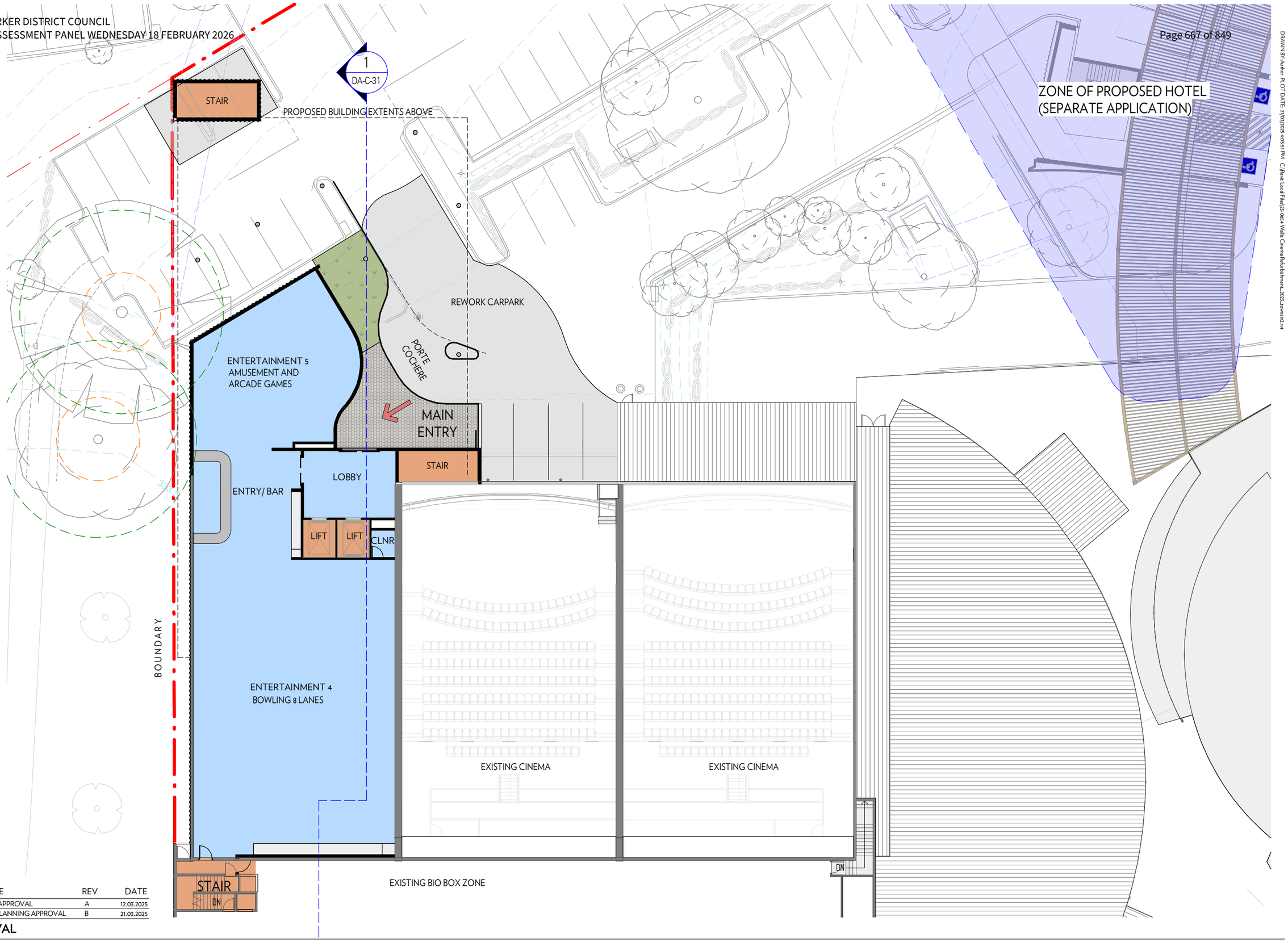
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 10

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

GROUND FLOOR PLAN	DRAWING — DA-C-04
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 21/03/2025 4:05:51 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_lowmin2.rvt



REASON FOR ISSUE	REV	DATE
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UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

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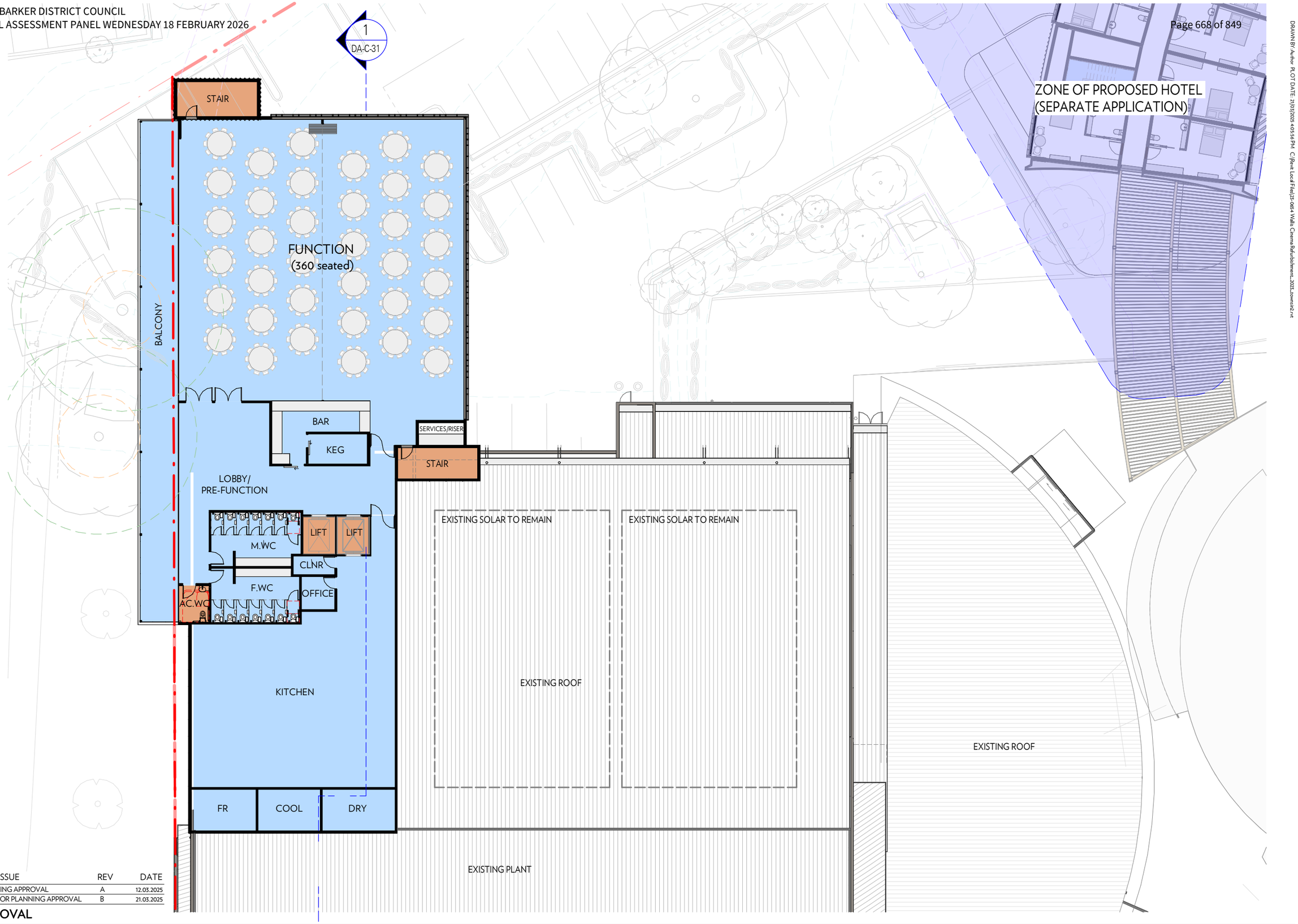
WALTER BROOKE
ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTER PLANNING

0 2.5 5 10

Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

FIRST FLOOR PLAN	DRAWING — DA-C-05
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

DRAWN BY: Author PLOT DATE: 2/03/2026 4:05:56 PM C:\Revit Local Files\23-0654 Wallis Cinema Refurbishment_2023_Lowmin2.rvt



REASON FOR ISSUE	REV	DATE
ISSUE FOR PLANNING APPROVAL	A	12.03.2025
UPDATED ISSUE FOR PLANNING APPROVAL	B	21.03.2025

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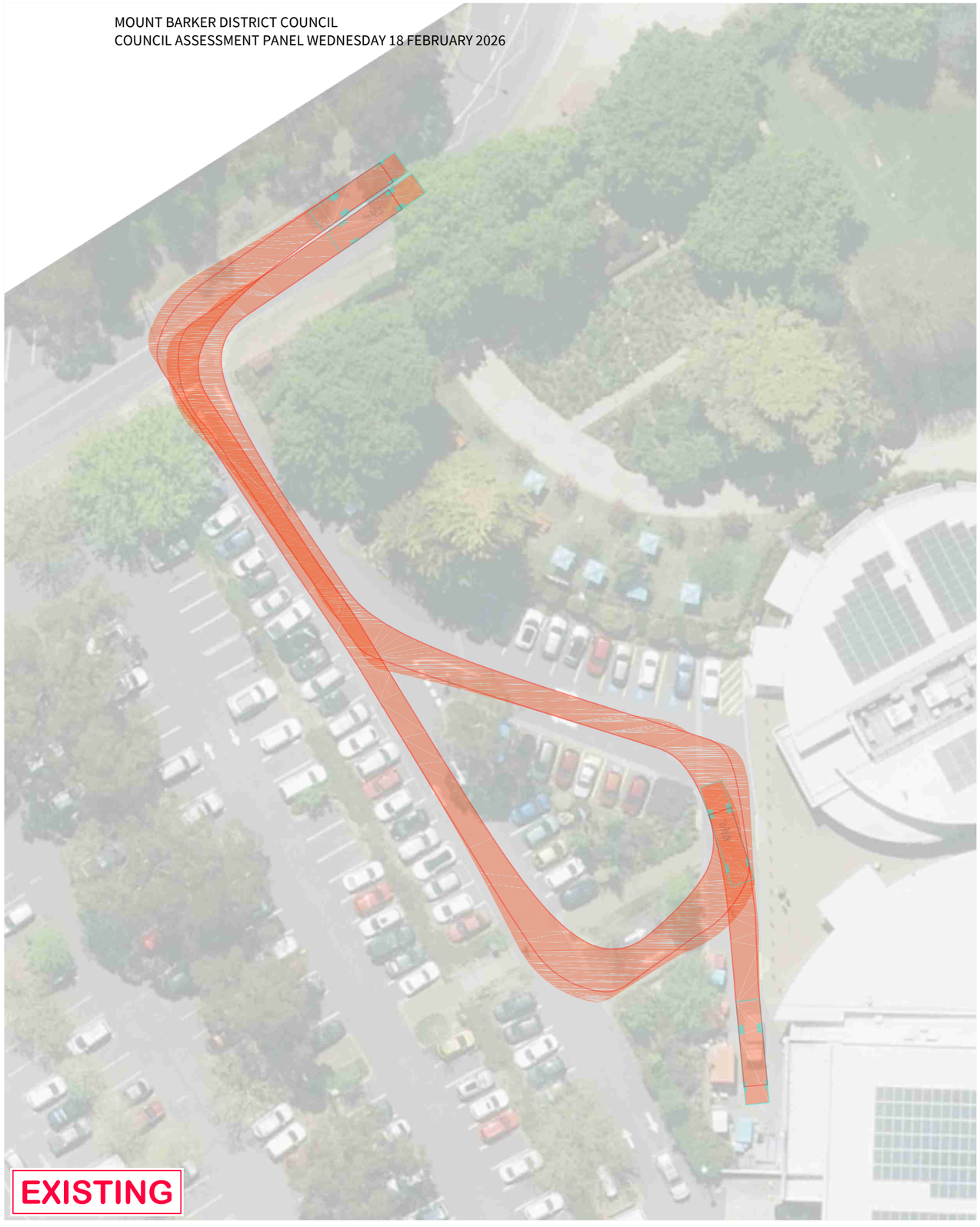
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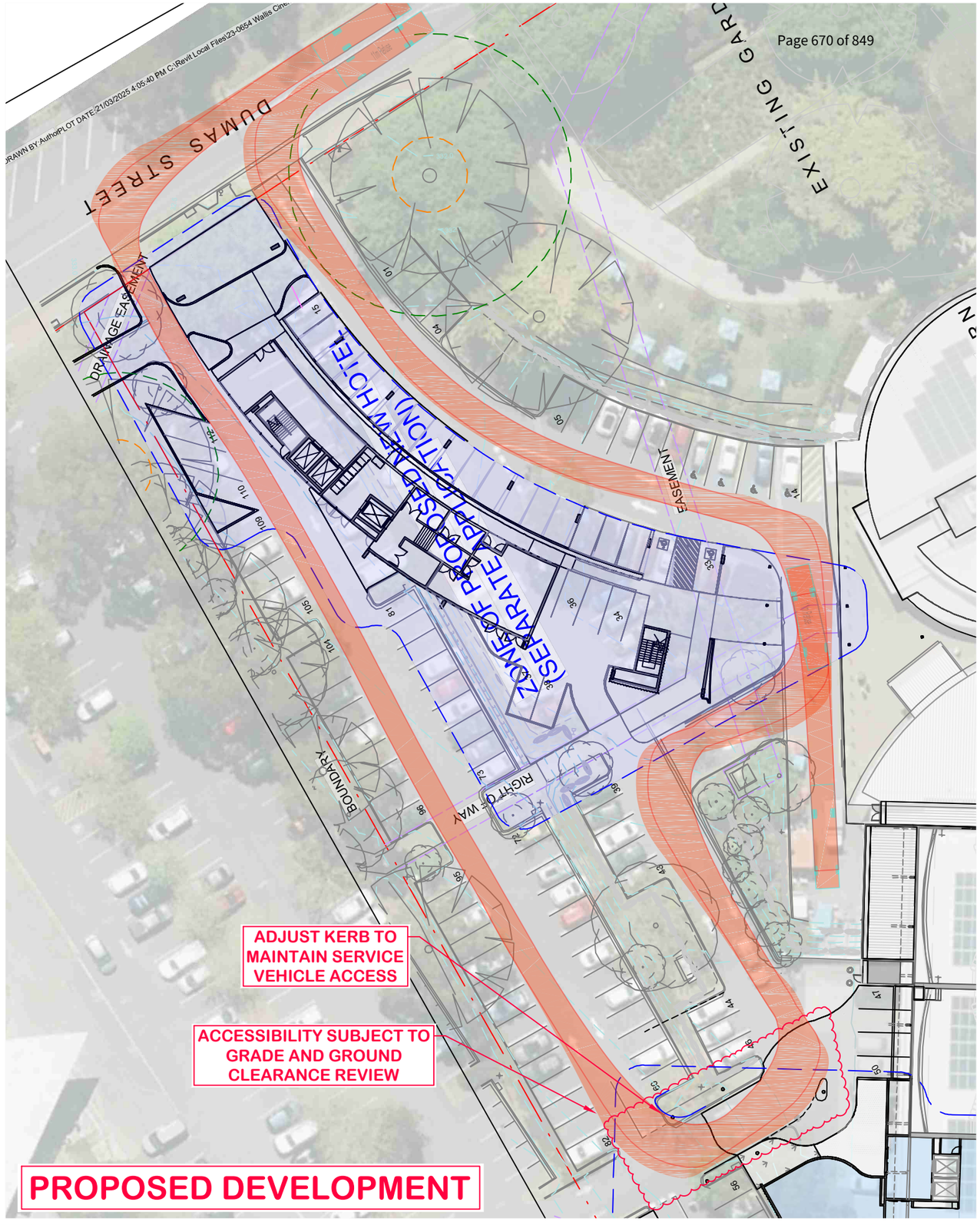
Wallis Mt Barker Cinema Redevelopment
17 Adelaide Road, Mt Barker SA 5251

FUNCTION LEVEL	DRAWING — DA-C-06
21.03.2025	REVISION — B
1 : 250 @A3	PROJECT — 23-0654

APPENDIX B

SERVICE VEHICLE TURN PATHS PREPARED BY CIRQA





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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
A	25/02/2025	FOR REVIEW	ABH	TAW
C	03/04/2025	FOR SUBMISSION	ABH	TAW

C24673_01C.DWG 3/4/2025 1:30 PM

N
1:500
@ A3

PROPOSED HOTEL DEVELOPMENT

17 ADELAIDE ROAD, MOUNT BARKER
TURN PATH ASSESSMENT - 11m TRUCK

PROJECT # 24673 SHEET # 01_SH01

APPENDIX C

DETAILED SIDRA OUTPUT

MOVEMENT SUMMARY

Site: 101 [FUAM - DUMAS ST/SITE ACCESS (W) (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Site Access (S)															
1	L2	All MCs	15	0.0	15	0.0	0.112	6.7	LOS A	0.4	2.6	0.53	0.77	0.53	50.3
3	R2	All MCs	60	0.0	60	0.0	0.112	9.6	LOS A	0.4	2.6	0.53	0.77	0.53	50.1
Approach			75	0.0	75	0.0	0.112	9.0	LOS A	0.4	2.6	0.53	0.77	0.53	50.2
East: Dumas St (E)															
4	L2	All MCs	87	0.0	87	0.0	0.213	5.6	LOS A	0.0	0.0	0.00	0.13	0.00	56.3
5	T1	All MCs	325	6.5	325	6.5	0.213	0.1	LOS A	0.0	0.0	0.00	0.13	0.00	58.7
Approach			413	5.1	413	5.1	0.213	1.2	NA	0.0	0.0	0.00	0.13	0.00	58.2
West: Dumas St (W)															
11	T1	All MCs	347	7.0	347	7.0	0.198	0.2	LOS A	0.2	1.6	0.08	0.09	0.08	59.3
12	R2	All MCs	22	0.0	22	0.0	0.198	7.3	LOS A	0.2	1.6	0.08	0.09	0.08	56.6
Approach			369	6.6	369	6.6	0.198	0.6	NA	0.2	1.6	0.08	0.09	0.08	59.2
All Vehicles			857	5.3	857	5.3	0.213	1.6	NA	0.4	2.6	0.08	0.17	0.08	57.8

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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MOVEMENT SUMMARY

Site: 101 [FUPM - DUMAS ST/SITE ACCESS (W) (Site Folder: General)]

Output produced by SIDRA INTERSECTION Version: 9.1.6.228

New Site
Site Category: (None)
Give-Way (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	Mov Class	Demand Flows [Total veh/h	HV] %	Arrival Flows [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% Back Of Queue [Veh. veh	Dist] m	Prop. Que	Eff. Stop Rate	Aver. No. of Cycles	Aver. Speed km/h
South: Site Access (S)															
1	L2	All MCs	28	0.0	28	0.0	0.185	6.5	LOS A	0.7	4.6	0.50	0.74	0.50	50.7
3	R2	All MCs	112	0.0	112	0.0	0.185	8.9	LOS A	0.7	4.6	0.50	0.74	0.50	50.5
Approach			140	0.0	140	0.0	0.185	8.4	LOS A	0.7	4.6	0.50	0.74	0.50	50.6
East: Dumas St (E)															
4	L2	All MCs	87	0.0	87	0.0	0.176	5.6	LOS A	0.0	0.0	0.00	0.15	0.00	56.1
5	T1	All MCs	252	7.5	252	7.5	0.176	0.0	LOS A	0.0	0.0	0.00	0.15	0.00	58.5
Approach			339	5.6	339	5.6	0.176	1.5	NA	0.0	0.0	0.00	0.15	0.00	57.8
West: Dumas St (W)															
11	T1	All MCs	313	6.4	313	6.4	0.178	0.1	LOS A	0.2	1.4	0.07	0.09	0.07	59.3
12	R2	All MCs	22	0.0	22	0.0	0.178	6.8	LOS A	0.2	1.4	0.07	0.09	0.07	56.6
Approach			335	6.0	335	6.0	0.178	0.6	NA	0.2	1.4	0.07	0.09	0.07	59.1
All Vehicles			814	4.8	814	4.8	0.185	2.3	NA	0.7	4.6	0.12	0.23	0.12	56.9

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Options tab).
Vehicle movement LOS values are based on average delay per movement.
Minor Road Approach LOS values are based on average delay for all vehicle movements.
NA (TWSC): Level of Service is not defined for major road approaches or the intersection as a whole for Two-Way Sign Control (HCM LOS rule).
Two-Way Sign Control Capacity Model: SIDRA Standard.
Delay Model: SIDRA Standard (Control Delay: Geometric Delay is included).
Queue Model: SIDRA queue estimation methods are used for Back of Queue and Queue at Start of Gap.
Gap-Acceptance Capacity Formula: SIDRA Standard (Akçelik M3D).
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.
Arrival Flows used in performance calculations are adjusted to include any Initial Queued Demand and Upstream Capacity Constraint effects.

