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 March 2026.

9.30am Council Assessment Panel

A. Houlihan
ASSESSMENT MANAGER

5 March 2026

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MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 18 March 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 18 February 2026 as circulated to members be confirmed as a true and accurate record of proceedings.

4. BUSINESS DEFERRED

5. REPORTS BY OFFICERS

5.1. DEVELOPMENT ACT APPLICATIONS

Nil.

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 <u>25025164 – Crest Contracting</u>

Application ID	25025164
Applicant	Crest Contracting Pty Ltd
Subject Land	Lot 1 Callington Road, Callington SA 5254
Nature of Development	Change of use of a portion of land from horticulture for the establishment of a truck depot comprising associated workshop, office (transportable building), truck parking area, wash bay, diesel storage tank (above ground), associated infrastructure and signage
Lodgement Date	15/08/2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Rural Zone
Planning and Design Code Version Number	Version 2025.15 14/8/2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	61
Persons to be heard	9
Referrals - Statutory	Nil
Referrals – Non Statutory	• Council Arborist • Council Development Engineer • Council Traffic Engineer
Responsible Officer	Jarrod Wotton
Recommendation	Planning Consent be Approved.

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 – Non-statutory

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1. PROPOSAL

The proposal is best described as:

Change of use of a portion of land from horticulture for the establishment of a truck depot comprising associated workshop, office (transportable building), truck parking area, wash bay, diesel storage tank (above ground), associated infrastructure and signage

The proposal comprises the following attributes:

Truck Depot

- Establishments of a Truck Depot comprising the following components:
  - A building with length of 30.5 metres, width of 24 metres (732 square metres), a wall height of 6 metres and a maximum height of 8.1 metres.
  - a transportable site office with a length of 6 meters and a width of 3 meters (18 square metres).
  - A wash bay with a length of 24 meters and a width of 6 meters which incorporates a water reuse system.
  - A 69400l diesel storage tank with a length of 12.2 metres and a width of 2.4 metres.

Car/Truck parking

- Eleven (11) on-site truck parking bays with a length of 30 metres and a width of 3.3 metres.
- Eleven (11) Sixty (60) degrees angled on-site staff car parks with a length of 5.1m and a width of 2.4 metres.
- Typical A Double (36.2 metres) and B Double (25 metres to 26 metres) to be stored at the site.

Operation hours

- 7:00 am to 5:00pm Monday to Friday.

Fencing

- 2.1 metre high security fence.

Advertisements

- Non illuminated advertisements attached at the corner of the northern and western elevation of the building - 4.5m x 7m.

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

2. SUBJECT LAND

The subject land is identified as Lot 1 Callington Road, Callington, as described in Certificate of Title CT 5150/361. The land is wholly located within the Rural Zone.

The subject site has an area of approximately 16 hectares and is irregular in shape. The site has a primary road frontage of approximately 250 metres to Callington Road to the west and secondary frontage of approximately 583 metres to Old Princes Highway to the north. The eastern boundary aligns with the original surveyed centreline of the Bremer River which also forms the Local Government Area to the Rural Council of Murray Bridge. The southern boundary adjoins the Adelaide – Melbourne railway corridor and has an approximate length of 508 metres.

The topography of the subject land is described gently sloping west to east and down away from Callington Road and toward the eastern boundary to Bremer River that flows in a north to south direction and is characterised by native vegetation in the form of scattered remnant tree and riparian vegetation such a reeds, rushes and sedges.

The land currently comprises an existing olive orchard and two existing agricultural buildings located in the north-western and north-eastern corners.

Figure 1. Location of the subject land

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

3. THE LOCALITY

The locality surrounding the subject site comprises a mix of zones and land uses. The Rural Zone is the predominant land use zoning in the locality, with the Callington Township further south located within the Neighbourhood Zone and an Employment Zone to the west along portion of Back Callington Road.

The adjoining properties located in the Rural Zone vary significantly in size, ranging from 1-hectare that are utilised for rural living, to larger rural land holdings of approximately 150 hectares. The variation in lot sizes and configurations is typical of historic subdivision patterns in rural areas and in proximity to townships.

The topography of the locality is described as generally flat to gently sloping down toward the Bremer River, with scattered area of planted and remnant vegetation on both private and public land. Subsequently the landscape is described as being relatively open, where buildings are quite visible from distant viewpoints.

Within the Rural Zone, the surrounding land uses include small-scale farming operations, a concrete batching plant, and a range of community and recreation facilities that include the Callington Recreation Grounds that also comprises a Recreation Community Centre and a Recreational Vehicle Park.

3.1. Locality Plan

Figure 2. Locality Plans – Rural Zone (light brown), Neighbourhood Zone – Callington township (Light Purple), Employment Zone (Darker Purple) and Local Activity Centre (Blue).

3.2. Zoning

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

Overlays

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

4. PROCEDURAL MATTERS

4.1 Categorisation

The proposed development is not categorised as *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 application required notification because the proposed development comprising Truck Depot is a class of development not identified as excluded from the requirement of notification of the Rural 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

Sixty-one (61) representations were received as a result of the public notification for the period 5 - 25 November 2025, and are summarised in the following table. Of these, fifty-Nine (59) representors object to the development with Nine (9) wishing to be heard, and two (2) in representors in support of the proposal:

	Representor	Summary of Representation	Request to be heard
1	Sally Engelhardt (*oppose the development*)	• There are alternative zones that allow for the proposed business unless associated with the existing olive grove. • Industrial activity too close to the township and will detract from the visual amenity of the locality. • Industrial activity too close to the schools and other community facilities.	No
2	Airlie Keen (*oppose the development*)	• The amenity impacts of such a large building/ business at the entrance of the township. • Concerns around Noise, light, dust, odour, vibration, traffic impacts and hours of operation. • Callington Road should be upgraded to accommodate such vehicles • Removal of established trees and no landscaping is a negative.	Yes
3	Dale Oakford (*oppose the development*)	• Inadequate exit lane for large vehicles onto Old Princes Highway • Inadequate space for large vehicles to manoeuvre without taking up multiple lanes • Traffic and vibration issues • Vehicles (A doubles) are too large for the existing road network. It is also noted that the road is not a dedicated B/A double route and could not legally use the road.	No
4	Joan Coppola *(oppose the development)*	• Contradictory to the 2020 township plan as it will detract from the entrance of the township • Poor access and egress from Callington Road and Old Prince Highway • Incorrect Zoning and will remove agricultural land • noise, lighting and odour issues.	No
5	Cameron burns *(oppose the development)*	• Concerns around the increase in traffic along Callington Road. • The amenity impacts of such a large building at the entrance of the township. • Concerns around Noise, light, dust, odour, vibration, traffic impacts and hours of operation. • The Rural Zone is not an appropriate zone for such activities.	No

6	Diane Lose *(oppose the development)*	• Concerns around the increase in traffic along Callington Road • The amenity impacts of such a large building at the entrance of the township. • Concerns around Noise, light, dust, odour, vibration, traffic impacts and hours of operation. • The Rural Zone is not an appropriate zone for such activities.	No
7	Samantha Burns *(oppose the development)*	• Concerns around the increase in traffic along Callington Road • The amenity impacts of such a large building at the entrance of the township. • Concerns around Noise, light, dust, odour, vibration, traffic impacts and hours of operation. • The Rural Zone is not an appropriate zone for such activities.	No
8	Gregory Burns *(oppose the development)*	• Concerns around the increase in traffic along Callington Road • The amenity impacts of such a large building at the entrance of the township • Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • The Rural Zone is not an appropriate zone for such activities	No
9	Donna Twycross *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation. • Incompatible land use. • The amenity impacts of such a large business at the entrance of the township.	No
10	Kaileb Rothwell *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation. • Removal of established trees and no landscaping is a negative • Truck depot is located too close to the Callington township	No
11	Paul Johnson *(oppose the development)*	• Rural zone is not appropriate for a trucking company given it does have a consistent and permanent connection to primary production • Siting of the proposal within proximity to a community centre, ovals, RV park, school etc. • A large out of character building so close to a boundary will impact on the amenity of the locality.	Yes
12	Bruce Millican *(oppose the development)*	• A truck depot is not an envisaged land use within the Rural Zone • The amenity impacts of such a large building/ business at the entrance of the township. • Proximity to community facilities. • Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation. • Impacts to heritage places within the locality..	Yes
13	Deborah Lindsay *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation. • A truck depot is not an envisaged land use within the Rural Zone • Proximity to community facilities.	No
14	Lisa Schroeter *(oppose the development)*	• A truck depot is not an envisaged land use within the Rural Zone • Industry to close to Callington.	No

15	Tyson Paech *(Supports the development)*	• Appropriately located outside of town on a main road	No
16	Taya Mcmurtrie *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • A truck depot is not an envisaged land use within the Rural Zone • Proximity to community facilities	No
17	Ellecia Deveney *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • A truck depot is not an envisaged land use within the Rural Zone • Proximity to community facilities	No
18	Abbey Whicker *(oppose the development)*	• Proximity to community facilities • Amenity impacts to the township	No
19	Karl Hampel *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • A truck depot is not an envisaged land use within the Rural Zone • Proximity to community facilities	No
20	Zena Mcmurtrie *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities	No
21	James Hardstaff *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • A truck depot is not an envisaged land use within the Rural Zone • Proximity to community facilities	No
22	Shelley Veale *(oppose the development)*	• Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
23	Leonie Hartshorne *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • A truck depot is not an envisaged land use within the Rural Zone • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
24	Katie Dreissigacker *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation	No
25	Leticia Plane *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Safety concerns around large vehicle movements	No
26	Michael Veale *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation	No

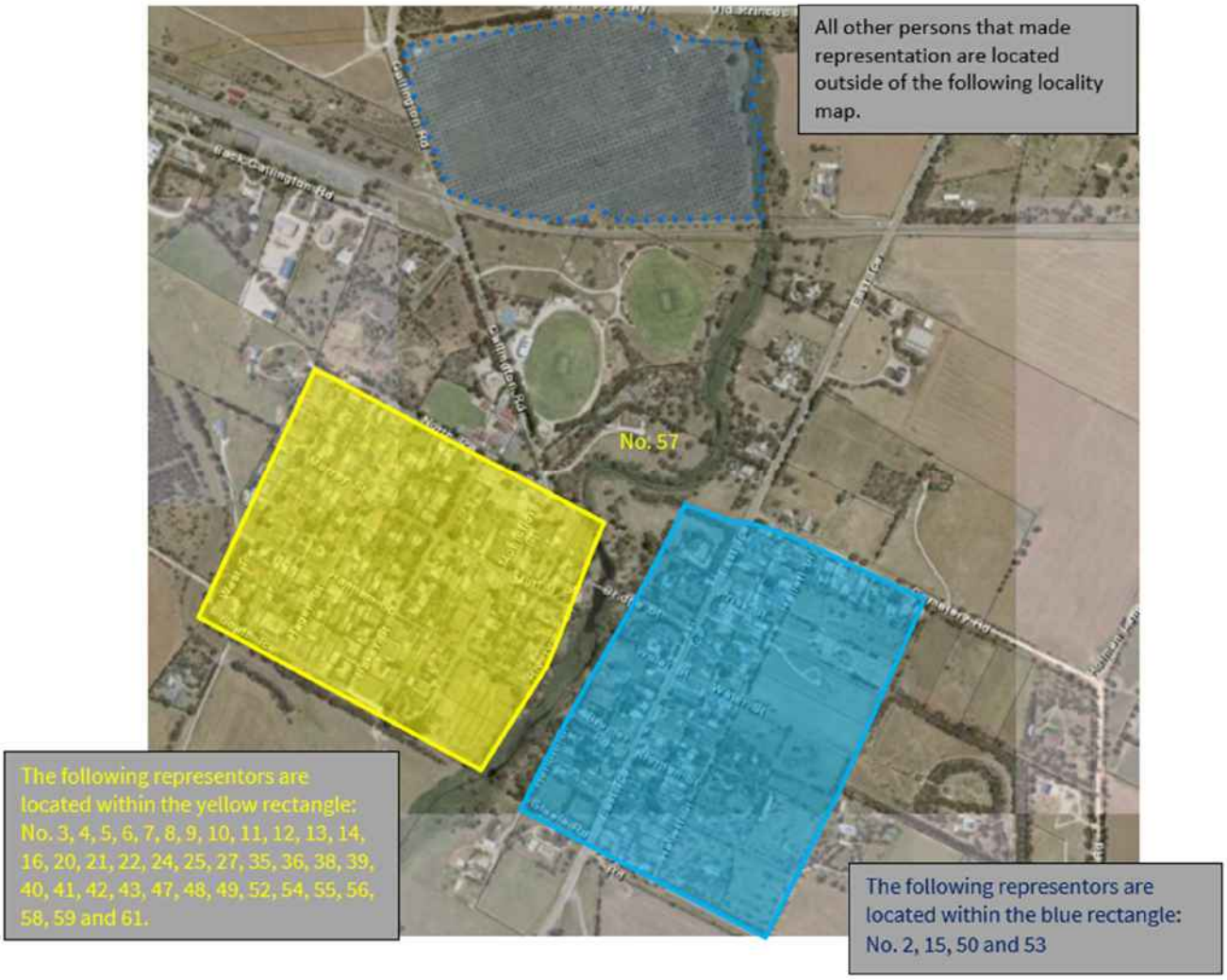
27	Renee Brown *(oppose the development)*	• Safety concerns around large vehicle movements • Proximity to community facilities • A truck depot is not an envisaged land use within the Rural Zone	No
28	Andrew Leitch *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • A truck depot is not an envisaged land use within the Rural Zone • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	Yes
29	Jodie Burr *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	Yes
30	Sonia O'Malley *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities	No
31	Sam Borrett *(Supports the development)*	• Provides an opportunity for the community grow • Increase in jobs opportunities	No
32	Dianna Phillips *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • The amenity impacts of such a large building/business at the entrance of the township	No
33	Isaiah Rupcic *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities	No
34	Joshua Forge *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operations	No
35	Graham Darlington *(oppose the development)*	• The amenity impacts of such a large building/business at the entrance of the township • Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation •	No
36	Michelle Fowler *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
37	Deanna Clark *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities •	No

38	Debra Holme *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation	No
39	Anber Crawford *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
40	Karen Llyod *(oppose the development)*	• Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
41	Tayah Klocke *(oppose the development)*	• The amenity impacts of such a large building/business at the entrance of the township	No
42	Linda and Lester Marich *(oppose the development)*	• Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
43	Sarah Filmer *(oppose the development)*	• Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
44	William Filmer *(oppose the development)*	• Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
45	Thomas Filmer *(oppose the development)*	• The amenity impacts of such a large building/business at the entrance of the township • Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation	No
46	Nicki Botten *(Supports the development)*	• Representor lives next door to the existing trucking facility and states the following: • No issues with smell and are typically clean, tidy and well maintained • Respectful truck drivers	No
47	Sam Klocke *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • A truck depot is not an envisaged land use within the Rural Zone	Yes
48	Jenny Tyndale *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation	No
49	Amanda Barkley *(oppose the development)*	• Proximity to community facilities	No

50	Olivia Zulian *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	Yes
51	Reg Ramage *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	Yes
52	Yvonne Swinburne *(oppose the development)*	• The amenity impacts of such a large building/business at the entrance of the township	No
53	Ashley Mead *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	Yes
54	Beau Burns *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation •	No
55	Taylor Bentlwy *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities •	No
56	Mandy Dolman *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation •	No
57	Luke Swinburne *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
58	Tracey Rothwell *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation • Proximity to community facilities • The amenity impacts of such a large building/business at the entrance of the township	No
59	Alanah Kemp *(oppose the development)*	• Proximity to community facilities •	No
60	Tristan Mclennan *(oppose the development)*	• Concerns around noise, light, dust, odour, vibration, traffic impacts and hours of operation •	No

61	Nancy Bradbury *(oppose the development)*	• Impact as a result of being in proximity to community facilities such as the Callington Recreation Grounds, Community Centre and a Recreational Vehicle Park.	No

4.2.2 Map of Representors



4.2.3 Response to Representations

Michael Grogon, Senior Planning Consultant at URPS (Urban Regional Planning Services) provided a written to the representations response on behalf of the applicant via the Plan SA Portal on 9th of December 2025.

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

4.2.4 Proposal Amendments

Following the notification period from 5 - 25 November 2025, the applicant provided amended plans and additional information regarding the business clientele on 3 March 2026.. The changes include siting of the proposed development closer to the northern boundary adjoining Old Princes Highway and the western boundary adjoining Callington Road. This

positioning aims to take advantage of the established vegetation screen within the road reserve along the northern boundary, while also minimising the length of the internal driveway and preserving the rural character, function, and landscape amenity provided by the existing olive orchard.

The amended plans and additional information have substituted or been provided in addition the documents/plans that were notified.

Pursuant to Regulation 35 of the *Planning, Development and Infrastructure Regulations 2017*, the amendments (variations) made to the application post notification were determined to not be substantial to warrant it to be re-notified. This is confirmed by the nature of the development and all identified 'elements' of the proposal remaining unchanged.

5 REFERRALS – STATUTORY

The proposal did not require any statutory referrals.

5.1 REFERRALS – NON-STATUTORY

5.2 Development Engineering Officer

The application was referred to Council's Development Engineer for advice regarding vehicle access, parking, and manoeuvring matters.

As part of the request for further information issued on 4 September 2025, Council requested that the applicant provide an amended access design in accordance with the applicable Australian Standards, specifically Section 3.4.4 of AS 2890.2:2018. Council also requested amended swept path diagrams to demonstrate that vehicle movements would not interfere with any built form or with the site's water re-use system associated with the wash bays.

In addition, Council's Development Engineer also requested amended sight distance assessments for the proposed access to Callington Road, noting the bend in the alignment of the road and presence of existing trees in the road verge. The applicant had initially designed the access based on an 80 km/h speed environment; however, Callington Road is designated as a 100 km/h road. Accordingly, the applicant amended the sight distance assessment and amended the proposal to include the removal of nine (9) trees within the Council Road reserve in order to achieve the required sight distance for vehicle egressing from the proposed development. Council's engineer is satisfied that the site lines and vehicle manoeuvring are appropriate for the development.

5.3 Council's Urban Forest Officer

The application was referred to Council's Urban Forest Officer due to the proposed removal of nine (9) planted Eucalyptus trees with the road verge that are under the care and control of Council in order facilitate site access and achieve the required sight distance requirements.

The Urban Forest Officer has raised no objection to the removal of the trees, noting that the removal of trees are of a limited size and therefore limited landscape amenity. However, it must be noted that the removal of these trees in conditional upon replacement offset of six (6) replacement trees for each tree removed in accordance with Council's Tree Management Policy accordingly, the removal of nine (9) trees will require a total of fifty-four (54) replacement trees to be planted.

The species selection and planting locations for the replacement trees are to be determined in consultation with, and subject to the review and approval of Council's Urban Forest Officer. The applicant has indicated that they wish for the replacement tree be addressed as a reserved matter.

5.4 Traffic Engineer

The application was discussed at Council's Transport Meeting. Council's Traffic Engineer raised no concerns regarding additional traffic or vehicle movements associated with the proposed truck depot, based on the following considerations:

- The trucks associated with the proposal will only increase traffic along a relatively short section of Callington Road and in proximity to Old Princes Highway, noting the proposed access is approximately 210 metres from Old Princes Highway.
- The vehicles are expected to perform a right-turn manoeuvre when egressing from the site onto Callington Road and will then travel directly onto Old Princes Highway. Consequently, all access and egress movements are intended to occur via Old Princes Highway, which is an approved 26 metre B-double route by the National Heavy Vehicle Regulator

6 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.

6.1 Key Issues

The following matters are considered pertinent in reaching a recommendation for this proposal and are discussed within detail in section 6.3 of this report:

- Land use
- Scale, Siting and appearance of built form
- Interface between land uses
- Access and parking
- Landscaping

6.2 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:

- Small scale and large-scale rural industry, transport distribution and similar activities are envisaged in the Rural Zone where they provide opportunities for diversification and value adding to locally sourced primary production activities and/or involve primary production commodities sourced from the same allotment and /or surrounding rural areas.
- The proposed development is adequately separated from sensitive receivers and will not be the source of any unreasonable interface impacts such as noise, dusts and traffic generation.
- The proposed development has been demonstrated to have appropriate heavy vehicle access to the public road network including Old Princes Highway that is an approved 26 metre B-double route.

6.3 Merits Assessment

Rural Zone	
DO 1	*A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.*
DO 2	*A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.*
PO 1.1	*The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.*
PO 4.1	Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities

	provide opportunities for diversification and value adding to locally sourced primary production activities.
PO 4.2	*Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:* (a) *are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality* (b) *realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like* (c) *primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.*

Land Use and Intensity
From a land use-perspective, having regard to the land use definitions contained within Part 7 of the Code, the proposed development comprising a truck depot was found to be an undefined land use.

Subsequently, as an undefined land use, a truck depot is not listed within PO/DPF 1.1 as an envisaged form of development in the Rural Zone. However, it is noted that industry and transport distribution are identified as envisaged land uses in the Rural Zone which gives a degree of scope to consider the proposed development.

Further, while the proposed development is not directly associated with and results in reduction in size of the existing olive grove operating on the balance of the land, the impact on the productive value of the subject land is negligible having regard to PO1.1. It should be noted that the applicant intends to invest in reinvigorating the existing olive grove to improve its productive viability.

Having regard to the relevant assessment provisions of the Rural Zone, it is considered that PO 4.1 and 4.2 that fall under the sub-heading of 'Rural Industry' to be the most applicable in determining whether the proposed truck depot is an appropriate development within the Zone. Further to the proposed land use, the Courts have determined that transportation of produce is considered to fall under the umbrella of primary production/primary industry (*Martel v Grant DC* [2000] SAERDC 62).

Prior to the application undergoing public notification, the applicant was provided the opportunity to address the concerns of Council that based upon a review of the Crest Contracting Client List, that the business operations associated with the truck depot in terms of the diversity/range of clientele and transportation services provided was beyond what is considered to be locally sourced primary production activities and primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas, as sought by PO 4.1 and 4.2 (c) of the Rural Zone.

This concern of Council was based upon a large proportion of the business's transportation activities comprising clients that appeared to have no association with primary production or value adding type activities, and a large proportion of client' not being situated or based in the surrounding rural areas (i.e. Mount Barker District Council or adjacent Local Government Areas).

As noted above in Section 4.2.4, the applicant provided additional information that was supported by:

- a response letter dated 2 March that includes further clarification about the business clientele of Crest Contracting.
- a map showing the location of the producer and receivers that includes poultry sites that are serviced by Crest Contracting.
- Supporting letters from Crest Contracting and Inghams Group
- Legal opinion by James Hilditch of Hildith Lawyers.

In summary, the applicant's response is noted to provide further clarification about the business operations of Crest Contracting, SA follows:

- The site has been strategically chosen by Crest Contracting for its proximity to key clients with 75% of all jobs start or finish within 12km of the subject site.
- The site has been chosen due to its proximity to large poultry farms in the Murray Bridge and Monarto regions who are significant clients. Biosecurity measures mandate that Crest Contracting be distanced at least 5km from any poultry farm to avoid cross contamination.

In summary, the proposed truck depot is considered to be an appropriate land use within the Rural Zone and is consistent with PO 1.1. Importantly, the applicant has provided sufficient supporting documentation confirming that the proposed development is appropriately located within the Rural Zone to realise operational efficiencies in primary production by being in proximity to key clientele. The development will primarily facilitate the transportation of commodities sourced from surrounding rural areas, consistent with PO 4.1 and PO 4.2 of the Zone.

Scale, Siting and Appearance of Built Form

Rural Zone	
DO 1	*A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.*
DO 2	*A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.*
PO 4.3	*Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.*
PO 10.1	*(a) Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:having substantial setbacks from boundaries and adjacent public roads.* *(b) using low-reflective materials and finishes that blend with the surrounding landscape.* *(c) being located below ridgelines.*
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.*
Design module	
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.*

The proposed truck depot has been deliberately sited in the north-western portion of subject land so to maximise separation to sensitive receivers, limit access and the movement of heavy vehicles to the northern end of Callington Road, and to utilise the existing vegetation on the land and Old Princes Road verge to screen and soften the appearance of the proposed built form and associated infrastructure. This is supported by generous primary and secondary building setbacks of approximately 164 metres to Callington Road 23.1 metres to Old Princes Highway.

The main building has a length of 30 metres and a width of 24 metres, resulting in a floor area of 732 square metres. It has a wall height of 6 metres and a total height of 8.1 metres or 8.7 metres above natural ground noting it will be sited

on approximately 0.6 metres of fill. The walls and roof of the building is proposed to be clad in Colorbond Woodland Grey in Trimdek profile and Colorbond Wallaby in longline profile for the blade wall with signage element.

When assessed against Performance Outcomes PO 4.3 and PO 10.1 of the Rural Zone, the size and scale of the main building are considered comparable to a medium to large agricultural building. However, buildings of this scale are typically setback further from allotment boundaries, particularly along arterial roads or when in close proximity to residential allotments, in order to minimise amenity impacts. In this instance, potential amenity impacts relate to Old Princes Highway and Callington Road, which serves as one of the key entrance points to the township of Callington.

To reduce the visual impacts of the truck parking and hardstand areas, a combination of the existing vegetation, siting of the proposed development closer to Callington Road, which takes advantage of the established vegetation within the road reserve along the northern boundary and proposed landscaping around the outside of the norther and eastern fencelines has assisted in reducing the visual impacts from Old Princes Highway and Callington Road.

On balance, the external appearance, size, and siting of the proposed building are generally considered appropriate, noting that the proposed location reduces the need for heavy vehicle movements along large sections of Callington Road and limits interface impacts with sensitive receivers within the locality.

Interface between Land Uses:

Rural Zone – Rural Industry	
PO 4.3	*Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.*
Interface between Land Uses	
PO 1.1	*Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*
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:* *the nature of the development* *measures to mitigate off-site impacts* *the extent to which the development is desired in the zone* *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).* *DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.*
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 providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.
6.1	*External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*
Transport, Access and 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.*

The Interface between Land Uses Design Objective DO1 seeks development that is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.

Further, Interface between Land Uses Performance Outcome PO 1.2 requires that non-residential development does not detrimentally affect the amenity of the locality or cause unreasonable interference with the amenity of nearby residents through impacts such as hours of operation, overshadowing, activities generating noise, air quality impacts, and light spill.

The proposed truck depot is to operate Monday to Friday between 7:00am and 5:00pm, with the planning report prepared by URPS noting that the site may be accessed by trucks outside of these hours. While the potential for vehicle access outside the nominated operating hours introduces some risk of amenity impacts, the proposed hours of operation are typical of commercial and transport-related uses and are generally consistent with the intent of Interface between Land Uses Module PO 2.1. Further it must be acknowledged that the subject land is situated between Old Princes Highway that carries a high volume of commercial vehicles and the Adelaide – Melbourne Rail Line that carries both freight and passenger trains and has a notable impact on the amenity of the locality by way of noise and vibration during both daytime and night time periods.

Regarding the siting and design, the applicant has sought to minimise interface impacts to the nearest sensitive receivers, with the closest sensitive receiver to the west at 55 Callington Road noted to be situated approximately 440 metres from the yard of the truck depot. This separation distance significantly exceeds the recommended distance within DPF 4.3 of the Rural Zone, which recommends that industry, storage, warehousing, transport distribution, or similar activities be located no closer than 200 metres from sensitive receivers.

Given the substantial setback distances, the hours of regular operation, and the context of the locality, it is considered that the proposal is unlikely to result in unreasonable impacts associated with noise, light spill, air quality, or general disturbance.

On balance, the proposal is considered to be generally consistent with the intent of desired outcome and PO 1.2 of the Interface between Land Uses policies, noting that any residual impacts are expected to be minor and capable of being appropriately managed through standard operational controls and conditions of consent.

Access and 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 1.2	Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.

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.
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 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.*

The proposed truck depot has been integrated into the existing transport network due to its close proximity to Old Princes Highway that forms part of the National Heavy Vehicle network and is approved to carry up to a 26metre B-double sized commercial vehicles. Given the direct and convenient access to Old Princes Highway, and noting that the township of Callington is not a prescribed B-double route, heavy vehicles associated with the proposal are not permitted to enter the Callington township, which aligns with the intent of PO 1.1 and PO 1.2 of the Transport, Access and Parking Module. While it is acknowledged that there is no physical barrier preventing trucks from entering the township, it must be noted that a load limit of 12 Tonne on the Erskine/Callington Bridge should prevents any truck associated with the development from traversing through the township to access the South-Eastern Freeway to the south.

The applicant has provided swept path analysis prepared by Tier Group for a 36.5-metre A-double vehicle, demonstrating that site access has been appropriately designed to accommodate the largest anticipated vehicle without the need to encroach into multiple traffic lanes. While a swept path for the right-turn egress manoeuvre of a 36.5-metre vehicle has not been provided, it is noted that the left-turn access movement represents the more constrained and complex manoeuvre. Accordingly, it is considered reasonable to expect that a 36.5-metre vehicle would be able to exit the site safely. All on-site vehicle movements can be undertaken without impacting built form or on-site infrastructure.

No concerns raised regarding traffic impacts or vehicle movements, including access to and egress from Callington Road to Old Princes Highway. This position reflects the relatively short length of Callington Road to be utilised by heavy vehicles, being approximately 210 metres between the site access and Old Princes Highway.

To address safe vehicle movements, particularly access and egress from the subject site onto Callington Road, the applicant has provided a sight distance assessment appropriate for a 100 km/h road speed environment. The sight distances provided are 174 metres to the south and 139 metres to the north, noting that some vegetation removal along the eastern side of Callington Road verge would be required. These sight distances have been demonstrated and assessed by Council's Development Engineering staff to achieve the applicable requirements of AS 2890.2. It is understood that the applicant is currently liaising with the Department for Infrastructure and Transport regarding a potential reduction in the speed limit to 80 km/which would ultimately result in a reduction of the required sight distances. However, this matter sits outside the scope of the subject application and its assessment. It is also noted that the originally submitted plans were based on an 80 km/h speed environment, with amended plans subsequently provided to reflect the existing 100 km/h speed limit. Should Consent be granted a heavy vehicle permit will be required from the NHRV.

Given the undefined nature of the development, there are no recommended parking rates in the Code that are applicable. Irrespectively, the proposed onsite provision of eleven (11) 60-degree angled car parking spaces for employees is considered sufficient for the truck depot.

Landscaping:

Rural Zone	
PO 4.3	*Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.*
Design Module	
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.*
Transport, Access and Parking Module	
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.*

Initially the proposed development did not include the provision any landscaping provisions with the applicant relying upon the existing olive grove to provide visual amenity and screening for the proposed development. Council provided feedback that it did not consider the existing olive grove to provide a sufficient vegetation screen to assist in screening and reducing views of the built form and fenced compound area that is dominated by hard surface areas from adjoining properties and from various viewpoints along Old Princes Highway and Callington Road that function as the northern entrance to the Callington Township.

The amended siting of the proposed development closer to Callington Road takes advantage of the established vegetation screen within the road reserve along the northern boundary, while also minimising the length of the internal driveway and preserving the rural character, function, and landscape amenity provided by the existing olive orchard.

It is considered that additional landscaping in the form of 5 metre wide buffers on the outside of the norther and eastern fencelines has assisted in better achieving the intent of Rural Zone PO 4.3, Design Module PO 3.1 and Transport, Access and Parking Module PO 11.3. However, noting that a landscape schedule comprising a planting and species schedule has not been provided, it is recommended that the reserve matter be applied to include the requirement for the planting and establishment of a mixture of appropriate native and/or indigenous tree and shrub species, together with mulching and irrigation.

7. CONCLUSION

The proposed development for a change of use of a portion of land from horticulture for the establishment of a truck depot comprising associated workshop, office (transportable building), truck parking area, wash bay, diesel storage tank (above ground), associated infrastructure and signage has been assessed against the relevant provisions of the Planning and Design Code.

Overall, when considering the proposed development on balance and in its entirety, the proposal is not considered to be seriously at variance with the relevant provisions of the Planning and Design Code and is considered to have sufficient merit to warrant consent:

- The proposed truck depot is an appropriate land use within the Rural Zone where its location realises operational efficiencies in primary production by being in proximity to key clientele.
- The development will primarily facilitate the transportation of commodities sourced from surrounding rural areas.
- The proposal has carefully considered siting by utilising existing vegetation, proposed landscaping, and maximising separation to nearby sensitive revivers.
- The scale of the built form of the development is akin to large agricultural buildings and is generally considered appropriate given the locality and the siting of the proposal.
- The proposed truck depot has been integrated into the existing transport network due to its close proximity to Old Princes Highway that forms part of the National Heavy Vehicle network.
- Incorporates a sufficient provision of onsite parking and has been designed to ensure all vehicles enter and exit the site in a forward motion and adequately manoeuvre load/unload onsite.

8. 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 107(2)(c) of the *Planning, Development and Infrastructure Act 2016;*

and

GRANT Planning Consent to the application by Crest Consulting Pty Ltd for the change of use of a portion of land from horticulture for the establishment of a truck depot comprising associated workshop, office (transportable building), truck parking area, wash bay, diesel storage tank (above ground), associated infrastructure and signage at lot 1 Callington Road Callington in DA: 25025164.

RESERVED MATTER

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

- A detailed landscaping plan, that includes a planting schedule that comprises establishment of a mixture of appropriate native and/or indigenous tree and shrub species, together with mulching and irrigation detail for the proposed areas of landscaping along and adjacent the northern and eastern perimeter of the proposed development to effectively screen the site
- A detailed plan showing the location of the of the fifty-four (54) replacement trees in accordance with Council's Tree Management Policy. Tree species to be confirmed by Council Urban Forst Officer.
- An amended set of internal and external turn path and access plans to reflect the amended siting of the development.

Pursuant to Section 127(1) of the Act, the Assessment Manager 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.

CONDITIONS

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

- The set of planning drawings prepared by Tiers Group SA PtyLtd:

- Civil Site Design - Contents and Locality Plan – Drawing No. TG25-065, Sheet No – 001, Rev D – Dated 2.3.26
- Civil Site Design - Layout Plan– Drawing No. TG25-065, Sheet No – 002, Rev D – Dated 2.3.26
- Civil Site Design - Pad Layout Plan– Drawing No. TG25-065, Sheet No – 003, Rev D – Dated 2.3.26
- Floor Plan – Level 1 - Drawing No. TG25-065, Sheet No – 02, Rev C
- Elevation - Drawing No. TG25-065, Sheet No – 04, Rev C
- Elevation - Drawing No. TG25-065, Sheet No – 05, Rev C
- Sections - Drawing No. TG25-065, Sheet No – 06, Rev C
- Civil Site Design - Sections - Drawing No. TG25-065, Sheet No – 004, Rev D
- Civil Site Design - Turning Path and Entrance Layout - Drawing No. TG25-065, Sheet No – 009, Rev D
- Civil Site Design - Driveway Site Distance - Drawing No. TG25-065, Sheet No – 011, Rev D
- Civil Site Design – Layout and Longitudinal - Drawing No. TG25-065, Sheet No – 005, Rev C
- Civil Site Design – Layout and Longitudinal - Drawing No. TG25-065, Sheet No – 006, Rev C
- Civil Site Design – Turning Paths - Drawing No. TG25-065, Sheet No – 010, Rev C
- Storage Tank General prepared by Joyquip – Drawing No. JHC-SC70NP-GA – Rev D – Dated 2021.07.21

2. The designated hours of operation of the Truck Depot are restricted to the following times:
- Monday to Friday 7:00am to 5:00pm.
- No operation on Weekends and Public Holidays.

3. 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 2890.6.2009).

4. All external lighting, including illuminated signage, shall be designed to comply with Australian Standard 4282-2023 'Control of the obtrusive effects of outdoor lighting', to ensure surface areas are appropriately lit without adversely impacting upon neighbouring properties or causing distraction to drivers on adjacent roads due to unreasonable glare and light spill.

5. Waste and rubbish shall not cause nuisance to adjacent residential properties or detract from the amenity of the locality, to the reasonable satisfaction of Council, by:
- Being appropriately contained, stored, managed and screened from public view so as to not cause odour or visual impact or unsanitary conditions; and
- Bins are to be stored within or to the rear of their respective building/ tenancy at all times, except where removed for on-site waste collection or pending kerbside collection.

ADVISORY NOTES

Advisory Notes 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 Notes 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 Notes 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 Notes 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.

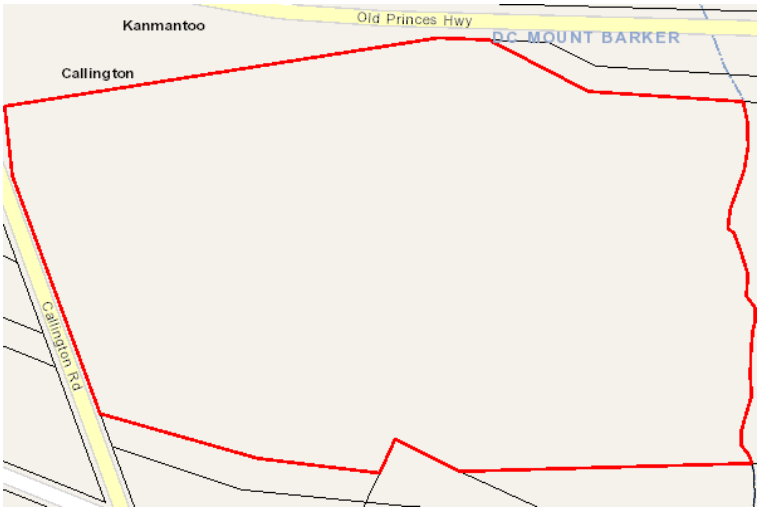
The consent does not override the authority of any encumbrance or easement that might be present on the land.

Advisory Notes 5
Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc, must be reinstated to a standard acceptable to Council at the applicants' expense.

Advisory Notes 6
The applicant is reminded that a permit to the National Heavy Vehicle Regulator will be required to allow for heavy vehicles to operator outside standard road rules or vehicle limits under controlled conditions along Old Princes Highway and Callington Road.

Address: **LOT 1 CALLINGTON RD CALLINGTON SA 5254**

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



Property Zoning Details

Zone

Rural

Overlay

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

Development Pathways

- Rural

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

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

- Water tank (underground)

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

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

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

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

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

Part 2 - Zones and Sub Zones

Rural Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Dairy (h) Dam (i) Distillery (j) Dwelling (k) Dwelling addition (l) Farming (m) Horse keeping (n) Horticulture (o) Industry (p) Intensive animal husbandry (q) Low intensity animal husbandry (r) Outbuilding (s) Renewable energy facility (t) Shop (u) Small-scale ground mounted solar power facility (v) Stock slaughter works (w) Tourist accommodation (x) Transport distribution (y) Verandah (z) Warehouse (aa) Winery (ab) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on sites with a slope not greater than 10% (1-in-10) (b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level.
Horticulture	

PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a sustainable manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity where horticulture is proposed to be carried out in enclosed buildings such as such as greenhouses.	DTS/DPF 3.1 Horticultural activities: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m^2 (g) where in the form of olive growing are not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.	DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof): (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 20ha in area (c) have a total floor area not exceeding 500m^2.
PO 4.2 Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities: (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.	DTS/DPF 4.3 Buildings and associated activities: (a) are set back at least 100m from all road and allotment boundaries (b) are not sited within 200m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment, adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.	DTS/DPF 5.1 Dwellings: (a) are located on an allotment with an area not less than: (b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities

	(c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (d) more than one value is returned in the same field, refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
PO 5.2 Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.	DTS/DPF 5.2 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: (a) it is located within 20m of an existing dwelling (b) shares the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on the allotment.
PO 5.3 Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.3 Dwellings: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
PO 5.4 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.4 Additions or alterations to an existing dwelling: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
Shops, Tourism and Function Venues	
PO 6.1 Shops are associated with an existing primary production use or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DTS/DPF 6.1 Shops: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding $100m^2$ or $250m^2$ in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding $25m^2$.
PO 6.2 Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.2 Shops in new buildings: (a) are set back from all allotment boundaries by at least 40m (b) are not sited within 100m of a sensitive receiver in other ownership (c) have a building height that does not exceed 9m above natural ground level.

PO 6.3 Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.	DTS/DPF 6.3 Tourist accommodation: (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: (i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m^2 or (ii) where in an existing building, does not exceed a total floor area of 150m^2 and (c) does not result in more than one tourist accommodation facility being located on the same allotment.
PO 6.4 Tourist accommodation proposed in a new building or buildings is sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.4 Tourist accommodation in new buildings: (a) is set back from all allotment boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level.
PO 6.5 Function venues are associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 6.5 Function venues: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not result in more than 75 persons for customer dining purposes.
PO 6.6 Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 6.6 Function venues: (a) are located on an allotment having an area of at least 5ha (b) are set back from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
Offices	
PO 7.1 Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 7.1 Offices: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Renewable Energy Facilities	

PO 9.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 9.1 None are applicable.
PO 9.2 Small-scale, ground-mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 9.2 None are applicable.
Built Form and Character	
PO 10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 10.1 None are applicable.
Land Division	
PO 11.1 Land division, including boundary realignments, promotes productive, efficient and sustainable primary production.	DTS/DPF 11.1 Allotments have an area not less than: In relation to DTS/DPF 11.1, in instances where: (a) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 11.2 Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where: (a) the allotments are of a size and configuration to support the existing and proposed land uses (b) water of sufficient quality and quantity is available to sustain the proposed use (c) the use will be compatible with adjacent or nearby uses of land.	DTS/DPF 11.2 None are applicable.
PO 11.3 Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 11.3 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 12.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 12.1 Agricultural buildings: (a) are located on an allotment having an area of at least 10ha (b) are set back at least 50m from an allotment boundary

	(c) have a building height not exceeding 10m above natural ground level (d) do not exceed 500m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 13.1 Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 13.1 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 150m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment .
PO 13.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.	DTS/DPF 13.2 Carports and verandahs: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
Concept Plans	
PO 14.1 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 14.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 14.1, 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 14.1 is met.
Advertisements	
PO 15.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 15.1 Freestanding advertisements: (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m^2 per side.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development **(Column A)**	**Exceptions** **(Column B)**
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that exceeds the total floor area limit expressed in Rural Zone DTS/DPF 4.1(c) or does not satisfy Rural Zone DTS/DPF 4.3.

4. Demolition.	Except any of the following: 1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Function venue.	Except function venue that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.5(b) 2. Rural Zone DTS/DPF 6.6.
6. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Rural Zone DTS/DPF 3.1(d) 2. Rural Zone DTS/DPF 3.1(e) 3. Rural Zone DTS/DPF 3.1(f).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that exceeds the gross leasable floor area limit expressed in Rural Zone DTS/DPF 6.1(c) or does not satisfy Rural Zone DTS/DPF 6.2.
9. Tourist accommodation.	Except tourist accommodation that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.3(b) 2. Rural Zone DTS/DPF 6.4.

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

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

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	

	Protection of valuable rural, landscape, environmental and food production areas from urban encroachment.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Land division undertaken in accordance with Section 7 of the *Planning, Development and Infrastructure Act 2016.*	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM)

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

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

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO 3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development that significantly increases the potential for fire outbreak	DTS/DPF 1.1 None are applicable.

as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.	
PO 1.2 Child care facilities, educational facilities, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: (a) are remote from or require extended periods of travel to reach safer locations (b) don't have a safe path of travel to safer locations.	DTS/DPF 1.2 None are applicable.
Siting	
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 2.1 None are applicable.
Built Form	
PO 3.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 3.1 None are applicable.
PO 3.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 3.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 4.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 4.1 None are applicable.
PO 4.2 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 4.2 Residential and tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 4.3 Residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) has a dedicated area available that:	DTS/DPF 4.3 None are applicable.

(a) is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements* (b) includes the provision of an all-weather hardstand area in a location that: (i) allows fire-fighting vehicles to safely access the dedicated water supply and exit the site in a forward direction (ii) is no further than 6 metres from the dedicated water supply outlet(s) where required.	
Land Division	
PO 5.1 Land division for residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is limited to those areas specifically set aside for these uses.	DTS/DPF 5.1 None are applicable.
PO 5.2 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 5.2 None are applicable.
PO 5.3 Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided.	DTS/DPF 5.3 None are applicable.
PO 5.4 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 5.4 None are applicable.
PO 5.5 Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 5.5 None are applicable.
Vehicle Access –Roads, Driveways and Fire Tracks	
PO 6.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 6.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by

	constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 6.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) use, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 6.2 Access is in accordance with (a) or (b): (a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 6.3	DTS/DPF 6.3

Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	None are applicable.

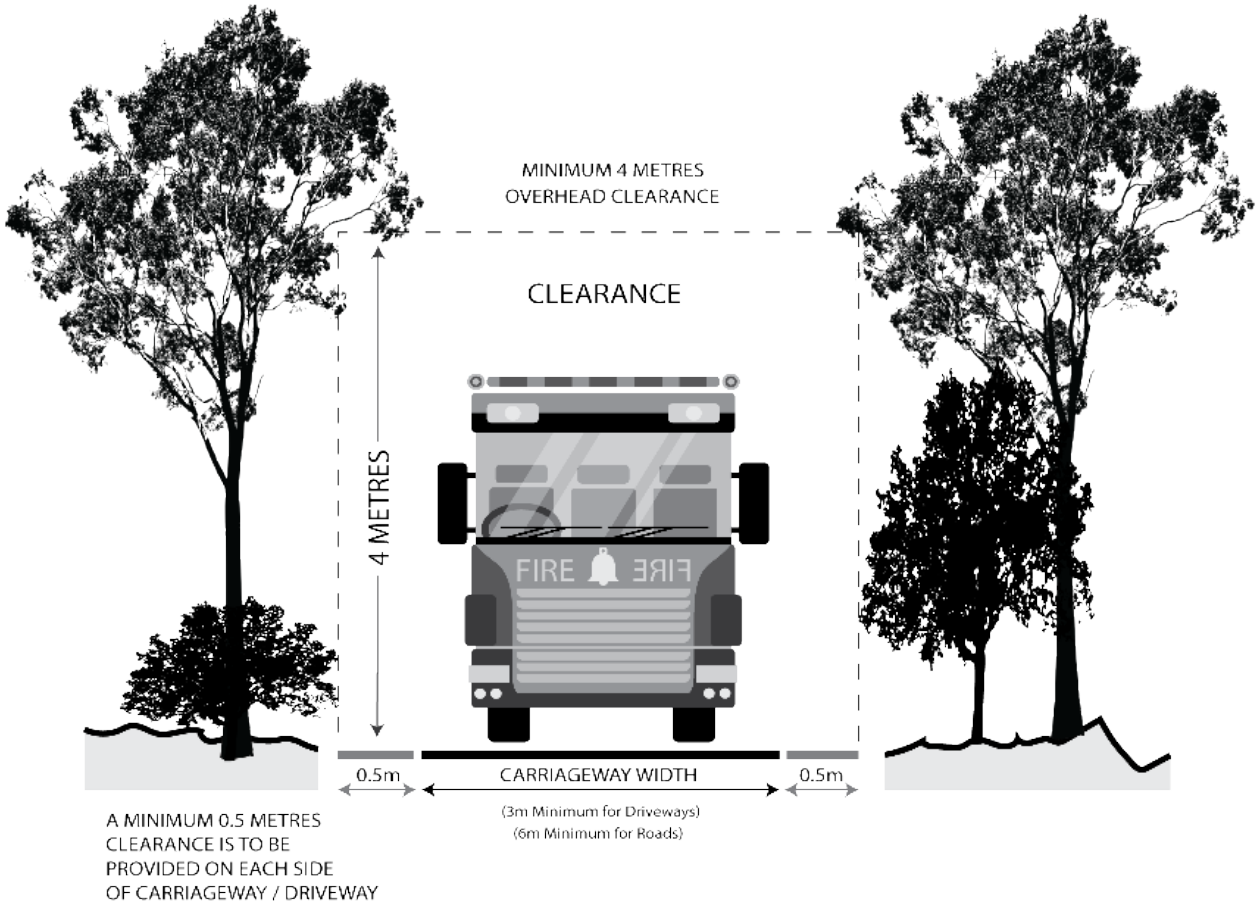
Procedural Matters (PM) - Referrals

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

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

Figures and Diagrams

Fire Appliance Clearances
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

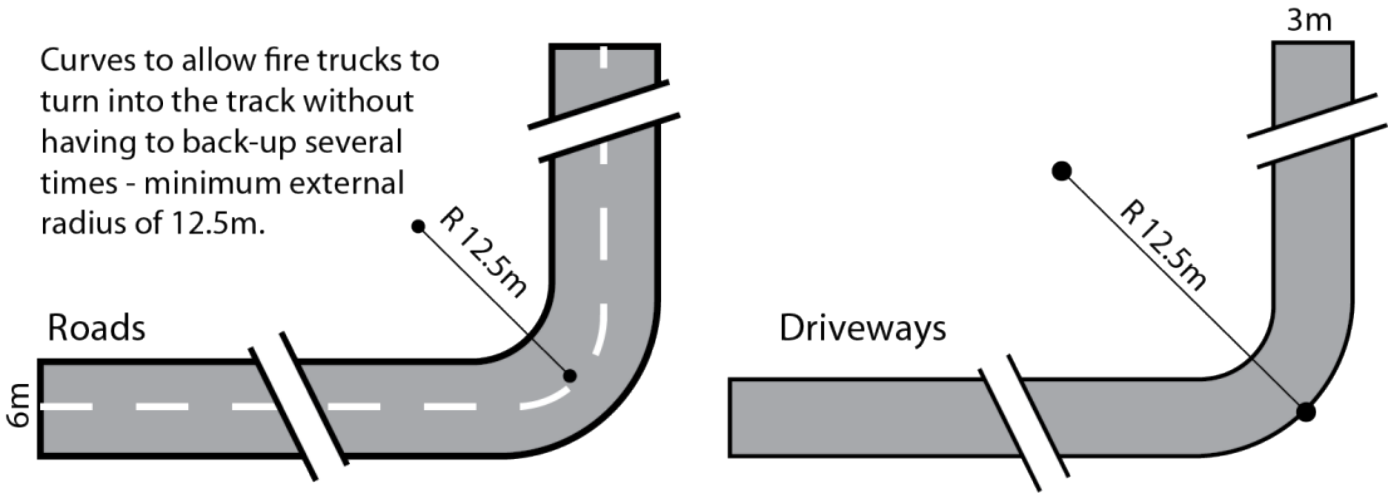


Figure 3 - Full Circle Turning Area

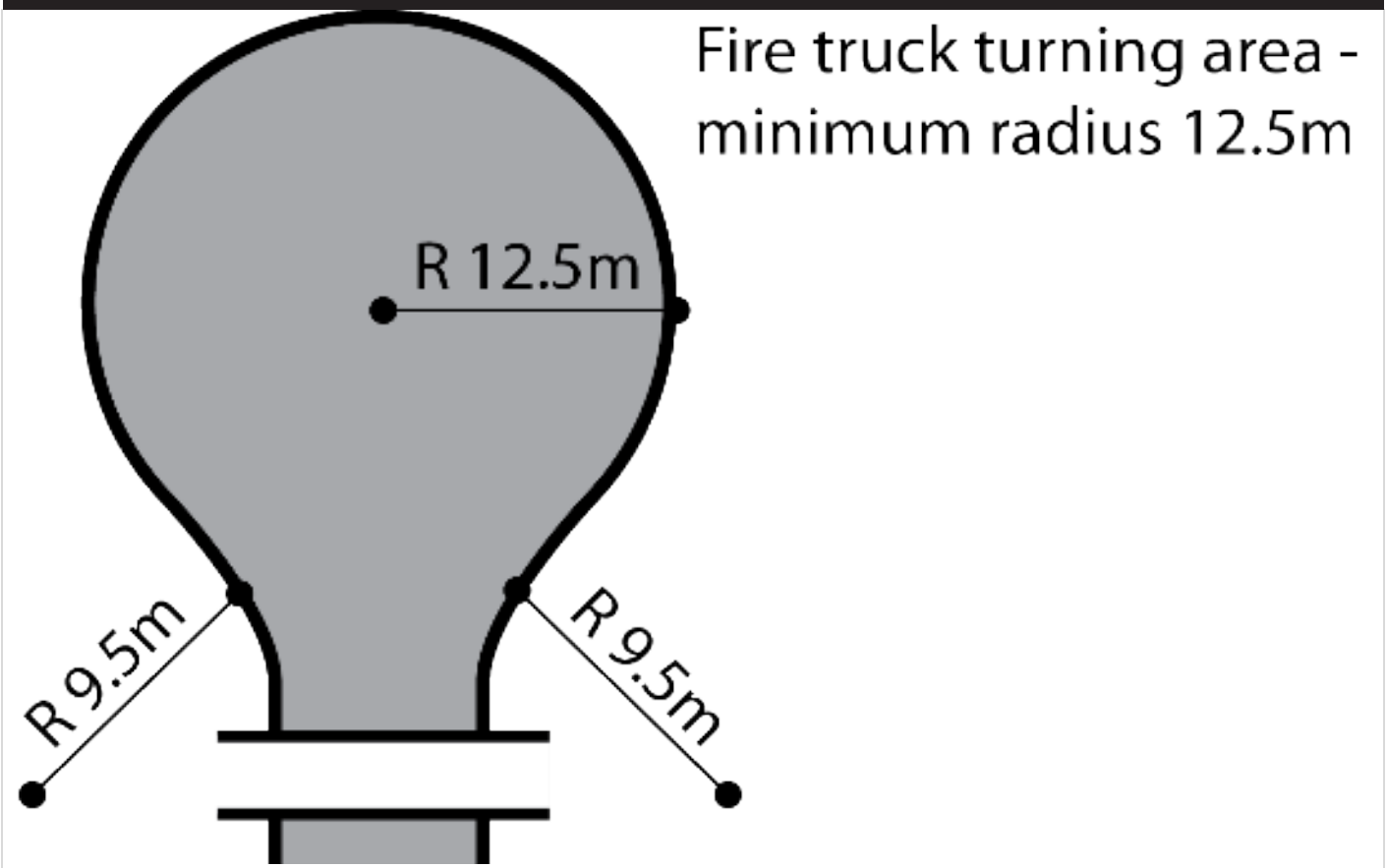
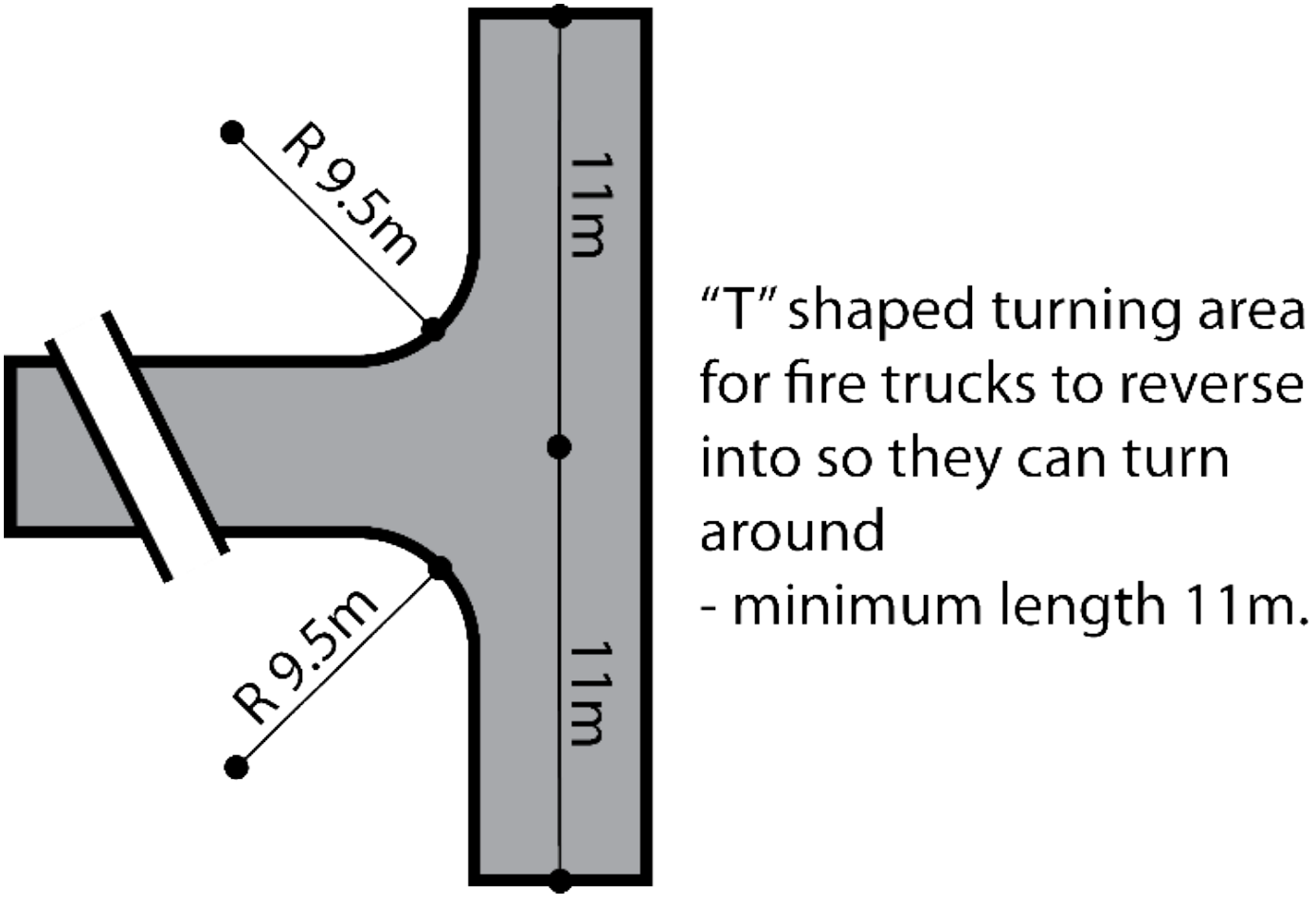


Figure 4 - 'T' or 'Y' Shaped Turning Head



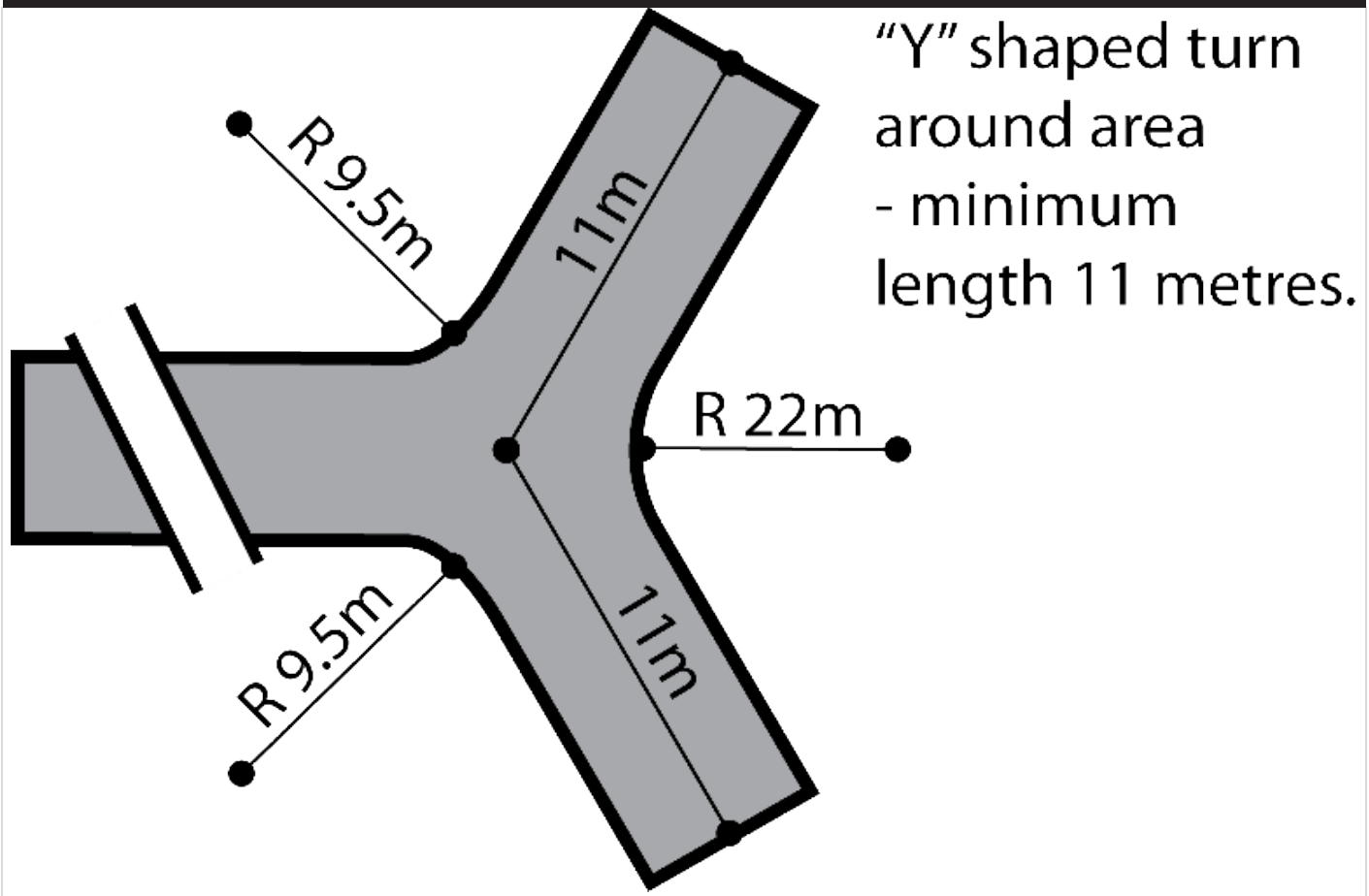
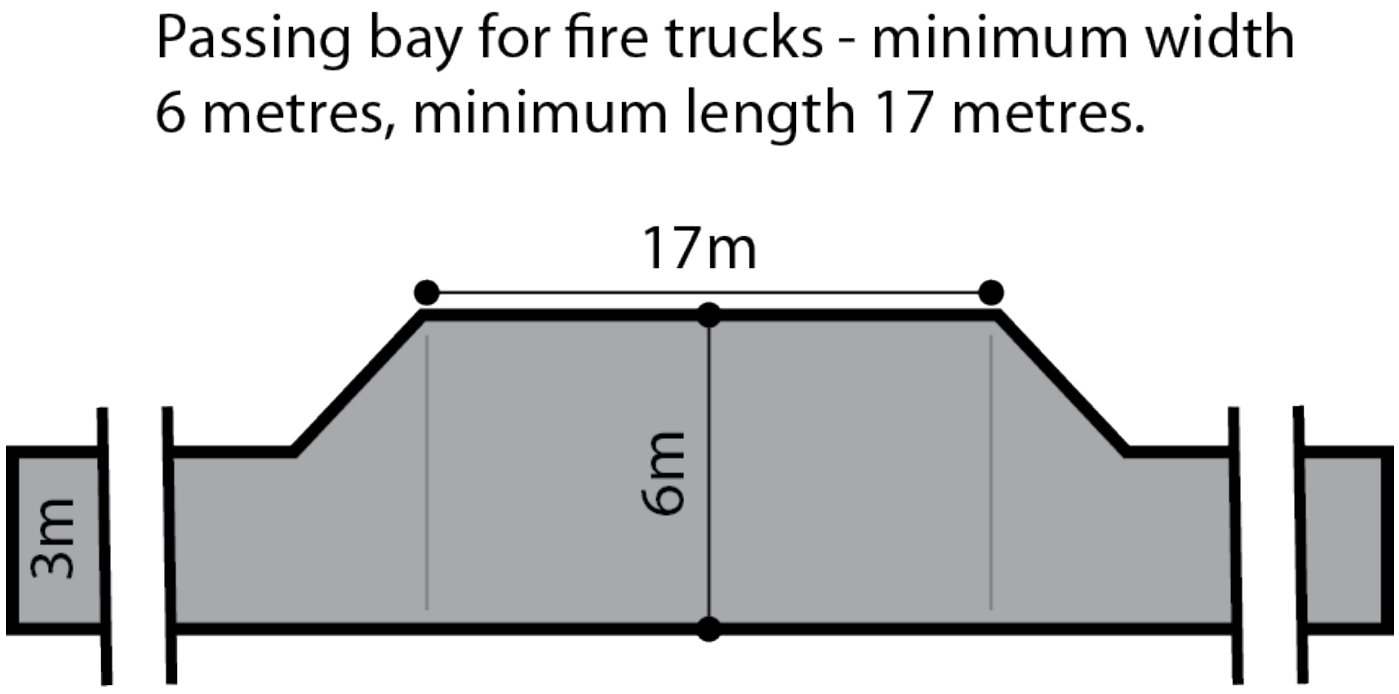


Figure 5 - Driveway Passing Bays



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

Limited Land Division Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Land division does not result in the creation of an additional allotment.	DTS/DPF 1.1 No additional allotments are created.

PO 1.2 Land division involving boundary realignments occurs only where the number of resulting allotments with a site area less than that specified in the relevant Zone is not greater than the number that existed prior to the realignment.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) - Referrals

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

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

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 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.
Land division	
PO 2.1 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*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019*.	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019*.			

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 Land division, including boundary realignment, preserves the integrity of the public waterfront of the River Murray system by limiting the number of allotments having a frontage (or extent of frontage) to that system.	DTS/DPF 2.2 Land division does not result in any of the following: (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	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.

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.			

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 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.	DTS/DPF 1.3 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	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.

(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.			

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

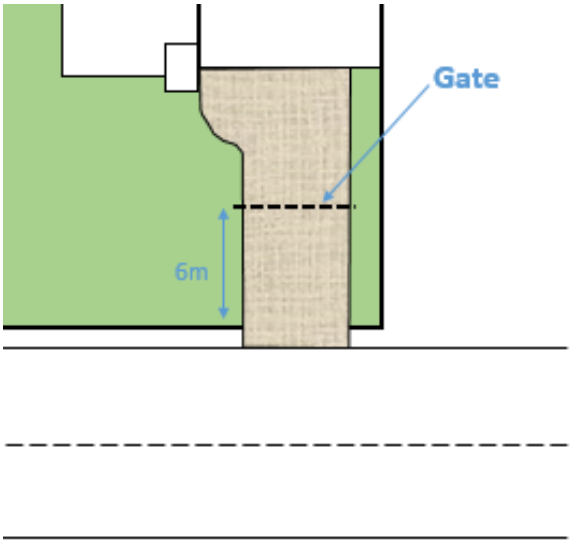
PO 2.1

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:

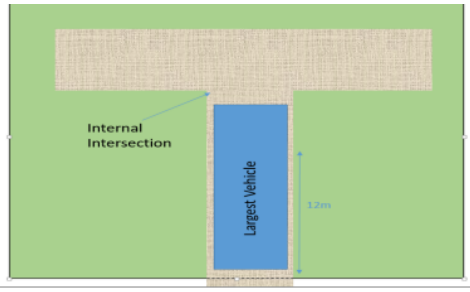
(a) will not service, or is not intended to service, more than 6 dwellings and there are no internal driveways, intersections, car parking spaces or gates within 6.0m of the access point (measured from the site boundary into the site) as shown in the following diagram:



(b) will service, or is intended to service, development that will generate less than 60 vehicle movements per day, and:

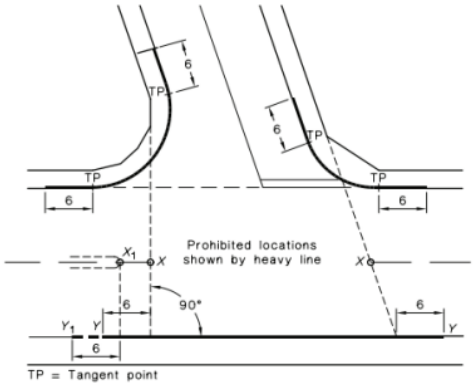
(i) is expected to be serviced by vehicles with a length no greater than 6.4m

(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 <250m^2 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	DTS/DPF 4.1 A new access point satisfies (a), (b) or (c):

safe and efficient operating conditions on the road.

(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.