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Government of South Australia
Department for Environment and Water

Heritage South Australia
Environment, Heritage and Sustainability Division

81-95 Waymouth Street
Adelaide SA 5000

GPO Box 1047
Adelaide SA 5001
Australia
DX138

Ph: +61 8 8372 7521 Option 1

DEW.StateHeritageDA@sa.gov.au

www.environment.sa.gov.au

Ref: SH/13737D
Date: 20 May 2025

Mount Barker District Council
PO Box 54
Mount Barker 5251

Attention: Matthew Fielke

Dear Mr Fielke

DESCRIPTION: PARTIAL DEMOLITION OF EXISTING CAR PARK, INCLUDING REMOVAL OF ONE (1) REGULATED TREE (EUCALYPTUS VIMINALIS SSP. VIMINALIS) AND CONSTRUCTION OF A FIVE (5) STOREY BUILDING FOR TOURIST ACCOMMODATION, COMPRISING 100 ACCOMMODATION UNITS/ROOMS, UNDER-CROFT CAR PARKING, LOBBY, SERVICES, INFRASTRUCTURE AND LANDSCAPING.

Application number:	25007294
Referral received:	11/04/2025
State Heritage Place:	Dwelling ('Auchendarroch', sometime Memorial Hospital Convalescent Home, incorporating original Oakfield Hotel), stone and iron wall (on township side) and grounds
Documentation:	As referred to date of response
☒	Support the application

In accordance with Section 122(1) of the Planning, Development and infrastructure Act 2016 and Regulation 41(1) of the Planning, Development and Infrastructure (General) Regulations 2017, the above application has been referred to the Minister for Climate, Environment and Water as the prescribed body listed in Schedule 9 Clause 3 Item 17 of the Regulations.

The subject land is contained within the State Heritage Place Overlay of the Planning and Design Code.

The proposed development is considered to be acceptable in relation to the above State Heritage Place for the following reason/s.

- The proposed new five storey hotel building located to the northwest of the existing contemporary cinema complex on site will not have a visual impact upon the setting of the heritage place.
- The architectural expression and the materiality proposed, whilst contemporary and in a different form to the heritage elements on the site, would be appropriately distanced from the heritage place to the northeast end of the large site.
- The scale of the development would be appropriate in relation to the heritage elements on the site and, as proposed, would also have minimal adverse impact upon the visual context of the place.

General Information

1. Any changes to the proposal for which Planning Consent is sought or granted may give rise to heritage impacts requiring further consultation with the Department for Environment and

Water, or an additional referral to the Minister for Climate, Environment and Water. Such changes would include for example (a) an application to vary the Planning Consent, or (b) Building Rules documentation that incorporates differences from the proposal as documented in the development application.

2. Please note the following requirements of the *Heritage Places Act 1993*.

   (a) If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity must cease and the SA Heritage Council must be notified.

   (b) Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

   For further information, contact the Department for Environment and Water.

3. Please note the following requirements of the *Aboriginal Heritage Act 1988*.

   (a) If Aboriginal sites, objects or remains are discovered during excavation works, the Aboriginal Heritage Branch of the Aboriginal Affairs and Reconciliation Division of the Department of the Premier and Cabinet (as delegate of the Minister) is to be notified under Section 20 of the *Aboriginal Heritage Act 1988*.

Any enquiries in relation to this application should be directed to telephone (08) 8372 7521 **Option 1** or e-mail DEW.StateHeritageDA@sa.gov.au.

Yours sincerely



Michael Queale
Principal Heritage Architect

For
Kevin O'Sullivan
Senior Heritage Architect
Department for Environment and Water
as delegate of the
MINISTER FOR CLIMATE, ENVIRONMENT AND WATER

5.2.2. 25035947 – MARC VOORTMAN

Application ID	25035947
Applicant	Marc Voortman
Subject Land	9 and 11 Light Cresent, Mount Barker
Nature of Development	Partial change of use of land to place of worship at Unit 2, 9 Light Crescent
Lodgement Date	8 December 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Employment Zone
Planning and Design Code Version Number	2025.21
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	1
Persons to be heard	1
Responsible Officer	Natalie Luk – 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
ATTACHMENT 5:	Decision Notification Form – DA 23022706

1. PROPOSAL

The proposal is best described as follows:

> *"Partial change of use of land to place of worship at Unit 2, 9 Light Cresent, Mount Barker for extension of the existing place of worship on the adjoining land at Unit 1, 11 Light Cresent, Mount Barker."*

The proposed place of worship at Unit 2, 9 Light Cresent comprises the following attributes:

- Sunday school area;
- Ancillary office;
- Storage, including two small and one large storage rooms;
- Kitchen; and
- Bathroom.

The existing place of worship at Unit 1, 11 Light Cresent, Mount Barker, which was granted development authorisation (DA 23022706) on 18 October 2023 and comprises the following attributes:

- Auditorium;
- Child rooms;
- Ancillary office;
- Ancillary retail space;
- Kitchen; and
- Amenities area including DDA toilet, male and female toilets and store.
- Hours of operation on Sunday morning between 10:00am an 12:00pm with occasional weekday activities
- Off-street car parking spaces across the neighbouring properties at 7, 9, 11, 13, and 15 Light Cresent

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

2. BACKGROUND

Part of the subject land – Unit 1, 11 Light Cresent was granted development authorisation for place of worship on 18 October 2023 (DA 23022706). With reference to the Decision Notification Form in **ATTACHMENT 5**, it is noted several conditions of planning consent placed restrictions on the development summarised as follows:

- Condition 2 – Worshippers limited to 180 people
- Condition 3 – Hours of operation for services between 10am an 12pm on Sunday morning
- Condition 4 – The place of worship shall not be used for events or functions that are not associated with the congregation.

3. SUBJECT LAND

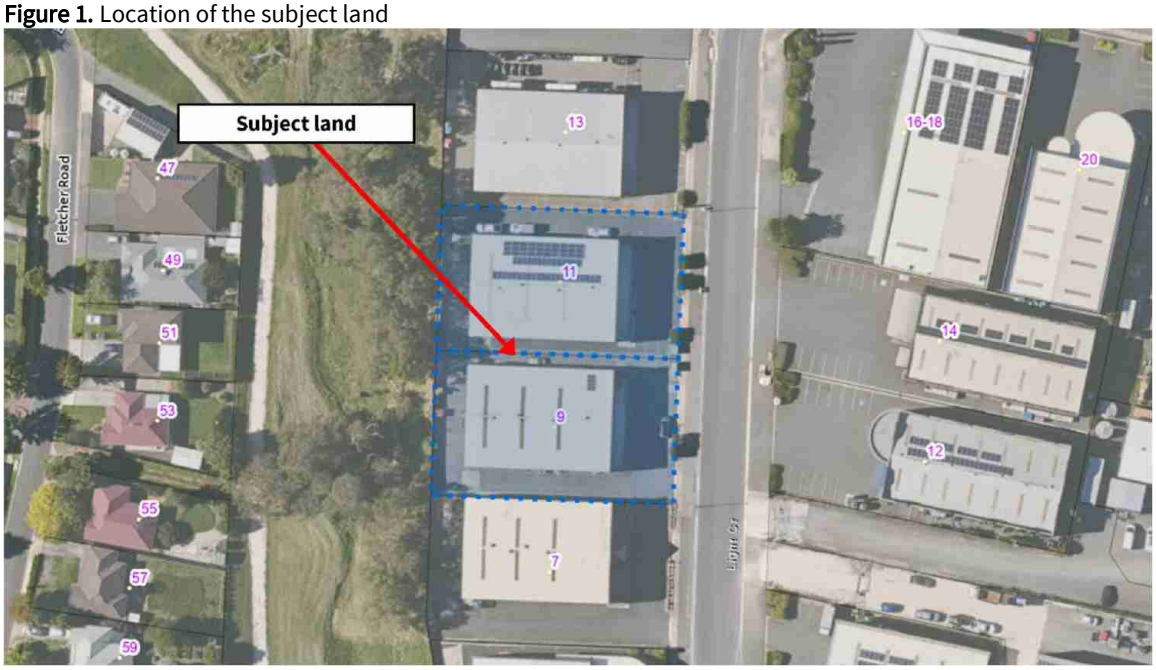
The subject land comprises two allotments each with two (2) tenancies. The relevant tenancies are commonly known as follows:

- Unit 2, 9 Light Cresent, Mount Barker; allotment 77 in Deposited Plan 63006 and CT 5913/704 and CT 5913/705
- Unit 1, 11 Light Cresent, Mount Barker; allotment 76 in Deposited Plan 63006 and CT 5913/702 and CT 5913/703

The subject land is located on periphery of the existing employment area within Mount Barker, and is wholly within the Employment Zone. Each subject allotment is occupied by a single-storey building with two tenancies and shared facilities including car parking spaces, driveway, access points and refuse storage. The two subject tenancies, namely Unit 2, 9 Light Cresent and Unit 1, 11 Light Cresent, have an internal area of 288m² and 328m² respectively. Both tenancies have frontage and access to Light Cresent.

A Land Management Agreement (LMA) registered against the five allotments comprising the subject land and the neighbouring allotments known as 7, 13 and 15 Light Cresent between the owners and Council. By virtue of the LMA, all tenancies on these allotments have the right of way to the internal driveways and access points, and access to the car parking spaces on the allotments.

Figure 1. Location of the subject land



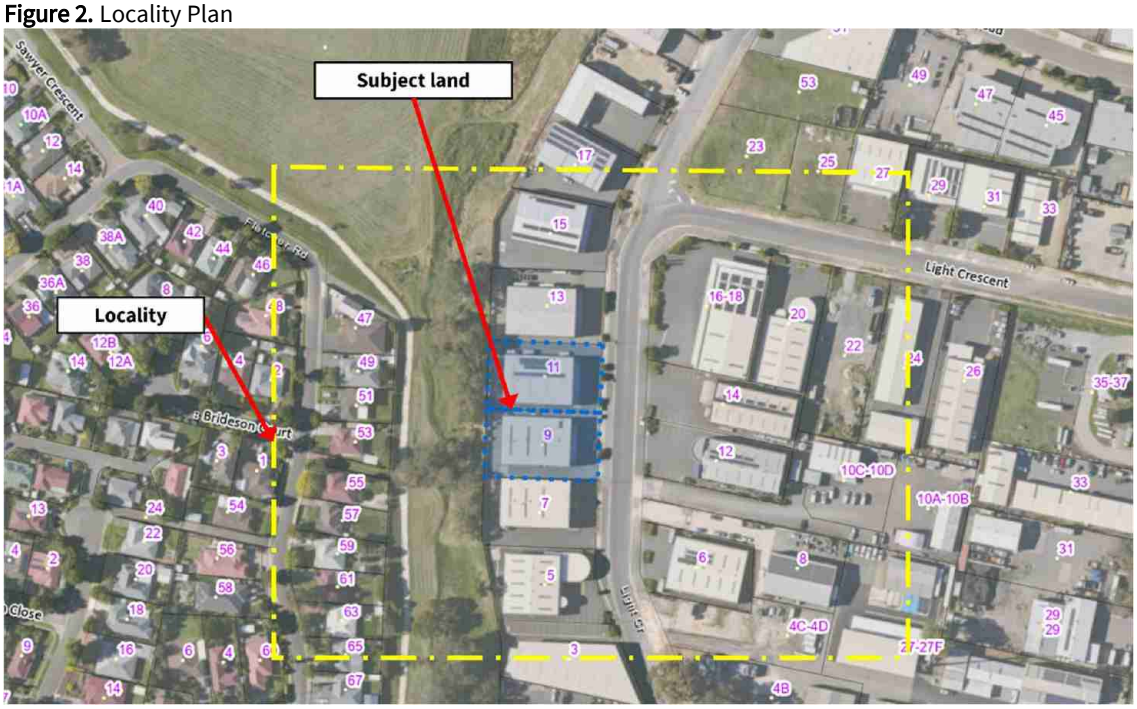
Refer to **ATTACHMENT 2** for site photos.

4. THE LOCALITY

The subject land is located within the existing long-established employment area of Mount Baker. It is located on the periphery of the Employment Land and is separated approximately 40m from the existing residential development to the west by an existing Council reserve that is characterised by a shared path and watercourse. The existing residential development is generally characterised by single-storey detached dwellings and associated outbuildings on allotments ranging between 480m² and 700m².

Existing tenancies within the Employment Land in the locality of the subject land are characterised by commercial uses including warehouses, bulky goods outlets, retail showrooms and light industry and the associated car parking.

Figure 2. Locality Plan



4.1. Zoning

The subject land is wholly located within the Employment Zone, and is covered by the following overlays and technical and numerical variations (TNV's) in the *Planning and Design Code (**Code**)*:

Overlays

- Hazards (Bushfire - Medium Risk) (Medium)
- Murray-Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Regulated and Significant Tree
- Water Resources
- Significant Interface Management

Concept Map/s

- Concept Plan (Concept Plan 3 - Mount Barker and Littlehampton)

Figure 3. Planning and Design Code Concept Plan 3

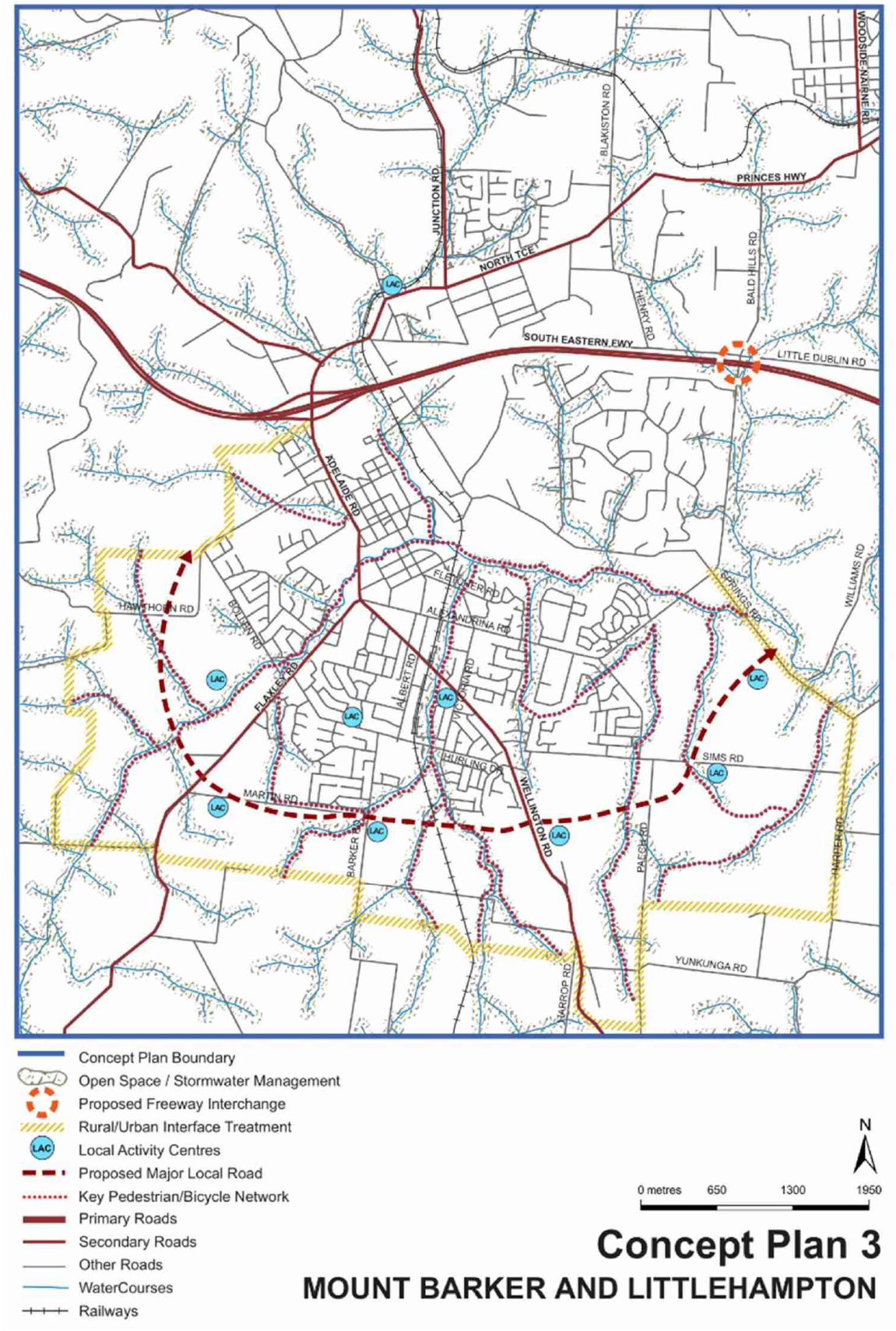


Figure 4. Zone Map



5. PROCEDURAL MATTERS

5.1. 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**).

5.2. 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.**

A place of worship is not identified as a class of development that is excluded from public notification pursuant with Table 5 (Procedural Matters) of the Employment Zone.

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

5.2.1. Representations

One (1) representation was received as a result of the public notification, and is summarised as follows.

	Representor	Summary of Representation	Request to be heard
1	Rhett Payne *Oppose*	• The proposed place of worship may limit the future business (including light industry and warehouse) at 10 and 22 Light Cresent. • Noise generated from the future business may impact the proposed place of worship. • The employment land should be retained for development that can create employment. • Traffic generated from the proposed place of worship will impact the businesses in the locality.	Yes

5.2.2. Map of Representor

Figure 5. Map of Representor



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

5.2.3. Response to Representation

The applicant provided a written response to the representation via the Plan SA Portal on 16 January 2026.

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

6. 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*.

7. REFERRALS – NON STATUTORY

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

8. ASSESSMENT

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

8.1. Key Issues

The following matters are considered pertinent in reaching a recommendation for this proposal and are discussed within detail in section 8.3 of this report:

- Land Use and Intensity
- Interface between Land Uses
- Transport, Access and Car Parking

8.2. Question of "Seriously at Variance"

Pursuant to Section 107(2)(c) of the *Planning, Development and Infrastructure Act 2016*, it is recommended that the Mount Barker Council Assessment Panel determine that the proposed development is not Seriously at Variance with the relevant provisions of the Planning and Design Code for the following reasons:

- Place of worship is an envisaged form of development in the locality which is characterised by a mixture of residential and commercial developments.

- The locality of the subject land is characterised by residential developments to the west and employment land to the east, in which place of worship is considered to be an appropriate land use.

- The scale of the proposed development is appropriate in the local context for the subject land and locality. The proposed use is confined within the existing buildings and operated within the scope of the existing approval in terms of capacity and hours of operation, and utilising the existing and shared provision of off-street parking.

- There are no changes to the built form of existing structures.

As such, the proposed development warrants an assessment on merit against all relevant provisions of the Code.

8.3. Merits Assessment

Land Use and intensity

Employment Zone	
DO 1	*A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.*
PO 1.1	*A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.*
Out of Activity Centre Development Module	
DO 1	*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.*
PO 1.1	*Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres:* *(a) As primary locations for shopping, administrative, cultural, entertainment and community services* *(b) As a focus for regular social and business gatherings* *(c) In contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.*
PO 1.2	*Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:* *(a) That support the needs of local residents and workers, particularly in underserviced locations* *(b) At the edge of Activity 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.*

The Employment Zone generally desires employment-generating activities as set out in DO 1, but it also envisages land uses servicing the local community without compromising the local amenity as stipulated in PO 1.1.

A place of worship is envisaged in the Employment Zone as being a development listed in DPF 1.1. The proposed development is an expansion of the existing place of worship which had been assessed against and determined appropriate in the locality under the same set of policies under the Code. The current proposal seeks to expand the existing place of worship for Sunday school activities to the adjoining tenancy within the approved capacity (i.e. 180 visitors) and hours of operation (i.e. 10am to 12pm Sunday). Additionally, the proposal includes the use of the ancillary office for occasional meetings during normal business hours, for which the intensity is considered to be appropriate due to the passive nature of the activity and limited number of visitors (not more than 10 visitors any given time). This limited usage of the subject land outside the operation hours of the proposed place of worship will be conditioned to ensure residents and businesses in the locality are not unreasonably impacted. In this regard, the proposed place of worship is unlikely to cause additional impact that is detrimental to the existing amenity and therefore achieves PO 1.1 of the Zone.

Other provisions of the Planning and Design Code relevant to this application seek to ensure that the role of Activity Centres are not diminished through the decentralisation of commercial and community land uses. The two closest Activity Centres are located over 800m to the west and over 900m to the southwest of the subject land. While the proposal will expand the community services type land uses outside the Activity Centres, the proposed place of worship is currently the only community services type of land use within the surrounding employment area and is not considered to diminish the role of the existing Activity Centres. While approval of this application may set as a precedent to future commercial or community services type land uses proposed within the employment land, it should be noted that these uses will also be assessed against the same policies on their individual merits. In addition to a place of worship being an envisaged land use in the Employment Zone, the proposed development currently serves the community and the proposed place of worship, being located in close proximity to the existing residential area, is considered to support the need of the residents in the locality who are distant from the Activity Centres.

Interface between Land Uses

Interface between Land Uses	
DO 1	*Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
PO 1.1	*Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*
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 2.1	*Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:* *(a) The nature of the development* *(b) Measures to mitigate off-site impacts* *(c) The extent to which the development is desired in the zone* *(d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*

Development should be undertaken in a manner that limits off-site impacts, particularly at an interface with residential development or land containing sensitive receivers not affiliated with the proposed activities. Conversely, development accommodating sensitive receivers should also be appropriately sited to protect the occupants from land uses that would generate adverse impacts such as noise, dust and light spill. The Employment Zone anticipates a diverse range of land uses that include both impact-generating and impact-sensitive uses, the interface between these uses should be appropriately mitigated without unreasonably jeopardising the capacity of operating these uses.

Impacts of the proposed place of worship are expected to be limited to music and general activities noise generated from weekly congregation and Sunday school activities. Given that these activities will be undertaken within the existing and fully enclosed building, and the church services have very limited hours of operation, it is considered the proposed development will not be subject to any unreasonable impact on the amenity to the nearest sensitive receivers (i.e. residents in the locality) who are adequately separated from the subject land by the Council reserve. In this regard, the proposed place of worship is considered appropriately located without impacting the amenity of the adjacent residential developments and achieves PO 1.2 and 2.1.

On the other hand, the proposed place of worship situated in the Employment Zone, is considered to be the sensitive receiver of some of the existing and desired land uses in the employment land. The interface of the visitors of the proposed place of worship with these impact-generating uses is considered appropriately mitigated by the different hours of operation and the limited use the proposed place of worship during normal business hours.

The representor has raised concerns that the future intensification of the proposed place of worship and associated activities may affect the existing businesses and the future operation of other desired land uses, such as light industry, from operating in the Employment Zone. Notwithstanding that, it should be noted that any new development would require assessment against the relevant assessment provisions of the Employment Zone, including PO1.1, and the Interface between Land Use Module to ensure that they will be equally assessed from land use and intensity perspective. This would also include any changes to the current proposal, including increase in hours of operation and capacity, will require variation to the authorisation (if granted) and will be subject to assessment under the same policies.

Transport, Access and Car Parking

Transport, Access and Parking Module	
DO 1	*A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.*
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.*
PO 3.1	*Safe and convenient access minimises impact or interruption on the operation of public roads.*
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…* *(d) The adaptive re-use 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) …* *Table 1 – General Off-Street Car Parking Requirements* *Place of Worship* | *1 space for every 3 visitor seats.*

The proposal will utilise the existing access points, driveway and car parking spaces on the subject land and the adjoining allotments. Given that the applicant is not proposing to increase the existing capacity (i.e. 180 visitors), the proposal does not trigger the requirement for additional car parking demand in accordance with Code. The existing car parking spaces available to the proposed place of worship are spread across the adjoining allotments at 7, 13 and 15 Light Cresent. This arrangement has been deemed appropriate for the current approval, noting it is formalised via the existing LMA. While the use of the ancillary office will generate additional car parking demand during normal business hours, the demand will be limited and adequately accommodated by the existing car parking spaces immediate to both tenancies on the subject land and the availability of on-street parking at the frontage of the subject land.

Since the approval of the existing place of worship, there is no change to circumstances (such as change in use of other tenancies) that would affect the availability of the existing shared car parking spaces, driveway and access point, the proposal is therefore considered to achieve the relevant provisions under the Transport, Access and Parking module.

9. CONCLUSION

The proposed development, for partial change of use of land to place of worship, has been assessed against the relevant provisions of the Planning and Design Code. Key areas of consideration include the suitability of the land use in the Zone, traffic and car parking, and interface impacts between the proposed development and land uses in 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 planning consent for the following reasons:

- The proposed use is an envisaged land use in the Employment Zone.
- Is not expected to be the source of any unreasonable impacts on the current residents and business in the locality.

- The proposed development is considered to have limited impact on the residents and businesses in the locality due to limited hours of operations and activities being undertaken within the existing building.

- The scale of the proposed development is appropriate in the local context. The proposed use is confined within the existing buildings and operated within the scope of the existing approval in terms of capacity and hours of operation, and utilising the on-site and shared provision of off-street parking.

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 Marc Voortman to partially change the use of land to place of worship at 9 and 11 Light Cresent, Mount Baker as detailed in Application ID: 25035947 subject to the following conditions, and advisory notes:

CONDITIONS

Council conditions

Condition 1
The development herein approved shall be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions.

Condition 2
Hours of operation at are limited to Sundays from 10:00am to 12:00pm. Use of the buildings outside of these hours must be of such limited intensity so as to cause no appreciable nuisance in the locality (e.g. amplified music shall not be played outside of these times).

Condition 3
The Place of Worship, including Sunday school, herein approved shall have a maximum capacity of up to 180 persons at any time across 9 and 11 Light Crescent, Mount Barker.

Condition 4
The development herein approved shall achieve the requirements of the *Environment Protection (Commercial and Industrial Noise) Policy 2023.*

Condition 5
The development shall include noise attenuation measures that will achieve the following noise levels when measured from the nearest existing noise sensitive location - 8dB above the level of background noise (L90,15min) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)

NOTES

Council Advisory Notes

Advisory Note 1
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).

Advisory Note 2
No work can commence on this development unless a Development Approval has been obtained. If one or more consents have been granted on this Decision Notification Form, you must not start any site works or building work or change of use of the land until you have received notification that Development Approval has been granted.

Advisory Note 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.

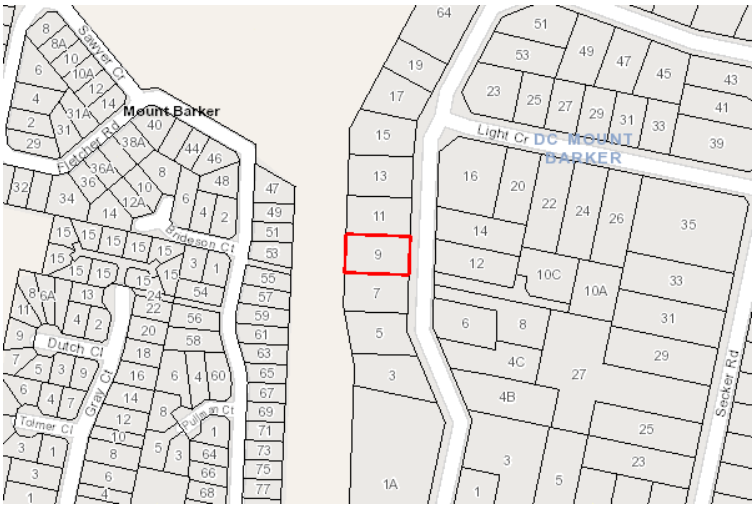
Where an approved development has been substantially commenced within 2 years from the operative date of approval, the approval will then lapse 3 years from the operative date of the approval (unless the development has been substantially or fully completed within those 3 years, in which case the approval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

Advisory Note 4
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.

Advisory Note 5
The Applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.

Address: **9 LIGHT CR MOUNT BARKER SA 5251**

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



Property Zoning Details

Zone

Employment

Overlay

Hazards (Bushfire - Medium Risk)
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
Water Resources

Local Variation (TNV)

Concept Plan *(Concept Plan 3 - Mount Barker and Littlehampton)*

Development Pathways

- Employment

1. Accepted Development
   Means that the development type does not require planning consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Brush fence
   - Building alterations
   - Building work on railway land
   - Partial demolition of a building or structure
   - Shade sail
   - Solar photovoltaic panels (roof mounted)
   - Temporary public service depot
   - Water tank (above ground)
   - Water tank (underground)

2. Code Assessed - Deemed to Satisfy
   Means that the development type requires consent (planning approval). Please ensure compliance with relevant land use and development controls in the Code.

   - Advertisement
   - Temporary accommodation in an area affected by bushfire

3. Code Assessed - Performance Assessed
   Performance Assessed development types listed below are those for which the Code identifies relevant policies.
   Additional development types that are not listed as Accepted, Deemed to Satisfy or Restricted default to a Performance assessed Pathway. Please contact your local council for more information.

   - Advertisement
   - Consulting room
   - Demolition
   - Land division
   - Light industry
   - Office
   - Retaining wall
   - Service trade premises
   - Shop
   - Store
   - Telecommunications facility
   - Warehouse

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

Employment Zone

Assessment Provisions (AP)

Desired Outcome (DO)

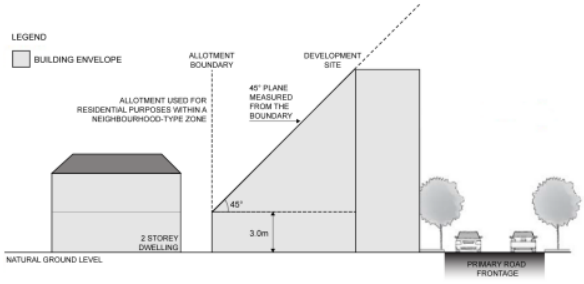
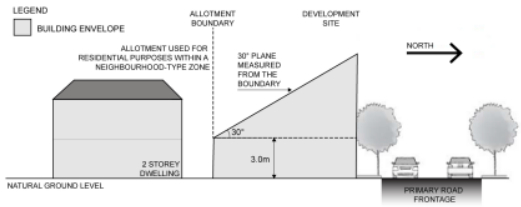
	Desired Outcome
DO 1	A diverse range of low-impact light industrial, commercial and business activities that complement the role of other zones accommodating significant industrial, shopping and business activities.
DO 2	Distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.

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 A range of employment-generating light industrial, service trade, motor repair and other compatible businesses servicing the local community that do not produce emissions that would detrimentally affect local amenity.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Consulting room (c) Indoor recreation facility (d) Light industry (e) Motor repair station (f) Office (g) Place of worship

	(h) Research facility (i) Retail fuel outlet (j) Service trade premises (k) Shop (l) Store (m) Telecommunications facility (n) Training facility (o) Warehouse.
PO 1.2 Shops provide convenient day-to-day services and amenities to local businesses and workers, support the sale of products manufactured on-site and otherwise complement the role of Activity Centres.	DTS/DPF 1.2 Shop where one of the following applies: (a) with a gross leasable floor area up to 100m^2 (b) is a bulky goods outlet (c) is a restaurant (d) is ancillary to and located on the same allotment as an industry and primarily involves the sale by retail of goods manufactured by the industry.
PO 1.3 Telecommunication facilities located to mitigate impacts on visual amenity in residential areas.	DTS/DPF 1.3 Telecommunications facility in the form of a monopole: (a) up to a height of 30m (b) no closer than 50m to a neighbourhood-type zone.
PO 1.4 Bulky good outlets and standalone shops are located to provide convenient access.	DTS/DPF 1.4 Bulky goods outlets and standalone shops are located on sites with a frontage to a State Maintained Road.
Built Form and Character	
PO 2.1 Development achieves distinctive building, landscape and streetscape design to achieve high visual and environmental amenity particularly along arterial roads, zone boundaries and public open spaces.	DTS/DPF 2.1 None are applicable.
PO 2.2 Building facades facing a boundary of a zone primarily intended to accommodate residential development, public roads, or public open space incorporate design elements to add visual interest by considering the following: (a) using a variety of building finishes (b) avoiding elevations that consist solely of metal cladding (c) using materials with a low reflectivity (d) using techniques to add visual interest and reduce large expanses of blank walls including modulation and incorporation of offices and showrooms along elevations visible to a public road.	DTS/DPF 2.2 None are applicable.
Building height and setbacks	
PO 3.1 Buildings are set back from the primary street boundary to contribute to the existing/emerging pattern of street setbacks in the streetscape.	DTS/DPF 3.1 Buildings setback from the primary street boundary in accordance with the following table: **Development Context** | **Minimum setback** There is an existing building on both abutting sites sharing the same street frontage as the site of the proposed building. | The average setback of the existing buildings.

	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is not on a corner site. | The setback of the existing building.
	There is an existing building on only one abutting site sharing the same street frontage as the site of the proposed building and the existing building is on a corner site. | (a) Where the existing building shares the same primary street frontage – the setback of the existing building (b) Where the existing building has a different primary street frontage - 5m
	There is no existing building on either of the abutting sites sharing the same street frontage as the site of the proposed building. | 5m
	For the purposes of **DTS/DPF 3.2:** (a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback (b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table
PO 3.2 Buildings are set back from a secondary street boundary to accommodate the provision of landscaping between buildings and the street to enhance the appearance of land and buildings when viewed from the street.	DTS/DPF 3.2 Building walls are no closer than 2m to the secondary street boundary.
PO 3.3 Buildings are set back from rear access ways to provide adequate manoeuvrability for vehicles to enter and exit the site.	DTS/DPF 3.3 Building walls are set back from the rear access way: (a) where the access way is 6.5m wide or more, no requirement (b) where the access way is less than 6.5m wide, the distance equal to the additional width required to make the access way at least 6.5m wide.
PO 3.4 Buildings are sited to accommodate vehicle access to the rear of a site for deliveries, maintenance and emergency purposes.	DTS/DPF 3.4 Building walls are set back at least 3m from at least one side boundary, unless an alternative means for vehicular access to the rear of the site is available.
PO 3.5 Building height is consistent with the form expressed in any relevant *Maximum Building Height (Levels) Technical and Numeric Variation layer* and *Maximum Building Height (Metres) Technical and Numeric Variation layer* or is generally low-rise to complement the established streetscape and local character.	DTS/DPF 3.5 Building height is not greater than: (a) the following: (b) in all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) - 2 building levels up to a height of 9m. In relation to DTS/DPF 3.5, in instances where:

	(c) more than one value is returned in the same field for DTS/DPF 3.5(a) refer to the *Maximum Building Height (Levels) Technical and Numeric Variation layer* or *Maximum Building Height (Metres) Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development (d) only one value is returned for DTS/DPF 3.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.
PO 3.6 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.6 Buildings are constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes in a neighbourhood-type zone as shown in the following diagram, except where the relevant boundary is a southern boundary or where this boundary is the street boundary. 
PO 3.7 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.7 Buildings on sites with a southern boundary adjoining an allotment used for residential purposes within a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram (except where this boundary is a street boundary): 
PO 3.8 Buildings on an allotment fronting a road that is not a State maintained road, and where land on the opposite side of the road is within a neighbourhood-type zone, provides an orderly transition to the built form scale envisaged in the adjacent zone to complement the streetscape character.	DTS/DPF 3.8 None are applicable.
Site Dimensions and Land Division	
PO 4.1	DTS/DPF 4.1

Land division creates allotments that vary in size and are suitable for a variety of commercial and business activities.	Allotments: (a) connected to an approved common wastewater disposal service have an area of 1250m^2 or more and a frontage width of 20m or more (b) that will require the disposal of wastewater on-site have an area of 2000m^2 or more and a frontage width of 20m or more.
Landscaping	
PO 5.1 Landscaping is provided to enhance the visual appearance of development when viewed from public roads and thoroughfares.	DTS/DPF 5.1 Other than to accommodate 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, a landscaped area is provided within the development site: (a) where a building is set back less than 3m from the street boundary - 1m wide or the area remaining between the relevant building and the street boundary where the building is less than 1m from the street boundary or (b) in any other case - at least 1.5m wide.
PO 5.2 Development incorporates areas for landscaping to enhance the overall amenity of the site and locality.	DTS/DPF 5.2 Landscape areas comprise: (a) not less than 10 percent of the site (b) a dimension of at least 1.5m.
Advertisements	
PO 6.1 Freestanding advertisements are not visually dominant within the locality.	DTS/DPF 6.1 Freestanding advertisements: (a) do not exceed 6m in height above natural ground level (b) do not have a face that exceeds 8m^2.
Concept Plans	
PO 7.1 Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code to support the orderly development of land through staging of development and provision of infrastructure.	DTS/DPF 7.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 3 - Mount Barker and Littlehampton In relation to DTS/DPF 7.1, in instances where: (a) one or more Concept Plan is returned, refer to Part 12 - Concept Plans in the Planning and Design Code to determine if a Concept Plan is relevant to the site of the proposed development. Note: multiple concept plans may be relevant. (b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 7.1 is met.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

exclusion prescribed in Column B.

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) temporary public service depot.	Except development that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
3. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) light industry (c) office (d) motor repair station (e) retail fuel outlet (f) store (g) warehouse.	Except where the site of the development is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone.
4. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall (l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	None specified.

5. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
6. Building for the purposes of railway activities.	None specified.
7. 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).
8. Railway line.	Except where located outside of a rail corridor or rail reserve.
9. Shop within any of the following: (a) Retail Activity Centre Subzone (b) Roadside Service Centre Subzone.	Except shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or does not satisfy any of the following: 1. Employment Zone DTS/DPF 3.6 2. Employment Zone DTS/DPF 3.7.
10. Shop.	Except: 1. where the site of the shop is adjacent land to a site (or land) used for residential purposes in a neighbourhood-type zone or 2. shop that exceeds the maximum building height specified in Employment Zone DTS/DPF 3.5 or 3. shop that does not satisfy Employment Zone DTS/DPF 1.2.
11. Telecommunications facility.	Except telecommunications facility that does not satisfy Employment Zone DTS/DPF 1.3.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands

	(ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 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 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4)

	(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 5.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 5.3 None are applicable.