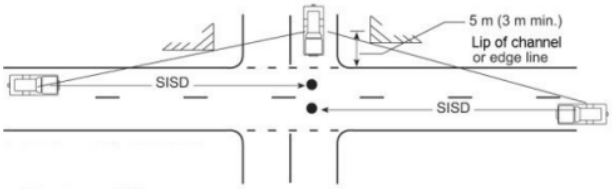
DTS/DPF 5.1

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

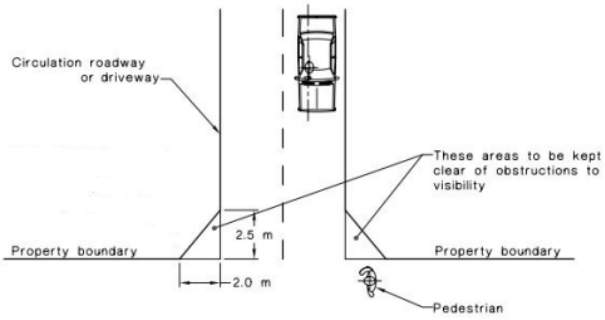
(b) drivers approaching or exiting an access point have an unobstructed line of sight in accordance with the following (measured at a height of 1.1m above the surface of the road):

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

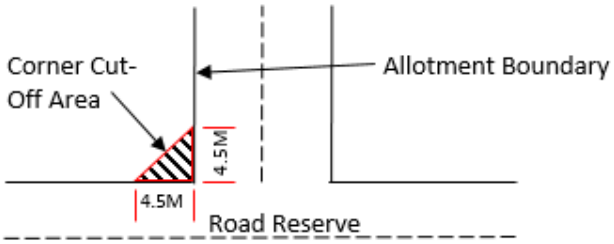


and

(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	DTS/DPF 2.2

Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	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 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	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance

distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	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:	DTS/DPF 2.1 None are applicable.

(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 minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.

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

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 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	DTS/DPF 2.4 None are applicable.

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.	
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 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	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

(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 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	DTS/DPF 7.5

Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the

from public roads and public open space to minimise visual impacts.	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.

PO 13.1	DTS/DPF 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.	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:

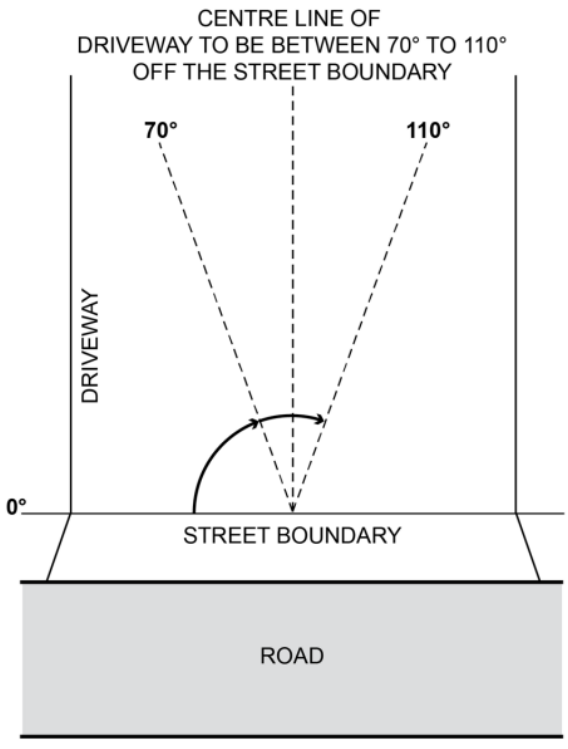
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%

	>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 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	DTS/DPF 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.	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	DTS/DPF 19.6

Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe

to the existing neighbourhood context.	arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.

PO 24.4 Residential driveways in a battle-axe configuration are designed to allow safe and convenient movement.	DTS/DPF 24.4 Where in a battle-axe configuration, a driveway servicing one dwelling has a minimum width of 3m.
PO 24.5 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 24.5 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 24.6 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 24.6 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft Landscaping	
PO 25.1 Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.	DTS/DPF 25.1 Other than where located directly in front of a garage or a building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.
PO 25.2 Soft landscaping is provided that improves the appearance of common driveways.	DTS/DPF 25.2 Where a common driveway is located directly adjacent the side or rear boundary of the site, soft landscaping with a minimum dimension of 1m is provided between the driveway and site boundary (excluding along the perimeter of a passing point).
Site Facilities / Waste Storage	
PO 26.1 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 26.1 None are applicable.
PO 26.2 Provision is made for suitable external clothes drying facilities.	DTS/DPF 26.2 None are applicable.
PO 26.3 Provision is made for suitable household waste and recyclable material storage facilities which are: (a) located away, or screened, from public view, and (b) conveniently located in proximity to dwellings and the waste collection point.	DTS/DPF 26.3 None are applicable.
PO 26.4 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.

Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 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,	DTS/DPF 30.1 None are applicable.

including facilities for the recharging of small electric powered vehicles.	
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 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 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 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,	DTS/DPF 2.5 None are applicable.

maximise passive surveillance from the public realm to the inside of the building at night.	
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the	DTS/DPF 7.1 None are applicable.

building structure.	
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of: (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the	DTS/DPF 8.3 None are applicable.

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 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	DTS/DPF 11.2 None are applicable.

dwellings.	
PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.	DTS/DPF 11.3 None are applicable.
PO 11.4 Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.	DTS/DPF 11.4 None are applicable.
PO 11.5 For mixed use developments, non-residential waste and recycling storage areas and access provide opportunities for on-site management of food waste through composting or other waste recovery as appropriate.	DTS/DPF 11.5 None are applicable.
All Development - Medium and High Rise	
External Appearance	
PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.	DTS/DPF 12.1 None are applicable.
PO 12.2 Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.	DTS/DPF 12.2 None are applicable.
PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.	DTS/DPF 12.3 None are applicable.
PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.	DTS/DPF 12.4 None are applicable.
PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.	DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes: (a) masonry (b) natural stone (c) pre-finished materials that minimise staining, discolouring or deterioration.
PO 12.6 Street-facing building elevations are designed to provide attractive, high quality and pedestrian-friendly street frontages.	DTS/DPF 12.6 Building street frontages incorporate: (a) active uses such as shops or offices (b) prominent entry areas for multi-storey buildings (where it is a common entry) (c) habitable rooms of dwellings (d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.
PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.	DTS/DPF 12.7 Entrances to multi-storey buildings are: (a) oriented towards the street (b) clearly visible and easily identifiable from the street and vehicle parking areas (c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) designed to provide shelter, a sense of personal address and transitional space around the entry (e) located as close as practicable to the lift and / or lobby access

	to minimise the need for long access corridors (f) designed to avoid the creation of potential areas of entrapment.
PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.	DTS/DPF 12.8 None are applicable.
Landscaping	
PO 13.1 Development facing a street provides a well landscaped area that contains a deep soil space to accommodate a tree of a species and size adequate to provide shade, contribute to tree canopy targets and soften the appearance of buildings.	DTS/DPF 13.1 Buildings provide a 4m by 4m deep soil space in front of the building that accommodates a medium to large tree, except where no building setback from front property boundaries is desired.
PO 13.2 Deep soil zones are provided to retain existing vegetation or provide areas that can accommodate new deep root vegetation, including tall trees with large canopies to provide shade and soften the appearance of multi-storey buildings.	DTS/DPF 13.2 Multi-storey development provides deep soil zones and incorporates trees at not less than the following rates, except in a location or zone where full site coverage is desired.

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

Tree size and site area definitions	
Small tree	4-6m mature height and 2-4m canopy spread
Medium tree	6-12m mature height and 4-8m canopy spread
Large tree	12m mature height and >8m canopy spread
Site area	The total area for development site, not average area per dwelling

PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	

PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through 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	DTS/DPF 17.1

Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	Each dwelling with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	
PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 18.2 None are applicable.
Ancillary Development	
PO 19.1 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings (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

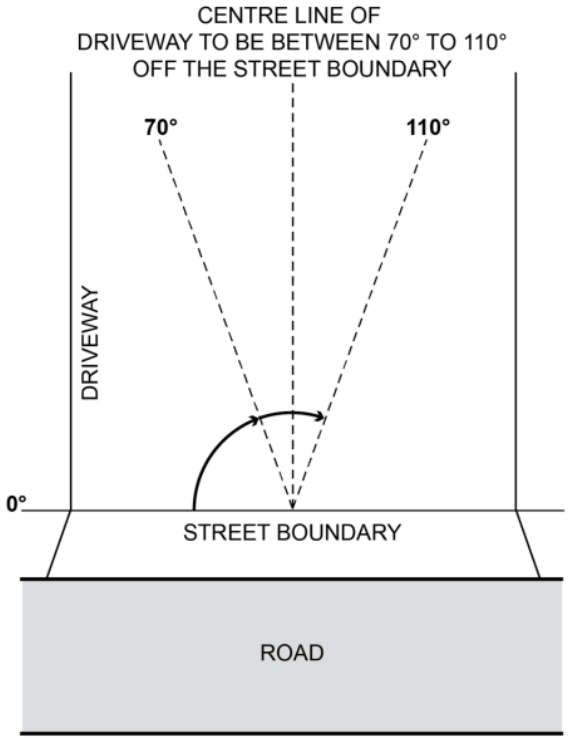
(c) a balcony projects from the building wall

(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 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 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 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms

	(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
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 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, convenient and comfortable living conditions for residents, including an	DTS/DPF 41.1 Student accommodation provides:

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.
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	DTS/DPF 43.1 None are applicable.

regular basis.

Laneway Development	
Infrastructure and Access	
PO 44.1 Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where: (a) existing utility infrastructure and services are capable of accommodating the development (b) the primary street can support access by emergency and regular service vehicles (such as waste collection) (c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems) (d) safety of pedestrians or vehicle movement is maintained (e) any necessary grade transition is accommodated within the site of the development to support an appropriate development intensity and orderly development of land fronting minor thoroughfares.	DTS/DPF 44.1 Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.
Decks	
Design and Siting	
PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table: **Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% B. the amount of existing soft landscaping prior to

	the development occurring. (b) where in association with a non-residential use: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide 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 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	DTS/DPF 3.1 Commercial forestry plantations provide:

fire management design elements.	(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 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table:

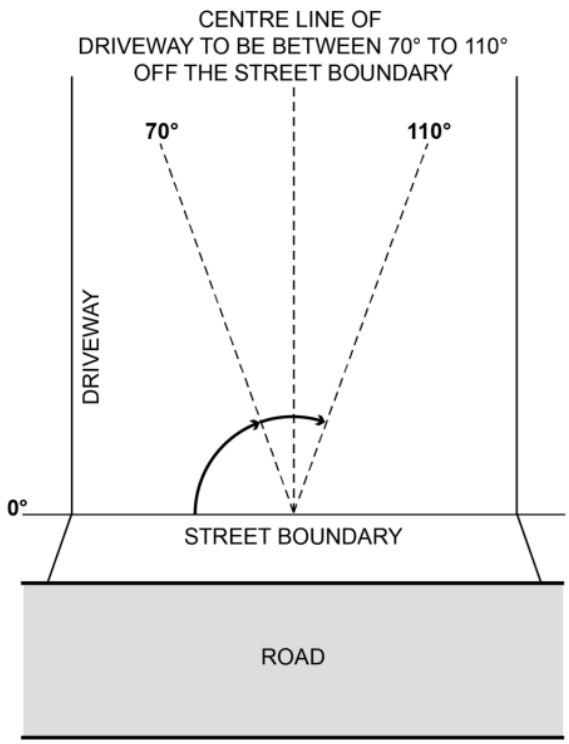
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m2)	Minimum percentage of site

<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	DTS/DPF 15.1 None are applicable.

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.	
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
PO 16.2 Residential flat buildings provide a dedicated area for the on-site storage of waste which is: (a) easily and safely accessible for residents and for collection vehicles (b) screened from adjoining land and public roads (c) of sufficient dimensions to be able to accommodate the waste storage needs of the development considering the intensity and nature of the development and the frequency of collection.	DTS/DPF 16.2 None are applicable.
Vehicle Access	
PO 17.1 Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.	DTS/DPF 17.1 None are applicable.
PO 17.2 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 17.2 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 17.3 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 17.3 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70

	degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.

Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and infrastructure.	DTS/DPF 20.1 The site and building: (a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for

	the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places (such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	DTS/DPF 4.2 None are applicable.
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.

Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services (c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	DTS/DPF 6.3 None are applicable.
Renewable Energy Facilities	
PO 7.1 Renewable energy facilities are located as close as practicable to existing transmission infrastructure to facilitate connections and minimise environmental impacts as a result of extending transmission infrastructure.	DTS/DPF 7.1 None are applicable.
Renewable Energy Facilities (Wind Farm)	
PO 8.1 Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.	DTS/DPF 8.1 Wind turbine generators are: (a) set back at least 2000m from the base of a turbine to any of the following zones: (i) Rural Settlement Zone (ii) Township Zone (iii) Rural Living Zone (iv) Rural Neighbourhood Zone with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine). (b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation
PO 8.2 The visual impact of wind turbine generators on natural landscapes is managed by: (a) designing wind turbine generators to be uniform in colour, size and shape	DTS/DPF 8.2 None are applicable.

(b) coordinating blade rotation and direction (c) mounting wind turbine generators on tubular towers as opposed to lattice towers.	
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

	<table><tr><td><100kW</td><td><0.5ha</td><td>5m</td><td>500m</td><td>25m</td></tr></table> Notes: 1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.
PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use (b) connected to the roof drainage system of the dwelling.
Wastewater Services	
PO 12.1 Development is connected to an approved common wastewater disposal service with the capacity to meet the requirements of the intended use. Where this is not 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	DTS/DPF 12.1 Development is connected, or will be connected, to an approved common wastewater disposal service with the capacity to meet the requirements of the development. Where this is not available it is instead capable of being serviced by an on-site waste water treatment system in accordance with the following: (a) the system is wholly located and contained within the allotment of development it will service; and (b) the system will comply with the requirements of the South Australian Public Health Act 2011.

(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.	
PO 12.2 Effluent drainage fields and other wastewater disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 12.2 Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.
Temporary Facilities	
PO 13.1 In rural and remote locations, development that is likely to generate significant waste material during construction, including packaging waste, makes provision for a temporary on-site waste storage enclosure to minimise the incidence of wind-blown litter.	DTS/DPF 13.1 A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.
PO 13.2 Temporary facilities to support the establishment of renewable energy facilities (including borrow pits, concrete batching plants, laydown, storage, access roads and worker amenity areas) are sited and operated to minimise environmental impact.	DTS/DPF 13.2 None are applicable.

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as	DTS/DPF 1.3 None are applicable.

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

Interface between Land Uses

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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

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

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

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

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

Development operating within the following hours:

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

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

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

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

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

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

a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight
b. other zones is managed to enable access to direct winter sunlight.</td><td>DTS/DPF 3.1

North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.</td></tr>
<tr><td>PO 3.2

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

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

Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following:

a. for ground level private open space, the smaller of the following:
i. half the existing ground level open space</td></tr>
</table>

	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 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.

PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1 External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 6.1 None are applicable.
PO 6.2 External lighting is not hazardous to motorists and cyclists.	DTS/DPF 6.2 None are applicable.
Solar Reflectivity / Glare	
PO 7.1 Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.	DTS/DPF 7.1 None are applicable.
Electrical Interference	
PO 8.1 Development in rural and remote areas does not unreasonably diminish	DTS/DPF 8.1 The building or structure:

or result in the loss of existing communication services due to electrical interference.	(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	DTS/DPF 9.7 None are applicable.

horticultural activities through appropriate separation and design techniques.	
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the *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	DTS/DPF 2.2

Land division enables the appropriate management of interface impacts between potentially conflicting land uses and/or zones.	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	DTS/DPF 6.1 None are applicable.

allotment orientation.	
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	DTS/DPF 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.	None are applicable.
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 The operation of wharves is not impaired by marinas and on-water structures.	DTS/DPF 1.2 None are applicable.
PO 1.3 Navigation and access channels are not impaired by marinas and on-water structures.	DTS/DPF 1.3 None are applicable.
PO 1.4 Commercial shipping lanes are not impaired by marinas and on-water structures.	DTS/DPF 1.4 Marinas and on-water structures are set back 250m or more from commercial shipping lanes.

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Recreation facilities are compatible with surrounding land uses and activities.	DTS/DPF 1.1 None are applicable.
PO 1.2 Open space areas include natural or landscaped areas using locally indigenous plant species and large trees.	DTS/DPF 1.2 None are applicable.
Design and Siting	
PO 2.1 Open space and recreation facilities address adjacent public roads to optimise pedestrian access and visibility.	DTS/DPF 2.1 None are applicable.
PO 2.2 Open space and recreation facilities incorporate park furniture, shaded	DTS/DPF 2.2 None are applicable.

areas and resting places.	
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.

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

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that	DTS/DPF 1.1 None are applicable.

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 Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.

PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 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.

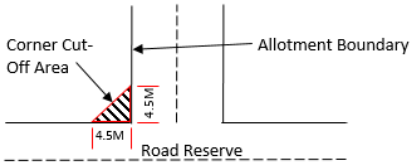
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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 on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility

	infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less

	the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.	DTS/DPF 6.3 None are applicable.
PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	DTS/DPF 6.4 None are applicable.
PO 6.5 Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.	DTS/DPF 6.5 None are applicable.
PO 6.6 Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.	DTS/DPF 6.6 Loading areas and designated parking spaces are wholly located within the site.
PO 6.7 On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.	DTS/DPF 6.7 None are applicable.
Undercroft and Below Ground Garaging and Parking of Vehicles	
PO 7.1 Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.	DTS/DPF 7.1 None are applicable.
Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks	
PO 8.1 Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.	DTS/DPF 8.1 None are applicable.
PO 8.2 Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.	DTS/DPF 8.2 None are applicable.
Bicycle Parking in Designated Areas	
PO 9.1 The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.	DTS/DPF 9.1 Areas and / or fixtures are provided for the parking and storage of bicycles at a rate not less than the amount calculated using Transport, Access and Parking Table 3 - Off Street Bicycle Parking Requirements.

PO 9.2 Bicycle parking facilities provide for the secure storage and tethering of bicycles in a place where casual surveillance is possible, is well lit and signed for the safety and convenience of cyclists and deters property theft.	DTS/DPF 9.2 None are applicable.
PO 9.3 Non-residential development incorporates end-of-journey facilities for employees such as showers, changing facilities and secure lockers, and signage indicating the location of the facilities to encourage cycling as a mode of journey-to-work transport.	DTS/DPF 9.3 None are applicable.
Corner Cut-Offs	
PO 10.1 Development is located and designed to ensure drivers can safely turn into and out of public road junctions.	DTS/DPF 10.1 Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram: 
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	DTS/DPF 11.2 Heavy vehicles:

safely and without creating a hazard to pedestrians and other vehicular traffic.	(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 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	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone

		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.	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	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)

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	Metropolitan Adelaide

	Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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:	DTS/DPF 2.3 None are applicable.

(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.	
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	DTS/DPF 6.4

Landfill facilities are separated from areas subject to flooding.	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	DTS/DPF 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.	None are applicable.
PO 1.2 Workers' accommodation and settlements are sited and designed to minimise nuisance impacts on the amenity of adjacent users of land.	DTS/DPF 1.2 None are applicable.
PO 1.3 Workers' accommodation and settlements are built with materials and colours that blend with the landscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Workers' accommodation and settlements are supplied with service infrastructure such as power, water and effluent disposal sufficient to satisfy the living requirements of workers.	DTS/DPF 1.4 None are applicable.

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

Ref: 25ADL-0570

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2 March 2026

Andrew Houlihan
Assessment Manager
Mount Barker District Council

Sent via Email: ahoulihan@mountbarker.sa.gov.au

Dear Andrew,

DA: 25025164 – Lot 1 Callington Rd, Callington SA 5254

URPS continues to act on behalf of Crest Contracting Pty Ltd.

This letter highlights changes to the plans following Council feedback, further clarity on business operations and further justification against the applicable planning policies.

This letter has been prepared following a meeting held Friday 27 February between URPS, Greg Sproule and Jarrod Wotton from Council's planning department.

Attached with this letter is:

- Amended site plan which has:
  - Relocated the proposal 30 metres towards Callington Road.
  - Introduced additional landscaping strips to the North and Eastern sides of the proposal.
- Graphics including:
  - Locality map which highlights clients serviced in the surrounding areas.
  - Line of sight maps.
- Supporting letters from:
  - James Hilditch Lawyers.
  - Crest Contracting (the Applicant).
  - Inghams Group Ltd.

Background Information and Meeting Minutes

Following Council's initial assessment, you had provided us with the following provisions to be conscious of:

Rural Zone

PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.

PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.

PO 4.2 Expansion of established small-scale or new large-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:

- ***a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality.***
- ***b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like***
- ***c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.***

PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.

Design Module

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.***

Transport, Access and Parking Module

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.

A meeting was held Friday 27 February between URPS, Greg Sproule and Jarrod Wotton from Council's planning department to discuss Council's position on the proposal against the above provisions.

Regarding land use and the sites operations, the following was discussed:

- Transport distribution is expressly envisaged by the Zone and in DPF 1.1.
- PO 4.1 and PO 4.2 support new transport distribution uses when they primarily involved primary production commodities sourced from surrounding areas. Crest Contracting services do exactly this.
- Transport distribution uses have been approved in the surrounding areas in the same Zone without this link to primary production such Premix Concrete to the north of Callington and GE Hughes to the south. These uses differ from Crest Contracting as Crest Contracting has been built around servicing primary producers.
- The site has been strategically chosen by Crest Contracting for its proximity to key clients. 75% of all jobs start of finish within 12km of the subject site.
- The site has been chosen due to its proximity to the large poultry farms in the Murray Bridge and Monarto regions who are significant clients. Biosecurity measures mandate that Crest Contracting be distanced at least 5km from any poultry farm to avoid cross contamination.
- The site will retain approximately 1,800 olive trees. These will be actively managed with the intention of harvesting them. The trees will be irrigated via existing irrigation lines throughout the olive grove. Water will be taken from roof runoff, treated greywater from the washdown bay and supplemented via an existing SA Water connection. The proposed use is not displacing primary production but rather revitalising it.

Regarding screening and landscaping, the following was discussed:

- Council has suggested shifting the proposal up to 30 metres towards Callington Road to better utilise the existing tree line on the northern verge as screening. This feedback has been incorporated and is reflected in the attached plans.
- Council has suggested adding landscaping strips to the north and eastern sides of the proposal. This feedback has been incorporated, and 5-metre-wide landscaping strips are reflected on the attached plans.
- The existing 1,800 olive trees are an average of 3.5 metres high. This provides a substantial amount of screening in all directions.
- The topography of the locality results in obscured view lines from 100m, 200m and 300m distances.
- Design Module PO 3.1 and Transport, Access and Parking Module 11.3 will now be addressed following the changes suggested by Council and existing site conditions.

Conclusion

In summary, the proposed development:

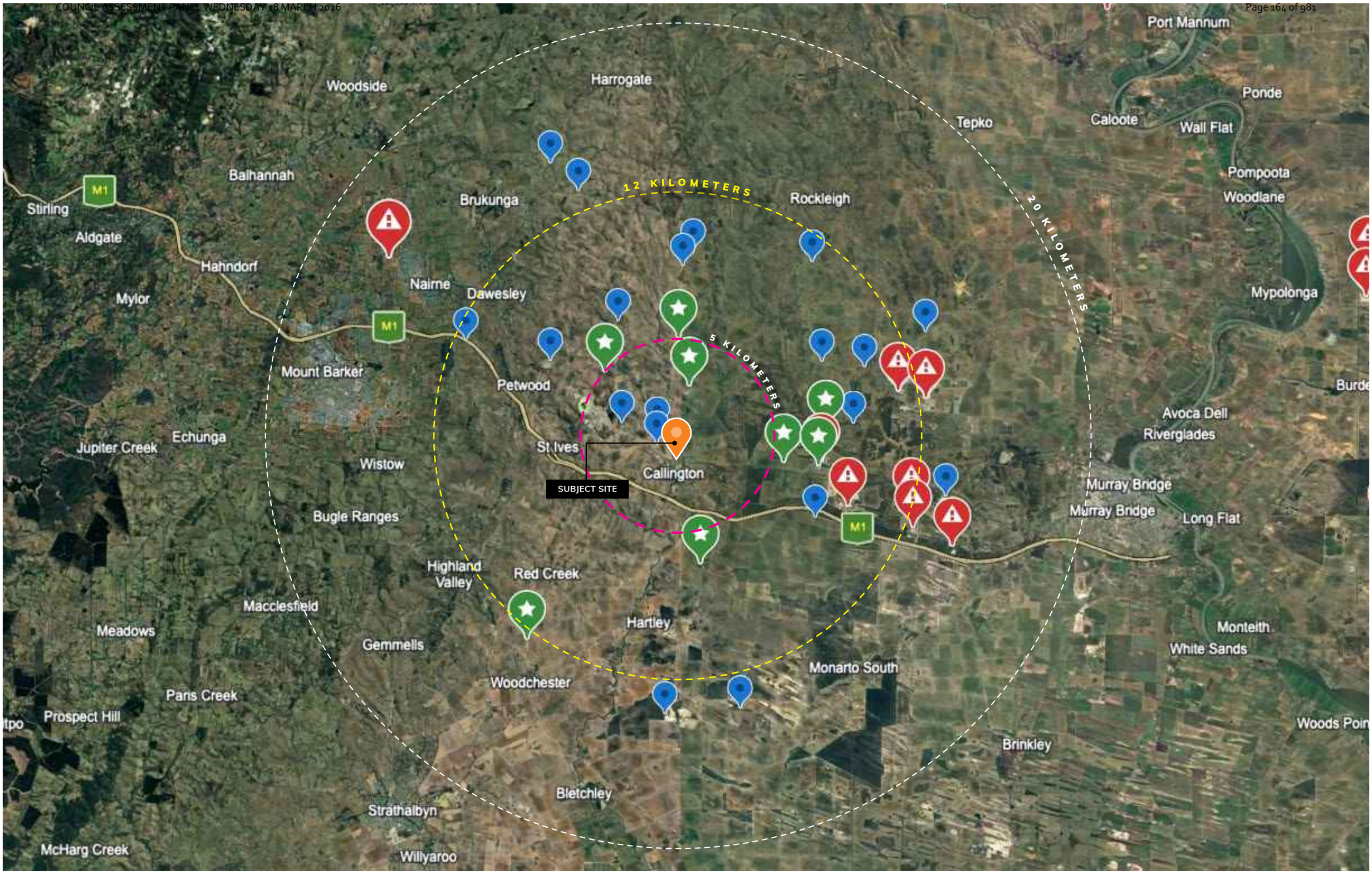
- Reinvigorates an existing horticultural use which would have otherwise deteriorated beyond repair.
- Primarily involves primary production commodities sourced from surrounding rural areas. 75% of all jobs start of finish within 12km of the subject site.
- Has been sited and designed to ensure that there are no visual amenity impacts to the surrounding locality.

We hold the view that this form of development is expressly sought by the Zone to support primary production industries in Rural areas. We believe that planning consent should be granted.

If you would like to discuss any of these points further, contact me on 0429 262 239 or at mgrogan@urps.com.au,