Procedural Matters (PM) - Referrals

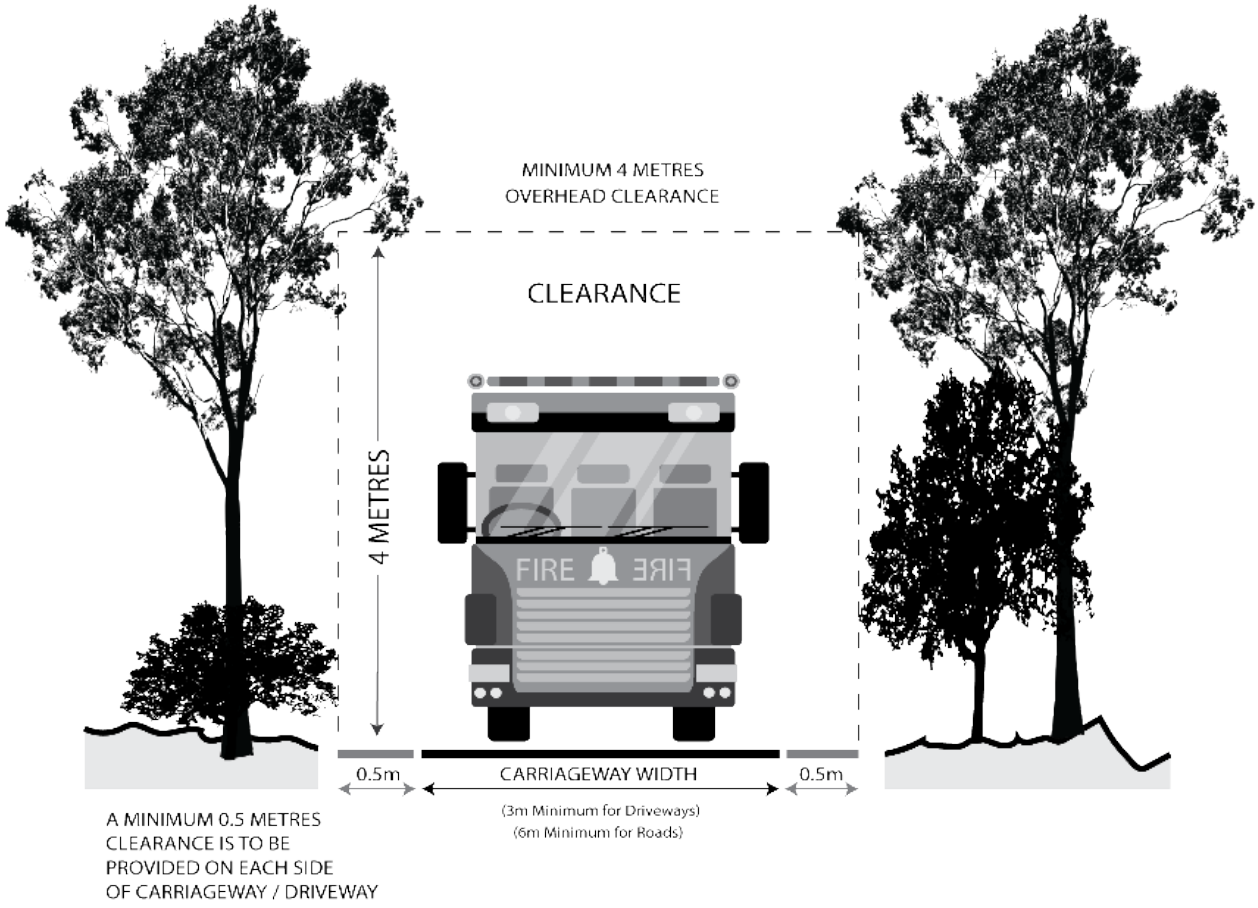
The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the Planning, Development and Infrastructure (General) Regulations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

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

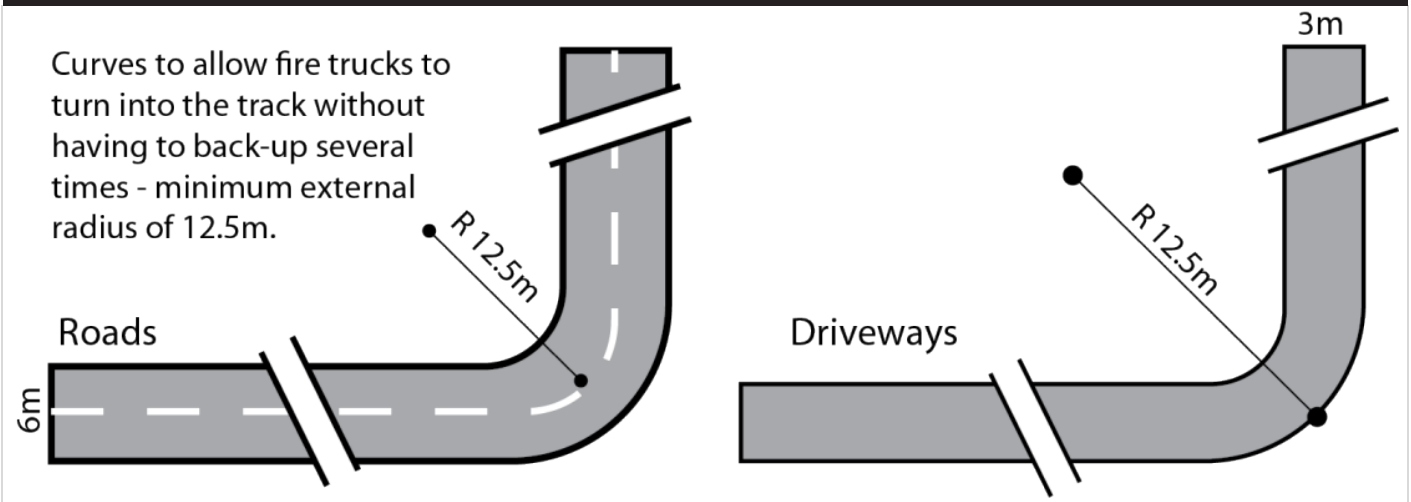


Figure 3 - Full Circle Turning Area

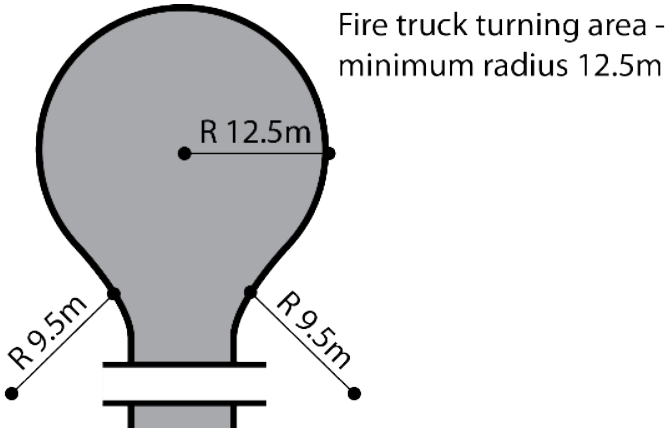
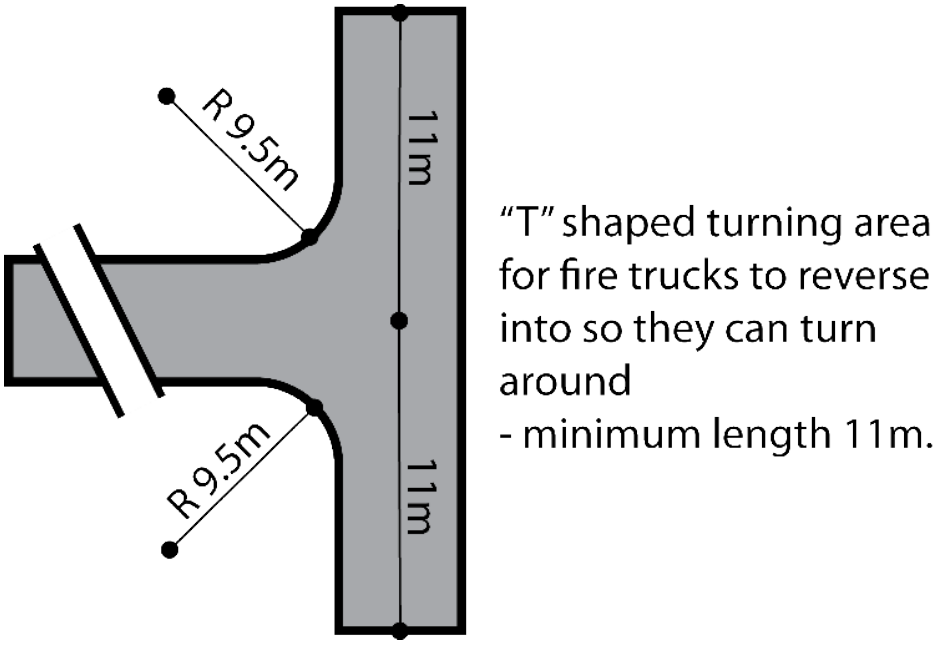


Figure 4 - 'T' or 'Y' Shaped Turning Head



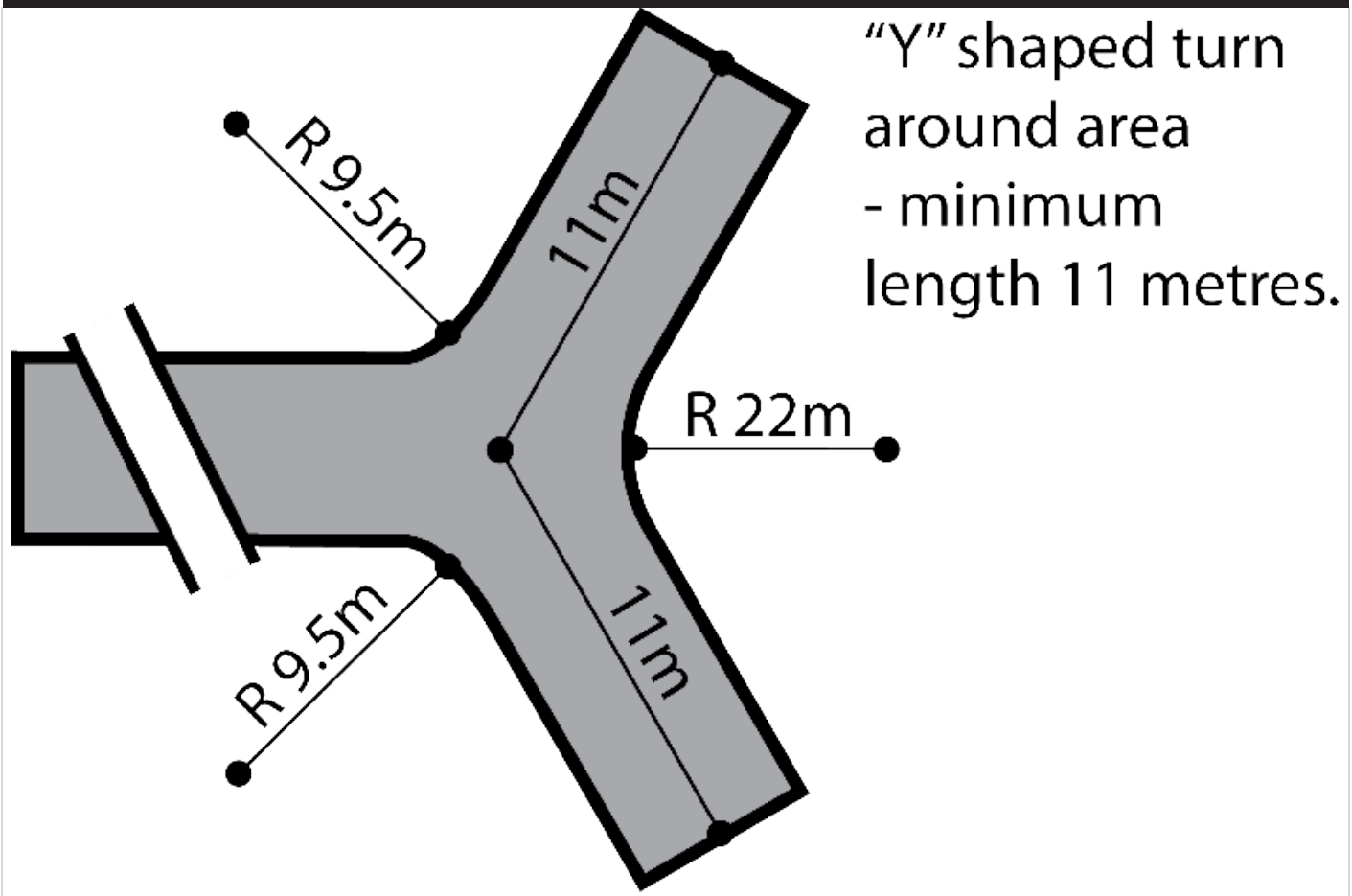
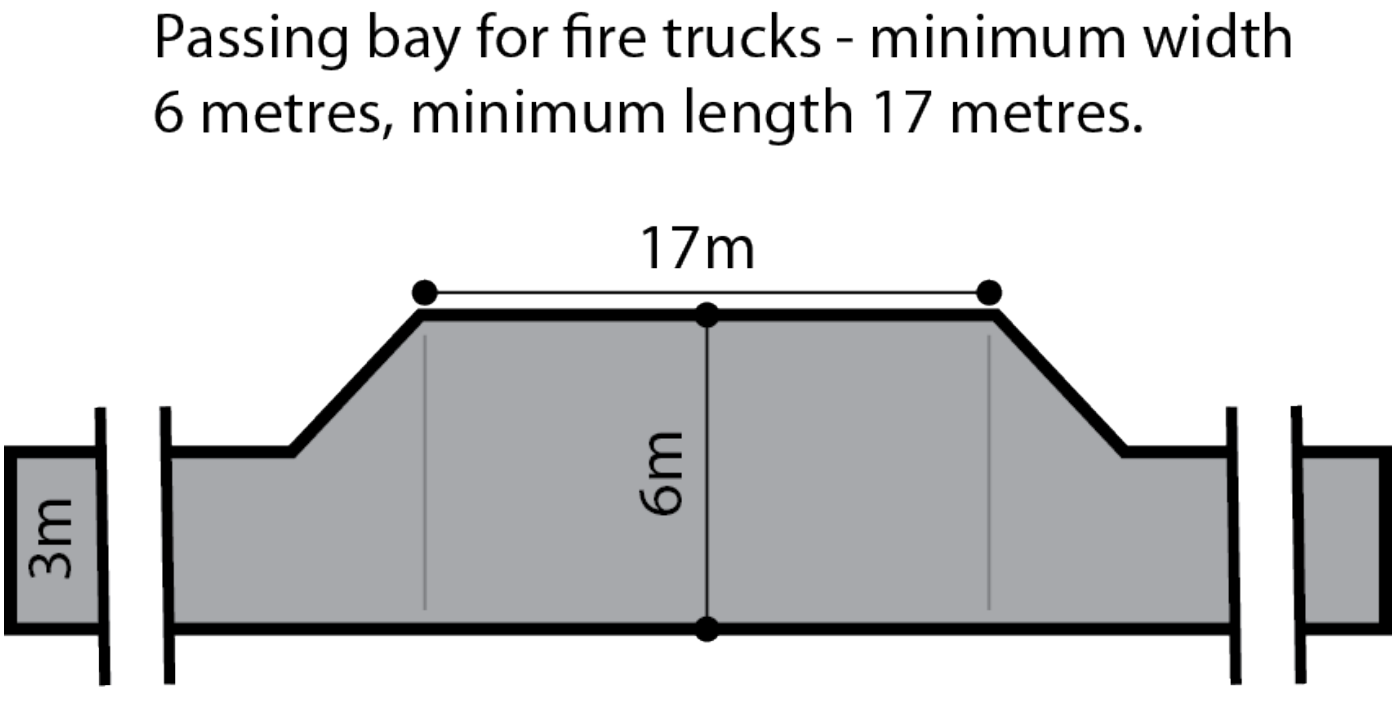


Figure 5 - Driveway Passing Bays



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
PO 1.1 All development, but in particular development involving: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in the Murray-Darling Basin.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.

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 that require, or may require water to be taken from the River Murray within the meaning of the *River Murray Act 2003* under a water licence required in addition to any allocation that has already been granted under the *Landscape South Australia Act 2019*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) horse keeping (g) commercial forestry.	Minister responsible for the administration of the *River Murray Act 2003.*	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: (a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: (i) in connection with a relevant access point and / or driveway (ii) within 10m of a building (other than a residential building or tourist accommodation) (iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control (iv) within 50m of residential or tourist accommodation in connection with a requirement under a relevant overlay to establish an asset protection zone in a bushfire prone area or (b) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the clearance is categorised as 'Level 1 clearance'.
PO 1.2 Native vegetation clearance in association with development avoids the following: (a) significant wildlife habitat and movement corridors (b) rare, vulnerable or endangered plants species (c) native vegetation that is significant because it is located in an area which has been extensively cleared (d) native vegetation that is growing in, or in association with, a wetland environment.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry, commercial forestry and agricultural activities are sited, set back and designed to minimise impacts on native vegetation, including impacts on native vegetation in an adjacent State Significant Native Vegetation Area, from: (a) in the case of commercial forestry, the spread of fires from a plantation (b) the spread of pest plants and phytophthora (c) the spread of non-indigenous plants species (d) excessive nutrient loading of the soil or loading arising from surface water runoff (e) soil compaction (f) chemical spray drift.	DTS/DPF 1.3 Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following: (a) horticulture (b) intensive animal husbandry (c) dairy (d) commercial forestry (e) aquaculture.
PO 1.4	DTS/DPF 1.4

Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	None are applicable.
Land division	
PO 2.1 Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.	DTS/DPF 2.1 Land division where: (a) an application is accompanied by one of the following: (i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the *Native Vegetation Act 1991* (ii) a declaration stating that no native vegetation clearance under the *Native Vegetation Act 1991* will be required as a result of the division of land (iii) a report prepared in accordance with Regulation 18(2)(a) of the Native Vegetation Regulations 2017 that establishes that the vegetation to be cleared is categorised as 'Level 1 clearance' or (b) an application for land division which is being considered concurrently with a proposal to develop each allotment which will satisfy, or would satisfy, the requirements of DTS/DPF 1.1, including any clearance that may occur or (c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the *Heritage Places Act 1993*.

Procedural Matters (PM) - Referrals

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

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

Prescribed Water Resources Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 All development, but in particular development involving any of the following: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed water resource areas.	DTS/DPF 1.1 Development satisfies either of the following: (a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or (b) the proposal does not involve the taking of water for which a licence would be required under the *Landscape South Australia Act 2019*.
PO 1.2 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment as well as downstream users.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

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

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

(a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry	*South Australia Act 2019.*	is undertaken sustainably and maintains the health and natural flow paths of water resources.	clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019.*			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Tree Retention and Health	
PO 1.1 Regulated trees are retained where they: (a) make an important visual contribution to local character and amenity (b) are indigenous to the local area and listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species and / or (c) provide an important habitat for native fauna.	DTS/DPF 1.1 None are applicable.
PO 1.2 Significant trees are retained where they: (a) make an important contribution to the character or amenity of the local area (b) are indigenous to the local area and are listed under the *National Parks and Wildlife Act 1972* as a rare or endangered native species (c) represent an important habitat for native fauna (d) are part of a wildlife corridor of a remnant area of native vegetation (e) are important to the maintenance of biodiversity in the local environment and / or (f) form a notable visual element to the landscape of the local area.	DTS/DPF 1.2 None are applicable.
PO 1.3	DTS/DPF 1.3

A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

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

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: (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: (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 *Landscape South Australia Act 2019*.
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	DTS/DPF 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.	Land division does not result in any of the following: (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: (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 the *Landscape South Australia Act 2019:* (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 (c) land division classified as *restricted* by the Planning and Design Code (d) land division that results in: (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 (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 (f) alteration of the boundaries of an existing allotment so as to result in: (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.	Minister responsible for the administration of the *River Murray Act 2003.*	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 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: (a) reduce the impacts on native aquatic ecosystems (b) minimise soil loss eroding into the watercourse.	DTS/DPF 1.5 A strip of land 20m or more wide measured from the top of existing banks on each side of the watercourse is free from development, livestock use and revegetated with locally indigenous vegetation.
PO 1.6 Development resulting in the depositing or placing of an object or solid material in a watercourse or lake occurs only where it involves any of	DTS/DPF 1.6 None are applicable.