Yours sincerely

Michael Grogan
Senior Consultant



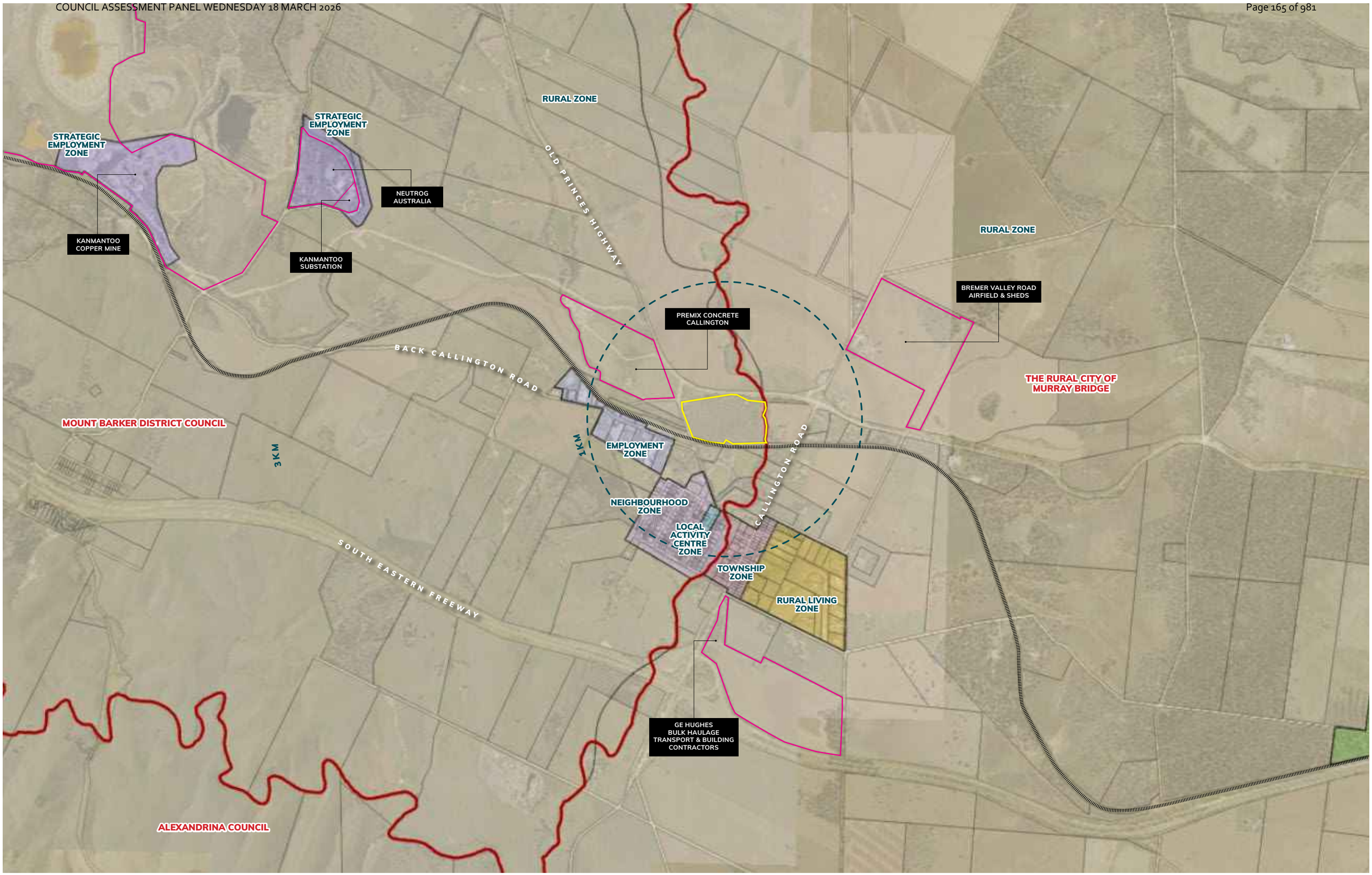
URPS

MAP 1: LOCATION OF CLIENTS INCLUSIVE OF THE RECIEVER AND PRODUCER - PRIMARILY WITHIN 20KM
LOT 1 CALLINGTON, CALLINGTON

POULTRY SITES
MANURE RECEIVERS
REFER APPLICANT LETTER
5KM BIOSECURITY EXCLUSION ZONE

CONTEXT MAP
02/03/2026
NTS @ A3

PREPARED BY	—	LM
REVISION	—	A
URPS REF	—	25ADL-0567

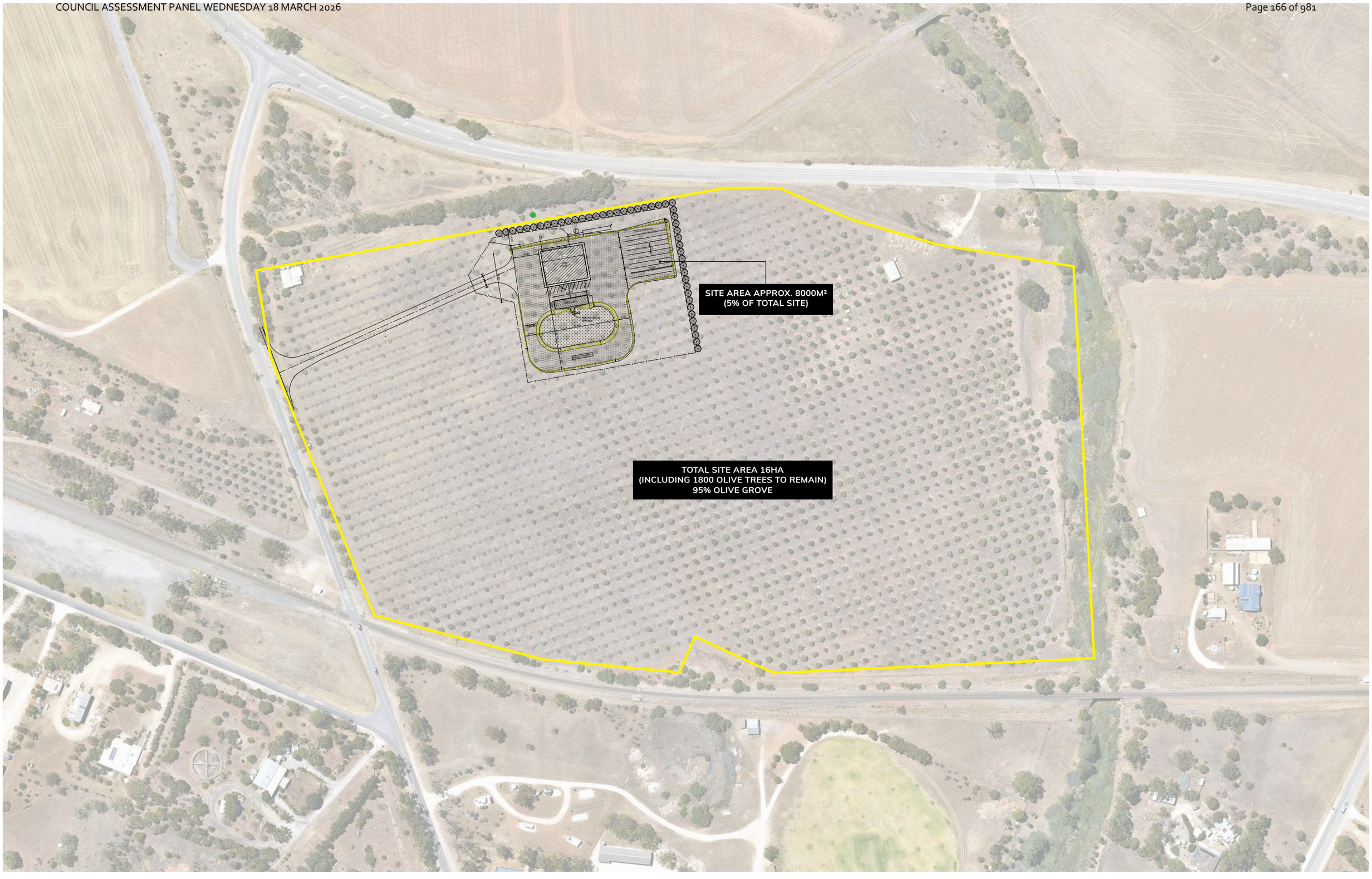


URPS

MAP 2: ZONE AND CONTEXT MAP
LOT 1 CALLINGTON, CALLINGTON

SUBJECT SITE
ZONE BOUNDARY
COUNCIL BOUNDARY
TRAIN LINE
KILOMETRE RADIUS

ZONE AND CONTEXT MAP	PREPARED BY	—	LM
02/03/2026	REVISION	—	A
NTS @ A3	URPS REF	—	25ADL-0567



URPS

MAP 3: SITE MAP
LOT 1 CALLINGTON, CALLINGTON

AFFECTED AREA
SUBJECT SITE

SITE MAP		PREPARED BY	LM
02/03/2026		REVISION	A
NTS @ A3		URPS REF	25ADL-0567

TOPOGRAPHIC EXPRESSION EXCLUDES EXISTING AND PROPOSED LANDSCAPING

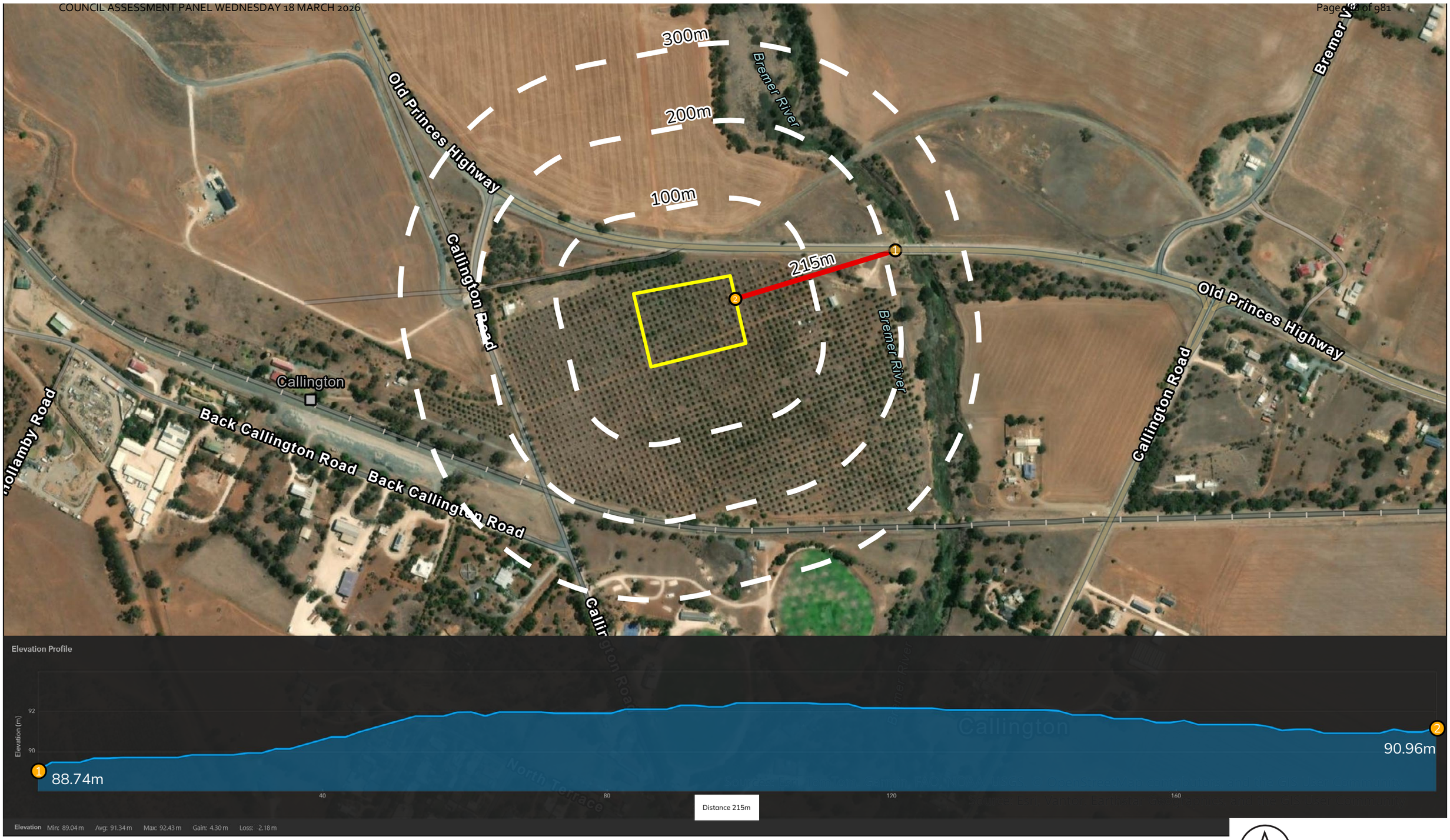
0 50 100 200 m

URPS

MAP 4: ELEVATION PROFILE OLD PRINCES HIGHWAY WEST
LOT 1 CALLINGTON, CALLINGTON

ELEVATION PROFILE POINTS
ELEVATION PROFILE LINE
PROJECT AREA

ELEVATION PROFILE	PREPARED BY	—	JK
02/03/2026	REVISION	—	A
NTS @ A3	URPS REF	—	25ADL-0567



TOPOGRAPHIC EXPRESSION EXCLUDES EXISTING AND PROPOSED LANDSCAPING

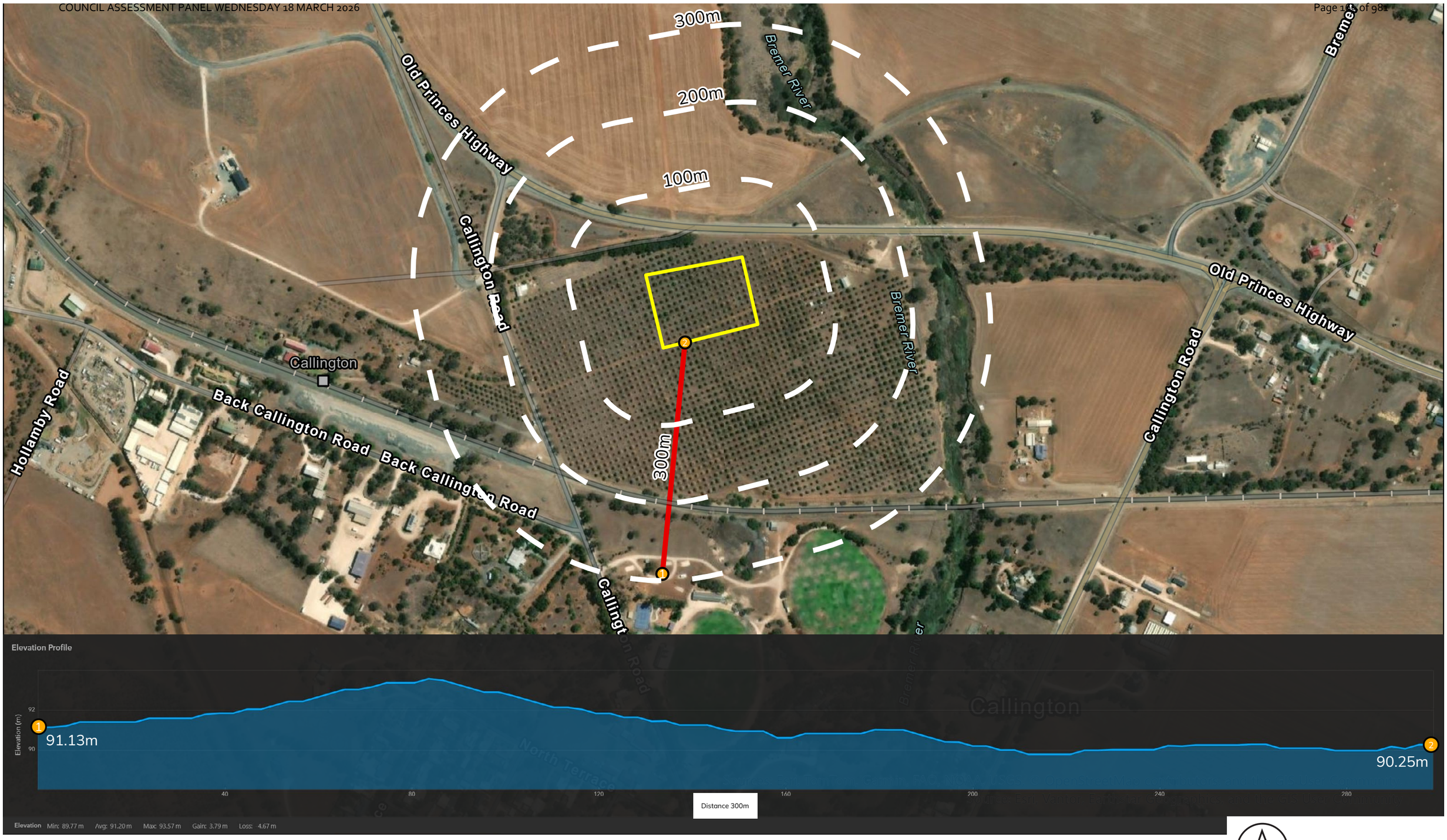
0 50 100 200 m

URPS

MAP 5: ELEVATION PROFILE OLD PRINCES HIGHWAY EAST
LOT 1 CALLINGTON, CALLINGTON

ELEVATION PROFILE POINTS
ELEVATION PROFILE LINE
PROJECT AREA

ELEVATION PROFILE	PREPARED BY	—	JK
02/03/2026	REVISION	—	A
NTS @ A3	URPS REF	—	25ADL-0567



TOPOGRAPHIC EXPRESSION EXCLUDES EXISTING AND PROPOSED LANDSCAPING

0 50 100 200 m

URPS

MAP 6: ELEVATION PROFILE RV PARK
LOT 1 CALLINGTON, CALLINGTON

ELEVATION PROFILE POINTS
ELEVATION PROFILE LINE
PROJECT AREA

ELEVATION PROFILE	PREPARED BY	LM
02/03/2026	REVISION	A
NTS @ A3	URPS REF	25ADL-0567

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3 March 2026

Mr Andrew Houlihan
Assessment Manager
Mount Barker District Council
Building 3/6 Dutton Road
Mount Barker SA 5251

Dear Andrew

Truck Depot - Lot 1 Callington Road, Callington
Application ID 25025164

I act for Crest Contracting Pty Ltd in relation to the above development application.

I have been provided with a copy of the representations which have been submitted in response to the public notification of the application and have been instructed to assist my client and its consultant planners to address some of the fundamental issues arising.

I am instructed as follows:

1. In essence, the proposal involves the development of a relatively small portion of the site to accommodate a transport yard. The site will otherwise continue to be used for olive production.

2. The transport yard will be used for the storage, washdown and maintenance of fleet vehicles which include trucks and farm machinery. No bulk materials will be received at, or stored at, the site for or on behalf of customers at any time.

3. These fleet vehicles already populate the road network in the locality and the surrounding rural area. The proposed development will simply enable my client's existing business, which already services an existing demand within the surrounding rural area, to operate from a new, centralised and organised site in an efficient way which will enable it to service its customers more efficiently and effectively. The proposed development

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Hilditch Lawyers Pty Ltd ACN 145 516 276

represents the natural progression of a successful business which is providing an important service to local primary producers.

4. The vehicles to be stored at the site will be used for a range of activities to support local primary producers including:

   4.1. The transport of spent litter from local poultry farms. This service will extend to a shed cleanout procedure including sweeping and blowing of sheds. The spent poultry litter may also then be deployed on some of those properties, instead of being transported off-site, to improve their soil health.

   4.2. The transport of primary produce from primary production sites to storage, warehousing and distribution facilities (e.g. grain). To the extent that the proposal involves this kind of service it will involve a "transport distribution activity" within the ordinary meaning of that term.

   4.3. The transport from suppliers to primary producers of products integral to the primary production process such as fertiliser, hay, compost, poultry manure and ag lime.

   4.4. The transport of agricultural by-products.

   4.5. The transport of essential aggregates used for primary production infrastructure, driveways and roadways.

5. A key consideration for the site's selection is its strategic proximity to the local primary production market which my client already services. It needs to be close to the market which it will primarily service for reasons of efficiency.

The approach taken by the ERD Court in similar circumstances

6. In the matter of *Martel v DC Grant & Moreland Holdings Pty Ltd* [2000] SAERDC 62 the ERD Court considered a proposal for a truck depot, offices and a residence in the General Farming Zone.

7. In that matter, the applicant for planning consent was essentially a logging contractor involved in the cutting, sorting and transportation of timber.

8. The Court made the following general observations which are important and relevant in all the circumstances surrounding the current proposal:

   "The General Farming Zone objective refers to three primary industries; farming, horticulture and forestry. ***From a regional planning perspective it would be strange indeed to suggest that the transportation of produce is not part of the primary industry concerned. At the heart of planning (and no more so that in regional planning), is the fundamental nexus between land use and transportation****. The carriage of logs from forest to mill is clearly a*

component of forestry and a depot for the parking and maintenance of the logging trucks and, occasionally, of the machinery used in the forests must also be strongly connected…"

When dealing with the limited availability of alternate sites the Court made the following remarks:

"… while having regard to the overall strategy for the development of an area and how various uses might fit within it is a necessary part of any planning evaluation, ***this must be done with a heavy dose of realism****.* ***The availability of land must be borne in mind*** *as must the fact that one has to deal with a specific proposal on a specific piece of land. Mr Moreland gave evidence about his search for land elsewhere including within the Industrial areas. This was quite thorough but of course was from a business point of view. The planners also gave this matter some consideration; Mr Hooper making enquiries of his professional colleagues within the City's administration and Mr Wilder making field observations. In particular, Mr Wilder considered the suitability of that part of the western Industrial area in the District as referred to above. Inter alia, he saw it as*

> *" .... a scarce resource. It's fairly accessible to people and it's fairly accessible to major infrastructure of sewer, water supply and electricity. I believe that that resources [sic] would be better used for a more traditional form of industry that would want to capitalise on the sewer and the closeness to town. .... area and I think it would be wasteful to give over that land to a use like this (proposed) ....".*

I am inclined to agree with these sentiments…"

The Court went on to consider the level of amenity which can be expected in primary production areas:

"I turn now to the locality. For the reasons set out above, ***I consider the proposed development to be generically suitable in the General Farming Zone and well placed in the regional planning picture****.*

…

The terms countryside and primary industry are effectively synonymous and the conduct of broadacre and other activities associated with ***agriculture, horticulture, viticulture, forestry and the like can be as noisy, dusty, busy and traffic generating as secondary industry*** *(see, for example, Riches v District Council of Willunga and French-Kennedy, 1994 EDLR 473)."*

Then the Court made the following observations about built form to be expected in rural areas:

"It will consist of ***large buildings but such are by no means unusual in rural areas****. Indeed, they could be said to be typical; silo clusters, chicken processing sheds, "barrel halls" at wineries, fruit and vegetable*

packing and processing sheds, depots of many kinds and other similar large structures result from ever increasing scales of business enterprise throughout the countryside. While some may regret this trend, it is one that has been with us for decades."

The Court then reached the following conclusion:

"In this matter, the Plan's provisions are relevant across the spatial spectrum; regional, district, neighbourhood and site. The proposed development makes sense in the wider of these perspectives. More narrowly, it is to be placed within a locality which typifies the General Farming Zone in that the locality contains primary industry and associated enterprises. In these terms the proposal is suitably placed."

(My bold and underlining above).

Do the current provisions in the Planning and Design Code contemplate such a use in the Rural Zone?

9. Yes. They obviously do.

10. DO 1 for the Rural Zone ("the RZ") envisages a Zone supporting the economic prosperity of the State through a number of means including the distribution of primary produce.

    Having regard to the specific wording of DO 1, it is not surprising that the economic prosperity of South Australia depends on the production of primary produce. Furthermore, there is probably little point in the production of primary produce unless the required facilities and services for processing, storage and distribution of the produce also operate in viable, convenient, cost-effective and efficient ways so that the produce can be delivered to market. And so provision is made in the policies for zones such as the Rural Zone to accommodate and support these compatible and necessary uses and facilities which, in turn, support the primary producers.

11. The proposed use will maintain the productive value of the land in accordance with PO 1.1 for the RZ as it will continue to be used for olive production. Furthermore, this policy supports "distribution" and the great majority of my client's proposed services can be characterised as "distribution" activities including "transport distribution" which is acknowledged as an appropriate land use in DTS/DPF 1.1.

12. PO 4.1 and 4.2 envisage "transport distribution or similar activities".

13. DTS/DPF 4.1 appears to contemplate a situation in which one of the uses identified in PO 4.1 will operate on a scale and in a manner which is ancillary and directly related to an ongoing primary production use. This would enable the relevant primary producer to diversify and value-add in a manner that is directly related to the produce grown on the land. This is

but one obvious opportunity which can arise in the Zone (see DO 2 for the Zone).

14. The proposal in this case involves the creation of a base for a transport distribution activity which will continue to service the surrounding rural area. It is a proposal of the kind squarely envisaged by PO 4.2. There is no related DTS/DPF. However, guidance in relation to the performance of such a use is set out in paragraphs (a), (b) and (c) of PO 4.2. The proposal meets these performance outcomes and realises the objectives in DO 1 for the Zone accordingly.

15. New transport distribution and similar activities (noting that my client's proposal can squarely be described as involving transport distribution and similar activities) are envisaged in PO 4.2 for the Zone where they "involve" primary production commodities sourced from the same allotment and/or surrounding rural areas. No specific limit on scale is envisaged in the relevant policies. It's really a question of impact which comes down to a planning assessment.

    Clearly, the proposal is involved in primary production commodities which are sourced from surrounding rural areas. I am instructed that my client's business services a demand arising from within the primary production sector which operates in the surrounding rural area.

    To look at this logically in another way, the Rural Zone generally does not encourage or envisage the establishment of businesses which do not involve primary produce in some way (e.g. which do not involve its production, processing, storage, warehousing, packing, distribution, value-adding enterprises and the like).

    This makes perfect sense because the State's productive agricultural land should be primarily used for primary production, for the businesses which help the primary producers to grow the produce and present it to market and for compatible land uses which benefit from being located in the Rural Zone for strategic planning reasons (including, for example, tourist accommodation). A whole range of appropriate and compatible business and uses are listed in DTS/DPF 1.1 for the Rural Zone.

    When PO 4.1 and PO 4.2 are read together with DO1 and DO2 for the Zone, as well as independently, it becomes apparent that a number of outcomes are envisaged and supported in the Zone. One scenario could involve a particular primary producer diversifying and value-adding by undertaking activities which are directly-related and ancillary to their own produce (this outcome is supported by DO 2 for the Zone). Another obvious scenario will involve the introduction of a new use such as storage, warehousing or transport distribution which meets the performance parameters outlined in paragraphs (a), (b) and (c) of PO 4.2. The end result would be the realisation of DO 1 for the Zone in that particular case.

16. Any argument that the provisions for the Rural Zone only support primary production land uses (that is, the growing of produce only) is misguided. Any such argument flies in the face of DO 1 and DO 2 for the Rural Zone and fails to recognise the many Performance Outcomes which squarely envisage the use of land in the Rural Zone for uses and industries which support primary producers. Furthermore, the enormous area of land in our State consumed by the Rural Zone could not be used for all of the uses and industries which are imperative in order to support the primary producers. The argument makes no sense. However, it would make sense to recognise that the Rural Zone should only accommodate the range of uses envisaged within it by the relevant Zone provisions. My client is proposing one of those very uses.

17. PO 4.3 specifically contemplates the establishment of transport distribution "or similar activities". The activities proposed by my client are "similar activities" to transport distribution insofar as any of them (if any) might be said to fall outside the ordinary meaning of the term "transport distribution" (which is not defined in the Code).

18. Furthermore, PO 7.1 recognises the need for "offices" in some circumstances and PO 10.1 acknowledges that "large buildings" will obviously need to be accommodated in the RZ in order for primary production to be undertaken and serviced in an efficient way.

19. In short, the provisions for the RZ, which is a very large Zone, recognise the importance of accommodating the support network that primary producers require for the production and distribution of produce in an efficient and cost-effective way.

20. The RZ is not a Zone which is purely intended to accommodate the growing of primary produce. It also clearly promotes value-adding, distribution and the like so that the primary producers are supported efficiently.

The proposed use is supported by the Code in the RZ at a fundamental level. Any fair and rational assessment of the proposal should commence with an acknowledgement that the fundamental land use is envisaged and encouraged in the Zone. Unsurprisingly, my client's current business meets an existing and demonstrated demand from surrounding primary producers operating from within the rural area surrounding the site.

The appropriateness of any particular use of the kind proposed in the RZ should then, in reality, simply boil down to a balanced consideration of the operational and design details of the proposal and its impacts. The proposals to manage any impacts arising and the continued operation of a substantial olive grove will of course be relevant factors in the assessment.

Any impacts of the proposal need to be assessed in the proper context. That is to say, the Rural Zone is not a residential zone in which a residential amenity can or should be expected. It is a Zone which has been specifically established to accommodate the kind of use which is now proposed, among many other uses listed in the relevant provisions of the Code.

Yours Faithfully,

James Hilditch

james@hilditchlawyers.com

Our Ref: JRH:000915
Your Ref:

To The District Council of Mount Barker,

Re: Crest Contracting Development Application – Lot 1 Callington Road

We are Tyson and Jessica Barolo, owners of Crest Contracting—an agricultural contracting and logistics company built on generations of farming heritage and a strong connection to the land and the people who work it. We are writing this letter to provide a detailed overview of our operations, which support primary producers in the surrounding area, in response to the representations which have been submitted during the public notification period.

Who We Are

Our story begins long before our business did. Both of us are proud to come from 4th generation farming families, and the Rothe, Barolo, Byrnes and Hay names are well known in the region. Farming isn't just our background—it's our identity, our skill set, and our legacy.

In 1996, our family established the Monarto poultry farm, relocating from Echunga. Through relentless work, innovation and a commitment to best practice, our family farm has grown to become Inghams' top-performing site nationally. That achievement didn't happen by accident—it was earned over decades. And it opened the door to an opportunity.

The Local Need For Our Services

Local farmers and businesses in the surrounding area approached us with a clear need: reliable, consistent removal of spent poultry litter, and access to that material to improve soil health. Crest Contracting was created to meet that need. Since 2021, we have delivered full shed cleanouts—including sweeping, blowing and transport—while supporting the circular economy (see Appendix 1). From the home gardener at Bunnings to broadacre farmers such as Inglebrae Holdings, Kanmantoo Pastoral, Colrae Farms, as well as intensive vegetable growers like Swanport Harvest and Costa Mushrooms, we are the essential link between these primary producers and the final customer. These primary producers are the foundation of our region's strength and sustainability.

What We Do Today

Our business operates a fleet of trucks, trailers, Manitou loaders, and skid steers, providing services to farmers within the region which surrounds the proposed development site. This work is highly time-critical for our customers, due to cyclical and seasonal demands. For context, the poultry farms we service for the essential removal (cleanout) and transport of spent litter (manure) require strict biosecurity standards and production schedules to be met. Backed by consistent delivery outcomes and a commitment to exceptional customer service,

Crest Contracting has been able to support a wide range of surrounding primary producers, including for:

- *Harvest Support* – carting grains from local farmers to chosen storage facilities, ports or other farmers for feed lotting. This service peaks during the harvest season, and is also required across the year as some farmers store grain on site
- *Compost/Composted Manure/Pelletised Manure* – transporting value-added bulk products from a Manufacturer in Kanmantoo to various primary producers
- *Ag Lime* – timely access and delivery of Ag Lime to farmers in the surrounding area. This is often in high demand before seeding (Jan – March)
- *Fertilisers* – these are predominantly collected from the Port of Adelaide and delivered to farmers in the surrounding area who often use this before seeding, as well as seasonally during the year
- *Hay* – assisting with transport from farms in the local area, to their customers or between properties – essential during drought conditions
- *Agricultural by-products* – straw is taken after harvest and provided as a bedding for poultry farmers in the surrounding area
- *Support for Contractors* – we provide bulk transport of fertiliser, compost, manures and other soil enhancers to contractors who provide services such as spreading, on farmers/property owners (e.g. hobby farmers) in the surrounding area
- *Support for rural infrastructure* – delivery of aggregates is essential for roadways and driveways, buildings etc and we are able to deliver these products to the surrounding area, providing a cost-effective solution for farmers
- *Machinery Services* – we assist local poultry farmers by unloading and spreading their bedding material for their sheds, prior to receiving chickens (each 9-week cycle)

We also supplement our work (e.g. to supplement income outside periods when we are busy servicing primary producers) with a smaller portion of customers outside of primary production. This includes Premix Concrete in Callington and Hillgrove Mine in Kanmantoo, both within 5km of the proposed depot. We service these customers with delivery of essential aggregates and although these businesses are not primary production, they require transport of materials to function, which supports and strengthens the local area.

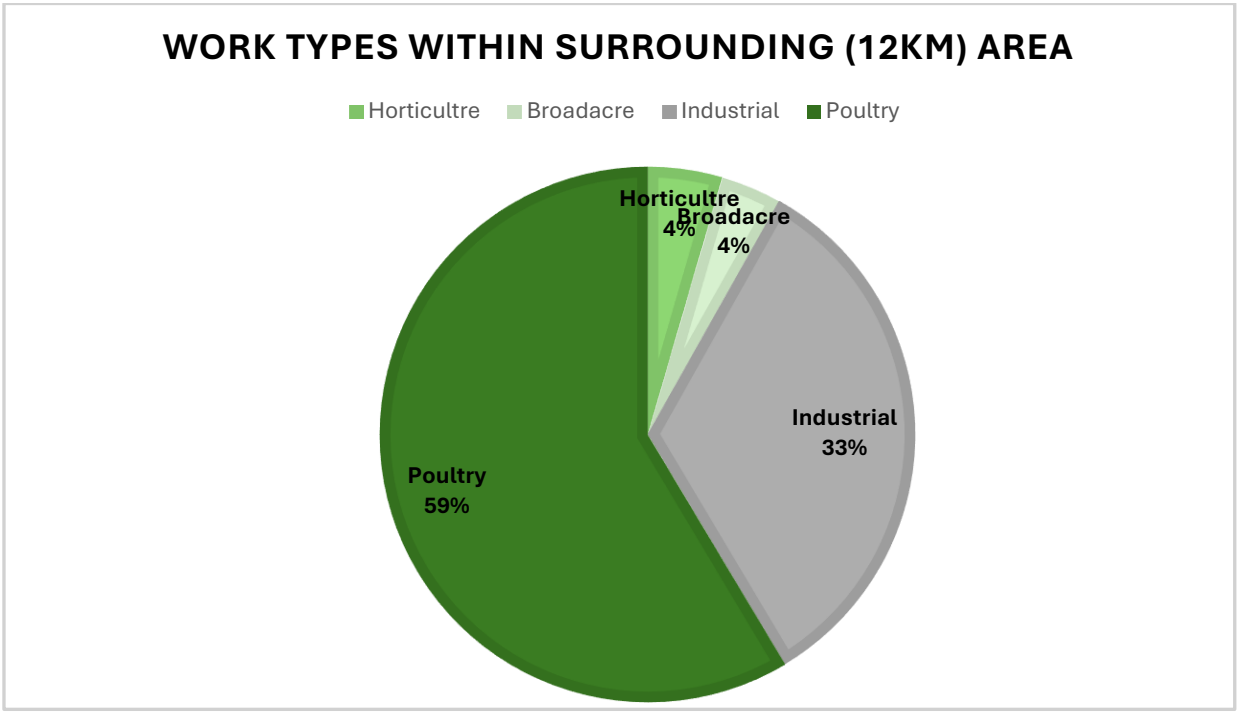
Why Our Depot Matters To the Surrounding Rural Area

Crest Contracting sits at the core of the agricultural supply chain. Establishing our depot in Callington strengthens that position and service. Currently, we do not have a dedicated depot for our operations and are spread across multiple sites to ensure we comply with biosecurity requirements, as well as heavy vehicle approved routes. A dedicated logistical base will:

- consolidate our existing operations
- improve delivery speed
- reduce transport costs for farmers
- increase responsiveness during seasonal peaks
- reduce emissions through more efficient routing

This is not new industrial activity. This is an agricultural service becoming more efficient and sustainable.

The services provided by Crest Contracting form a critical link in the chain of responsibility for primary producers and local businesses who both supply and rely on agricultural products. To demonstrate this, we have prepared a graph illustrating the types of work we undertake within the surrounding local area (a 12 km radius from the proposed development). These activities have been grouped into agricultural categories—poultry, broadacre and horticulture—as well as industrial categories. Together, they represent the movement of products and services delivered to, or collected from, sites operating within this area.



Crest Contracting is one of only three contractors in South Australia capable of providing a full cleanout and transport service to poultry farms. Because many of these farms are located within our surrounding region—and supported by a well-established network for the sale and reuse of this material—we have been able to build a reliable, efficient operation that services the majority of poultry sheds south of Adelaide. This positioning allows us to meet industry demand quickly, maintain continuity for producers, and strengthen the broader agricultural supply chain.

The existing olive grove will be improved through structured management, appropriate inputs and consistent maintenance to support viable oil production. Experienced olive growers have been engaged to advise on nutrient management, pruning and overall orchard health, ensuring yields are optimised and the grove remains aligned with long-term agricultural production.

Our role in the region extends beyond transport—we operate as an integral part of the farming community. We routinely share equipment, machinery and labour with neighbouring farms, stepping in to keep operations moving during breakdowns, peak periods or unexpected challenges. This level of cooperation is essential to maintaining the continuity of primary production in the local surrounding area.

Exact Use of the Land

A number of the representors have expressed concerns which suggest a misunderstanding of our proposal. The proposed site is approximately 40 acres. Our depot will occupy only a small portion of it, with around 90% of the existing olive grove, 1,800 trees, retained for production. The land will remain predominantly rural in appearance and function. Our proposed shed, office and screened parking area are modest in scale and consistent with rural industry expectations. This development respects the land, the neighbours and the rural character of the region. The depot will be used for the storage and maintenance of fleet vehicles, including trucks and farm machinery. We will transport products between locations only. No bulk materials will be stored on site at any time. Our proposed shed will simply function as a workshop for maintenance and servicing of vehicles and equipment (e.g., tyre changes, greasing, repairs). It will also provide staff amenities such as a lunchroom and bathroom and will be used for training and development as required. Storage will be limited to spare parts, tyres, tools, and associated equipment and our office building will accommodate administrative and office personnel. A designated wash pad will be used to clean vehicles and equipment of road grime and dirt between jobs, ensuring machinery remains clean and well maintained. Minor residues from transporting bulk materials will be washed out for biosecurity purposes and to prevent cross-contamination between customer products. In regard to carting poultry manure, we will continue to complete our rigorous wash down process to meet biosecurity requirements and cleanliness of our vehicles. Our wash down process entails:

- Sweep out of material at delivery point
- Bulk water rinse at depot, followed by high-pressure wash
- Application of eco-friendly cleaning agent followed by brush and scrub of entire unit
- Bulk water rinse to wash cleaning agent off
- Full washdown of wash pad to ensure no residue remains outside of sealed tank

The wash pad will include an integrated filtration system that captures all water and solids, enabling the recycled clean water to be reused throughout the olive grove. All solids are captured in a completely sealed tank, which will eliminate any odour. The tank is then emptied by an approved contractor as required, following a similar process used for standard septic waste collection. This system is compliant to EN 858-1 standards, tested by the University of South Australia, and meets EPA and stormwater Australia guidelines.

Local Knowledge, Local People, Local Impact

We are a small, family-run business employing local people who understand the community because they are part of it. We employ operators who are experienced, compliant and approachable. Our response times are fast because we live here, work here and care deeply about the farmers who rely on us. We invest in local initiatives because they support our families, our workforce and our community.

Why This Site Is the Only Viable Site

This proposal will not add new traffic to the local area. Our fleet already uses these routes daily. Alternative sites were assessed and ruled out:

- Monarto Industrial Estate: excluded due to Inghams' strict 5km biosecurity exclusion zone
- Sites south of Callington: unsuitable due to lack of clean water—an essential operational requirement
- Callington light industrial area: unsafe for heavy vehicles due to the Callington Rd / Back Callington Rd intersection and the need to cross the railway line to enter the township

The selected site is not only appropriate—it is essential and was the only available site after years of property searching. It is the only location that enables us to operate safely, efficiently, and in full alignment with the needs of the surrounding agricultural community we serve. Its position outside the town boundary and close to a designated heavy-vehicle route is critical, especially given that over 90% of our work begins or ends in the Callington area.

Misleading Article Published in the *Courier*

We feel it is also necessary to note the significant negative impact a prominent article published by the *Courier*, titled *'Animal Waste Shed Planned for Callington'* has had not only on this proposal and the submissions received, but to us personally and our staff within our own community. We would like to clarify again, that no animal waste products will be stored on site. Therefore, no odour from such materials will be generated. We will continue to follow a strict washdown procedure, beginning at each customer delivery point, where drivers sweep out tubs, ensuring only minor residue returns to the depot for washing.

To Close

Crest Contracting exists because agriculture is in our blood, and because we believe in strengthening the communities that shaped us. We're not just building a depot, we're building capacity, resilience and long-term value for the surrounding agricultural industry that raised us.

Thank you for considering our story, our vision and the facts.

Kinds Regards,

Tyson & Jessica Barolo
Crest Contracting Pty Ltd

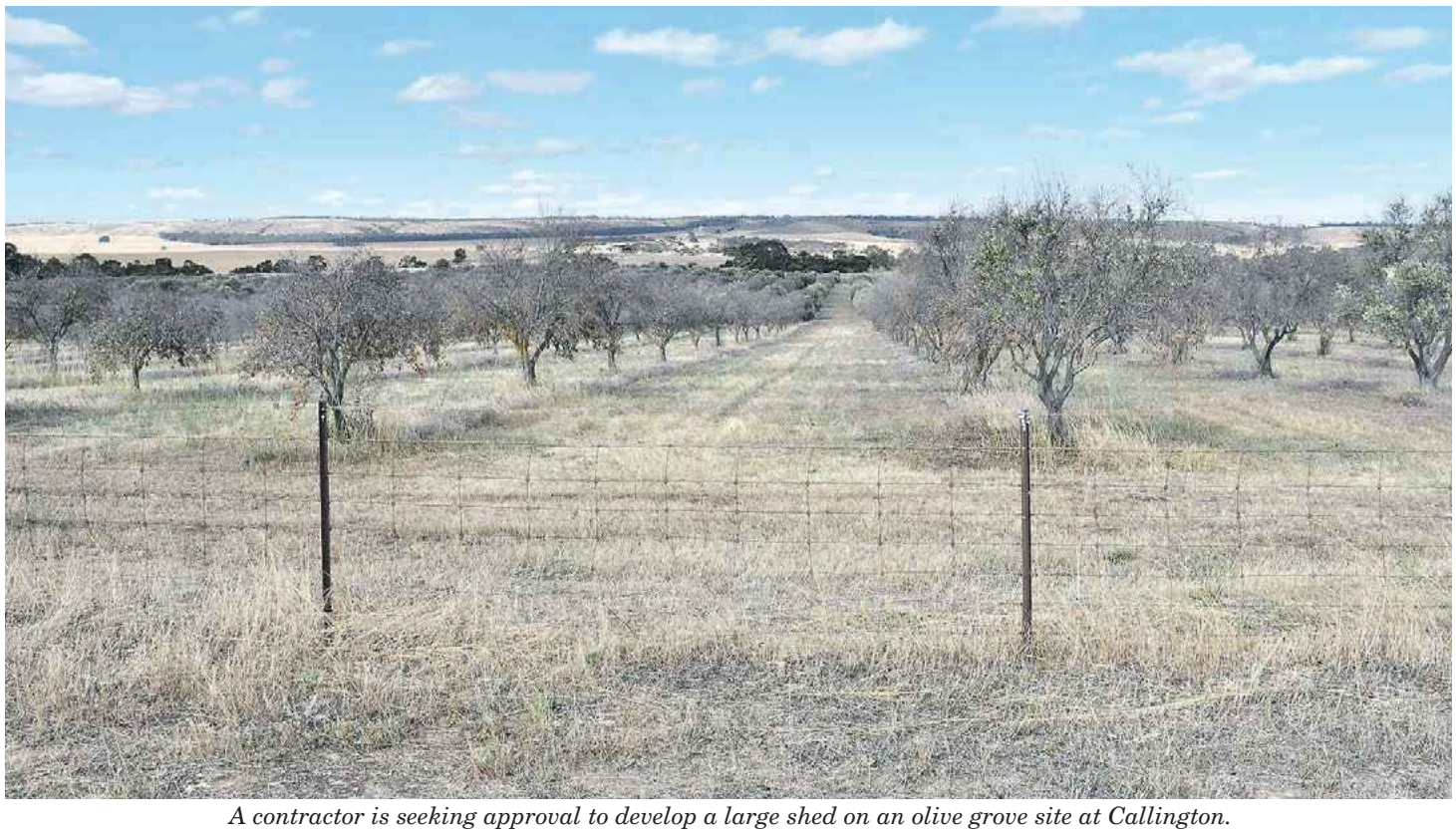
Animal waste shed planned for Callington

LOUIS MAYFIELD

A contractor that services controversial Hills fertiliser company Neutrog has applied for approval to develop a large shed and office building for the "collection, transport and disposal" of animal waste at Callington.

The proposal, submitted to the Mt Barker Council by Crest Contracting, also includes the development of a washdown pad, parking area, fencing and diesel storage tank at a 159,700sqm lot on Callington Road.

Neutrog, which stores chicken manure in piles on Mine Road at Kanmantoo, is among the clients for which Crest Contracting transports material, however, it will not store the animal waste at the proposed site.



A contractor is seeking approval to develop a large shed on an olive grove site at Callington.

Trucks

The new shed would be about 732sqm, including an internal transportable office and bathroom facilities, while a separate 18sqm office building would be developed for "scheduling and accounting purposes".

Up to 11 trucks could be parked on site, according to a planning report by consultants URPS, with the site bound by a railway line to the south, a watercourse to the east, Old Princes Highway to the south and Callington Road to the west.

"The facility will be operated by Crest Contracting, servicing local primary production enterprises, primarily poultry farms, through the collection, transport and disposal of animal waste," the report said. Representatives from URPS met with Mt Barker Council staff at the site to introduce the proposal and ensure they were "comfortable" with the proposed land use, according to the report.

"Minutes from the meeting indicate council are generally comfortable with the land use," it said.

The existing site is located within an olive grove, with the building to be "partially screened" by existing vegetation and located 215 metres from the nearest sensitive receiver on East Terrace.

However, five council-owned trees will need to be removed to "achieve required site lines" for the development, four of which are street trees.

The applicant is seeking to offset the removal of the trees via a payment into the Native Vegetation Council's Tree Offset Fund "as opposed to planting additional trees on the land" because it is "not ideal" for introducing additional vegetation.

The application is on public notification until Tuesday, November 25. To have your say visit tinyurl.com/CrestDev.

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Deadly road trend in Mt Barker region

FROM PAGE 1

"Our community is living with the daily effects of an overworked and outdated road system – congestion at peak times, limited alternate routes and intersections that no longer match the traffic volumes they're carrying," she said.

"These are not just infrastructure problems, they're safety risks."

The Black Spot Program is a national funding initiative that supports traffic safety infrastructure to improve roads where crashes have occurred or are at risk of occurring. In addition to seeking Black Spot Funding, the council will write to DIT seeking "appropriate measures" to enhance road safety within the council area.

A council report assessing the state of Mt Barker's arterial road network in August found that many key routes were being overwhelmed by peak hour traffic, creating "gridlock".

This created an environment where rear-end crashes were more likely to occur, according to the report.

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Appendix 1

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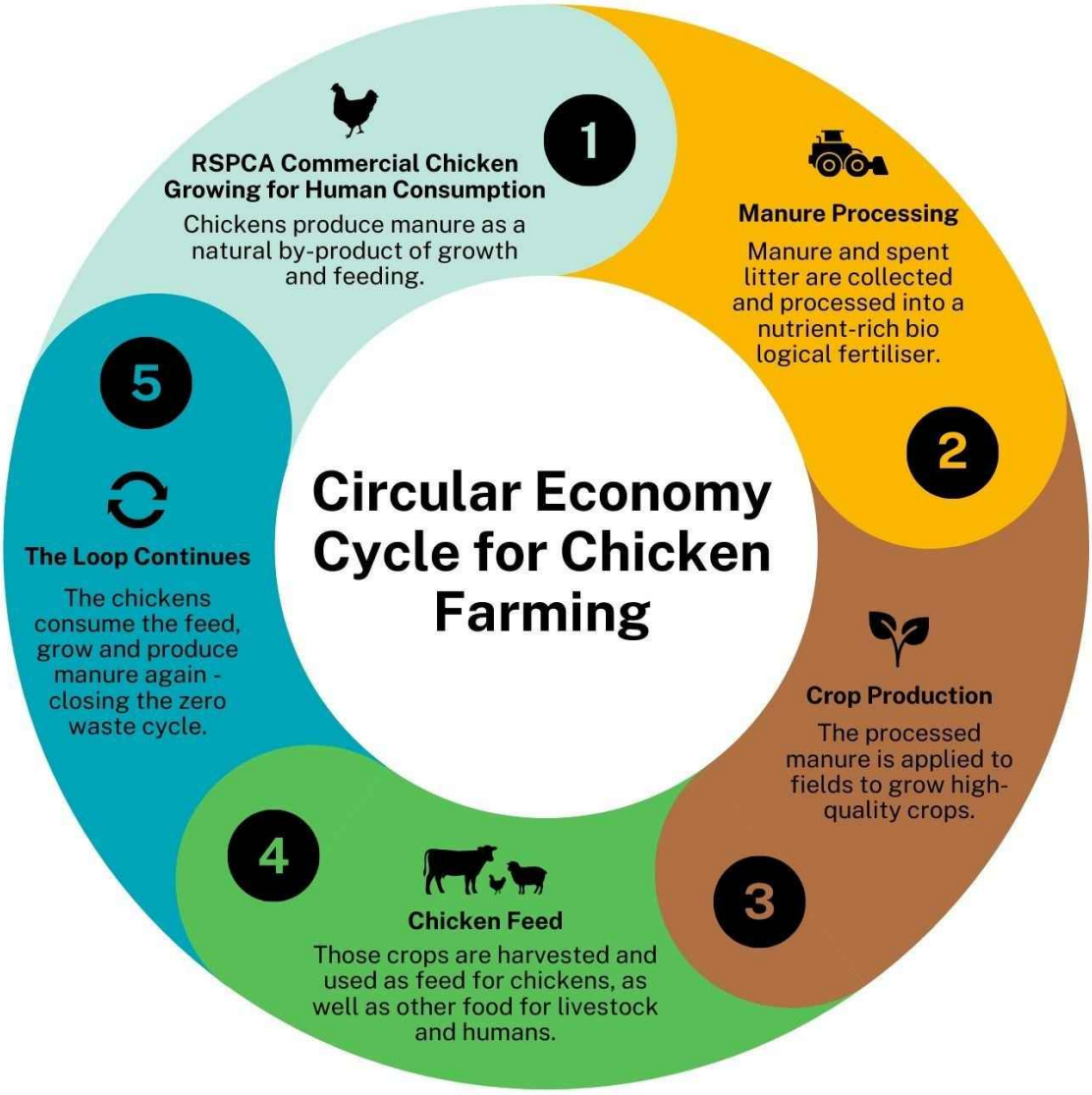


14 January 2026

To Whom It May Concern,

Re: Letter of Support – Crest Contracting Equipment Depot at Callington

As one of Australia's largest poultry producers, we maintain strict biosecurity protocols to protect our flocks from infectious diseases. The location of service contractors' facilities is critical to maintaining these biosecurity standards.

The poultry industry operates under a minimum 5-kilometer separation distance between poultry facilities and operations handling potentially contaminated materials such as spent litter. This separation is essential to prevent disease transmission between farms.

Monarto currently has a small concentration of broiler farms, a hatchery and a number of breeder rearing farms, all operated or contracted to Inghams. A machinery depot that handles spent litter is a significantly higher risk to all these operations, as spent litter can harbour pathogens, and equipment handling this material requires careful management to prevent disease transmission.

The Callington site that Crest Contracting have proposed is ideal as there is no concentration of poultry facilities within a 5km radius.

We strongly support Crest Contracting's decision to locate the site in Callington, which shows a high degree of responsible risk management in choosing this site. The protection of South Australia's poultry industry from disease outbreaks is essential for food security and public health.

Should you require further clarification, please feel free to contact Sean Dickson, Farming Optimisation Manager on 0432 040 104, or myself on 0427 699 343.

Yours sincerely,

Dale McNally
SA Farming Operations Manager

Inghams Enterprises Pty. Limited
ACN 008 447 345 | Level 4, 1 Julius Avenue, North Ryde NSW 2113, Australia
Locked Bag 2039, North Ryde NSW 1670, Australia
www.inghams.com.au

Ref: 25ADL-0570

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

15 August 2025

Greg Sproule
Team Leader -Planning
Mount Barker Council
6 Dutton Road
Mount Barker 5251

Uploaded to PlanSA Portal.

Dear Greg,

Truck Depot – Lot 1 Callington Road Callington

URPS has been engaged by the applicant, Tyson Barolo (Crest Contracting) to prepare a planning report in support of the proposed truck depot at Lot 1 Callington Road, Callington.

We have prepared this planning statement following our assessment of:

- The subject land and locality.
- Site plan prepared by Tiers Group (Appendix A)
- Elevation plans prepared by Tiers Group (Appendix B)
- Site works and drainage plan prepared by Tiers Group (Appendix C)
- The Planning and Design Code (version 2025.15 14 August 2025).

The Subject Land and Locality

The subject land is Lot 1 Callington Road, Callington, identified in CT 5150/361.

The site has a primary frontage to Callington Road of approximately 250 metres. The total site area is approximately 159,700m^2

The site is bound by a railway line to the south, a watercourse to the east, Old Princes Highway to the north and Callington Road to the west

The site is relatively flat and currently planted out with olive trees.

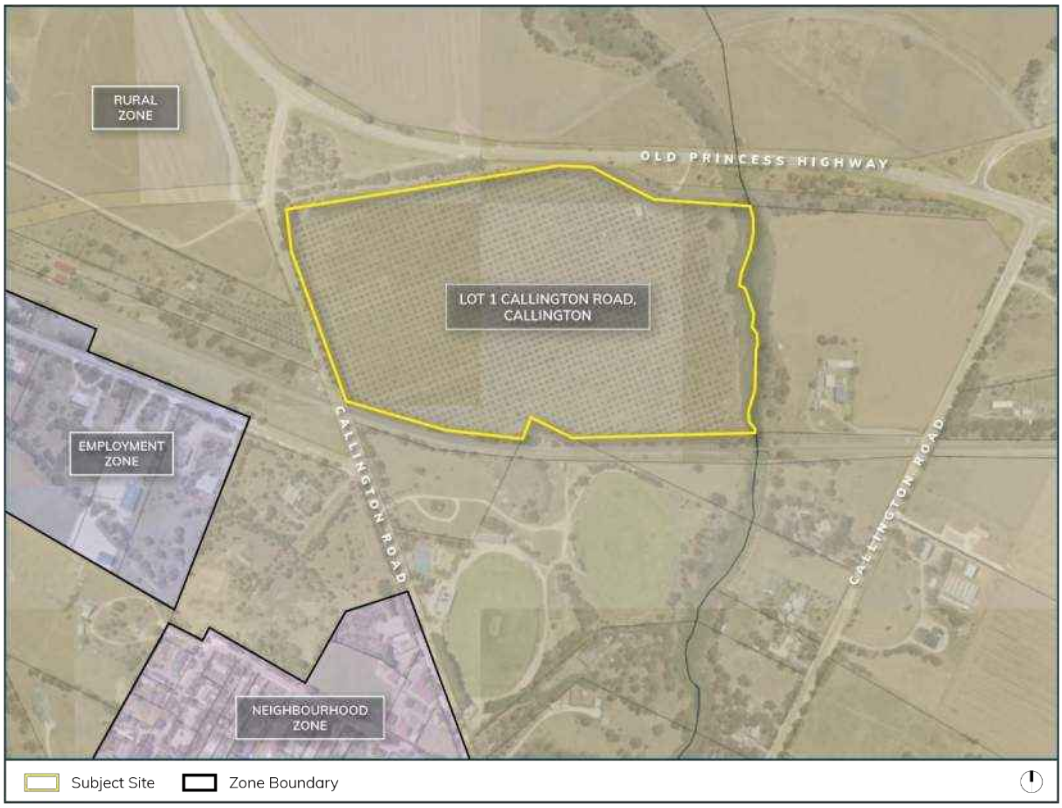


Figure 1. Site and zone map

Proposal

The proposal seeks to construct a truck depot on the subject land.

The development will include the following elements:

- Construction of a large shed.
- Open bay vehicle storage/parking (11 trucks).
- Office facilities.
- Washdown pad.
- Staff parking area.
- Diesel storage tank (Max 69,400L).
- Fencing (2.1 metres).

The application seeks approval to establish a rural depot comprising a 732 m² shed (30.5 m × 24 m) with bathroom facilities and an internal transportable office, and a separate 18 m² office building (6 m × 3 m) for scheduling and accounting purposes.

The shed will be located in the northern portion of the site, accessed via a new driveway and crossover from Callington Road. To the east of the shed, open-bay parking will be provided for a maximum of 11 trucks. Ancillary facilities, including a vehicle wash bay and fuel filling area, will be located to the south of the shed.

The facility will be operated by 'Crest Contracting,' servicing local primary production enterprises, primarily poultry farms, through the collection, transport, and disposal of animal waste. A maximum of 11 trucks will be stored securely on-site within a fenced depot, with typical vehicle movements involving morning departures and evening returns.

The site will employ up to two full-time equivalent staff in administrative and management roles. Office and management activities will operate between 7:00 am and 5:00 pm, Monday to Friday. Truck movements will generally occur within these same hours; however, the site may be accessed by trucks outside these times in rare circumstances, such as when an interstate driver arrives late at night or in the early morning.

The balance of the site will remain in use as an olive orchard, retaining the property's existing primary production character.

Background

URPS met with Council staff 21 May 2025 to introduce the proposal, specifically to ensure Council was comfortable with the proposed land use.

Minutes from this meeting indicate Council are generally comfortable with the land use. The proposed 'transport depot' is a value adding land use to primary production uses within the Zone.

Zoning and Overlays

The subject land is in the Rural Zone of the Planning and Design Code (the Code). It is covered by the following Overlays:

- Environment and Food Production Area.
- Hazards (Bushfire - High Risk)
- Hazards (Flooding - Evidence Required)
- Limited Land Division
- Murray-Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area

- Traffic Generating Development
- Urban Transport Routes
- Water Resources

Procedural Matters

Assessment Pathway

The proposal does not qualify as "accepted", "deemed to satisfy" or "restricted" development in the Zone.

The proposal is subject to the "Performance Assessed" pathway. This means the proposal will be assessed on its performance against the relevant Code policy.

Public Notification

Table 5 of the Rural Zone does not list 'truck depot' or 'transport depot' as a form of development excluded from notification.

The development application requires public notification.

Relevant Authority

The proposal is not prescribed in Schedule 6 of the Planning, Development and Infrastructure (General) Regulations 2017.

The relevant authority is the Assessment Manager at Mount Barker Council or the Mount Barker Council Assessment Panel.

Referrals

No statutory referrals are required as part of this planning assessment.

Approach to Assessment

Part 1 – Rules of Interpretation of the Code sets out the correct approach to Performance Assessment.

In relation to DPF's, the Rules of Interpretation state that:

"A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome, and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies. (my underlining)

Performance Outcomes (PO's) on the other hand, are:

"Policies designed to facilitate assessment according to specified factors, including land use, site dimensions and land division, built form, character and hazard risk minimisation" (my underlining)

Recent judgements of the ERD Court have also expanded upon this.

In summary:

- Designated Performance Features (DPFs) simply represent one way to satisfy the corresponding Performance Outcome (PO), but not the only way.
- A DPF is not the same as a complying standard or a Principle of Development Control under the previous planning system.
- A departure from a DPF is, in itself, not a reason to refuse a development.
- The proposal will ultimately succeed or fail depending on how it is assessed against the relevant Performance Outcomes.

It is with the above approach in mind that we have assessed this application.

Key Planning Matters

The key planning matters for this assessment are identified below:

- Land use.
- Siting and design
- Scale and appearance.
- Traffic and access.
- Landscaping
- Wastewater.
- Stormwater.
- Native vegetation.

Each matter is discussed in detail under the corresponding headings below. Where relevant, discussion of applicable Overlays follows.

Land Use

The Rural Zone seeks the following in relation to land use:

DO 1 ***A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.***

DO 2 ***A zone supporting diversification of existing businesses and consumption of primary produce, tourist development and accommodation.***

PO 1.1 ***The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.***

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

(x) Transport distribution (underlining added)

The proposal seeks to establish a truck depot and ancillary office on the subject land.

The proposed land use satisfies the above DOs and PO 2 of the Zone because:

- The truck depot directly supports primary production activities in the region through distribution of agricultural products.
- The balance of the subject land is to remain as an operational olive grove.
- The use is expressly envisaged in DPF 1.1.

The proposal satisfies PO 1.1 the Zone and in this context the land use satisfies the Desired Outcomes for the Zone.

Siting and Design

The Rural Zone PO 1.1 seeks the following in relation to siting and design:

PO 2.1 ***Development is provided with suitable vehicle access.***

DPF 2.1 ***Development is serviced by an all-weather trafficable public road.***

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

DPF 2.2 ***Buildings:***

(a) are located on sites with a slope not greater than 10% (1-in-10)
(b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level. (underlining added)

PO 4.3 ***Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.***

DPF 4.3 ***Buildings and associated activities:***

(a) are set back at least 100m from all road and allotment boundaries
(b) are not sited within 200m of a sensitive receiver in other ownership
(c) have a building height not greater than 10m above natural ground level
(d) incorporate the loading and unloading of vehicles within the confines of the allotment. (underlining added)

The proposal satisfies the above POs because:

- The proposed truck depot accessed via a new driveway crossover and access track off Callington Road. Callington Road is an all-weather, trafficable public road.
- The building is located on relatively flat land, limited alteration of the land is required.
- The proposed building has a maximum height of 8.7 metres above the existing natural ground level.
- The proposal is nestled within an existing olive grove. Views of the building on site will be partially screened by the existing vegetation.
- The nearest sensitive receiver is located 215 metres from the new access point (1188 Back Callington Road). To the west of the subject land the nearest sensitive receiver (1-5 East Terrace) is located approximately 100 metres from the property boundary but approximately 440 metres from any proposed building or associated activities.

Scale and Appearance

The Rural Zone PO 1.1 seeks the following in relation to scale and appearance:

PO 10.1 ***Large buildings are designed and sited to reduce impacts on scenic and rural vistas by:***

(a) having substantial setbacks from boundaries and adjacent public roads
(b) using low-reflective materials and finishes that blend with the surrounding landscape
(c) being located below ridgelines. (underlining added)

The proposal includes a large shed building and ancillary office building in a rural setting. The proposal satisfies PO 10.1 because:

- The proposed building is setback from Old Princes Highway by approximately 50 metres and from Callington Road by approximately 230 metres.
- The shed will be finished in Colorbond 'woodland grey'. The feature parapet is masonry and finished in 'wallaby'. Both materials and colours are low reflective and blend with the surrounding landscape.
- The shed is not located on or near a ridgeline.
- The office structure is only 18m^2 and is visually subordinate to the principal shed building.

PO 10.1 is met.

Traffic and Access

General Development Policy, Traffic, Parking and Access seeks the following:

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.***

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.***

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 3.7 ***Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation. (underlining added)***

The proposal seeks to create a new vehicle access point on the eastern side of Callington Road. A new driveway will extend approximately 200 metres in to the site. The largest truck to access the site will be an a-double. Vehicle turn paths have been prepared and form part of the documentation.

The proposal satisfies the above POs in the following ways:

- On site parking for trucks and passenger vehicles is provided to meet the needs of the development.
- Passenger vehicle parking is located a safe distance from the truck parking, wash bay and refuelling area.
- Onsite vehicle turning movements are safe, convenient and meet the relevant Australian Standards.
- Safe and convenient traffic movements to and from the site are achieved. The proposal will not interrupt the operation of public road or result in queuing.
- The new vehicle access point is located approximately 200 metres from the level crossing to the south of the site on Callington Road.

Landscaping

The proposed truck depot is sited amongst an existing olive grove which is to be retained. This provides sufficient visual amenity benefits as well as providing passive stormwater detention – both objectives are sought by the General Development Polices and are considered achieved in my view. No additional landscaping is proposed as a result.

Stormwater

Tiers Group were engaged to prepare a civil works and stormwater plan (Appendix B). Key features include:

- Rubble swales graded at 0.5%, designed to intercept and slow surface runoff.
- Stormwater culverts and headwalls located along the driveway and internal access road, facilitating controlled conveyance of stormwater across the site and under roadways.
- Minor excavation to allow free drainage where feasible.
- Existing olive grove plantation are referenced to assist with erosion control and stormwater filtration, particularly in areas adjacent to swales and culverts.

The stormwater management plan has been designed to ensure that surface stormwater runoff is effectively managed and would not increase run-off contaminants comparative to the current non-developed state.

The development is distanced more than 20 metres at any point to any existing watercourse as to not offend DPF 1.5 of the Water Resources Overlay.

Wastewater

Tiers Group were engaged to prepare a wastewater management plan (Appendix C). Key components include:

- On-site septic tank located adjacent to the wash bay and truck parking area.
- Treated effluent from the septic system is directed to wastewater soakage trenches to the north of the shed.
- Integrated wash bay with a pump sump and irrigation holding tank forming part of a water reuse system. This system is intended to capture and treat wash-down water for potential reuse in irrigation or other non-potable applications.

A separate application for the wastewater system will be lodge concurrently with this development application.

Native Vegetation

The Native Vegetation Overlay seeks the following:

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.***

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,

The proposed development is located within an existing olive grove. No works on the subject land require clearance or damage to Native Vegetation.

To achieve the required site lines, five Council owned trees are required to be removed from the Callington Road, road reserve. Initial feedback from Council staff indicates these trees are planted rather than remnant native vegetation.

Following this advice the applicant has completed a Native Vegetation Clearance Declaration.

The Native Vegetation Overlay is satisfied.

Bushfire Considerations

The Hazards (Bushfire – High Risk) Overlay seeks the following:

PO 1.1 ***Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.***

PO 2.1 ***Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.***

PO 3.1 ***Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.***

PO 6.1 ***Roads are designed and constructed to facilitate the safe and effective:***

(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel

(b) evacuation of residents, occupants and visitors.

The proposed development satisfies these requirements as:

- The proposed development is not constructed from or store materials capable of spontaneous combusting. There are no operations on site that would involve spark

generation or result in the magnification and reflection of light in an unacceptable way.

- All buildings are sufficiently distanced from hazardous bushfire fuel and is sited on relatively flat land.
- All buildings are designed to avoid the trapping of debris. The applicant welcomes a condition which would require materials to not be stored against or underneath buildings.
- The roads and accessways are sufficient in facilitating the access of emergency vehicles.

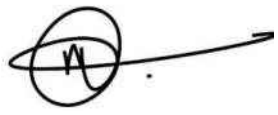
Conclusion

In summary, the proposed development:

- Is an envisaged land use in the Zone and does not offend the desired outcome of the Zone.
- Is of a scale and appearance which maintains functionality whilst respecting the semi-rural amenity of the locality.
- Sufficiently manages stormwater and wastewater. A separate wastewater application will be lodge concurrently with this application.
- Does not involve the clearance of any native vegetation.
- Manages bushfire risks.

If you have any questions or would like to discuss any part of the proposal, please contact me on 0429 262 239 or at mgrogan@urps.com.au.

Yours sincerely

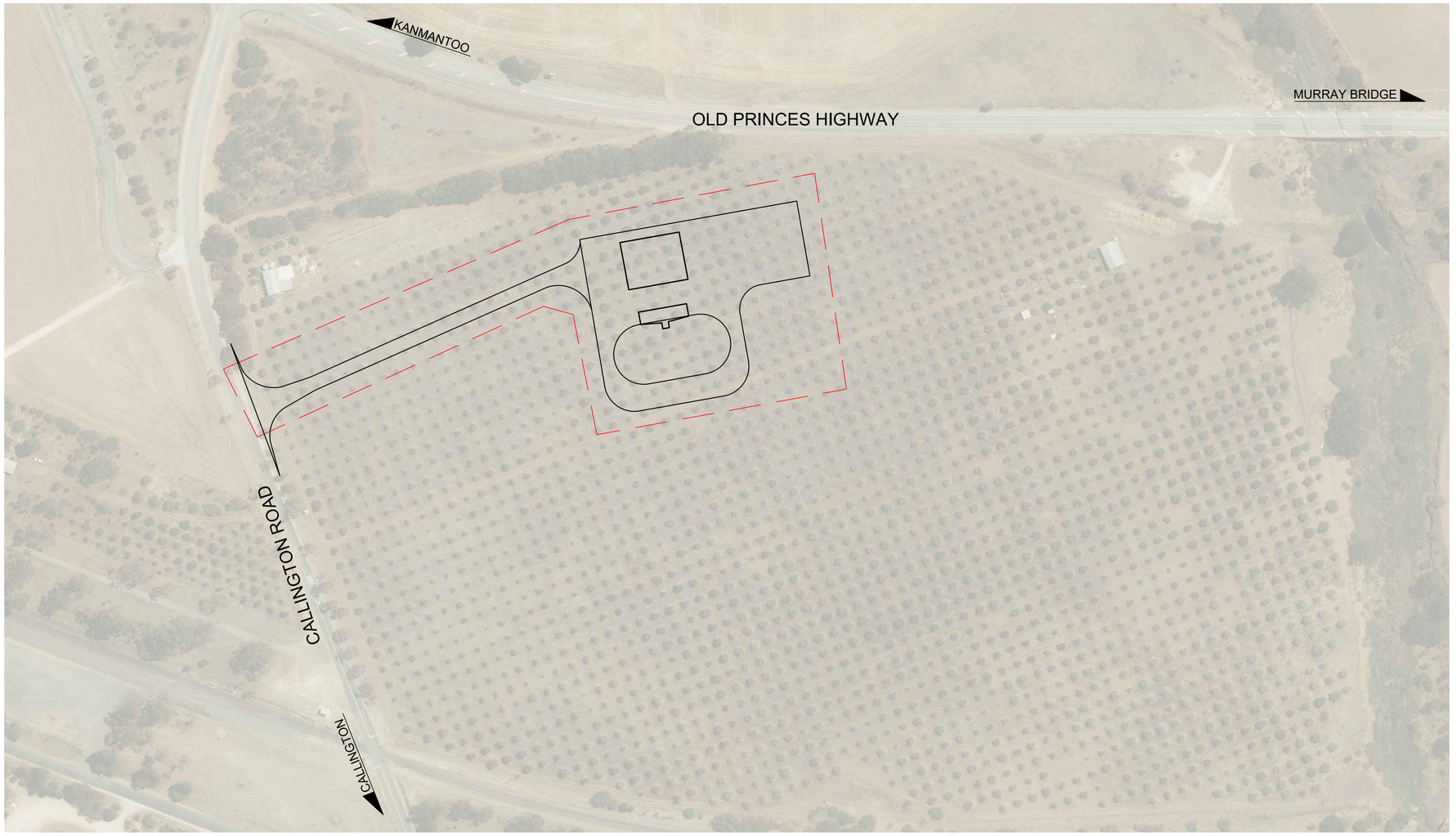


Michael Grogan
Consultant

Appendix A

CREST CONTRACTING TRUCK DEPOT - CIVIL CONSTRUCTION

ISSUED FOR APPROVAL



CREST CONTRACTING TRUCK DEPOT - LOCALITY PLAN

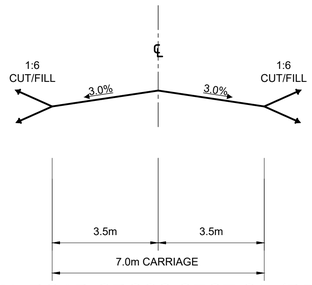
N.T.S.

TIERS GROUP SA PTYLTD

DRAWING CONTENTS		
CONTENTS AND LOCALITY PLAN	TG25-065 SHEET - 001	
LAYOUT PLAN	TG25-065 SHEET - 002	
PAD LAYOUT PLAN	TG25-065 SHEET - 003	
SECTIONS	TG25-065 SHEET - 004	REFER TO IFC
LAYOUT AND LONGITUDINAL	TG25-065 SHEET - 005	REFER TO IFC
LAYOUT AND LONGITUDINAL	TG25-065 SHEET - 006	REFER TO IFC
CROSS SECTIONS	TG25-065 SHEET - 007	REFER TO IFC
CROSS SECTIONS	TG25-065 SHEET - 008	
TURNING PATHS AND ENTRANCE DETAILS	TG25-065 SHEET - 009	REFER TO IFC
TURNING PATHS	TG25-065 SHEET - 010	REFER TO IFC
DRIVEWAY SIGHT DISTANCE	TG25-065 SHEET - 011	

GENERAL NOTES:

1. CONCEPT ONLY - SUBJECT TO DETAIL DESIGN (IFC)
2. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS ON WASTEWATER SYSTEM
3. REFER TO DETAILED WASH BAY DESIGN FOR WASH BAY DETAILS
4. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS
5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING



TYPICAL ROAD CROSS SECTION (DRIVEWAY)

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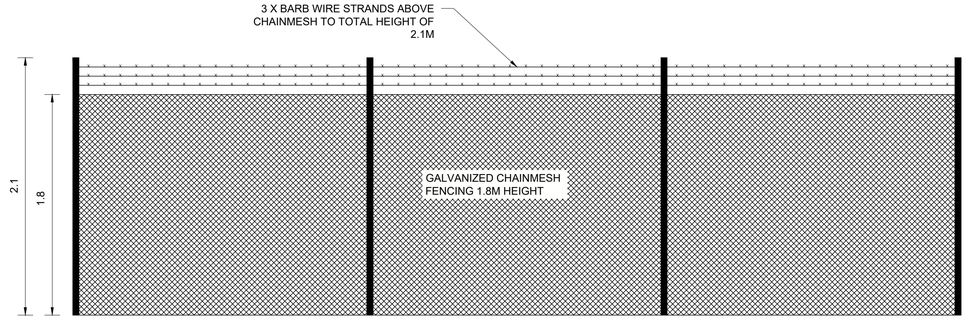


FENCING DETAILS

N.T.S.