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)

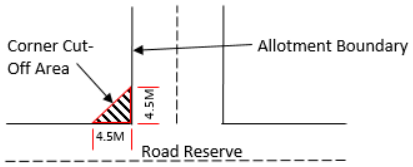
Desired Outcome (DO)

	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 Advertisements are compatible and integrated with the design of the building and/or land they are located on.	DTS/DPF 1.1 Advertisements attached to a building satisfy all of the following: (a) are not located in a Neighbourhood-type zone (b) where they are flush with a wall: (i) if located at canopy level, are in the form of a fascia sign (ii) if located above canopy level: A. do not have any part rising above parapet height B. are not attached to the roof of the building (c) where they are not flush with a wall: (i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (ii) if attached to a two-storey building: A. has no part located above the finished floor level of the second storey of the building B. does not protrude beyond the outer limits of any verandah structure below C. does not have a sign face that exceeds 1m2 per side. (d) if located below canopy level, are flush with a wall (e) if located at canopy level, are in the form of a fascia sign (f) if located above a canopy: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or (b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following:

existing structures and infrastructure.	(a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the 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	DTS/DPF 5.3 Advertisements satisfy all of the following:

drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	(a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.	DTS/DPF 5.5 Where the advertisement or advertising hoarding is: (a) on a kerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 0.6m from the roadside edge of the kerb (b) on an unkerbed road with a speed zone of 60km/h or less, the advertisement or advertising hoarding is located at least 5.5m from the edge of the seal (c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal: (a) 110 km/h road - 14m (b) 100 km/h road - 13m (c) 90 km/h road - 10m (d) 70 or 80 km/h road - 8.5m.
PO 5.6 Advertising near signalised intersections does not cause unreasonable distraction to road users through illumination, flashing lights, or moving or changing displays or messages.	DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following: (a) 200m or more from a sensitive receiver in other ownership (b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including: (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark or The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with: (a) areas of high public use (b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports (c) areas of outstanding visual or environmental value (d) areas of high tourism value (e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties (f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.	DTS/DPF 2.5 None are applicable.
PO 2.6 Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	DTS/DPF 2.6 None are applicable.

PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal	DTS/DPF 4.2 None are applicable.

of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	
PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.

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

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the	DTS/DPF 7.1 None are applicable.

streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	DTS/DPF 8.3 None are applicable.

(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.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	

PO 11.1 Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling or co-living residence incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings (excluding ancillary accommodation): (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary

	length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 13.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.	DTS/DPF 13.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 13.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 13.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 13.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 13.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size / Floor area ≤500m2 / 60m2 >500m2 / 80m2 (c) are not constructed, added to or altered so that any part is situated:

	(i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 13.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 13.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) 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 (f) 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 abut the proposed wall or structure

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

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

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

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

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

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

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

(k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling

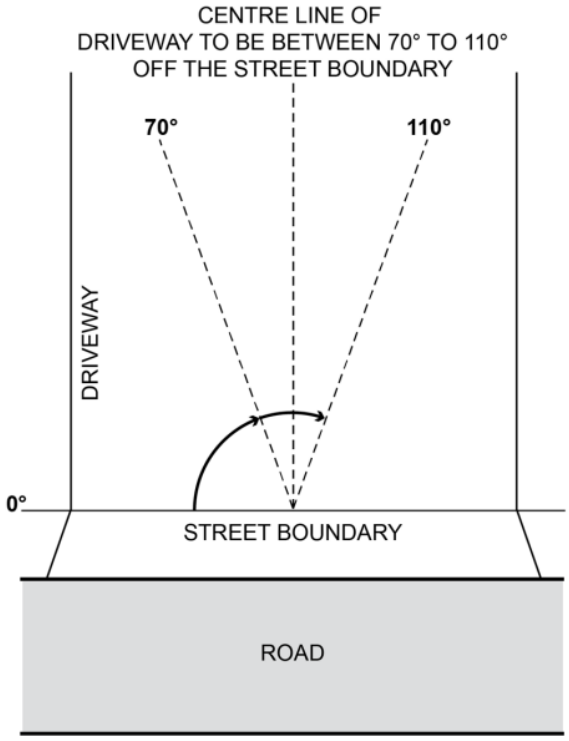
(l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary

(m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling or co-living (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m

	(iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.

Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

	 (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings, co-living and battle-axe development	
Amenity	
PO 22.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 22.1 None are applicable.

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 and co-living residences that face public open space and public streets and limits dwellings or co-living residences 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 or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 22.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate household furniture and fixing needs.	DTS/DPF 22.5 Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

PO 22.6 Co-living 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 occupant life and promote social interaction.	DTS/DPF 22.6 None are applicable.
PO 22.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 22.7 None are applicable.
PO 22.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.	DTS/DPF 22.8 None are applicable.
PO 22.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 22.9 None are applicable.
PO 22.10 Co-living provides a shared kitchen (or kitchens) and associated dining space, a shared bathroom (or bathrooms) and a shared laundry (or	DTS/DPF 22.10 None are applicable.

laundries) which: (a) are of a size, layout and number to cater for co-living occupants who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	
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 or residences 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 or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
PO 23.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 23.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 23.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 23.7 None are applicable.
PO 23.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 23.8 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number)

	(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3	DTS/DPF 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, co-living residences, and co-living common recreation areas and shared facilities, and the waste collection point.	None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4	DTS/DPF 29.4

Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed	DTS/DPF 31.2 None are applicable.

state.

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

Decks	
Design and Siting	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table:

Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
>200-450	20%
>450	25%

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

Table 1 - Private Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m^2 with a minimum dimension 1.8m One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.
Co-living	2.5m2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwellings above ground level	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

realm and negative impacts on residential amenity by: (a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.

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

places.	(a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.

impacts.	
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Site Facilities / Waste Storage (excluding low rise residential development)	
PO 11.1 Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.	DTS/DPF 11.1 None are applicable.
PO 11.2 Communal waste storage and collection areas are located, enclosed and designed to be screened from view from the public domain, open space and dwellings.	DTS/DPF 11.2 None are applicable.
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower	DTS/DPF 12.2 None are applicable.

building levels near the public interface are provided to reinforce a human scale.	
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.

	<table><tr><th>Site area</th><th>Minimum deep soil area</th><th>Minimum dimension</th><th>Tree / deep soil zones</th></tr><tr><td><300 m^2</td><td>10 m^2</td><td>1.5m</td><td>1 small tree / 10 m^2</td></tr><tr><td>300-1500 m^2</td><td>7% site area</td><td>3m</td><td>1 medium tree / 30 m^2</td></tr><tr><td>>1500 m^2</td><td>7% site area</td><td>6m</td><td>1 large or medium tree / 60 m^2</td></tr></table><table><tr><th colspan="2">Tree size and site area definitions</th></tr><tr><td>Small tree</td><td>4-6m mature height and 2-4m canopy spread</td></tr><tr><td>Medium tree</td><td>6-12m mature height and 4-8m canopy spread</td></tr><tr><td>Large tree</td><td>12m mature height and >8m canopy spread</td></tr><tr><td>Site area</td><td>The total area for development site, not average area per dwelling</td></tr></table>
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street	DTS/DPF 14.3 None are applicable.

(b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between 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.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2	DTS/DPF 18.2

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

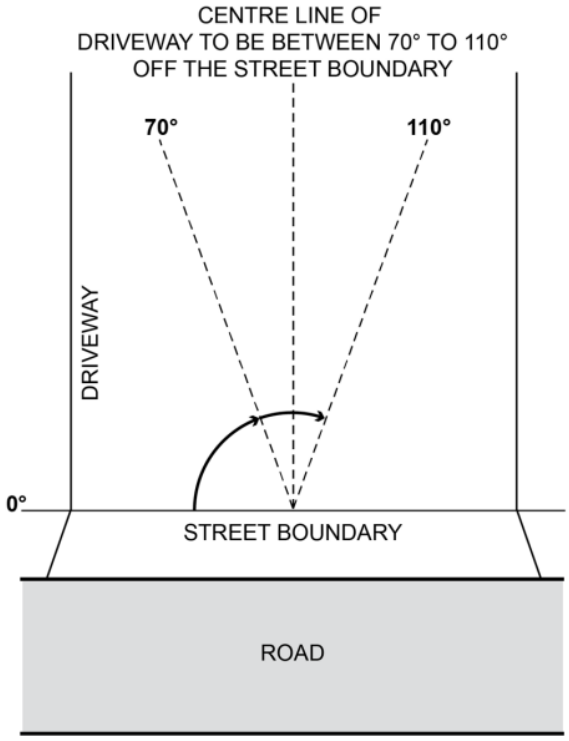
	150-200 | 15% >200-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring.
PO 19.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements or result in over-development of the site.	DTS/DPF 19.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space (b) less on-site car parking than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
PO 19.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.	DTS/DPF 19.3 The pump and/or filtration system is ancillary to a dwelling erected on the same site and is: (a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 19.4 Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.	DTS/DPF 19.4 Non-residential ancillary buildings and structures: (a) are ancillary and subordinate to an existing non-residential use on the same site (b) have a floor area not exceeding the following: Allotment size | Floor area ≤500m2 | 60m2 >500m2 | 80m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the main building to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

	(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.
PO 19.5 Ancillary accommodation: (a) is sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties (b) is integrated within the site of the dwelling to which it is ancillary and incorporates shared utilities and shared open space.	DTS/DPF 19.5 Ancillary accommodation: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding 70m^2 (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) 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 (f) 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 abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15%

	>200-450 | 20% >450 | 25% (ii) the amount of existing soft landscaping prior to the development occurring. (k) does not have separate connection to utilities and services (such as electricity, gas, water, telecommunications, sewerage system, wastewater system or waste control system) to those servicing the existing dwelling (l) has unrestricted access to the private open space associated with the existing dwelling to which it is ancillary (m) in the case of the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling and co-living elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling or co-living residence includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable

Private Open Space	
PO 21.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m^2)** — **Minimum percentage of site** <150 — 10% 150-200 — 15% >200-450 — 20% >450 — 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3	DTS/DPF 23.3

Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 23.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 23.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 23.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:

	 (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings or co-living abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 27.2 Where possible, dwellings and co-living residences are designed to provide outlook from main living areas to private open space or communal open space.	DTS/DPF 27.2 None are applicable.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings or co-living residences (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) co-living residence: 4.3m^3 per bedroom (b) studio: not less than 6m^3 (c) 1 bedroom dwelling / apartment: not less than 8m^3 (d) 2 bedroom dwelling / apartment: not less than 10m^3

	(e) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings and co-living residences that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings and co-living residences are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings and co-living are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling (c) 2 bedroom dwelling (d) 3+ bedroom dwelling.
PO 29.2 Dwellings and co-living located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Co-located Housing, Group Dwellings, Residential Flat Buildings, Co-living and Battle axe Development	
Amenity	
PO 31.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 31.1 None are applicable.
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits	DTS/DPF 31.3 None are applicable.

<table>
<tr><td>dwellings or co-living residences oriented towards adjoining properties.</td><td></td></tr>
<tr><td>PO 31.4
Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.</td><td>DTS/DPF 31.4
Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.</td></tr>
<tr><td>PO 31.5
Habitable room dimensions ensure functional living spaces with reasonable occupant amenity and accommodate household furniture and fixing needs.</td><td>DTS/DPF 31.5
Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage, or cupboards) in accordance with the following table:
<table>
<tr><th>Accommodation type</th><th>Habitable room type</th><th>Minimum internal dimension</th></tr>
<tr><td rowspan="4">Dwelling</td><td>Main Bedroom</td><td>3m</td></tr>
<tr><td>Secondary bedroom</td><td>3m x 2.5m</td></tr>
<tr><td>Living room - studio and 1 bedroom dwelling</td><td>3.3m</td></tr>
<tr><td>Living room - 2+ bedroom dwelling</td><td>3.6m</td></tr>
<tr><td rowspan="2">Co-living</td><td>Living area / studio format</td><td>3m</td></tr>
<tr><td>Separate bedroom</td><td>2.5m</td></tr>
</table></td></tr>
<tr><td>PO 31.6
Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for occupants, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of resident life and promote social interaction.</td><td>DTS/DPF 31.6
None are applicable.</td></tr>
<tr><td>PO 31.7
Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.</td><td>DTS/DPF 31.7
None are applicable.</td></tr>
<tr><td>PO 31.8
Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances occupant amenity.</td><td>DTS/DPF 31.8
None are applicable.</td></tr>
<tr><td>PO 31.9
Co-living provides communal indoor recreation space(s) which:
(a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site
(b) are conveniently accessed by residences
(c) are located adjacent to communal open space, where practicable
(d) are designed to maximise solar access to windows in winter months.</td><td>DTS/DPF 31.9
None are applicable.</td></tr>
<tr><td>PO 31.10
Co-living provides a shared kitchen (or kitchens) and associated dining space (or spaces), a shared bathroom (or bathrooms) and a shared laundry (or laundries) which:
(a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their residence
(b) are conveniently accessed by the residences they service are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.</td><td>DTS/DPF 31.10
None are applicable.</td></tr>
<tr><td colspan="2">Communal Open Space</td></tr>
<tr><td>PO 32.1</td><td>DTS/DPF 32.1</td></tr>
</table>

Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
PO 32.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 32.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 32.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 32.7 None are applicable.
PO 32.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 32.8 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling or co-living residence (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, or co-living is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling or co-living	DTS/DPF 33.3 Driveways that service more than 1 dwelling or co-living, or a dwelling

are designed to allow safe and convenient movement.	or co-living on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living 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 co-living, or a dwelling or co-living 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 and co-living are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling and co-living walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1 Soft landscaping is provided between dwellings and co-living 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 co-living 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 co-living residences, and co-living common recreation areas and shared facilities, 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, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 35.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.

PO 35.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 35.5 None are applicable.
PO 35.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 35.6 None are applicable.
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.

PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 39.6 None are applicable.
Site Facilities / Waste Storage	
PO 40.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric-powered vehicles.	DTS/DPF 40.1 None are applicable.
PO 40.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 40.2 None are applicable.
PO 40.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 40.3 None are applicable.
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,	DTS/DPF 41.1 Student accommodation provides:

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.	(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units (b) common or shared facilities to enable a more efficient use of space, including: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
PO 41.3 Student accommodation provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for student residents and visitors (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 41.3 None are applicable.
PO 41.4 Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which: (a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 41.4 None are applicable.
PO 41.5 Student accommodation provided with suitable sized areas of usable shared space to meet the needs of occupants, having regard to factors that may support a reduced on site rate such as the availability of nearby public accessible open space, university grounds or the like.	DTS/DPF 41.5 Student accommodation provides shared space at a rate of 2m2 per residence, minus the floor area of any communal indoor recreation spaces or shared kitchen facilities provided.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2	DTS/DPF 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.	None are applicable.
PO 42.3 Development includes stormwater management systems to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that development does not increase peak flows in downstream systems.	DTS/DPF 42.3 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 43.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) are designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 43.1 None are applicable.
Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.
Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling:

(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.	(i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling /Accommodation Type	Dwelling / Accommodation Type / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m
Co-living		2.5m^2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Commercial forestry plantations are established where there is no detrimental effect on the physical environment or scenic quality of the rural landscape.	DTS/DPF 1.1 None are applicable.
PO 1.2 Commercial forestry plantations are established on slopes that are stable to minimise the risk of soil erosion.	DTS/DPF 1.2 Commercial forestry plantations are not located on land with a slope exceeding 20% (1-in-5).
PO 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are appropriately set back from any sensitive receiver to minimise fire risk and noise disturbance.	DTS/DPF 1.3 Commercial forestry plantations and operations associated with their establishment, management and harvesting are set back 50m or more from any sensitive receiver.
Water Protection	
PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.

PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m
132 kV	Tower	30m
132 kV	Pole	20m
66 kV	Pole	20m
Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

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

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

Desired Outcome (DO)

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

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

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

PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following: (a) where the wall height does not exceed 3m - at least 900mm (b) for a wall that is not south facing and the wall height exceeds 3m - at least 900mm from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings (c) for a wall that is south facing and the wall height exceeds 3m - at least 1.9m from the boundary of the site plus a distance of 1/3 of the extent to which the height of the wall exceeds 3m from the top of the footings.
Rear Boundary Setback	
PO 7.1 Buildings are set back from rear boundaries to provide: (a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours (c) private open space (d) space for landscaping and vegetation.	DTS/DPF 7.1 Dwellings are set back from the rear boundary: (a) 3m or more for the first building level (b) 5m or more for any subsequent building level.
Buildings elevation design	
PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.	DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building elevation (c) a balcony projects from the building elevation (d) a verandah projects at least 1m from the building elevation (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm. (g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 8.2 Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 8.2 Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street

PO 8.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 8.3 None are applicable.
PO 8.4 Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.	DTS/DPF 8.4 None are applicable.
PO 8.5 Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	DTS/DPF 8.5 None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 9.1 A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.
PO 9.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 9.2 None are applicable.
Private Open Space	
PO 10.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 10.1 Private open space is provided in accordance with the following table:

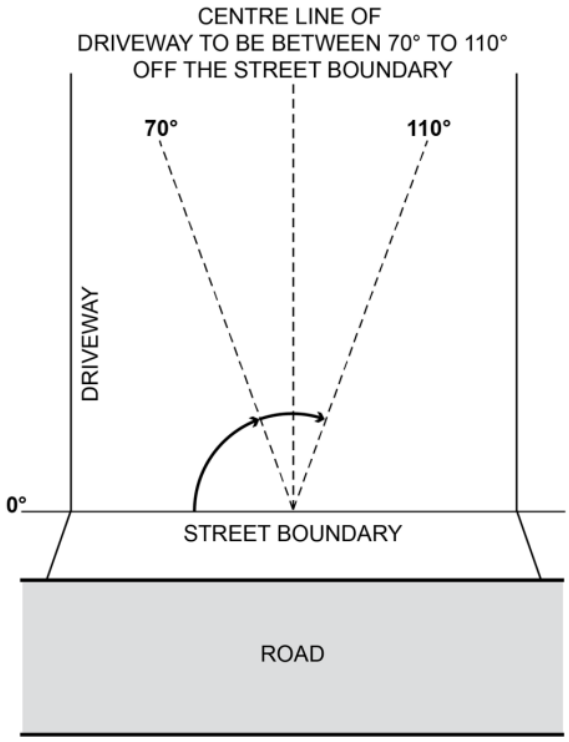
Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level)		Total area: 24m^2 located behind the building line Minimum adjacent to a living room: 16m^2 with a minimum dimension 3m
Dwelling (above ground level)	Studio	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3	DTS/DPF 10.3

Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2) — Minimum percentage of site <150 — 10% <200 — 15% 200-450 — 20% >450 — 25% (b) at least 30% of land between the road boundary and the building line.
Water Sensitive Design	
PO 13.1 Residential development is designed to capture and use stormwater to: (a) maximise efficient use of water resources	DTS/DPF 13.1 None are applicable.

(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.	
Car Parking	
PO 14.1 On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.	DTS/DPF 14.1 On-site car parking is provided at the following rates per dwelling: (a) 2 or fewer bedrooms - 1 car parking space (b) 3 or more bedrooms - 2 car parking spaces.
PO 14.2 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.2 Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area): (a) single parking spaces: (i) a minimum length of 5.4m (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.5m (iii) minimum garage door width of 2.4m per space.
PO 14.3 Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 14.3 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that:

	(a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping

	(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room

manoeuvring areas.	windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or

	B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings	DTS/DPF 2.1 None are applicable.

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

equal to 33kV.	
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone

	with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape (b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	DTS/DPF 8.2 None are applicable.
PO 8.3 Wind turbine generators and ancillary development minimise potential for bird and bat strike.	DTS/DPF 8.3 None are applicable.
PO 8.4 Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.	DTS/DPF 8.4 No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.
PO 8.5 Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.	DTS/DPF 8.5 None are applicable.
Renewable Energy Facilities (Solar Power)	
PO 9.1 Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.	DTS/DPF 9.1 None are applicable.
PO 9.2 Ground mounted solar power facilities allow for movement of wildlife by: (a) incorporating wildlife corridors and habitat refuges (b) avoiding the use of extensive security or perimeter fencing or incorporating fencing that enables the passage of small animals without unreasonably compromising the security of the facility.	DTS/DPF 9.2 None are applicable.
PO 9.3 Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.	DTS/DPF 9.3 Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following criteria:

Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones[1]
50MW>	80ha+	30m	500m	2km

	10MW<50MW	16ha-<80ha	25m	500m	1.5km
	5MW<10MW	8ha to <16ha	20m	500m	1km
	1MW<5MW	1.6ha to <8ha	15m	500m	500m
	100kW<1MW	0.5ha<1.6ha	10m	500m	100m
	<100kW	<0.5ha	5m	500m	25m

Notes:

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

PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1	DTS/DPF 12.1

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

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General Land Use Compatibility	
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.
Hours of Operation	
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: (a) the nature of the development (b) measures to mitigate off-site impacts (c) the extent to which the development is desired in the zone (d) measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.	DTS/DPF 2.1 Development operating within the following hours: **Class of Development** / **Hours of operation** Consulting room: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Office: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday Shop, other than any one or combination of the following: (a) restaurant (b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday and Sunday
Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land	DTS/DPF 3.1 North-facing windows of habitable rooms 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.	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 (Commercial and Industrial Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including: (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2 None are applicable.
PO 4.3	DTS/DPF 4.3

Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.

Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.	DTS/DPF 8.1 The building or structure: (a) is no greater than 10m in height, measured from existing ground level or (b) is not within a line of sight between a fixed transmitter and fixed receiver (antenna) other than where an alternative service is available via a different fixed transmitter or cable.
Interface with Rural Activities	
PO 9.1 Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	DTS/DPF 9.1 None are applicable.
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from 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.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *Mining Act 1971.*

Land Division

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Land division: (a) creates allotments with the appropriate dimensions and shape for their intended use (b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure (c) integrates and allocates adequate and suitable land for the preservation of site features of value, including significant vegetation, watercourses, water bodies and other environmental features (d) facilitates solar access through allotment orientation (e) creates a compact urban form that supports active travel, walkability and the use of public transport (f) avoids areas of high natural hazard risk.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): (a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the *Development Act 1993* or *Planning, Development and Infrastructure Act 2016* where the allotments are used or are proposed to be used solely for residential purposes (b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.

PO 1.2 Land division considers the physical characteristics of the land, preservation of environmental and cultural features of value and the prevailing context of the locality.	DTS/DPF 1.2 None are applicable.
Design and Layout	
PO 2.1 Land division results in a pattern of development that minimises the likelihood of future earthworks and retaining walls.	DTS/DPF 2.1 None are applicable.
PO 2.2 Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	DTS/DPF 2.2 None are applicable.
PO 2.3 Land division maximises the number of allotments that face public open space and public streets.	DTS/DPF 2.3 None are applicable.
PO 2.4 Land division is integrated with site features, adjacent land uses, the existing transport network and available infrastructure.	DTS/DPF 2.4 None are applicable.
PO 2.5 Development and infrastructure is provided and staged in a manner that supports an orderly and economic provision of land, infrastructure and services.	DTS/DPF 2.5 None are applicable.
PO 2.6 Land division results in watercourses being retained within open space and development taking place on land not subject to flooding.	DTS/DPF 2.6 None are applicable.
PO 2.7 Land division results in legible street patterns connected to the surrounding street 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 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.
PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.

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

PO 9.2 Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	DTS/DPF 9.2 None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
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	DTS/DPF 1.2

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2	DTS/DPF 1.2

Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1	DTS/DPF 6.1

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

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is	DTS/DPF 2.1 None are applicable.

diverted into appropriately sized treatment and retention systems to enable reuse on site.	
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)

	and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 Potential conflicts between long-term residents and short-term tourists are minimised through suitable siting and design measures.	DTS/DPF 2.1 None are applicable.
PO 2.2 Occupants are provided privacy and amenity through landscaping and fencing.	DTS/DPF 2.2 None are applicable.
PO 2.3 Communal open space and centrally located recreation facilities are provided for guests and visitors.	DTS/DPF 2.3 12.5% or more of a caravan park comprises clearly defined communal open space, landscaped areas and areas for recreation.
PO 2.4 Perimeter landscaping is used to enhance the amenity of the locality.	DTS/DPF 2.4 None are applicable.

PO 2.5 Amenity blocks (showers, toilets, laundry and kitchen facilities) are sufficient to serve the full occupancy of the development.	DTS/DPF 2.5 None are applicable.
PO 2.6 Long-term occupation does not displace tourist accommodation, particularly in important tourist destinations such as coastal and riverine locations.	DTS/DPF 2.6 None are applicable.
Tourist accommodation in areas constituted under the National Parks and Wildlife Act 1972	
PO 3.1 Tourist accommodation avoids delicate or environmentally sensitive areas such as sand dunes, cliff tops, estuaries, wetlands or substantially intact strata of native vegetation (including regenerated areas of native vegetation lost through bushfire).	DTS/DPF 3.1 None are applicable.
PO 3.2 Tourist accommodation is sited and designed in a manner that is subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Tourist accommodation and recreational facilities, including associated access ways and ancillary structures, are located on cleared (other than where cleared as a result of bushfire) or degraded areas or where environmental improvements can be achieved.	DTS/DPF 3.3 None are applicable.
PO 3.4 Tourist accommodation is designed to prevent conversion to private dwellings through: (a) comprising a minimum of 10 accommodation units (b) clustering separated individual accommodation units (c) being of a size unsuitable for a private dwelling (d) ensuring functional areas that are generally associated with a private dwelling such as kitchens and laundries are excluded from, or physically separated from individual accommodation units, or are of a size unsuitable for a private dwelling.	DTS/DPF 3.4 None are applicable.

Transport, Access and Parking

Assessment Provisions (AP)

Desired Outcome (DO)

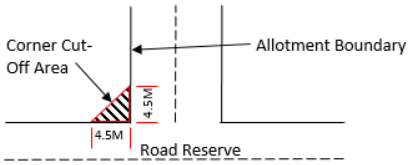
	Desired Outcome
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
PO 1.1 Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.	DTS/DPF 1.1 None are applicable.
PO 1.2 Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Industrial, commercial and service vehicle movements, loading areas and designated parking spaces are separated from passenger vehicle car parking areas to ensure efficient and safe movement and minimise potential conflict.	DTS/DPF 1.3 None are applicable.
PO 1.4 Development is sited and designed so that loading, unloading and turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 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	DTS/DPF 3.4 None are applicable.

on neighbouring properties.	
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or	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,

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.	whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 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	DTS/DPF 8.2 None are applicable.

and promotes low speed vehicle movement.	
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.
PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the following: (a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone) (b) the site is a minimum of 0.4 ha (c) where the site is 2 ha or more, no more than 2 vehicles exceeding 3,000 kilograms each (and trailers) are to be parked on the allotment at any time (d) where the site is between 0.4 ha and 2 ha, only one vehicle exceeding 3,000 kilograms (and one trailer) are to be parking on the allotment at any time (e) the vehicle parking area achieves the following setbacks: (i) behind the building line or 30m, whichever is greater (ii) 20m from the secondary street if it is a State Maintained Road (iii) 10m from the secondary street if it is a local road (iv) 10m from side and rear boundaries (f) parking and access areas (including internal driveways) should be sealed or have a surface that can be treated and maintained to minimise dust and mud nuisance (g) does not include refrigerated trailers or vehicles (h) vehicles only enter and exit the property in accordance with the following hours: (i) Monday to Saturday 6:00am and 9:30pm

	(ii) Sunday and public holidays between 9:30 am and 7:00 pm (i) the handling or trans-shipment of freight is not carried out on the property.
PO 11.2 Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 11.2 Heavy vehicles: (a) can enter and exit the site in a forward direction; and (b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).
PO 11.3 Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.	DTS/DPF 11.3 None are applicable.

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards) Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.
Residential Development	
Co-located Housing	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling to be located in a shared car parking area / arrangement. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling to be located in a shared car parking area / arrangement. Where development involves 3 or more dwellings, 0.33 spaces per dwelling for visitor parking to be located in a shared car parking area / arrangement.
Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Group Dwelling	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered. 0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.

	Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Co-living	Co-living residence: 0.5 spaces per bedroom.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area For an office subordinate to, and associated with, a retirement facility or supported accommodation located on a significant retirement facility and supported accommodation site, 0 spaces. In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection

	of refuse are shared. 0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. For a community facility located on a significant retirement facility and supported accommodation site, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities. 0 spaces per consulting room where subordinate to and associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area

	1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

Table 2 - Off-Street Car Parking Requirements in Designated Areas

The following parking rates apply in any zone, subzone or other area described in the 'Designated Areas' column.

In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is

			also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Tourist accommodation	1 space for every 4 bedrooms up to 100 bedrooms plus 1 space for every 5 bedrooms over 100 bedrooms	1 space per 2 bedrooms up to 100 bedrooms and 1 space per 4 bedrooms over 100 bedrooms	City Living Zone Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential development			
Residential component of a multi-storey building (except for co-living)	Dwelling with no separate bedroom -0.25 spaces per dwelling 1 bedroom dwelling - 0.75 spaces per dwelling 2 bedroom dwelling - 1 space per dwelling 3 or more bedroom dwelling - 1.25 spaces per dwelling 0.25 spaces per dwelling for visitor parking.	None specified.	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Urban Activity Centre Zone when the site is also in a high frequency public transit area

			Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Residential component of a multi-storey building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
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, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham 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
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

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.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
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 200m2 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 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 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 (except for co-living)	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 300m2 of gross leasable floor area plus 1 space for every 600m2 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: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.

Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 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	DTS/DPF 7.2

Organic waste processing facilities are located on land where the engineered liner and underlying seasonal water table cannot intersect.	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)

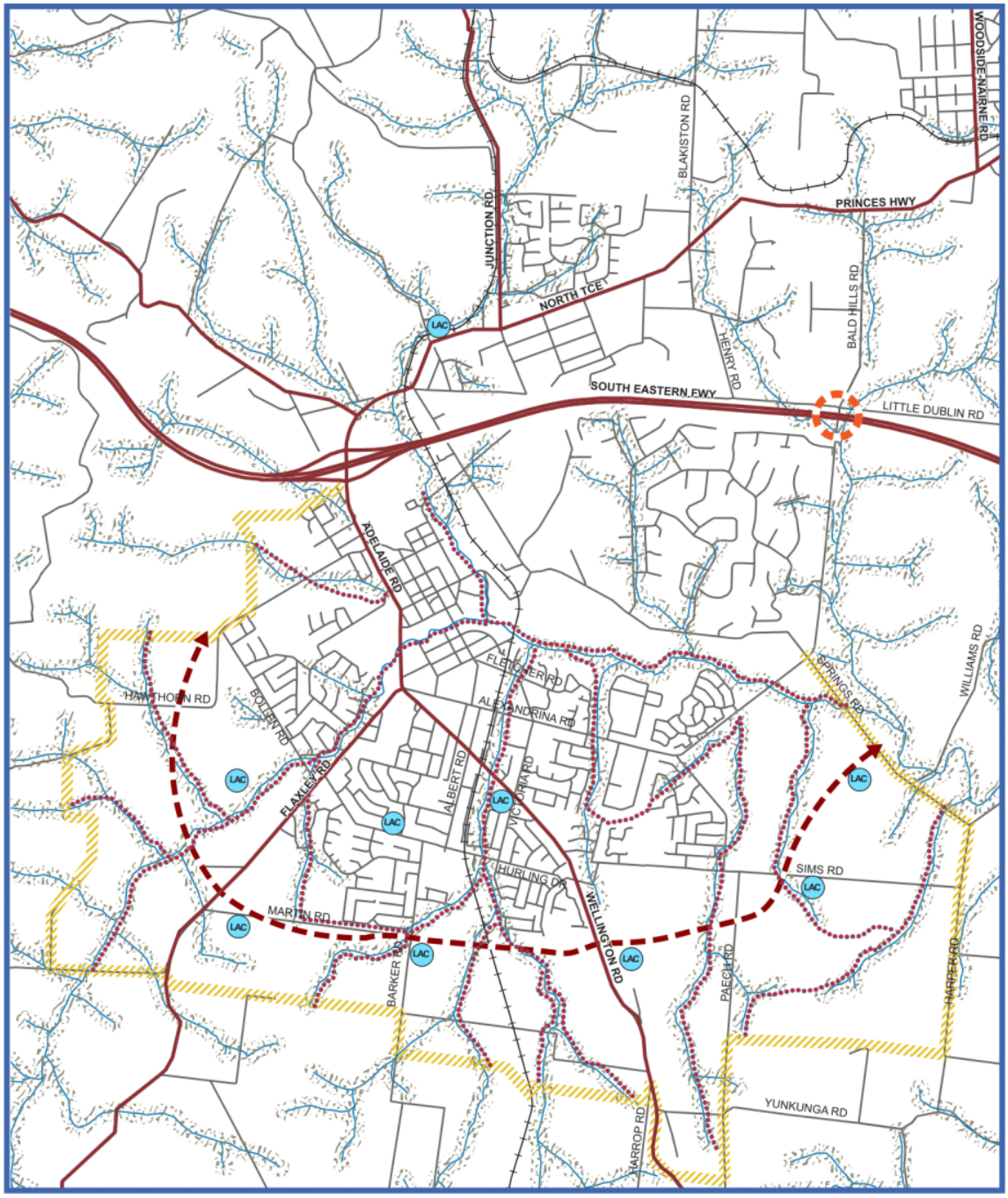
Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are 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	DTS/DPF 1.3 None are applicable.

colours that blend with the landscape.	
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.

Part 12 - Concept Plans

Mount Barker

Concept Plan 3 Mount Barker and Littlehampton



- Concept Plan Boundary
- Open Space / Stormwater Management
- Proposed Freeway Interchange
- Rural/Urban Interface Treatment
- Local Activity Centres
- Proposed Major Local Road
- Key Pedestrian/Bicycle Network
- Primary Roads
- Secondary Roads
- Other Roads
- WaterCourses
- Railways