Tiers Group SA
James Clarke
Email: James@tiersgroupsa.com.au
Mobile: 0419 890 165

Scale AS SHOWN @ A1

N W E S

NO.	DATE	REVISION COMMENT
D	2.3.26	UPDATED DRAWING
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

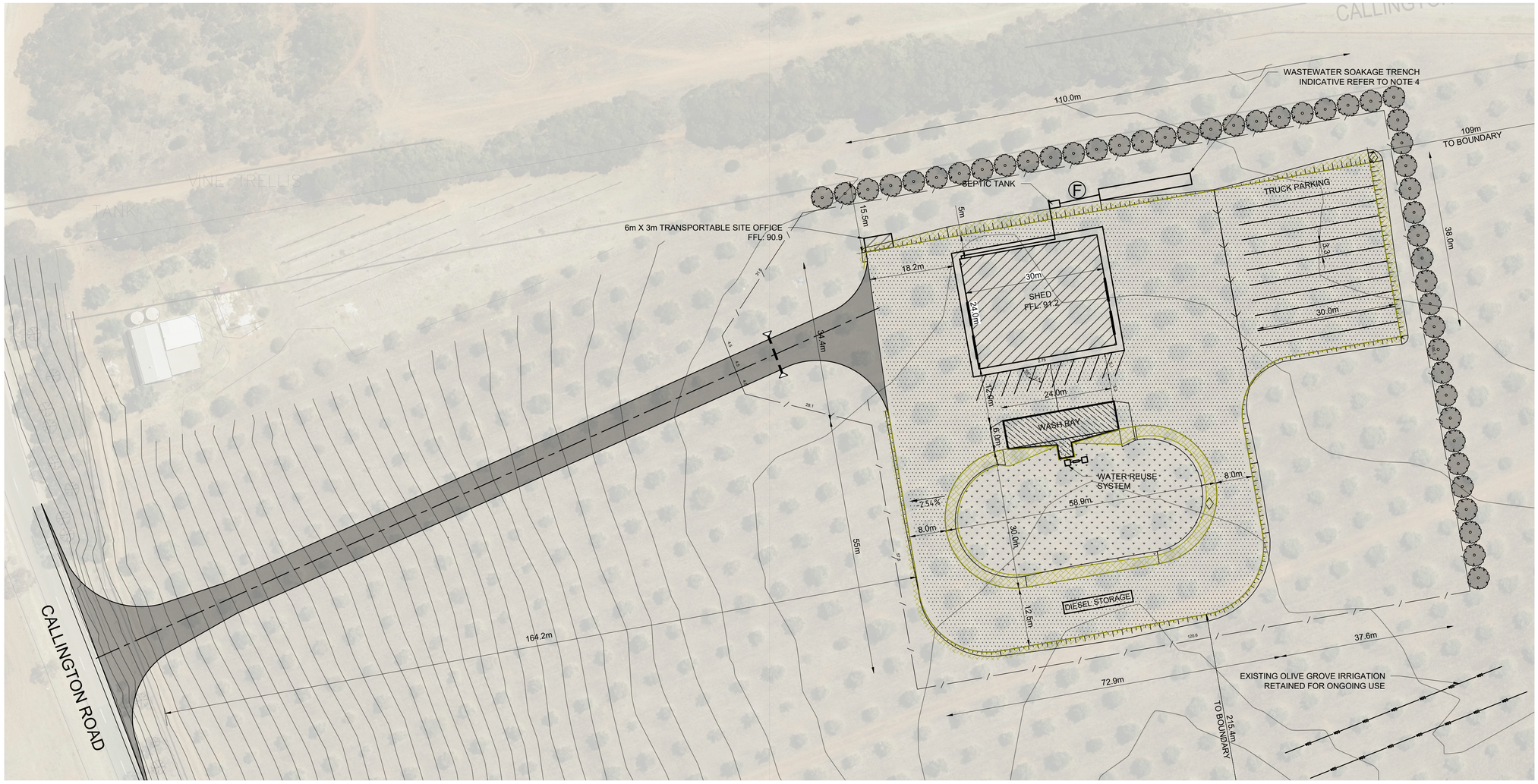
Client
CREST CONTRACTING PTY LTD
Email
tyson@crestcontracting.com.au

Project Name
CREST CONTRACTING PTY LTD DEPOT
CIVIL SITE DESIGN
CONTENTS AND LOCALITY PLAN

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	001	D

2-Mar-26

ISSUED FOR APPROVAL



CREST CONTRACTING - SITE PLAN

SCALE 1: 500 AT A1

LEGEND

- RUBBLE PAD
- RUBBLE DRIVEWAY
- SHED
- WASH DOWN BAY
- COMPACTED RUBBLE BATTERS AT 1:6
- LANDSCAPING
- 1.5m CONCRETE PATH
- STORMWATER CULVERT
- CONCRETE HEADWALL
- F — 20000ltr FIRE WATER TANK
- TREE TO BE REMOVED
- FENCE - 2100H CHAINMESH FENCING
- LANDSCAPING BUFFER TREES SPECIES TO BE IN LINE TO COUNCIL REQUIREMENTS

CONTOUR INTERVAL AT 100mm

GENERAL NOTES:

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3. REFER TO DETAILED WASH BAY DESIGN FOR WASH BAY DETAILS
4. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS
5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

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Scale 1:500 @ A1
0 5 10 25 50
1:500 @A1

N W E S

NO.	DATE	REVISION COMMENT
D	2.3.26	UPDATED DRAWING
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

Client
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tyson@crestcontracting.com.au

Project Name
CREST CONTRACTING PTY LTD DEPOT

CIVIL SITE DESIGN
LAYOUT PLAN

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	002	D

2-Mar-26

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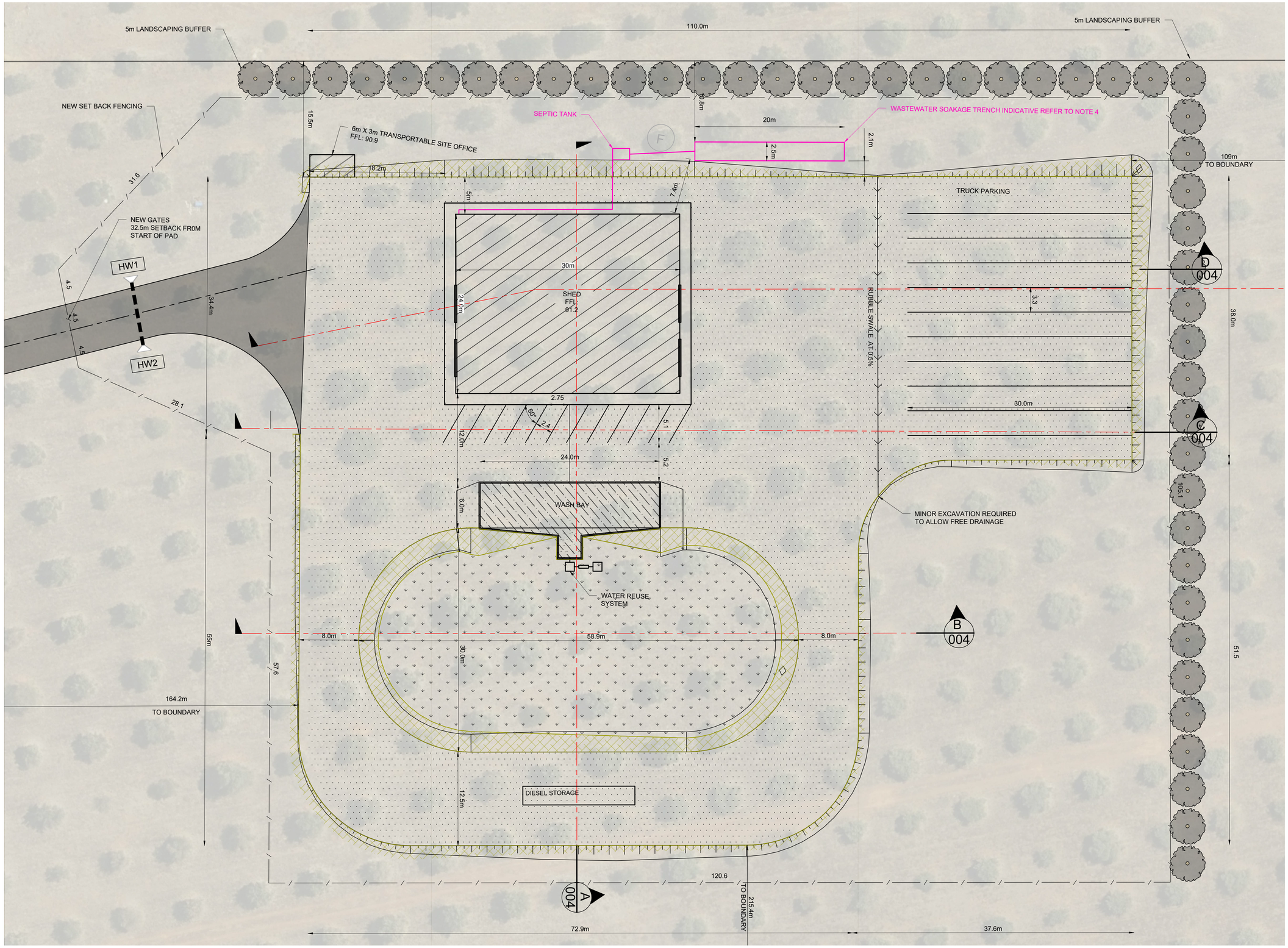

LEGEND

- RUBBLE PAD
- RUBBLE DRIVEWAY
- SHED
- WASH DOWN BAY
- COMPACTED RUBBLE BATTERS AT 1:6
- LANDSCAPING
- 1.5m CONCRETE PATH
- STORMWATER CULVERT
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CONTOUR INTERVAL AT 100mm

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5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

CREST CONTRACTING - PAD PLAN

SCALE 1: 250 AT A1

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NO.	DATE	REVISION COMMENT
D	2.3.26	UPDATED DRAWING
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

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Project Name
CREST CONTRACTING PTY LTD DEPOT
CIVIL SITE DESIGN
PAD LAYOUT PLAN

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	003	D

2-Mar-26

Appendix B

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Callington Truck Depot

Crest Contracting Pty Ltd

Cover Page

Scale	Design	Drawing No	Sheet No	Rev
	JC	TG25-065	01	C

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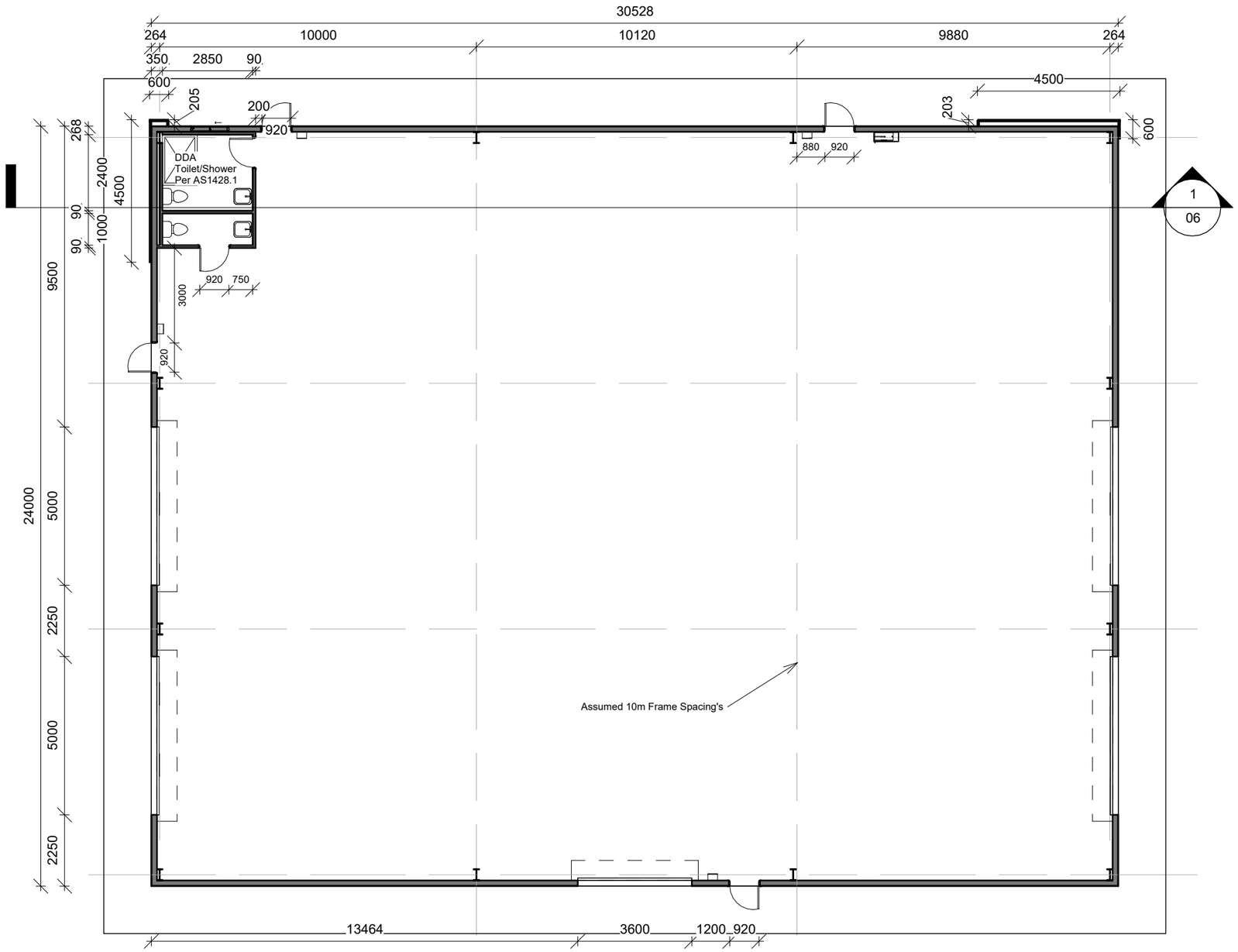

Design Notes:
- Shed Frame assumed at 7.5m spacing with 360UB Frame Material
- Shed Wall assumed to be 150mm Wall Girt and 28mm TrimWall - 178mm wall thickness
- Shed Roof assumed to be 150mm Roof Purlin and 29mm TrimDek - 179mm roof thickness
- Internal Wall lining to be aligned to internal Side of Structural Column.
- For all shed structural details refer to structural engineering plans.

Ceiling Heights:
- Toilet Areas: 2700mm

Cladding & Linings:
- External Wall Clad: Lysaght TrimWall - Woodland Grey
- Roof Clad: Lysaght TrimDek - Woodland Grey
- Internal Wall Lining: 13mm Gyprock Plasterboard
- Internal Wet Area Lining: 13mm Aquachek plasterboard
- Wet Area Tiling: Skirting Tile + 1800mm high shower tiling
- Internal Ceiling Lining: 10mm Supaceli Plasterboard

Floor Coverings:
- Tile floor to all wet areas
- Standard concrete floor to main shed area

Structural Note:
- Refer to engineering design and specification for all structural

Fixtures & Fittings
- DDA toilet must have DDA compliant Toilet Pan, Grab Rails and Wash Basin in accordance with 1428.1-2009

1 Level 1
1 : 150

0 5m 10 m

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Callington Truck Depot

Crest Contracting Pty Ltd

Floor Plan - Level 1

Scale	Design	Drawing No	Sheet No	Rev
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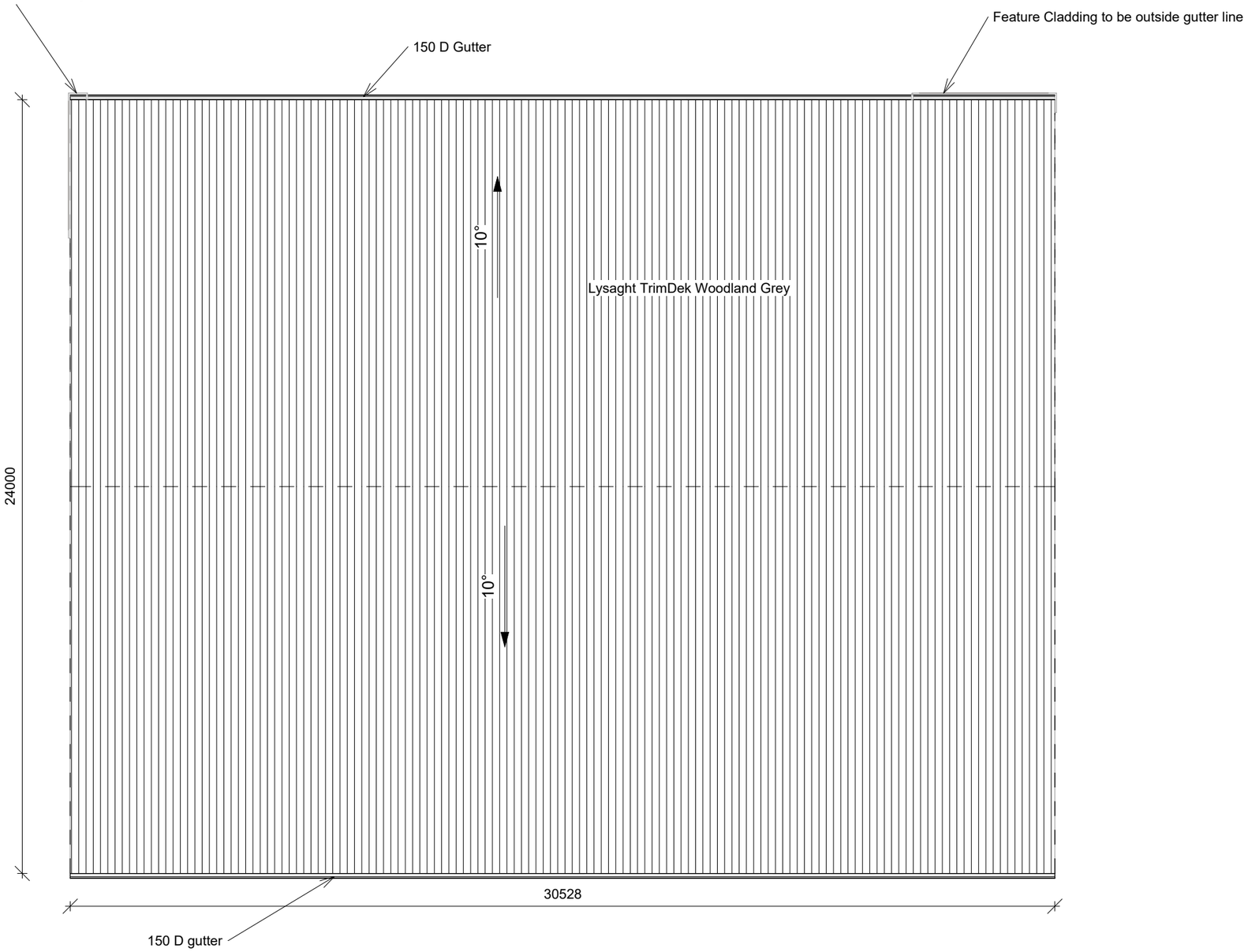

Roofing Notes:

- Roof Cladding to be Lysaght TrimDek Woodland Grey
- Roof Structural Design to allow for Solar Panels
- Flashing to be provides to seal roof penetration
- Guttering as per ABCB Housing Provisions:
  - Gutter to be 150D
  - Downpipes (DP) to be 90mm dia
  - Downpipes spacing at maximum 6.5m
  - maximum catchment per downpipe 70m2
- All roof stormwater directed to RWT in accordance with Civil Plan details.

1 Roof Plan
1 : 150

0 5m 10 m

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Callington Truck Depot

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Roof Plan

Scale	Design	Drawing No	Sheet No	Rev
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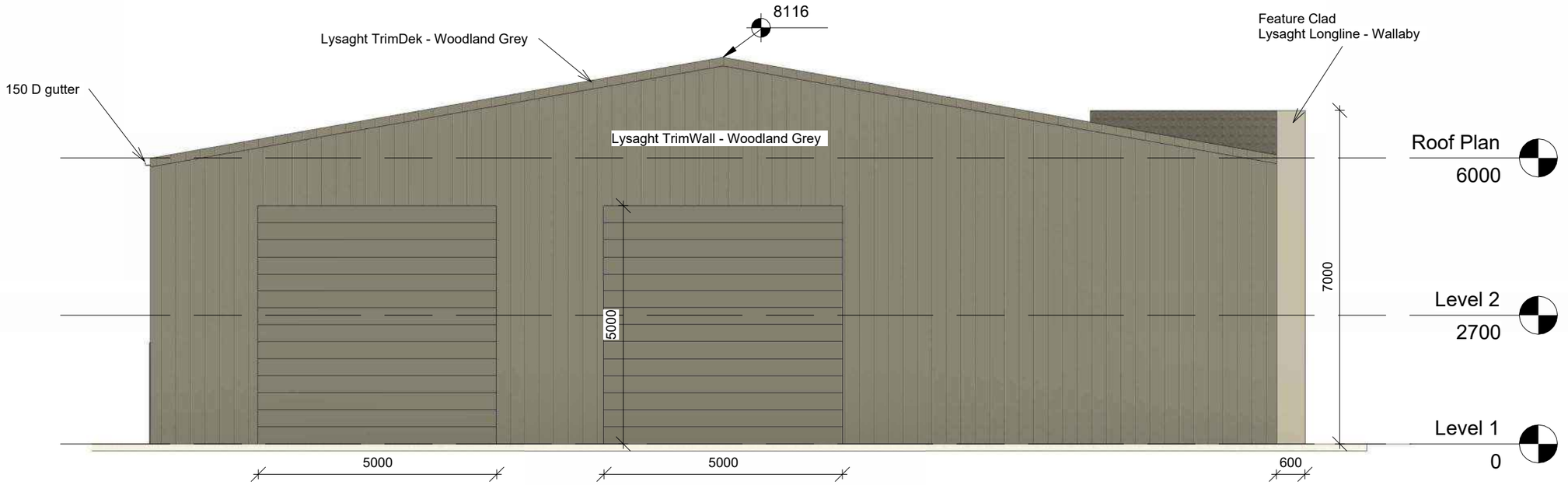

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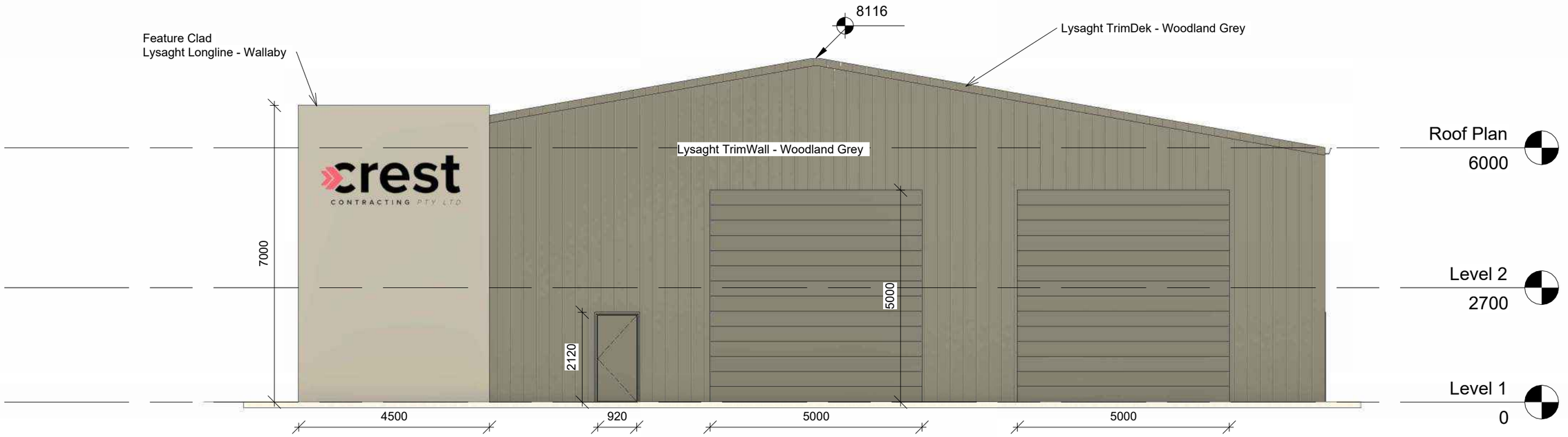

2 West
1 : 100

0 5m 10 m

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Callington Truck Depot

Crest Contracting Pty Ltd

Elevations

Scale	Design	Drawing No	Sheet No	Rev
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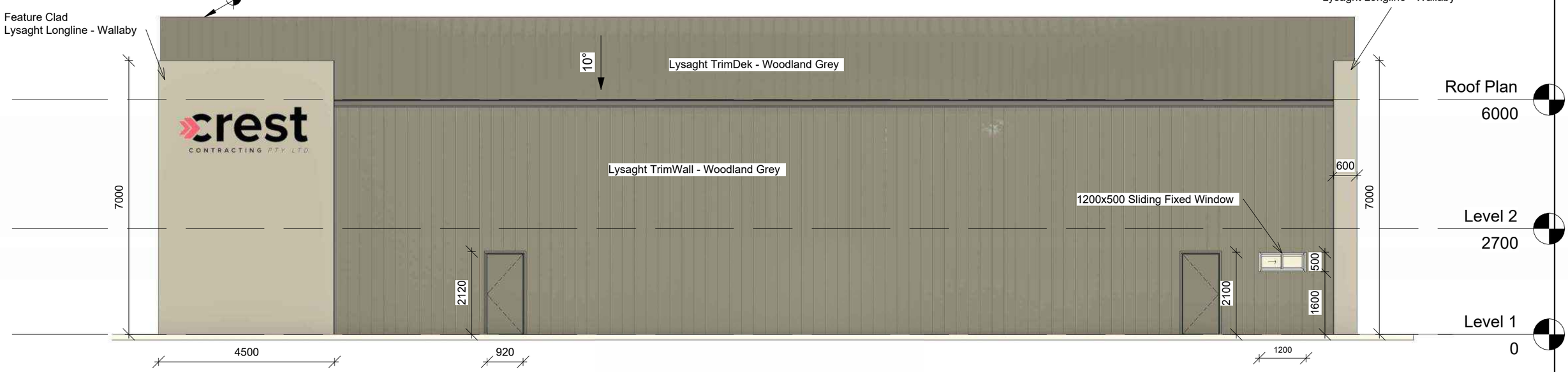

1 North
1 : 100

2 South
1 : 100

0 5m 10 m

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Callington Truck Depot

Crest Contracting Pty Ltd

Elevations

Scale	Design	Drawing No	Sheet No	Rev
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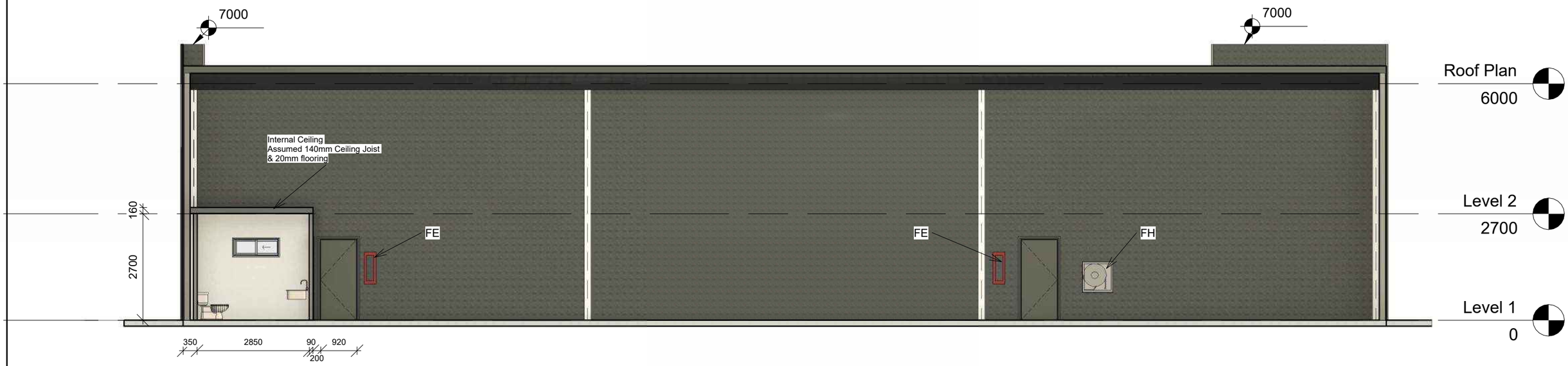

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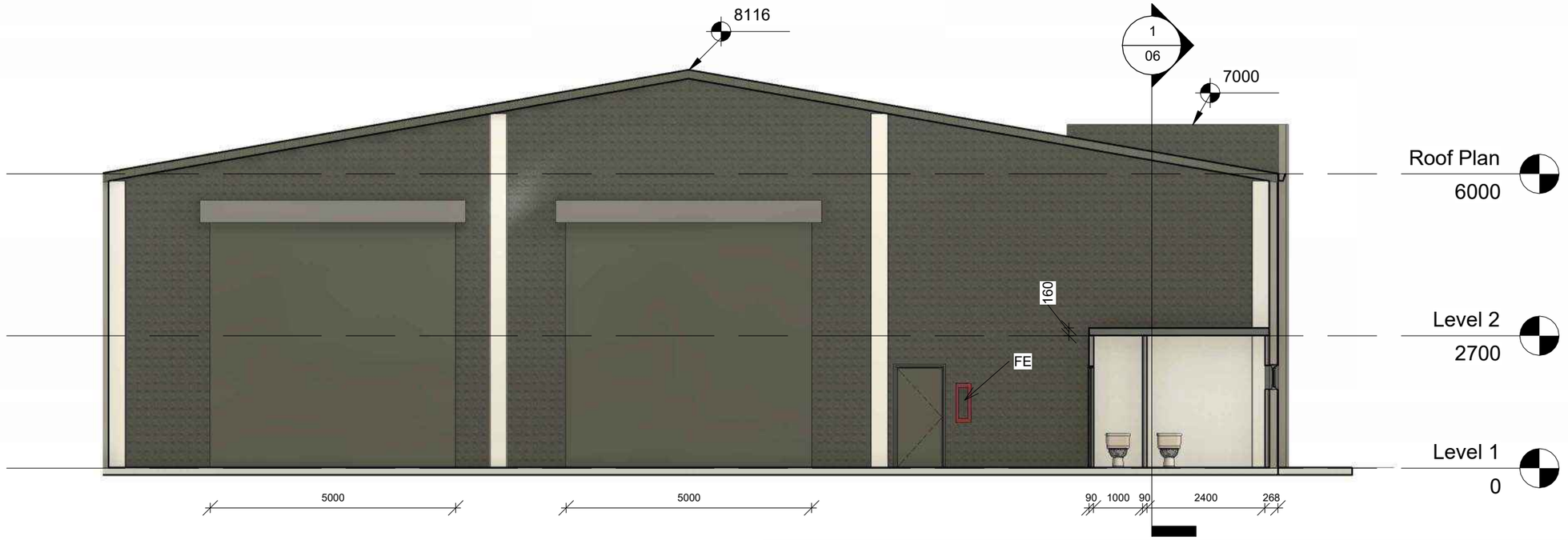

2 Section 2
1 : 100

0 5m 10 m

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Callington Truck Depot

Crest Contracting Pty Ltd

Sections

Scale	Design	Drawing No	Sheet No	Rev
1 : 100	JC	TG25-065	06	C

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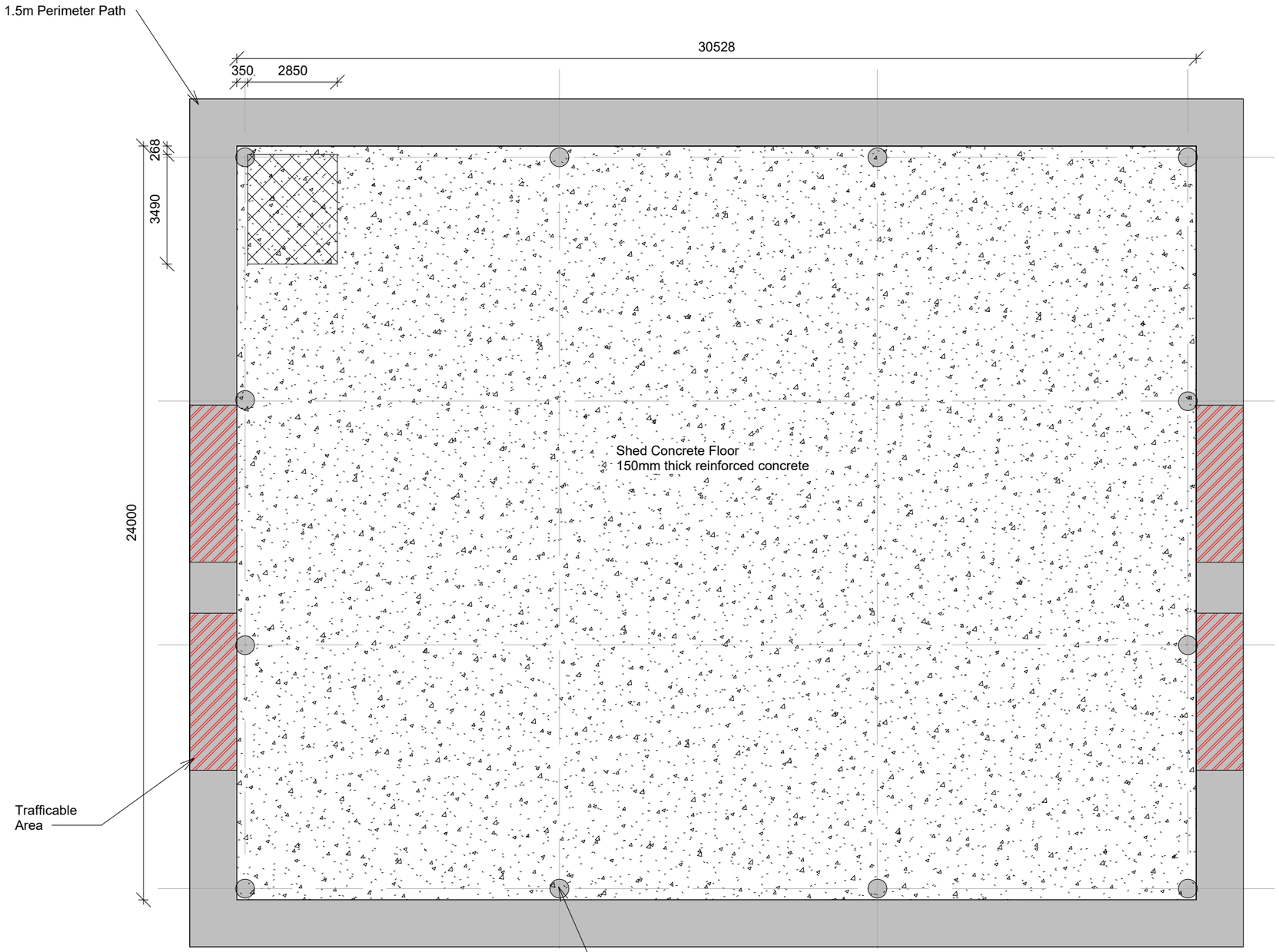

1 Concrete Plan

1 : 150

Concrete Notes:

Refer to engineering design for all structural concrete details.