N

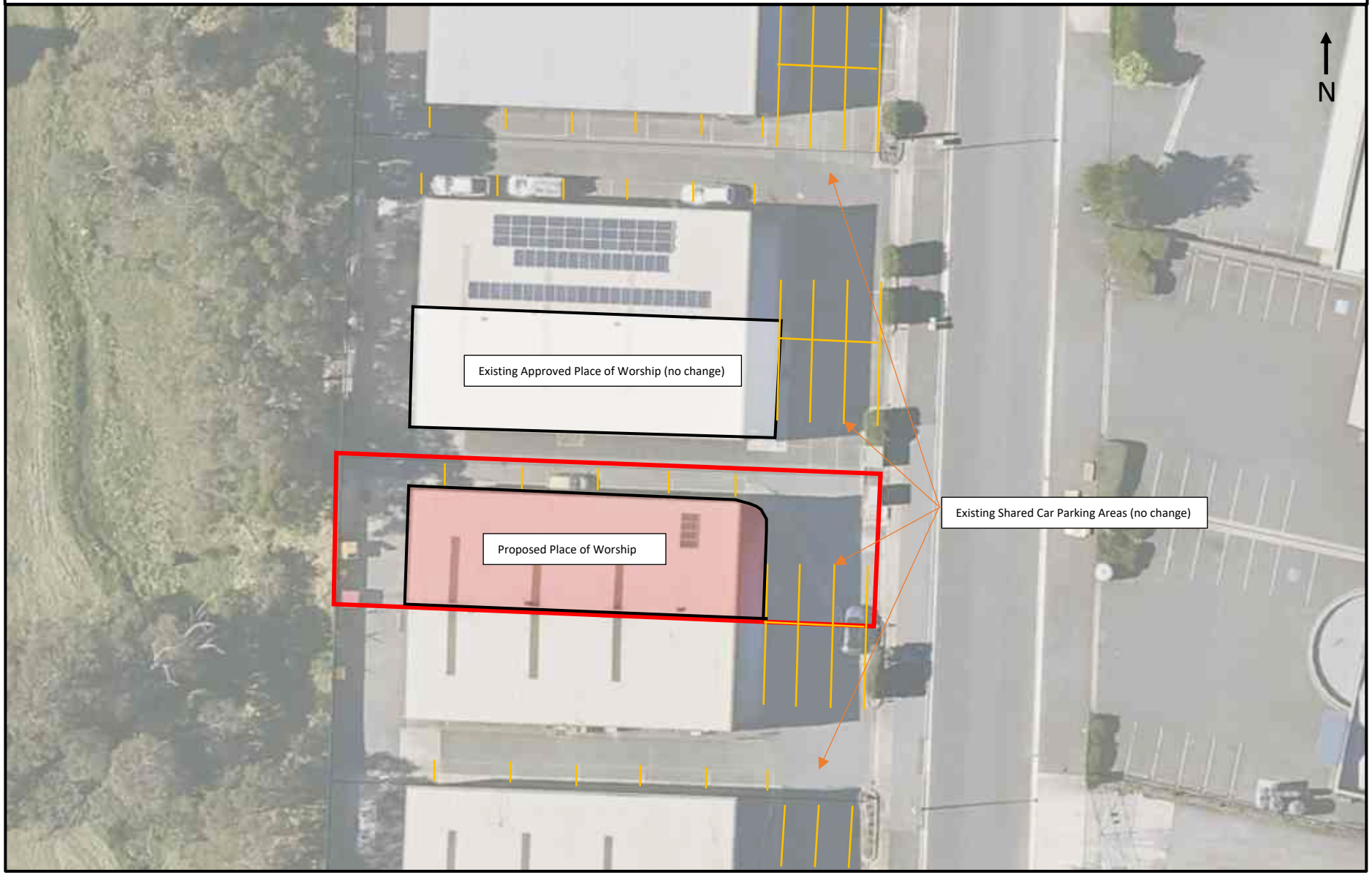
0 metres 650 1300 1950

Concept Plan 3
MOUNT BARKER AND LITTLEHAMPTON

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

Proposed Change in use for Place of Worship: 2/9 Light Crs, Mount Barker

Site Plan

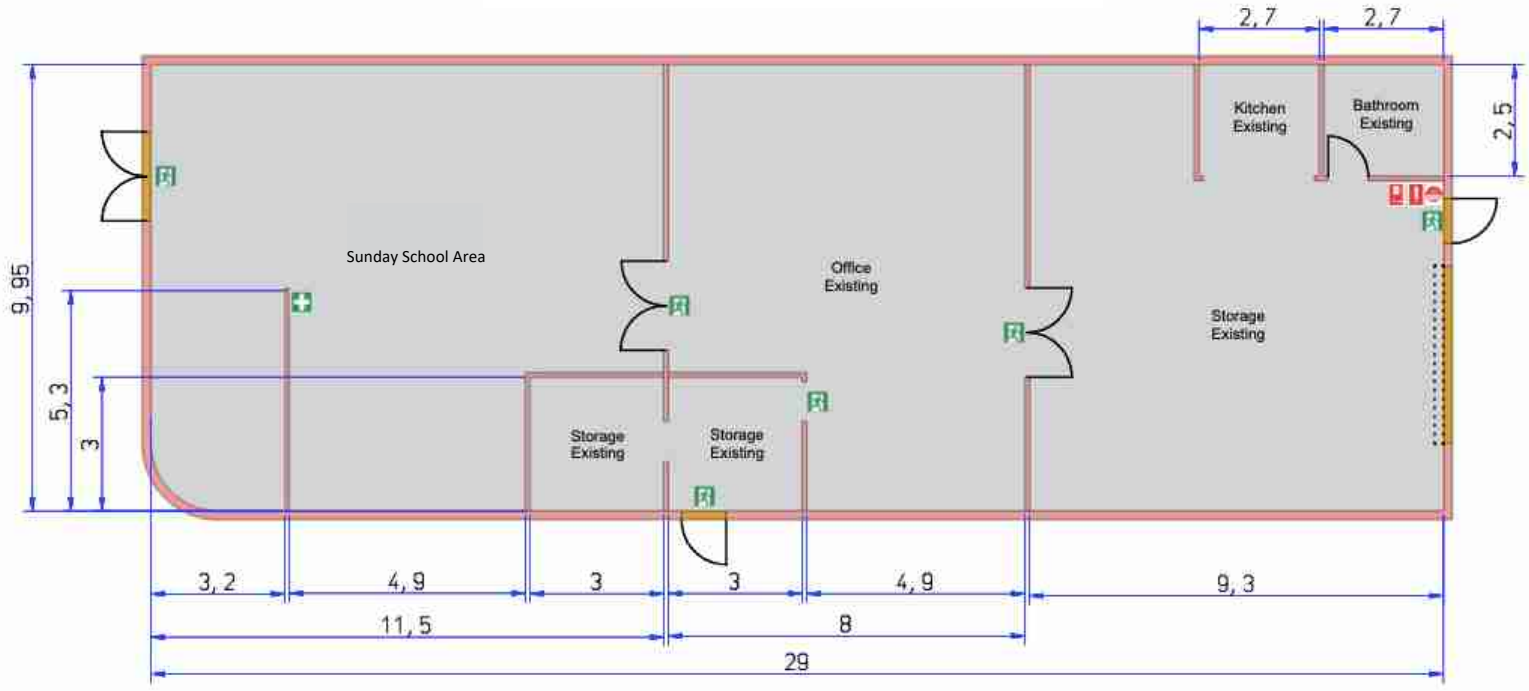


Existing approved car parking for place of Worship as per DA: 23022706



Unit 2/9 Light Crescent, Mount Barker

Place of Worship Floor Plan



APPROXIMATE
INTERNAL AREA: 288m²

LEGEND

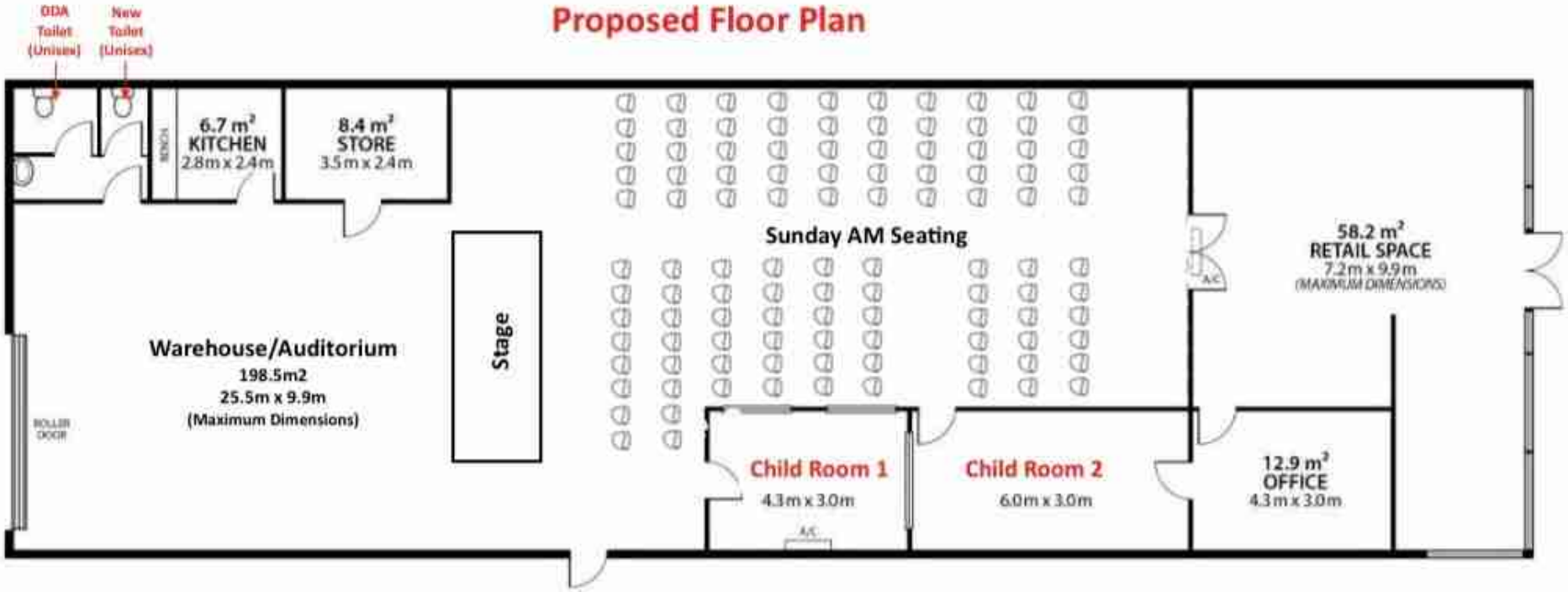
- Emergency Exit Sign
- ABE Fire Extinuisher
- First Aid Kit
- Fire Hose Reel 36m

MOUNT BARKER DISTRICT COUNCIL
Development Approval

PBS BUILDING CERTIFIERS
BUILDING CONSENT GRANTED
15 / 10 / 2023

Unit 1, 11 Light Crescent, Mount Barker

Proposed Floor Plan



APPROXIMATE INTERNAL AREA: 328.0 m²

Att: Andrew Houlihan,
Assessment Manager
Mount Barker District Council

12 November 2025

Re: Change in Use to Place of Worship – 2/9 Light Crs, Mount Barker

Dear Andrew,

I am writing on behalf of Sunday Church, Mount Barker regarding a premises we have recently secured at 2/9 Light Crescent, Mount Barker. This is immediately adjoining our existing premises at 1/11 Light Crescent, Mount Barker.

The site is located within the Employment Zone and has been used for some time as a office, warehouse and professional services establishment (tattoo parlour). This application is seeking a development authorisation for a change in use to a Place of Worship.

The Church currently operates from an existing approved space at 1/11 Light Crescent, directly adjacent the subject site of this proposed development.

The Church requires further flexibility of space to accommodate families with children that are attending our service on Sundays. It has been difficult to manage different age groups within our existing space, so we have secured the adjoining tenancy to create a space for Sunday school. The additional tenancy is also required to assist with storage and a back of house office area to accommodate our needs.

I can confirm this application does not propose any change the existing church authorisation at 1/11 Light Crs, Mount Barker.

In terms of what is proposed, the use is as follows:

- The premises will continue to be used primarily as an office and warehouse for our community uses consistent with its previous use.
- The portion of the building formerly used as a tattoo parlour will be used for a Sunday School activity for approximately 45 minutes – 1 hour each Sunday morning. For the remainder of the week, this same area will be used for storage/meeting space
- No building works, alterations, or changes to the internal or external built form are proposed.

- All existing exit signage and fire safety equipment will remain in place and will be maintained in accordance with requirements.

I respectfully submit that the proposed activity be considered minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development, for the following reasons:

- Continuity of use - the site has long been used for professional services / office / warehouse, there is no material change in the character or intensity of the use.
- Ancillary nature of Sunday School – The Sunday School activity is limited in duration (45 – 1 hour per week) and confined to a small part of the building. It is ancillary to the primary storage and office use and does not alter the building's function, traffic generation, parking demand, or amenity impacts.
- No external works or increased intensity – there is no construction additional signage, or alteration to the building footprint or internal layout changes. The use will continue within the existing structure without physical change.
- The use will not change existing parking arrangements, noise or intensity of use in any manner. There will likely be less activity in this space than the previous tenancy given it is ancillary to our primary approved tenancy next door at 1/11 Light Crs.

I have attached a floor plan showing the existing layout, exits, and fire safety equipment for your reference. The plan identifies the space proposed to be used for sunday school, office and storage areas.

Please feel free to contact me if you require any further information.

Kind Regards

Marc Voortman
Ph: 0419 856 737
Email: marc.voortman01@gmail.com

Natalie Luk
Mount Barker District Council
8393 6440
nluk@mountbarker.sa.gov.au

Att: Andrew Houlihan
Assessment Manager
Mount Barker District Council

20 November 2025

Re: Response to RFI - Change in Use to Place of Worship – 2/9 Light Crs, Mount Barker

Dear Natalie,

I write in response to your request for further mandatory documentation.

Please see uploaded **site plan**, showing the boundaries and existing building on the subject allotment. As no building works or car parking changes are proposed I have drawn over the existing aerial photo.

The tenancy subject to the change in use is 2/9 Light Crs, and does not include the adjoining tenancy at 1/9 Light Crs (Work Locker).

The attached site plan shows the location of existing **car parking spaces** on the site as well as those which shared between tenancies. The Church has shared use over all spaces from 7 Light Crs through to 13 Light Crs, which are common land within all leases for these tenancies, as they are owned by the same land lord. The Church has use of these spaces on Sundays in accordance with our lease. The existing carparking arrangement approved for the place of worship at 1/11 Light Crescent (DA 23022706) remains and also applies to the subject proposal.

Maximum number of visitors at any given time: the facility will accommodate up to 50 persons. Note these are children associated with the approved use at 1/11 Light Crs so will not change the total car parking demand.

Hours of operation:

- The Sunday School area will generally operate for 45m-1hr between the hours of **10:00am-12:00pm Sundays** weekly.

- Outside of these times and during **normal business hours** it will be utilised for Office use and occasional meetings with a limited number of visitors to the site (not likely more than 10 at any given time). To be clear, any use of the premises during normal business hours will not impact on adjoining tenancy car parking needs.

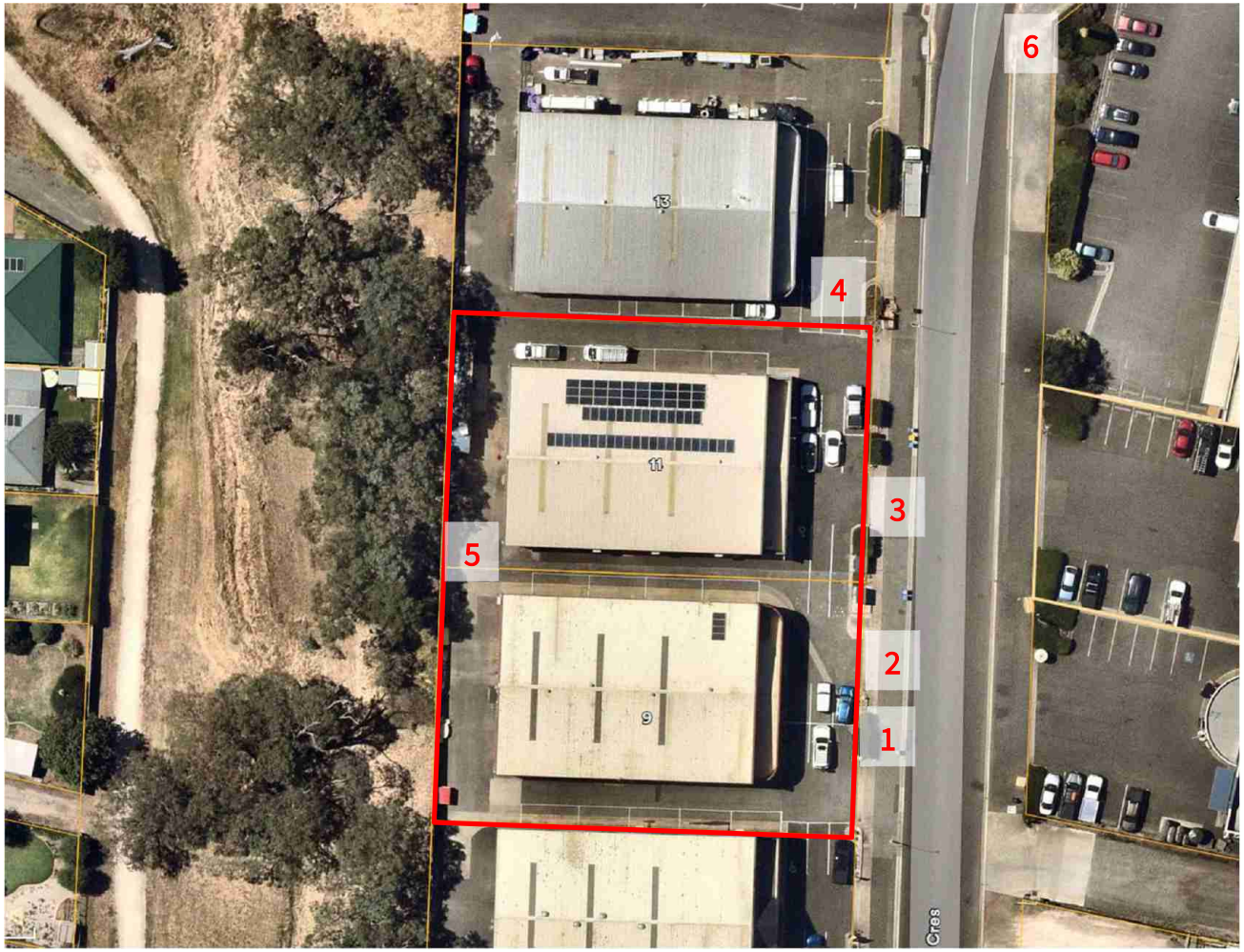
I can confirm this application does not propose any change the existing church authorisation at 1/11 Light Crs, Mount Barker.

Please feel free to contact me if you require any further information.

Kind Regards

Marc Voortman
Ph: 0419 856 737
Email: marc.voortman01@gmail.com

Site Photographs – DA 25035947



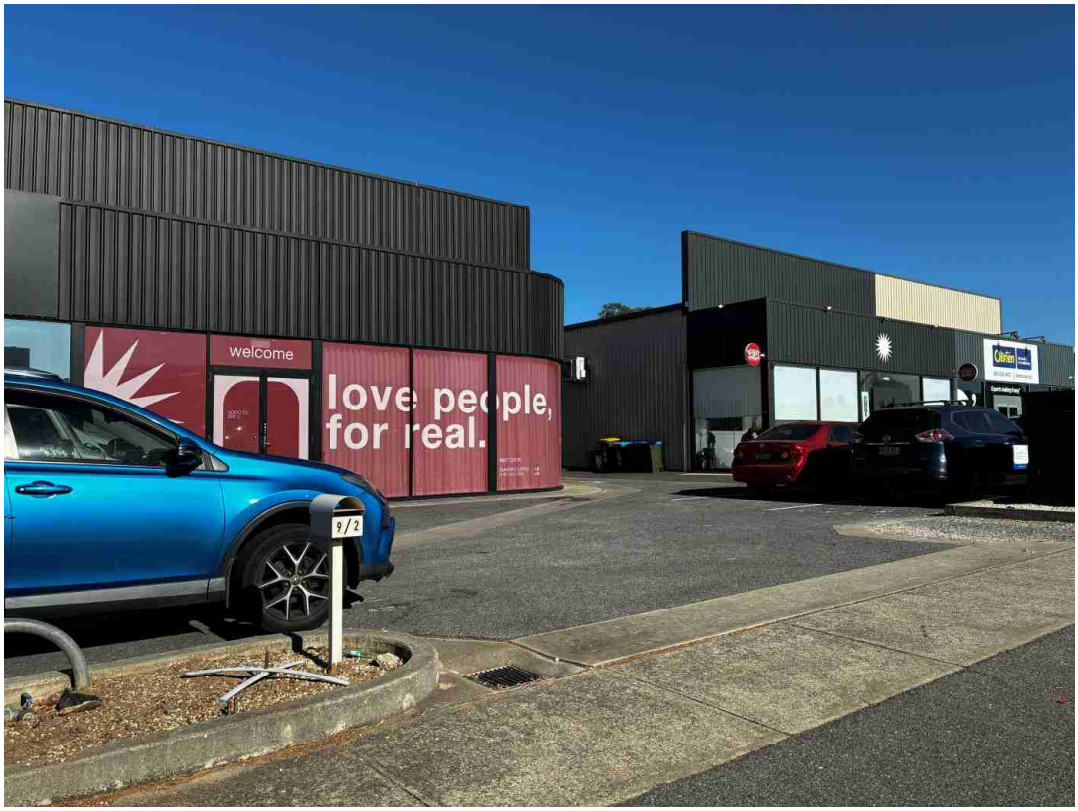


Photo 1



Photo 2



Photo 3



Photo 4

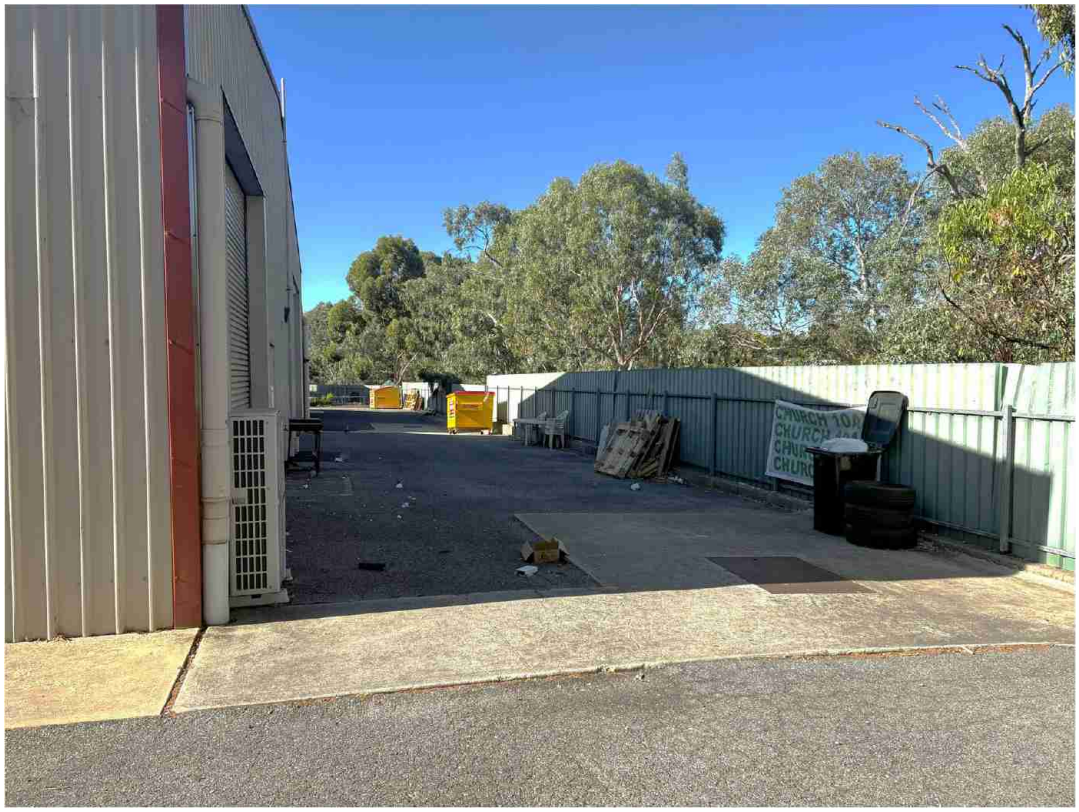


Photo 5



Photo 6

Details of Representations

Application Summary

Application ID	25035947
Proposal	Partial change of use of land to place of worship at Unit 2, 9 Light Crescent
Location	11 LIGHT CR MOUNT BARKER SA 5251, 9 LIGHT CR MOUNT BARKER SA 5251

Representations

Representor 1 - Rhett Payne

Name	Rhett Payne
Address	58 Oborn Road MOUNT BARKER SA, 5251 Australia
Submission Date	18/12/2025 09:07 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 Rhett Payne on behalf of JSR Group Holdings Pty Ltd would like to oppose the development application. My business partners and I are very nervous about the application, as we feel that it can lead from "Sunday School activity is limited in duration (45 – 1 hour per week) and confined to a small part of the building." to much greater uses in the future. I want to make it really clear, we are not against places of worship. But we have already invested millions of dollars to secure land on 10 light crescent and the adjoining block on 22 light crescent. We have plans to spend $6-7million on a warehouse and office building in the coming years. This space will be used for light industrial and warehousing purposes. The business that will operate from this premises (Country Blinds) is a major employer in the local community. As a Director and Co-owner of Country Blinds, I am nervous that altering the use of the land in this application may limit the ability for Country Blinds to operate its business without restriction in the future. Our company uses a range of power tools, compressors and automated machinery. All of which makes some noise and disturbance. That is why we have invested in property within this zone. We didn't purchase 3 blocks in a housing estate and apply to change the zone to suit our needs. Even something simple like car parking is already an issue in this estate. Having a situation where I cannot get a semi into my yard because the streets are filled with attendees to the church WILL be a problem. On a Sunday morning there are already cars spilling into the carparks of the adjoining businesses. This may be an arrangement that 'Sunday' has with these businesses? Or it might be convenient that these businesses are not open for trade. I suspect that if they needed to access their building for some reason during a Sunday morning, then this would already be an issue. I know land in Mount Barker is rare and expensive. But the team at JSR Group Holdings feels strongly that this existing zone be left as it was originally intended. We feel more should be done to encourage developments within this estate that can create employment for light industry. Mount Barker is a fast growing town and needs to provide zones for its population to create businesses that can service the needs of the town and beyond.

Attached Documents

S✹NDAY

16 January 2026

Natalie Luk
Planner
Mount Barker District Council
6 Dutton Road Mount Barker
SA 5251

Dear Natalie,

Re: Response to representation - Partial Change of Use to Place of Worship (Sunday School). Unit 2, 9 Light Crescent, Mount Barker. Application ID 25035947

I thank Mr Payne for taking the time to provide a detailed representation and acknowledge the concerns raised on behalf of JSR Group Holdings Pty Ltd. We recognise the significant investment that surrounding landowners and businesses have made in this precinct and acknowledge the importance of maintaining certainty and operational flexibility for existing and future light industrial uses.