Shed floor to be Reinforced concrete slab suitable for heavy vehicle traffic - as per Structural Design Drawings

Perimeter path to be thickened reinforced slab to trafficable Areas at roller door - as per Structural Design Drawings

Wet Area Set Down to be 50mm

Perimeter Path to have max 2.5% gradient away from building

Path and Verandah to be troweled Non-slip finish

Surface water drainage to be directed away form Slab in accordance with ABCB Housing Provisions 3.3.3

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Callington Truck Depot

Crest Contracting Pty Ltd

Concrete Plan

Scale	Design	Drawing No	Sheet No	Rev
1 : 150	JC	TG25-065	07	C

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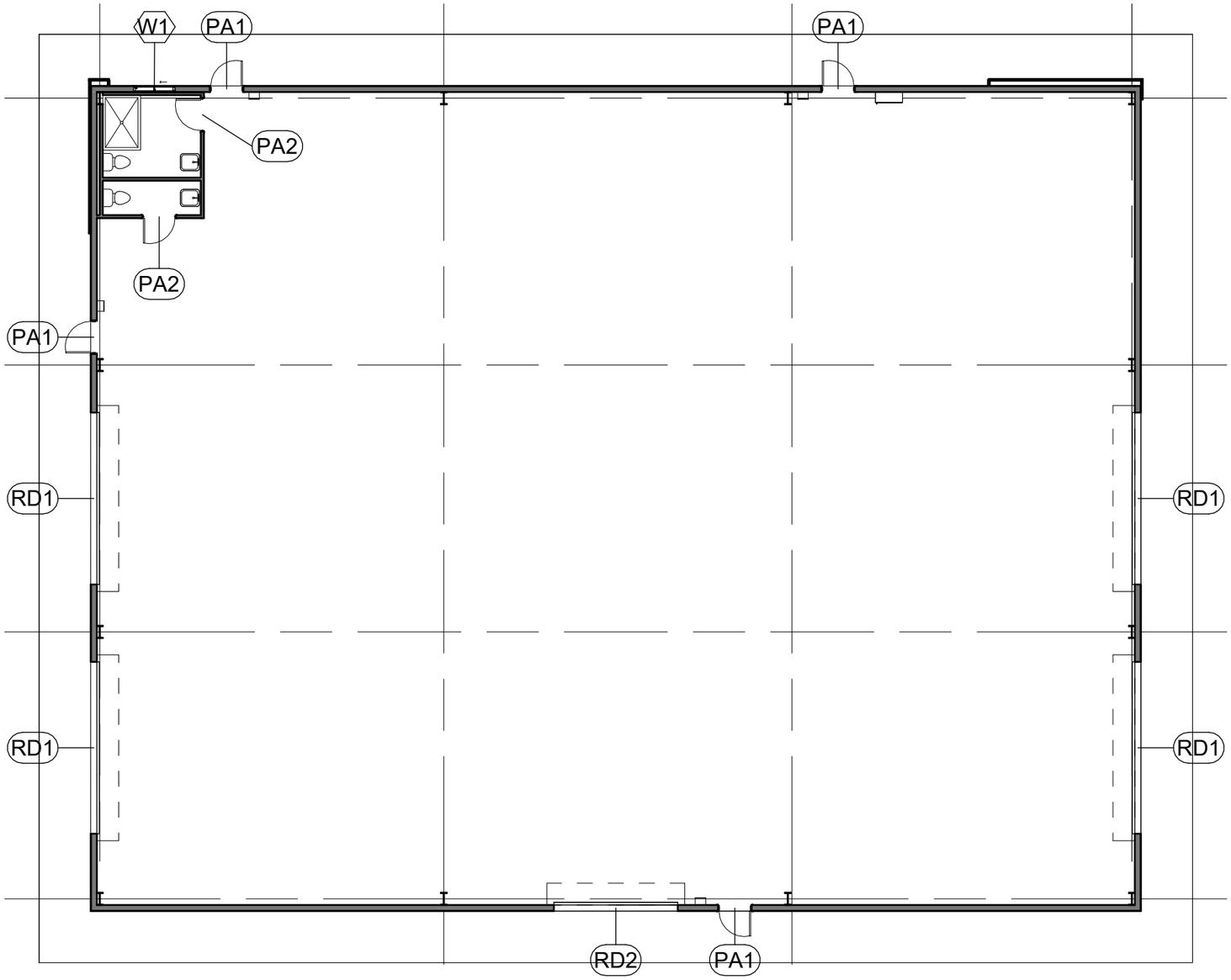

Door Schedule			
Mark	Type	Height	Width
PA1	920	2040	920
PA2	920	2040	920
RD1	5500mm x 5500mm	5000	5000
RD2	3600mm H x 3600mm W	3600	3600

Window Schedule			
Mark	Description	Height	Width
W1	Designer MAGNUM™ Sliding Window (Beaded Fixed Light)	500	1200

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Door & Window Schedule

Scale	Design	Drawing No	Sheet No	Rev
1 : 150	Designer	TG25-065	08	C

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General Notes:
These drawings are to be read in conjunction with all other documents, schedules, specifications, engineering reports and plans. for any discrepancies please seek clarification from this office prior to commencement of any work.

The structure shall be constructed in strict accordance with all current and relevant Australian Standards. All contractors shall be familiar with the relevant standards and the National Construction Code (NCC) prior to commencement of any work.

All measurements are not to be scaled, written dimensions will take precedence over scale. if dimensions are missing or require clarification contractors are to seek clarification prior to any work commencing.

All dimensions shown on plans are to frameworks and finished floor levels excluding external windows and doors. dimensions are nominal and are subject to change if required.

Corrosion Protection to be provided in accordance with AS2312 Part 1

Termite Protection in Accordance with the ABCB Housing Provisions Part 3.4 and AS3660.1

All Balustrade to be constructed in accordance with ABCB Housing Provisions Part 11.3

Refer to bushfire notes on plans for details

Site:
All site set out dimensions shall be checked and verified prior to commencement of any work.

Refer to civil engineering report and plans for finished floor levels, Paving Levels, Retaining wall locations and details, Stormwater details, any excavation and/or filling requirements.

Slab:
Exposed concrete slabs cannot be guaranteed to be free from chips, scratches, Paint etc. during construction. it is recommended that all external slabs have a tiled finish or to be poured separately close to the hand over if a raw finish is desired.

Slab setout plan is to be read in conjunction with current engineering report and plans. If any discrepancies occur or documents missing, contact designer prior to commencement of any work.

Slab set down of 50mm to all wet areas.

Collar protections shall be provided to all service penetrations unless noted otherwise.

Homeguard to perimeter shall be provided if specified.

All locations of service penetrations shall be confirmed prior to commencement of any work.

Where a dwelling is built on a boundary, a stormwater sleeve is to be provided, refer engineering plans for details.

Where gas supply runs through strip footing a conduit of 50mm min diameter must be provided at a minimum depth of 450mm.

Slab rebates shall be 35mm with 10mm fall on the 75mm offset unless otherwise noted.

Setdowns to porches, alfresco's and Verandah shall be 75 mm unless noted otherwise.

Framing:
Wall, floor and roof framing shall be designed in accordance with manufacturers details and specifications.

All niche sizes are internal frame dimensions only, No allowance has been made for wall linings or tiling.

Protective coating for structural steel to be provided in moderate and extreme environments in accordance with tables 3.4.4.7 (structural Steel Members) of the NCC.

Roof:
All gutters and Downpipes shall be in accordance with the ABCB Housing Provisions Part 7.4 & AS/NZS3500.3

All roofing to comply with ABCB Housing provisions Part 7 and AS 1562.1.

Roof drainage to comply with NCC Vol 3, ABCB Housing Provisions & AS/NZS3500.3

Cladding & Linings
All roof, wall and floor claddings shall be installed in accordance with manufacturers details and specifications.

All openings in external walls are to have suitable flashings fixed in accordance with AS/NZS 2904

Refer to current engineering report and plans for location and details of all control joints.

Fire retardant sealant shall be provided to control joints for walls located on boundaries.

Where brickwork occurs, it shall be in accordance with A.S.3700 & ABCB Housing Provisions Part 5

Where brickwork is nominated, the render shall be cement render with paint finish unless otherwise noted

Where rendered AAC or fibre cement sheet is nominated, the render shall be acrylic render with paint finish unless otherwise noted

Where pliable building membranes are installed in the external wall, these will comply with AS 4200.1 and installed in accordance with AS4200.2 & ABCB Part 10.8.

Where a 12.0m straight run of plaster board ceiling occurs a control joint shall be provided in accordance with manufacturers details.

Windows and Doors:
Refer to window and door schedule for exact sizes. If any discrepancies occur, contact designer prior to commencement of any work.

All timber external doors are recommended to swing inwards. Swinging door outwards may void warranty requirements and create waterproofing and weathering issues.

All glazing to be in accordance with AS 1288.

Safety glazing in human impact areas including adjacent baths or showers to be in accordance with ABCB Housing Provisions Part 8

All Operable windows to comply with ABCB Housing Provisions Part 11

Wet Area :
All wet areas shall be constructed in accordance with the ABCB Housing Provisions Part 10

All external above ground membranes shall comply with AS 4654 Parts 1 & 2.

Waterproofing membranes for external above ground use shall comply with ABCB Housing Provisions Pat 10.2

The extent of impervious floor and wall surfaces will be in accordance with the ABCB Housing Provisions Part 10.2 and comply with AS3740.

Slab set down to be 50mm to all wet areas, unless noted otherwise.

Floor traps to all wet areas excluding WC's unless noted otherwise. Overflows to all plumbing fixtures must be used unless noted otherwise.

Floor trap for Cleaning/inspection point for bath to be located by plumber as per regulations.

Lift off hinges are to be provided where toilet plan is located within 1200mm of the door hinge.

Exhaust fans are to be supplied to wet areas where no natural ventilation is provided, discharged to vented roof space or atmosphere as noted in accordance with ABCB Housing provisions Part 10.6 and 10.8

Refer to selections documentation for extent of wall and floor tiling. if any discrepancies occur, contact site supervisor prior to commencement of any work.

Tiled ledge to bath to be provided unless shown otherwise.

Electrical:
Self contained smoke alarm shall comply with AS3786 and be connected to consumer mains power. If more than one smoke detector is provided, they must be interconnected. In accordance with ABCB Housing Provision Part 9.5

All light switches are to be located at 1050 mm AFL unless noted otherwise

AC, Security and HWS panels are to be located at 1400mm AFL unless noted otherwise

All internal wall mounted batten lights are to be located at 2100 mm AFL unless noted otherwise.

GPO's not located above bench tops are to be at 300mm AFL unless noted otherwise

GPO's located above bench tops are to be at 1050mm AFL unless noted otherwise

TV, Data, HDMI, Internal Gas Points and Foxtel Points are to be at 300mm AFL unless otherwise noted.

Electrical:
All GPO's to wet areas excluding Laundry's are to be located at 1050 mm unless otherwise noted

All external water proof GPO's are to be located at 1200mm AFL unless otherwise noted.

Double GPO's and water point to be provided in Cupboard for washing machine and dishwasher unless otherwise noted.

Landscaping & Hardscaping:
All landscaping by owner after handover.

All driveways and Paths to comply with AS 3727.1

Air Conditioner:
Builder to supply and install air-conditioner systems

to be installed in accordance with manufacturers specification

Energy Compliance:
Builder to supply and install all insulation, vapor barrier, sarking and other items as per energy assessment report.

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Callington Truck Depot

Crest Contracting Pty Ltd

Details

Scale	Design	Drawing No	Sheet No	Rev
	Designer	TG25-065	09	C

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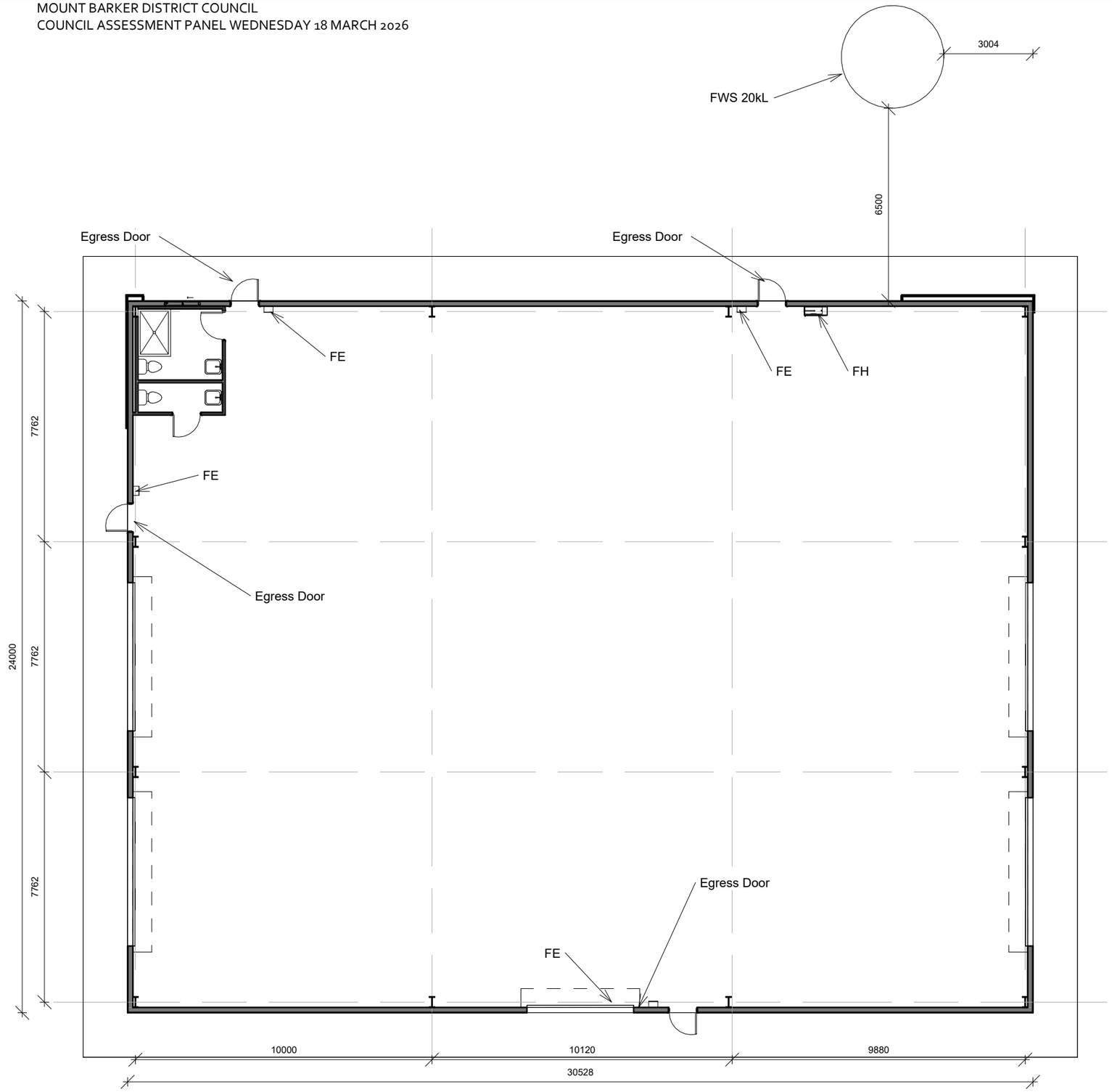

Essential Safety Provisions

- Egress Door are required exists and therefore must be compliant with Part D of the NCC Vol 1
- Each required exit must have an Exit Sign Compliant with AS2293.1 and be clearly visible at all times
- FE = Fire Extinguisher (9kg ABE) located adjacent all external PA Doors in accordance with AS2444
- FH = Fire Hose Reel (36m Radius, 25mm dia) in accordance with AS2441
- FWS = Fire Water Supply, 22,000L steel tank in accordance with 2419.1
- 5000L retained in tank at all times for fire fighting provisions (3hr supply @ min capacity)
- All non fire reel extraction points to be located above 5000L firefighting retention.
- Pump installed for fire hose reel to provide min 0.41L/s @ 220Kpa at hose nozzle
- All pump and pipe work must be in accordance with AS2441
- Emergency Lighting in accordance with AS2293.1, design by others
- Smoke Detection System in accordance with AS1670.1 with Building Occupant Warning System, design by others
- Building construction must be in accordance with Type C Construction as per the NCC Vol 1 specification 5
- Nil lining or materials provided within building to provide additional hazard

1 Level 1 -ESP's

1 : 150

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Callington Truck Depot

Crest Contracting Pty Ltd

Essential Safety Provisions

Scale	Design	Drawing No	Sheet No	Rev
1 : 150	JC	TG25-065	10	A

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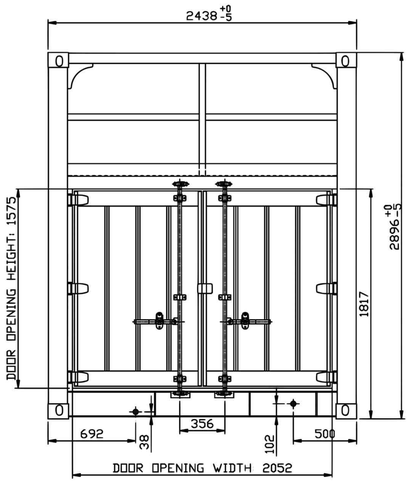

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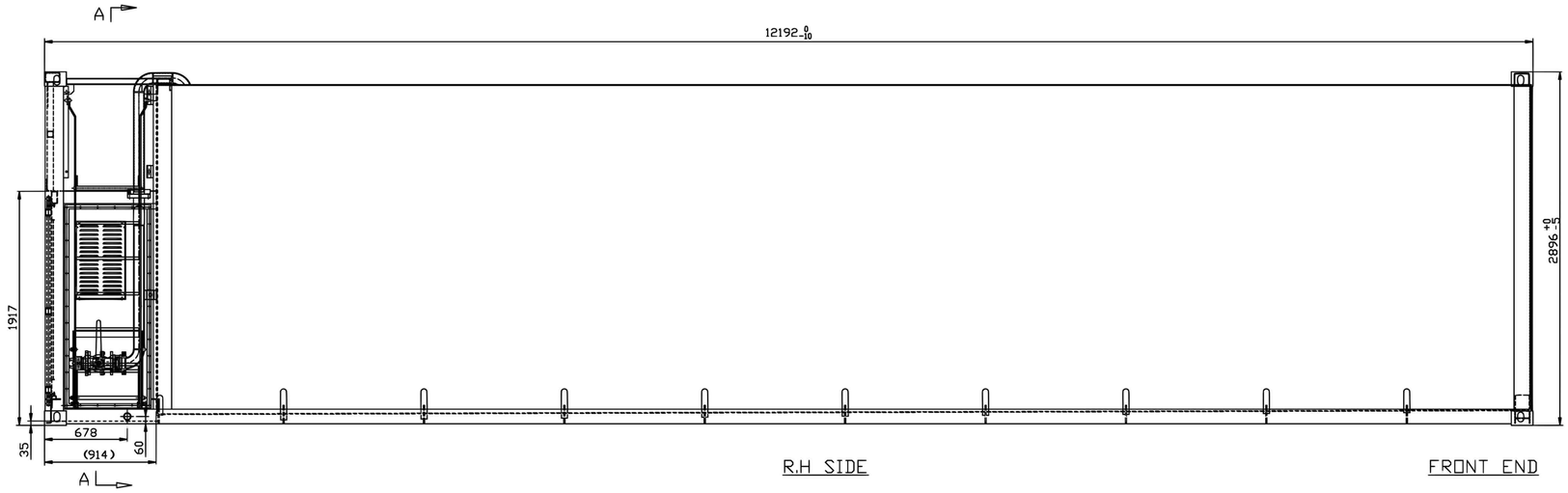

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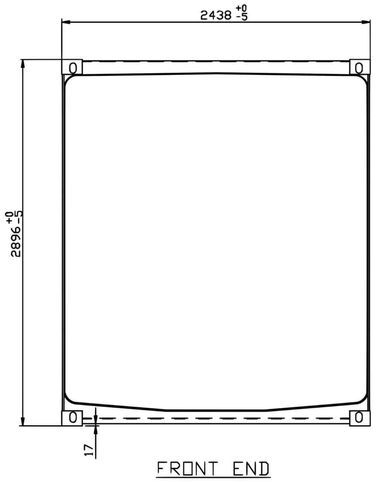
R.H SIDE



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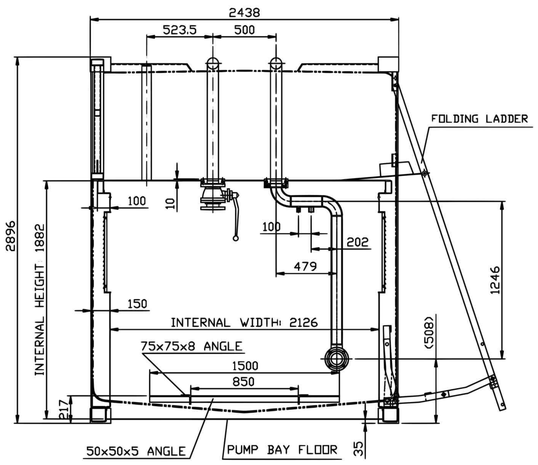
FRONT END



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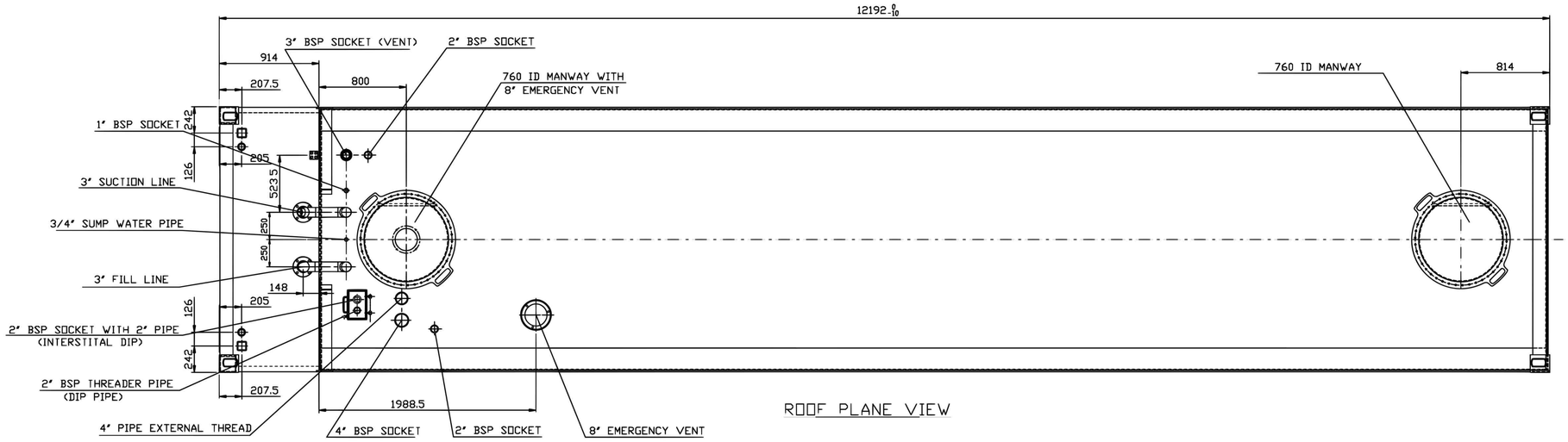
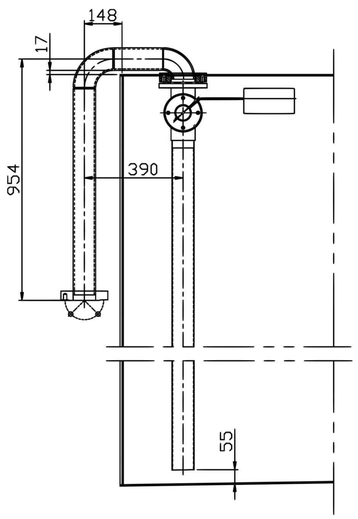
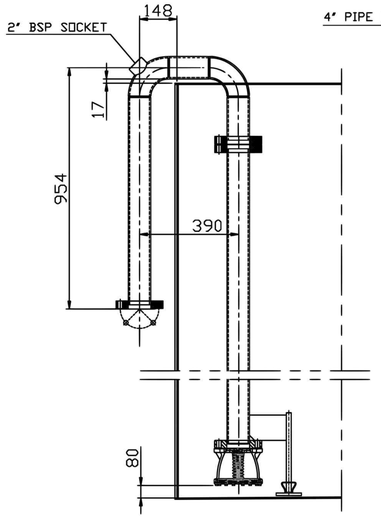


ROOF PLANE VIEW



3" FILL LINE



3" SUCTION LINE

NOTE:

1. TANK TARE WEIGHT: 12,750KG
2. ACTUAL MAXIMUM VOLUME: 69,400L
3. NOMINAL SAFE FILL VOLUME: 65930L
4. UL 142(USA) AND ULC-S601(CANADA) APPROVED
5. CLASSIFICATION SOCIETY CSC APPROVED
6. DESIGNED AND MANUFACTURED IN ACCORDANCE WITH AS1692 AND AS1940-2017

Itemref	Quantity	Description		Material	Drawing No	
DESIGNED_BY	CHECKED_BY	APPROVED_BY_DATE		MATERIAL	DATE	SCALE
Tao WQ	Jin YG				2021.07.21	

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JOYQUIP

TITLE: SC70NP-40'X8'X9'6" STORAGE TANK GENERAL ASS'Y

QUAN

DRAWING NO: JHC-SC70NP-GA

EDITION: G

SHEET

Appendix C

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER

*NOTE - INDIVIDUAL CROSS SECTIONS TO BE CONFIRMED AT ISSUED FOR CONSTRUCTION

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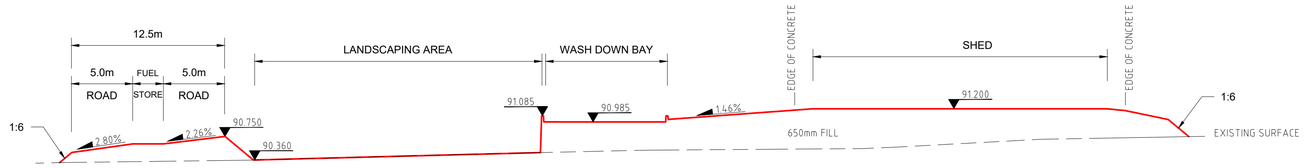
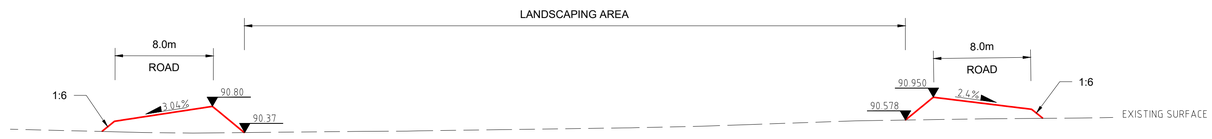


SECTION A 003
SCALE H 1: 250 V 1:50



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SECTION C 003
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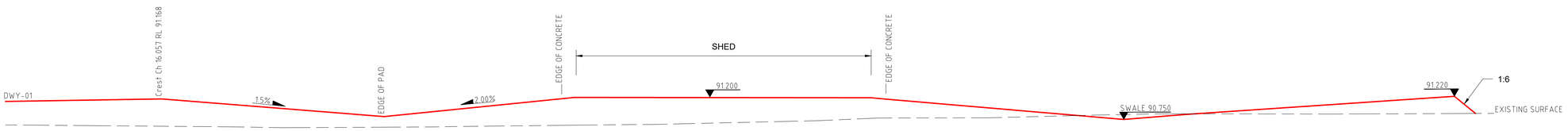

SECTION D 003
SCALE H 1: 250 V 1:50

GENERAL NOTES:

1. CONCEPT ONLY - SUBJECT TO DETAIL DESIGN (IFC)
2. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS ON WASTEWATER SYSTEM
3. REFER TO DETAILED WASH BAY DESIGN FOR WASH BAY DETAILS
4. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS
5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

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Scale AS SHOWN @ A1
0 10 20 25
1:250 AT A1
0 2 4 5
SCALE 1:50 AT A1

NO.	DATE	REVISION COMMENT
D	2.3.26	UPDATED DRAWING
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

Client
CREST CONTRACTING PTY LTD
Email
tyson@crestcontracting.com.au

Project Name
CREST CONTRACTING PTY LTD DEPOT
CIVIL SITE DESIGN SECTIONS

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	004	D

2-Mar-26

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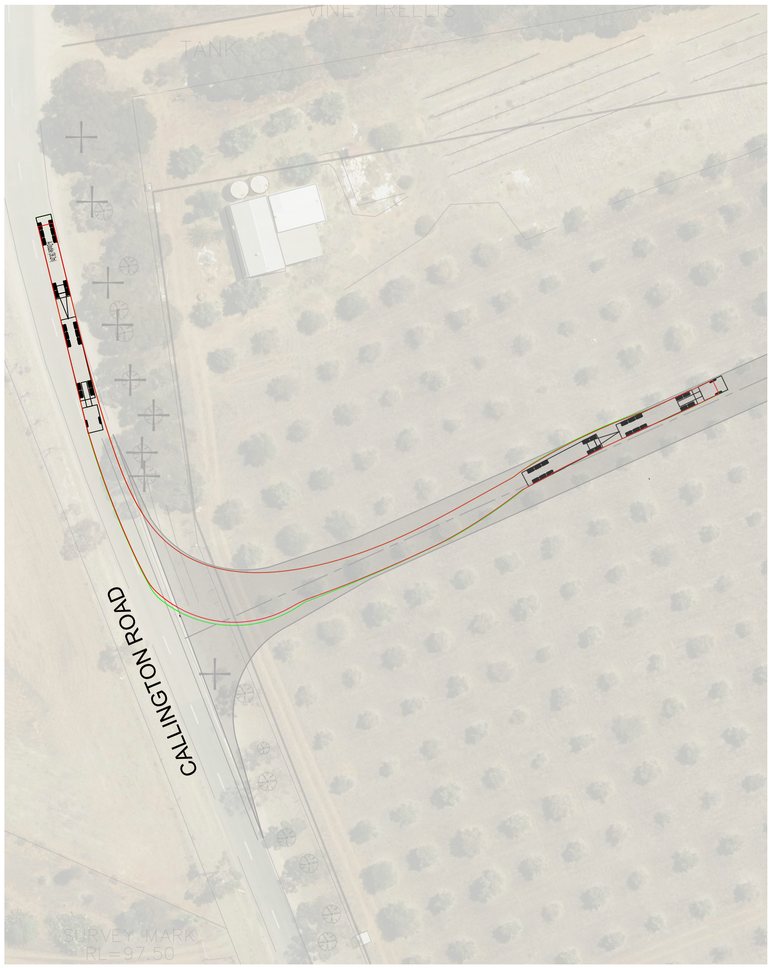
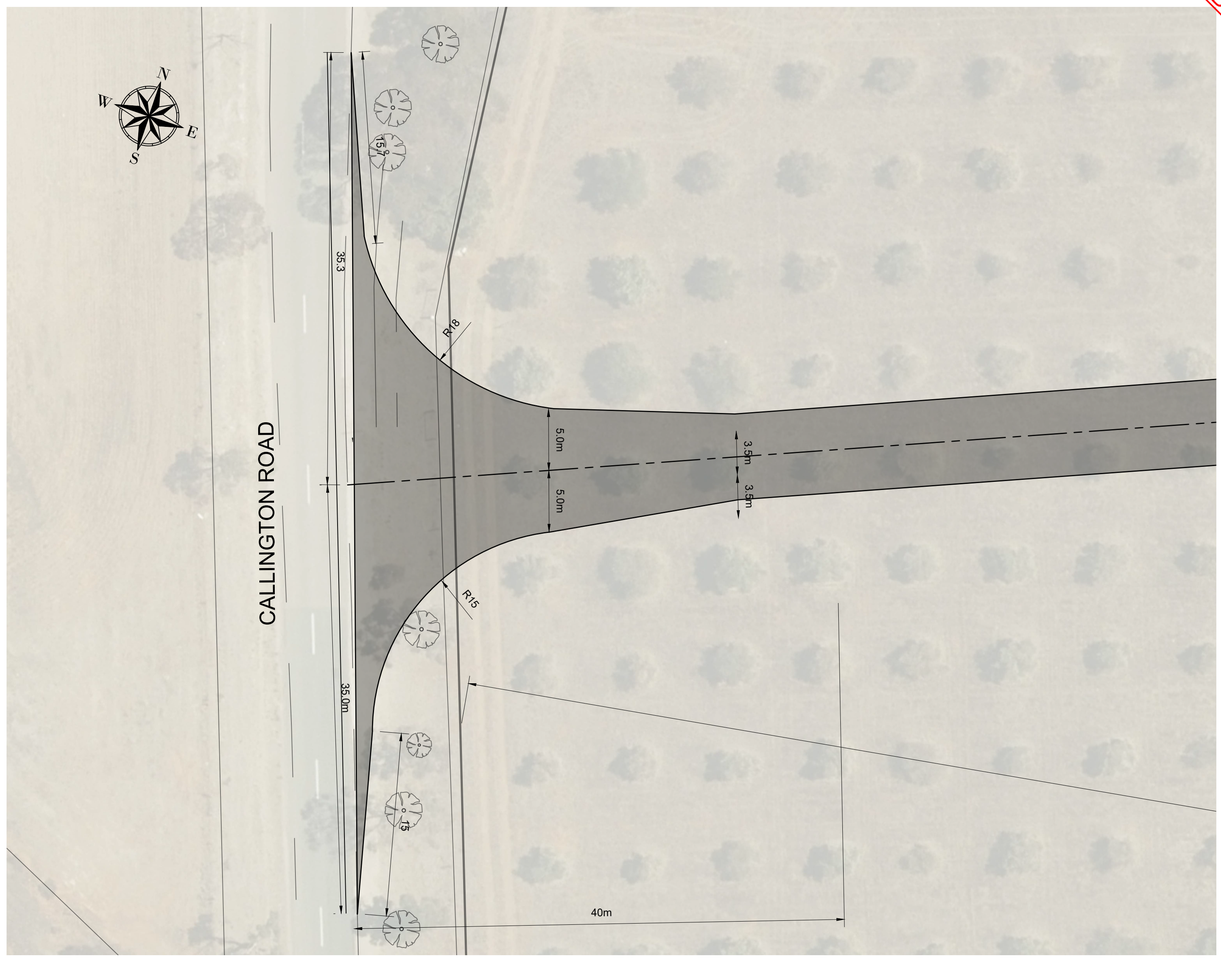


CREST CONTRACTING - DRIVEWAY TURNING PATHS

SCALE 1: 500 AT A1



CREST CONTRACTING - DRIVEWAY ENTRANCE LAYOUT PLAN

SCALE 1: 250 AT A1

LEGEND

- RUBBLE PAD
- RUBBLE DRIVEWAY
- SHED
- WASH DOWN BAY
- COMPACTED RUBBLE BATTERS AT 1:6
- LANDSCAPING
- 1.5m CONCRETE PATH
- STORMWATER CULVERT
- CONCRETE HEADWALL
- F — 20000ltr FIRE WATER TANK
- TREE TO BE REMOVED
- FENCE - 2100H CHAINMESH FENCING
- LANDSCAPING BUFFER