Nature of the Application
It is important to clarify that this application does not seek a Code Amendment or a change to the zoning of the land. The proposal relates solely to a partial change of use within an existing building. Approval of this application would not alter the underlying zoning of the land and would not diminish or constrain the existing or future use rights of neighbouring properties within the zone or estate.

All existing lawful uses within the zone, including light industrial, warehouse, office and associated activities, remain fully protected and unaffected by this application.

Existing Approved Use and Scope of Proposal
The site already benefits from an approved place of worship use immediately adjoining at 11 Light Crs. The current application relates specifically to the use of a portion of the premises at 2/9 Light Crs for Sunday school activities that are ancillary to the existing church use. These activities are limited in scale, duration and frequency and do not represent an expansion of the intensity of the approved use.

The Sunday school use is inherently low impact, with limited hours and predictable attendance patterns.

Car Parking and Traffic Management
There is an existing car parking agreement within our lease which allows for the common land associated with the business premises at 7 to 15 Light Crescent to be utilised on Sunday mornings. This arrangement is expressly stipulated in the lease agreement, noting that the landlord owns all of these premises, and the arrangement is understood by adjoining businesses. This established arrangement has operated in conjunction with the approved place of worship use and ensures that parking demand is appropriately managed without restricting access to surrounding properties.

Planning Merits and Zoning Intent
A place of worship is an envisaged use within the Employment Zone in accordance with DTS/DPF 1.1 of the Planning and Design Code. Such uses are anticipated in the zone on the basis that they are typically limited in duration, predictable in operation and capable of being appropriately managed to address interface matters such as noise, traffic and amenity.

We fully understand and support the concerns raised in relation to noise, disturbance and operational certainty for light industrial businesses. For this reason, the proposal has been deliberately scoped to remain low impact and compatible with surrounding uses. The Sunday school activity does not introduce noise or operational impacts beyond those already contemplated by the existing approved place of worship use. Nor do we see any noise emitted from adjoining premises impacting our uses, this interface already exists with adjoining light industrial premises and has not been a concern.

From a planning perspective, the proposal does not intensify land use beyond the existing approval, does not introduce new or incompatible impacts, does not prejudice the operation or expansion of nearby businesses, and is consistent with the intended outcomes envisaged for the zone.

Community Role and Ongoing Engagement
We see certainly see ourselves not as an imposition on the precinct but as an asset to the local community, contributing positively to social wellbeing while co existing respectfully with surrounding businesses. We value being part of the Mount Barker community and are committed to supporting local enterprise, employment and economic growth.

We welcome further discussion with Mr Payne and JSR Group Holdings Pty Ltd to address any remaining concerns and to provide reassurance that the proposal will not adversely impact upon business operations within the estate. We wish them all the best and are excited to see their business grow and develop in the community.

Conclusion

In summary, the application represents a modest and well managed ancillary use that maintains all existing zoning and use rights, does not constrain surrounding industrial operations, is consistent with the Planning and Design Code and can be supported on its planning merits.

Kind Regards,
Marc Voortman & Ps Jake Toogood

S✷NDAY, 1/11 Light Crs Mount Barker.

DECISION NOTIFICATION FORM

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

TO THE APPLICANT(S):

Name: Vanessa Voortman
Postal address: 85 TAVERNER ROAD WISTOW SA 5251
Email: Vee@life.house

IN REGARD TO:

Development application no.: 23022706	Lodged on: 11 Aug 2023
Nature of proposed development: Change of use of land to Place of Worship	

LOCATION OF PROPOSED DEVELOPMENT:

Location reference: 11 LIGHT CR MOUNT BARKER SA 5251		
Title ref.: CT 5913/702	**Plan Parcel:** D63006 AL76	**Council:** MOUNT BARKER DISTRICT COUNCIL

Location reference: 11 LIGHT CR MOUNT BARKER SA 5251		
Title ref.: CT 5913/703	**Plan Parcel:** D63006 AL76	**Council:** MOUNT BARKER DISTRICT COUNCIL

DECISION:

Decision type	Decision (granted/refused)	Decision date	No. of conditions	No. of reserved matters	Entity responsible for decision (relevant authority)
Planning Consent	Granted	20 Sept 2023	6	0	Assessment Panel at Mount Barker District Council
Building Consent	Granted	16 Oct 2023	2	0	Grant Riches - PBS Building Certifiers - Building Level 1
Development Approval - Planning Consent; Building Consent	Granted	18 Oct 2023	8	0	Mount Barker District Council

FROM THE RELEVANT AUTHORITY: Grant Riches - PBS Building Certifiers - Building Level 1
Date: 15 Jul 2024

This form constitutes the form of a decision notification under section 126(1) of the Planning, Development and Infrastructure Act 2016, as determined by the Minister for Planning for the Purposes of regulation 57(1) of the Planning, Development and Infrastructure (General) Regulations 2017. Published: 7 July 2022.

Government of South Australia
Department for Trade and Investment

MINOR VARIATION TO PREVIOUS AUTHORISATION

Consent affected	Description of minor variation	Date minor variation endorsed*	Entity responsible for decision
Building Consent; Development Approval For: Planning Consent Building Consent	Reissue of DNF	25 Oct 2023	PBS Building Certifiers; Mount Barker District Council
Building Consent; Development Approval For: Planning Consent Building Consent	Additional info to reflect on site conditions	15 Jul 2024	PBS Building Certifiers; Mount Barker District Council

** Date minor variation endorsed does not affect operative date of original consent.*

CONDITIONS

Planning Consent

Condition 1
The development herein approved shall be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following condition(s).

Condition 2
The number of worshippers within the Place of Worship shall not exceed 180 people.

Condition 3
Services shall only be conducted on Sunday morning between the hours of 10.00am and 12:00pm

Condition 4
The Place of Worship shall not be used for events or functions that are not associated with the congregation.

Condition 5
Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria

Condition 6
The development shall include noise attenuation measures that will achieve the following noise levels when measured from the nearest existing noise sensitive location - 8dB above the level of background noise (L90,15min) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)

Building Consent

Condition 1
The proposed development shall be constructed in accordance with the stamped planning consent plans and conditions unless otherwise specified.

Reason: to ensure that the relevant Building Rules are complied with.

Condition 2
The stormwater shall be disposed of in such a manner that it does not flow or discharge onto land of adjoining owners, lie against any building, or create unsanitary conditions.

Reason: to ensure that the relevant Building Rules are complied with.

ADVISORY NOTES

Planning Consent

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

Advisory Note 2
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).

Advisory Note 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.

Advisory Note 4
The proposed development is required to be connected to an approved **wastewater management system** (includes new or alterations to existing on-site systems, sewer systems and associated underfloor plumbing). A wastewater management system should be approved by Council prior to the commencement of construction.

Advisory Note 5
Encumbrances may apply to your property. Prior to seeking development approval and/or prior to commencing construction, you are advised to obtain any necessary Encumbrance Approval from your Encumbrancer. Failure to obtain Encumbrance Approval prior to commencing development could result in legal ramifications with the Encumbrancer. Encumbrance details can be found on your Certificate of Title and/or through discussions with your developer. The granting of this consent does not necessarily imply that encumbrance approval will be granted/obtained.

Building Consent

Advisory Note 1
Council may have a requirement to be notified at other stages of construction. It is strongly recommended you read **all approval documentation** to ensure you do not commit an offence under the Planning Development and Infrastructure Act 2016, by failing to give notification when required.

Advisory Note 2
Owner builders are required to engage a Private Certifier or Building Works Supervisor to inspect and sign the Statement of Compliance, declaring that the building work has been carried out in accordance with the approved documentation. Owner builders are urged to satisfy themselves that the practitioner is qualified and insured to perform that function. A private certifier or building work supervisor cannot sign the Statement of Compliance for works undertaken by an appropriately licensed professional. If licensed contractors perform any works, they must sign the Statement of Compliance relating to those works.

Advisory Note 3
Where a **domestic** building work contract > $12,000 is to be entered into with a builder or if the owner is a licensed builder, the owner must, pursuant to Regulation 36 of the Planning, Development and Infrastructure Regulations 2017, ensure that a Certificate of Building Indemnity Insurance is lodged with **Council** one business day before the commencement of building work.

Advisory Note 4
The building owner who proposes to carry out any excavation or filling of a nature prescribed in Regulation 93 of the Planning, Development and Infrastructure Regulations 2017 shall serve upon the adjoining owner a notice of his intention to perform that work as required by Section 136 of the Planning, Development and

Infrastructure Act 2016. That is any work close to or on a boundary and likely to affect any adjoining land or building.

Advisory Note 5

Pursuant to Regulation 104 Planning, Development and Infrastructure Regulations 2017, for ALL class 1-9 buildings and swimming pools (10b), the licensed builder or if there is no licensed builder, a private certifier or building work supervisor must provide **Council** with a written statement declaring that the building work has been carried out in accordance with the building Consent documents. This statement must be provided within 5 business days after signing the document.

Advisory Note 6

All members of the community have a general environmental duty under the Environment Protection Act. The Environment Protection Agency Code of Practice for the Building and Construction Industry provides benchmarks of best practice and contains certain mandatory provisions for preventing contaminants entering the stormwater system.

Advisory Note 7

This Consent does not, and shall not, be constructed to signify Professional Building Services Australia's approval of any building or structure which is, or may be subject to the provisions of SA Power Networks Regulations controlling building or development within prescribed distances of overhead power supply lines, or alternatively, underground power supply lines. For further information contact SA Power Networks.

CONTACT DETAILS OF CONSENT AUTHORITIES

Name: Mount Barker District Council	Type of consent: Planning
Telephone: 0883917220	Email: lodgement@mountbarker.sa.gov.au
Postal address: PO Box 54, Mount Barker SA 5251	

Name: PBS Building Certifiers	Type of consent: Building
Telephone: 08 8374 2211	Email: pbs@pbsaust.com.au
Postal address: 607 Marion Road, SOUTH PLYMPTON SA 5038	

BUILDING CLASSIFICATION/S

Essential safety provisions apply: Yes

Building work Change in use to Place of Worship

Building Classification	Approved number of occupants
9B - Assembly building	180

REQUIRED NOTIFICATIONS

You are advised that notice and/or documentation must be provided to council when the following stages of building work are reached (regulation 93):

Building work Change in use to Place of Worship

- Commencement of Building work (1 business day's notice)
- Completion of Building work (1 business day's notice)

Note regulation 57(7) allows the relevant authority issuing the notice to specify any additional stage of building work for which notice must be given to the council under regulation 93.

Where a building certifier is issuing the building consent the use of this regulation is to inform the council of stages of work when a notification should be provided and an inspection may occur at the council's discretion. If applicable, notifications specified under 57(7) are therefore intended to be in addition to mandatory notifications and any notifications specified by council under 93(1)(b) or (c) when issuing the final Development Approval.

*To submit the requested notifications, log in to the SA planning portal and select **Submit mandatory building notifications.***

STATEMENT OF COMPLIANCE

A Statement of Compliance is required at the completion of all building work, except in respect of a Class 10 building other than a swimming pool or private bushfire shelter.

Building Work Change in use to Place of Worship

The following certificates, reports or other documents must be provided to the building certifier or council (as relevant) with the completed Statement of Compliance under regulation 57(8)(c).

(None specified)

A blank copy of the Statement of Compliance is available on the SA planning portal. The Statement of Compliance and other required documents may be uploaded to the SA planning portal on completion.

BUILDING OCCUPATION/COMPLETION

Building work Change in use to Place of Worship

Building classification 9B - Assembly building

A Certificate of Occupancy issued under section 152 is required for this building before it can be occupied: Yes

The Certificate of Occupancy will be issued by: The building certifier

Note section 152 of the Act and regulation 103, requires a Certificate of Occupancy to be issued before a building can be occupied. A Certificate of Occupancy is not required for a Class 10 building or for a Class 1a building where the application for building consent is lodged and verified within the SA planning portal before 1 October 2024. In the meantime, a person must not occupy a Class 1a building for which a Certificate of Occupancy is not required unless it meets the minimum standards for occupancy under regulation 103H(2).

Completion of a building will be signalled by the receipt of the Statement of Compliance required for that building, or the final Statement of Compliance where multiple statements are required.

Section 152(2) of the Act states that 'A certificate of occupancy will be issued by council', noting that section 154 allows a building certifier to exercise this power should they elect to, where either: the building is owned occupied by the Crown or an agency or instrumentality of the Crown; or if they issued the building rules consent for that building.

The authority above – either building certifier or council – will therefore be responsible for issuing this Certificate following receipt of the Statement of Compliance and other documentation as required to provide assurance that the building is suitable for occupation.

Note the default authority for issuing this Certificate remains the council, should there be no building certifier or if the certifier elects not to issue this Certificate, noting that a council may still elect not to issue a certificate, if the council is not satisfied the building is suitable for occupation under section 152(6) of the Act.

Contact details for the purposes of this notification

Name	Mount Barker District Council
Email	lodgement@mountbarker.sa.gov.au
Phone	0883917220

Notifications may also be provided via the SA planning portal.

6. REVIEW OF ASSESSMENT MANAGER DECISIONS

Nil.

7. INFORMATION REPORTS

7.1. MOUNT BARKER DISTIRCT COUNCIL, COUNCIL ASSESSMENT PANEL ANNUAL REPORT 2025

Purpose

The Mount Barker Council Assessment Panel (CAP) has been established pursuant to section 82 and 83 of the *Planning, Development and Infrastructure Act 2016*.

The CAP is the relevant authority for Performance Assessed Development applications. Delegations are identified under Instrument C – (Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, Regulations. Planning Design Code and Practice Directions of Powers on an Assessment Panel) where the CAP makes decisions on all applications to grant or refuse planning consent pursuant to Section102(1)(a) of the Act with the exception of the following;

a) No valid representation are received against the proposed development.
b) All valid representations are received against the proposed development are withdrawn.
c) No representor who has lodged a valid representation against the proposed development wishes to be heard.
d) A deemed consent notice has been served on the Panel under Section 125(2) of the Act.

The CAP undertakes meetings and decision making in accordance with;

2) The CAP Meeting Procedures (Updated November 2023)
3) The CAP Terms of Reference (Updated December 2022)
4) Review of the Decision of Assessment Manager (Updated March 2021)
5) Council Assessment Panel Code of Conduct (September 2017)

The CAP Terms of Reference requires the CAP to report annually to Council on the decisions it has made.

This report provides an overview of the performance of CAP during 2025 reporting period between 1 January 2025 and 31 December 2025 in terms of attendance at meetings, the number and type of decisions made, details relating to public notification and the number of appeals.

It should be noted some figures in this report rely on the PlanSA reporting system which is subject to ongoing improvements.

1. Governance Matters

Throughout the reporting period the following governance matters were addressed;

- The Department for Housing and Urban Development – Assessment Panel Members Code of Conduct was amended and provided to the panel members.
- Assessment Panel Members - Code of Conduct Guidance Material was provided to panel members.

Note within the calendar year of 2026 a review and endorsement of the following will be required;

- Council Assessment Panel Terms of Reference (December 2026)
- Council Assessment Panel Meeting Procedures (November 2026)
- Council Assessment Panel (CAP) Deputy Council Member Appointment (December 2026)
- Council Assessment Panel (CAP) – Independent member Appointment (October 2026)
- Council Assessment Panel sitting fees (October 2026)

2. Panel Composition

A Council Assessment Panel must include a minimum of three members and a maximum of five members. Each member must be accredited under the Accredited Professionals Scheme as Planning Level 2. One member of the panel may be an Elected Member who does not require any accreditation.

Panel Members
Presiding Member - Mark Adcock
Independent Members – Sally Roberts, Tom Gregory, Geoff Parsons, Cr Harry Seager
Deputy Council Member Cr Simon Westwood

3. Attendance of Panel Members

Throughout the reporting period meetings (7) meetings of the CAP had been held with four (5) cancellations. All meetings were held within the Council Chambers, Mount Barker Homemaker Centre, 6 Dutton Road, Mount Baker. The attendance of Panel members at meetings throughout the reporting period is provided as follows:

Panel Member	Meetings Eligible to Attend	Meetings Attendance
Mark Adcock	7	5
Sally Roberts	7	6
Tom Gregory	7	5
Geoff Parsons	7	6
Cr Harry Seager	7	7
Deputy Council Member Simon Westwood	0	0

4. CAP Decisions

During the reporting period a total of ten (10) Development Application were presented to the CAP for planning consent, one (1) Environment, Resources and Development Court appeal compromise.

Applications Determined by CAP					
Meeting	Approved	Refused	Deferrals	Total Decisions	Representors Heard
January					
February		1		1	4
March	1			1	2
April				1	
May	1			1	6
June	2			1	3
July	2			2	4
August					
September					
October					
November	2		1	3	3
December					

The CAP supported all recommendations made by staff subject to alterations by way of Reserved Matters, Conditions and Notes or where applications were deferred.

Note: Additional representors may have requested to be heard however may not have formally attended the meeting.

5. Public Notification

Year	Applications Publically Notified	Development Applications Determined by CAP
2025	62	10
2024	64	10
2023	63	18
2022	42	18

6. Planning Decision

Year	DA's Submitted (Planning and Land Division Consent)	Planning Consents Granted	Applications in Process
2025	1426	1152	274
2024	1443	1098	345
2023	1358	1029	329
2022	1401	1038	363

7. Appeals Initiated

Two (2) appeals were submitted in the reporting period and one appeal compromise was placed before the Panel as follows;

Meeting	Appeal Type	Development Application	Panel Decision
February	ERD Court	24038722	Compromise
May	ERD Court	580/D051/20	Discontinued

One (1) development application was refused by the Panel in February 2025 and was appealed by the applicant as follows:

a. 44, 46 & 48 Adelaide Road, Mount Barker (DA 24038722)

Demolition of all existing buildings (including one (1) Local Heritage Place – ID 16124), removal of (2) regulated Trees (one Platanus orientalis and one Liquidambar styraciflua), construction of a two-storey consulting room building associated signage (advertising), fencing, retaining, carparking and landscaping.

Refused by the CAP at the February meeting and a compromise was approved by the CAP at April meeting and granted consent via Environment, Resources and Development Court consent order 6 May 2025.

One (1) development application was approved by the Panel in May 2025 and was appealed by a third party representor.

b. 332 Wellington Road, Mount Barker (DA 580/D051/20)

Land Division (1 allotment into 154 residential allotments and public reserves), partial removal of Local Heritage Place ID 18694 (Avenue of indigenous Trees), and the associated provision of infrastructure, landscaping and tree removal.

The applicant and representor entered into a settlement agreement and the appeal was discontinued.

No Application for assessment panel review of Assessment Manager's decision we made to the CAP in 2025.

8. Judicial Reviews

No judicial reviews were undertaken against Mount Barker District Council.

9. Assessment Manager

All Panels must appoint an accredited Assessment Manager to manage the staff and operations of the panel as well as providing expert advice to panel members.

The Assessment Manager is the relevant authority for Deemed to Satisfy and Performance Assessed Development forms of development where no public notification is required or otherwise delegated.

Andrew Houlihan - Manager City Development has been appointed as the Assessment Manager to 6 May 2029.

10. Conclusion

The Mount Barker Council Assessment Panel has functioned efficiently and effectively during the reporting period. The Panel has operated in accordance with the Terms of Reference and Meeting Procedures without complaint, having made many decisions on a number of complex development application.

I thank the Panel and relevant Council staff for their knowledge and expertise across both development assessment matters and related administrative and governance arrangement to support the CAP's continued success of its function and operation.

Andrew Houlihan
MANAGER CITY DEVELOPMENT (ASSESSMENT MANAGER)

Direct Line: 8391 7277
E-mail: ahoulihan@mountbarker.sa.gov.au

8. CONFIDENTIAL REPORTS

Nil.

9. POLICY MATTERS ARISING FROM THIS AGENDA

Nil.

10. OTHER BUSINESS

Nil.

11. CLOSE