GENERAL NOTES:

1. CONCEPT ONLY - SUBJECT TO DETAIL DESIGN (IFC)
2. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS ON WASTEWATER SYSTEM
3. REFER TO DETAILED WASH BAY DESIGN FOR WASH BAY DETAILS
4. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS
5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

DRIVEWAY NOTES:

1. DRIVEWAY DESIGNED FOR UP TO 36.5M A-DOUBLE ACCESS TRUCKS
2. ALL DESIGN VEHICLES ENTERING THE SITE ARE FROM THE NORTH, DESIGN ALLOWS VEHICLE TO ENTER SITE WITHOUT CROSSING CALLINGTON ROAD CENTERLINE.
3. ALL DESIGN VEHICLES EXITING THE SITE ARE TRAVELING NORTH ONLY, TO GET TO HEAVY VEHICLE ROUTES.
4. ACCESS DESIGN IS IN ACCORDANCE WITH AS2890.2
5. ACCESS DESIGN ASSUMES 80KM/H SPEED LIMIT ON CALLINGTON ROAD, APPLICANT TO WORK WITH COUNCIL & DIT TO HAVE SPEED LIMIT AMENDED.
6. PROPOSED TRAFFIC GENERATION DUE TO THE DEVELOPMENT IS UP TO 20 HEAVY VEHICLE MOVEMENT PER DAY
7. COMMON HEAVY VEHICLE MOVEMENT WILL BE TRUCK AND DOG COMBINATIONS UP TO 19M LENGTH
8. IN FREQUENT B-DOUBLE AND A-DOUBLE ACCESS TO THE SITE
9. MINOR VEGETATION REMOVAL REQUIRED TO IMPROVE SISD TO THE NORTH
10. SIGN RELOCATION TO BE COMPLETED IN CONSULTATION WITH COUNCIL AT APPLICANTS EXPENSE

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Scale AS SHOWN @ A1
0 5 10 25 50
1:500 @A1
0 10 20 25
1:250 AT A1

NO.	DATE	REVISION COMMENT
D	2.3.26	UPDATED DRAWING
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

Client
CREST CONTRACTING PTY LTD
Email
TYSON@CRESTCONTRACTING.COM.AU

Project Name
CREST CONTRACTING PTY LTD DEPOT
CIVIL SITE DESIGN
TURNING PATH AND ENTRANCE LAYOUT

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	009	D

2-Mar-26

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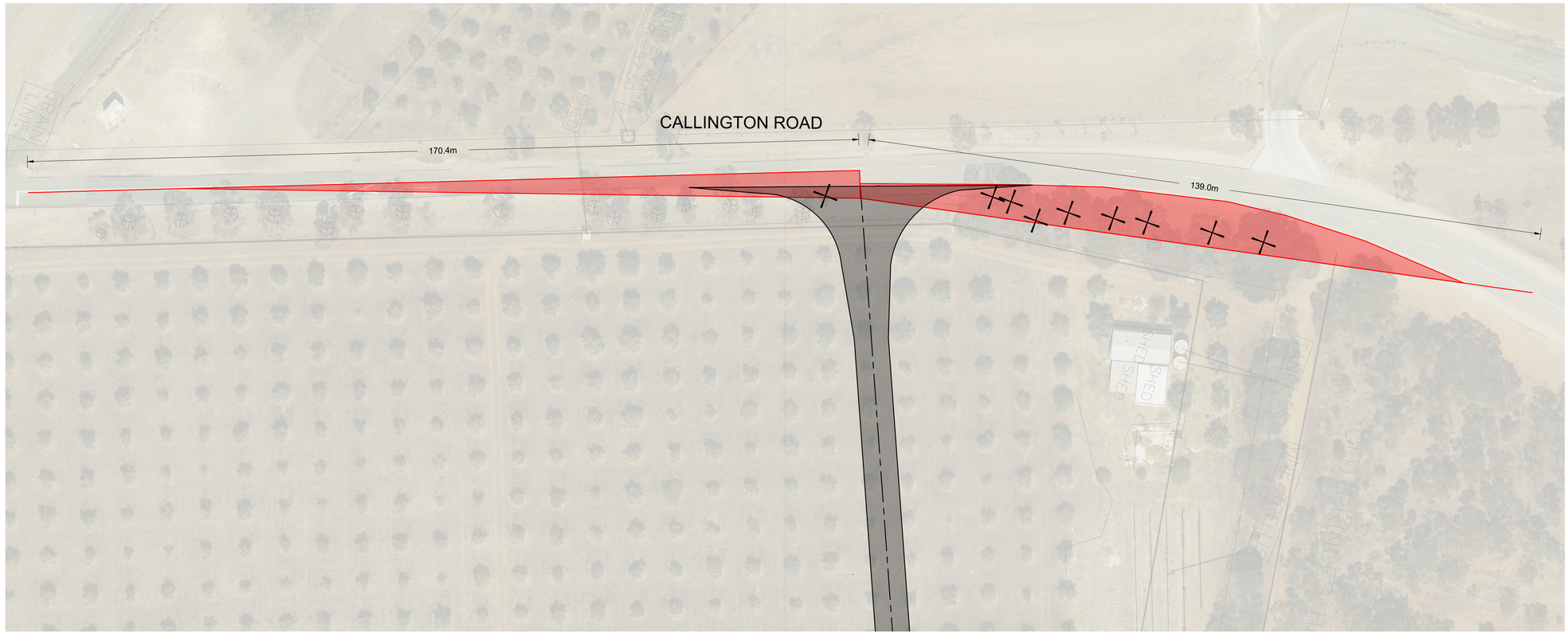

LEGEND

- RUBBLE PAD
- RUBBLE DRIVEWAY
- SHED
- WASH DOWN BAY
- COMPACTED RUBBLE BATTERS AT 1:6
- LANDSCAPING
- 1.5m CONCRETE PATH
- STORMWATER CULVERT
- CONCRETE HEADWALL
- F — 20000ltr FIRE WATER TANK
- TREE TO BE REMOVED
- FENCE - 2100H CHAINMESH FENCING

CREST CONTRACTING - DRIVEWAY SITE DISTANCE PLAN

SCALE 1: 250 AT A1

Driveway Design Tables – AS2890.2

Driveway Component	Relevant Standard Requirement	Proposed Allotment Driveway
Design Vehicle		A-Double Maximum Vehicle size accessing site
Location	>6m from Intersection Tangent Point	>150m
	>2m from pedestrian access	No pedestrian infrastructure present
	>1m offset to street asset	sign to be relocated, as approved by Council
Internal Roadway Width	AS2890.2 A Double > 3.5m single lane	7m total width, 3.5m lane width each direction
Gradient	Footpath Crossing Gradient 2.5%	N/A
	Verge Gradient <5%	-5% (note les than existing verge)
	Maximum Gradient <10% for A-Double	5%
	Sag Gradient Change <15%	2.2%
	Crest Gradient Change <12.5%	0.89%
Sight Distances	Right Sight Distance >139m	139m achieved with vegetation removal
	Left Sight Distance >139m	170m
	Pedestrian Sight Triangle 2.0m width at property line, 2.5m depth into property	N/A
Vehicle Storage	A-Double = 36.5m	40m from edge of road.

SAFE INTERSECTION SITE DISTANCE NOTES:

1. ALL VEGETATION REMOVAL WORKS ASSOCIATED WITH SISD TO BE FINALISED ONSITE AT TIME OF CONSTRUCTION, BY SISD SET OUT IN ACCORDANCE WITH AS2890.2.

DRIVEWAY NOTES:

1. DRIVEWAY DESIGNED FOR UP TO 36.5M A-DOUBLE ACCESS TRUCKS
2. ALL DESIGN VEHICLES ENTERING THE SITE ARE FROM THE NORTH, DESIGN ALLOWS VEHICLE TO ENTER SITE WITHOUT CROSSING CALLINGTON ROAD CENTERLINE.
3. ALL DESIGN VEHICLES EXITING THE SITE ARE TRAVELING NORTH ONLY, TO GET TO HEAVY VEHICLE ROUTES.
4. ACCESS DESIGN IS IN ACCORDANCE WITH AS2890.2
5. ACCESS DESIGN ASSUMES 80KM/H SPEED LIMIT ON CALLINGTON ROAD, APPLICANT TO WORK WITH COUNCIL & DIT TO HAVE SPEED LIMIT AMENDED.
6. PROPOSED TRAFFIC GENERATION DUE TO THE DEVELOPMENT IS UP TO 20 HEAVY VEHICLE MOVEMENT PER DAY
7. COMMON HEAVY VEHICLE MOVEMENT WILL BE TRUCK AND DOG COMBINATIONS UP TO 19M LENGTH
8. IN FREQUENT B-DOUBLE AND A-DOUBLE ACCESS TO THE SITE
9. MINOR VEGETATION REMOVAL REQUIRED TO IMPROVE SISD TO THE NORTH
10. SIGN RELOCATION TO BE COMPLETED IN CONSULTATION WITH COUNCIL AT APPLICANTS EXPENSE

GENERAL NOTES:

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5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

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Scale AS SHOWN @ A1
0 10 20 25
1:250 AT A1

NO.	DATE	REVISION COMMENT
D	2.3.26	UPDATED DRAWING
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

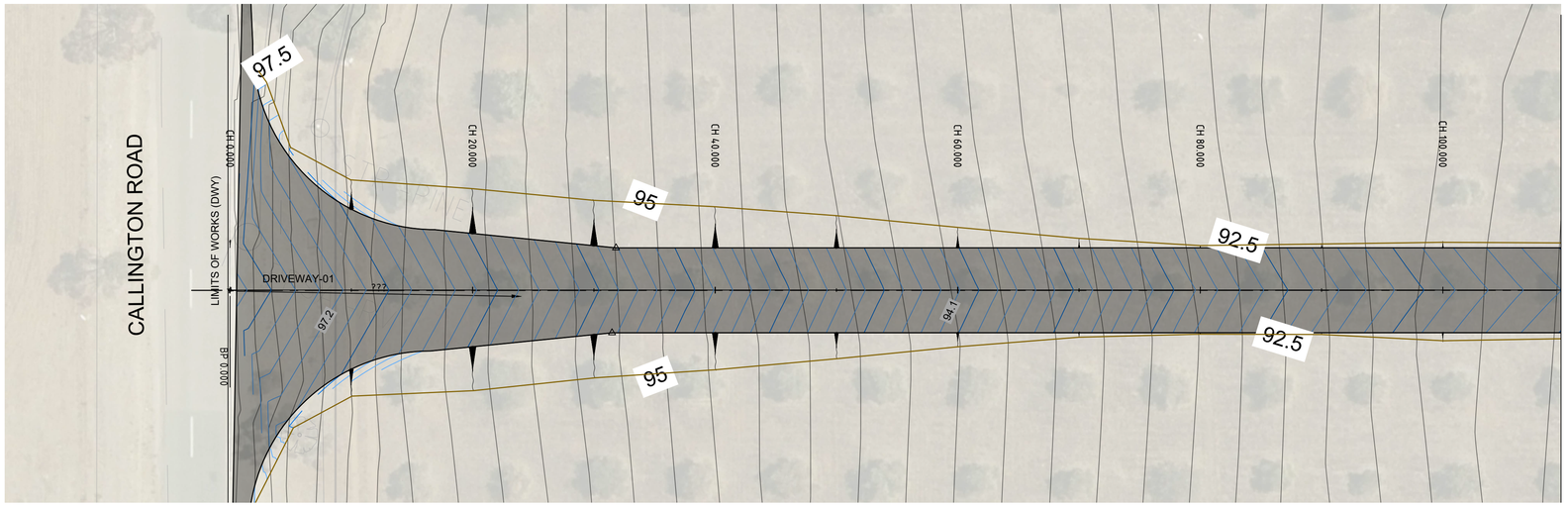
Client: CREST CONTRACTING PTY LTD
Email: TYSON@CRESTCONTRACTING.COM.AU

Project Name: CREST CONTRACTING PTY LTD DEPOT
CIVIL SITE DESIGN
DRIVEWAY SITE DISTANCE

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	011	D

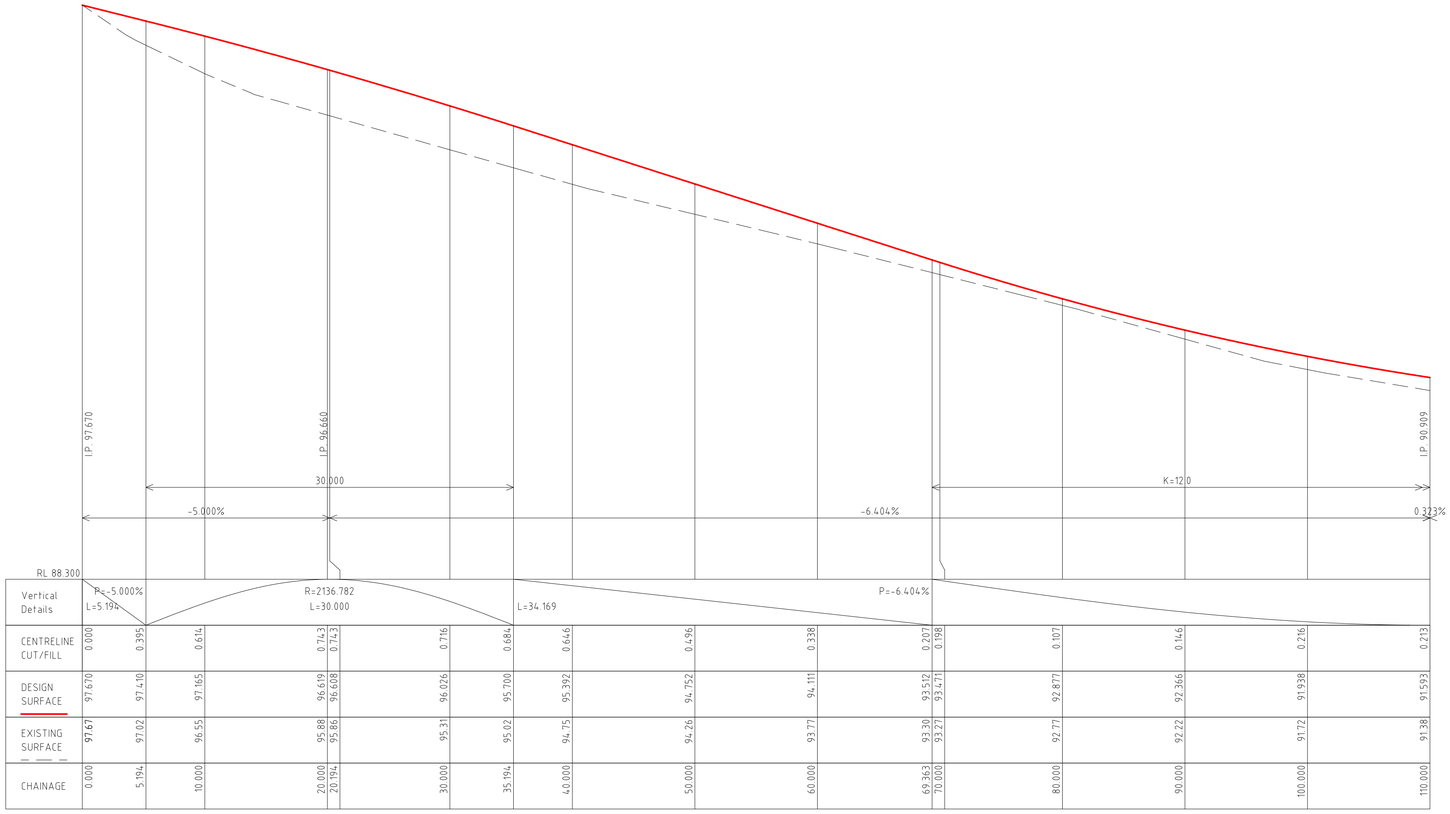
2-Mar-26

ISSUED FOR APPROVAL



CREST CONTRACTING - DRIVEWAY-01 LAYOUT PLAN

SCALE 1: 250 AT A1



CREST CONTRACTING - DRIVEWAY-01 LONGITUDINAL

SCALE H 1: 250 V 1:50 AT A1

LEGEND

- RUBBLE PAD
- RUBBLE DRIVEWAY
- SHED
- WASH DOWN BAY
- COMPACTED RUBBLE BATTERS AT 1:6
- LANDSCAPING
- 1.5m CONCRETE PATH
- STORMWATER CULVERT
- CONCRETE HEADWALL
- F — 20000ltr FIRE WATER TANK
- TREE TO BE REMOVED
- FENCE - 2100H CHAINMESH FENCING

GENERAL NOTES:

1. CONCEPT ONLY - SUBJECT TO DETAIL DESIGN
2. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS ON WASTEWATER SYSTEM
3. REFER TO DETAILED WASH BAY DESIGN FOR WASH BAY DETAILS
4. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS
5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

Tiers Group SA
James Clarke
Email: James@tiersgroupsa.com.au
Mobile: 0419 890 165

Scale AS SHOWN @ A1
0 10 20 25
1:250 AT A1
0 2 4 5
SCALE 1:50 AT A1

NO.	DATE	REVISION COMMENT
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

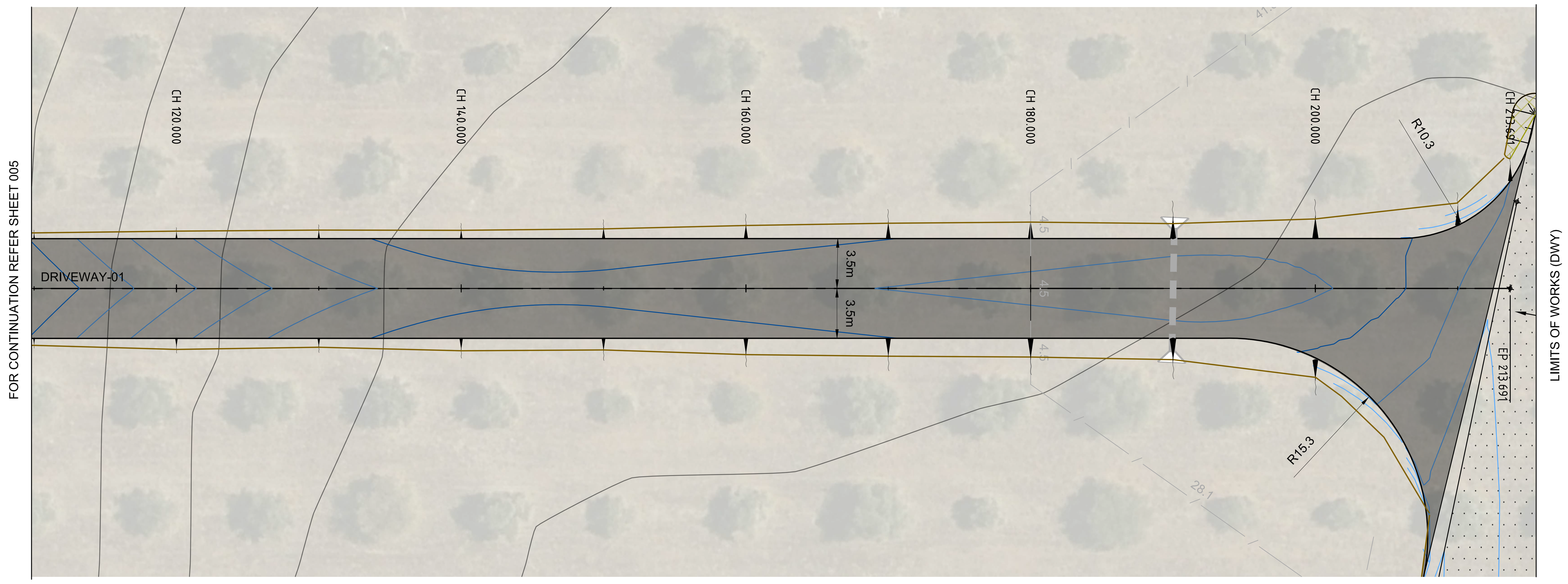
Client: CREST CONTRACTING PTY LTD
Email: TYSON@CRESTCONTRACTING.COM.AU

Project Name: CREST CONTRACTING PTY LTD DEPOT
CIVIL SITE DESIGN
LAYOUT AND LONGITUDINAL

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	005	C

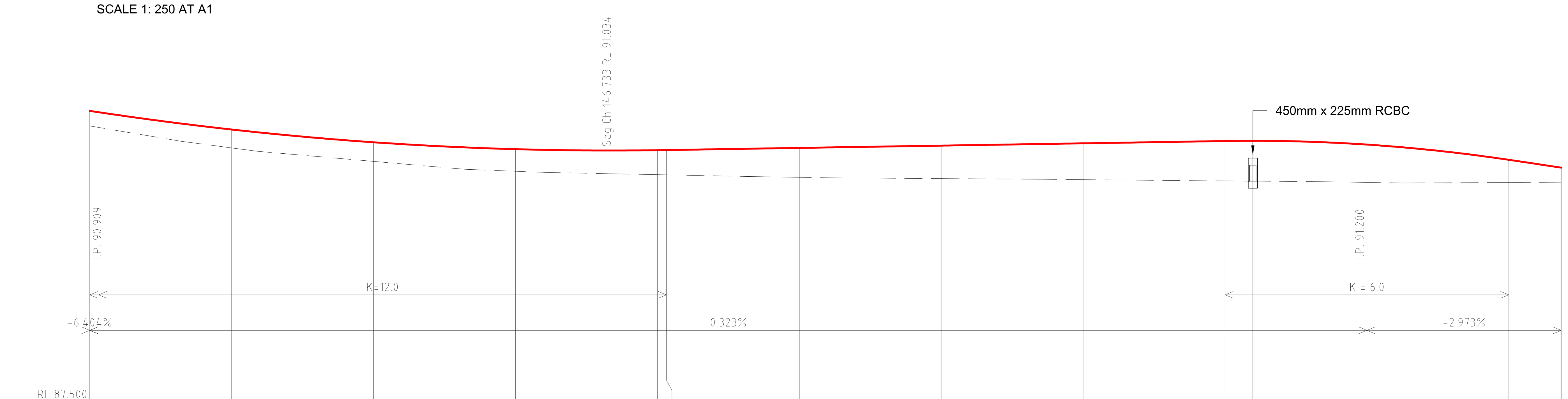
9-Oct-25

ISSUED FOR APPROVAL



CREST CONTRACTING - DRIVEWAY-01 LAYOUT PLAN

SCALE 1: 250 AT A1



Vertical Details															
CENTRELINE CUT/FILL	0.213	0.259	0.269	0.311	0.327	0.345	0.349	0.415	0.465	0.512	0.562	0.568	0.533	0.319	0.206
DESIGN SURFACE	91.593	91.330	91.150	91.053	91.034	91.039	91.040	91.071	91.103	91.135	91.168	91.171	91.118	90.903	90.793
EXISTING SURFACE	91.38	91.07	90.88	90.74	90.71	90.69	90.69	90.66	90.64	90.62	90.61	90.60	90.58	90.58	90.59
CHAINAGE	110.000	120.000	130.000	140.000	146.733	150.000	150.637	160.000	170.000	180.000	190.000	191.961	200.000	210.000	213.691

CREST CONTRACTING - DRIVEWAY-01 LONGITUDINAL

SCALE H 1: 250 V 1:50 AT A1

LEGEND

- RUBBLE PAD
- RUBBLE DRIVEWAY
- SHED
- WASH DOWN BAY
- COMPACTED RUBBLE BATTERS AT 1:6
- LANDSCAPING
- 1.5m CONCRETE PATH
- STORMWATER CULVERT
- CONCRETE HEADWALL
- 20000ltr FIRE WATER TANK
- TREE TO BE REMOVED
- FENCE - 2100H CHAINMESH FENCING

CONTOUR INTERVAL AT 100mm

GENERAL NOTES:

1. CONCEPT ONLY - SUBJECT TO DETAIL DESIGN
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3. REFER TO DETAILED WASH BAY DESIGN FOR WASH BAY DETAILS
4. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS
5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

Tiers Group SA
James Clarke
Email: James@tiersgroupsa.com.au
Mobile: 0419 890 165

Scale AS SHOWN @ A1
1:250 AT A1
SCALE 1:50 AT A1

NO.	DATE	REVISION COMMENT
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

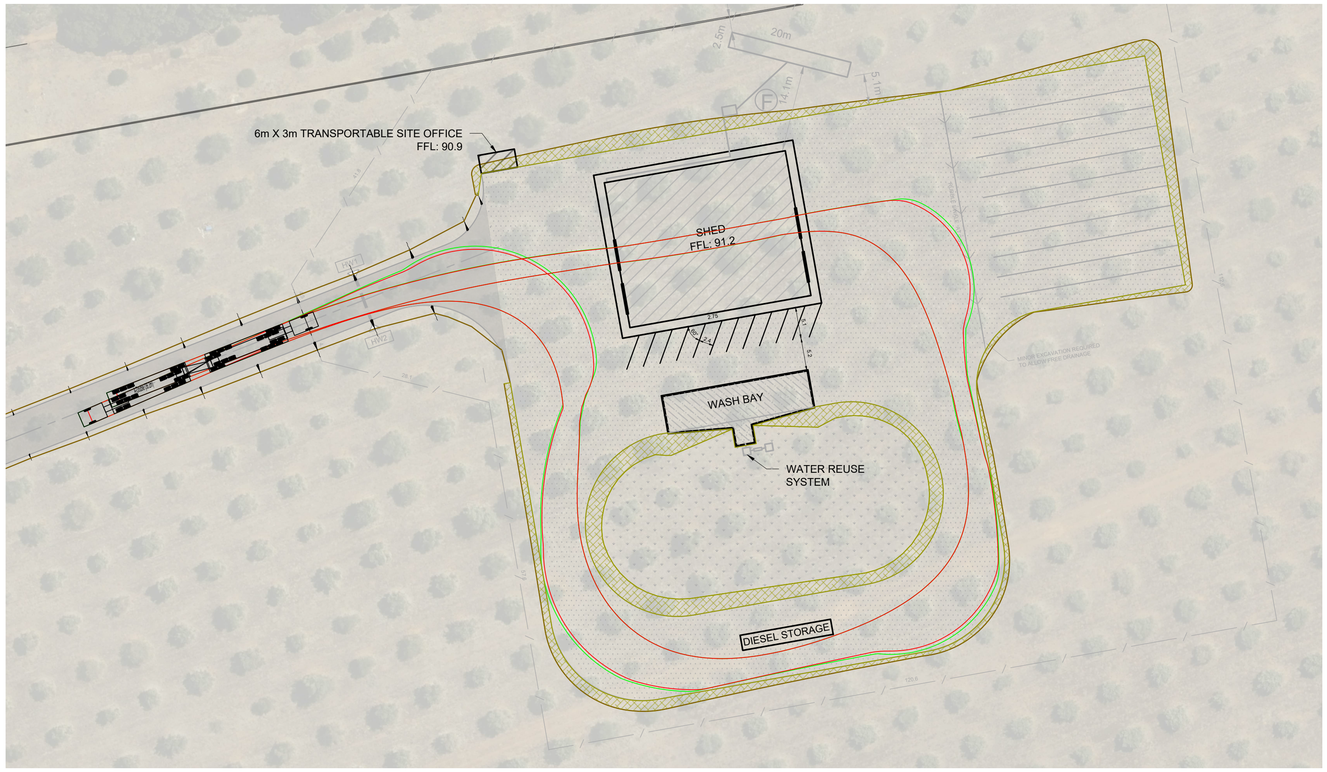
Client: CREST CONTRACTING PTY LTD
Email: TYSON@CRESTCONTRACTING.COM.AU

Project Name: CREST CONTRACTING PTY LTD DEPOT

CIVIL SITE DESIGN
LAYOUT AND LONGITUDINAL

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	006	C

9-Oct-25



ISSUED FOR APPROVAL

GENERAL NOTES:

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2. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS ON WASTEWATER SYSTEM
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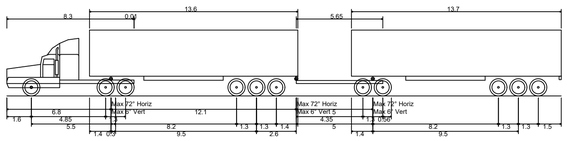
4. REFER TO WASTEWATER ENGINEERING DESIGN FOR DETAILS
5. ONSITE STAFF PARKING IN ACCORDANCE WITH AS2890.1, FIGURE 2.2 PART C 60 DEGREE ANGLE PARKING

DRIVEWAY NOTES:

1. DRIVEWAY DESIGNED FOR UP TO 36.5M A-DOUBLE ACCESS TRUCKS
2. ALL DESIGN VEHICLES ENTERING THE SITE ARE FROM THE NORTH, DESIGN ALLOWS VEHICLE TO ENTER SITE WITHOUT CROSSING CALLINGTON ROAD CENTERLINE.
3. ALL DESIGN VEHICLES EXITING THE SITE ARE TRAVELING NORTH ONLY, TO GET TO HEAVY VEHICLE ROUTES.
4. ACCESS DESIGN IS IN ACCORDANCE WITH AS2890.2
5. ACCESS DESIGN ASSUMES 80KM/H SPEED LIMIT ON CALLINGTON ROAD, APPLICANT TO WORK WITH COUNCIL & DIT TO HAVE SPEED LIMIT AMENDED.
6. PROPOSED TRAFFIC GENERATION DUE TO THE DEVELOPMENT IS UP TO 20 HEAVY VEHICLE MOVEMENT PER DAY
7. COMMON HEAVY VEHICLE MOVEMENT WILL BE TRUCK AND DOG COMBINATIONS UP TO 19M LENGTH
8. IN FREQUENT B-DOUBLE AND A-DOUBLE ACCESS TO THE SITE
9. MINOR VEGETATION REMOVAL REQUIRED TO IMPROVE SISD TO THE NORTH
10. SIGN RELOCATION TO BE COMPLETED IN CONSULTATION WITH COUNCIL AT APPLICANTS EXPENSE

CREST CONTRACTING - TURNING PATHS

SCALE 1: 500 AT A1



A-Double (36.2m)	
Overall Length	36.200m
Overall Width	2.500m
Overall Body Height	4.300m
Min Body Ground Clearance	0.540m
Track Width	2.500m
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	15.000m

LEGEND

- RUBBLE PAD
- RUBBLE DRIVEWAY
- SHED
- WASH DOWN BAY
- COMPACTED RUBBLE BATTERS AT 1:6
- LANDSCAPING
- 1.5m CONCRETE PATH
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- F — 20000ltr FIRE WATER TANK
- TREE TO BE REMOVED
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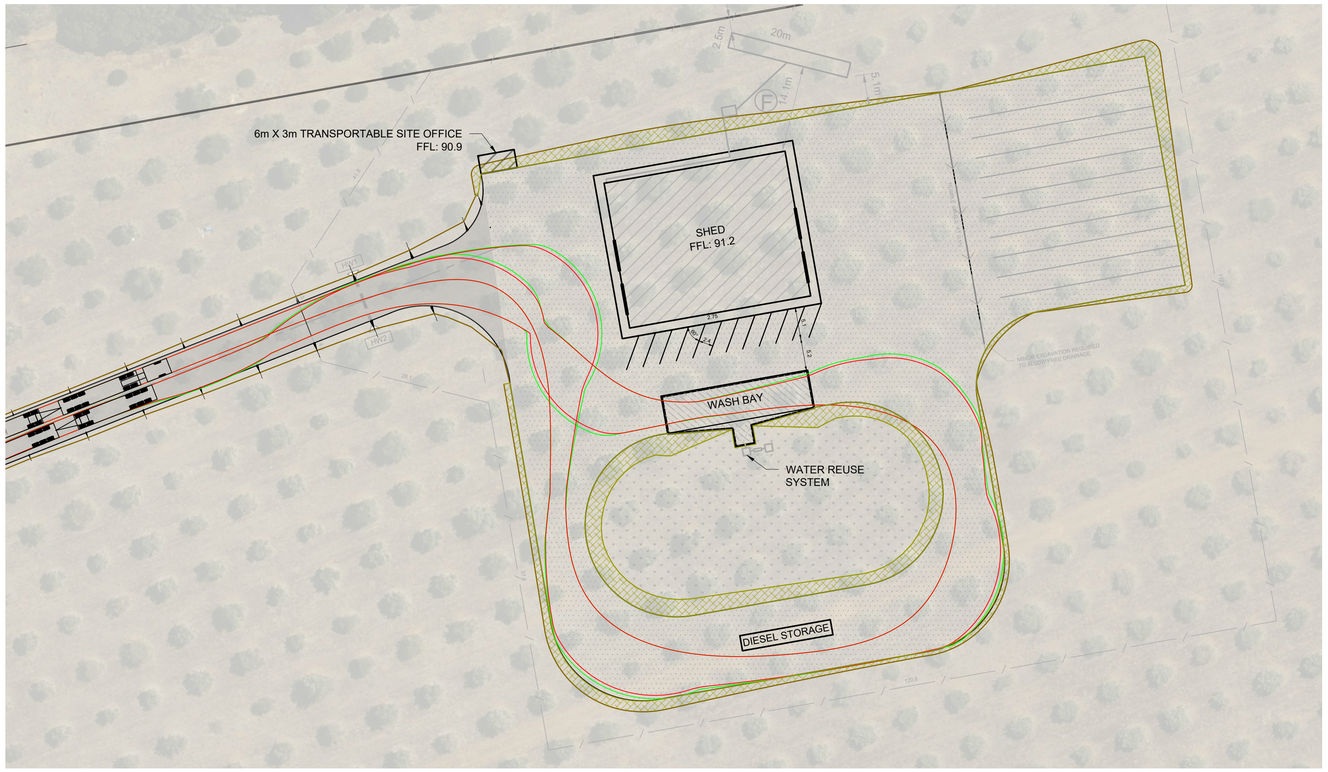
CONTOUR INTERVAL AT 100mm



CREST CONTRACTING - TURNING PATHS

SCALE 1: 500 AT A1

Tiers Group SA
James Clarke
Email: James@tiersgroupsa.com.au
Mobile: 0419 890 165

Scale AS SHOWN @ A1
0 5 10 25 50
1:500 @A1

N W E S

NO.	DATE	REVISION COMMENT
C	8.10.25	SISD UPDATED
B	12.8.25	ISSUED FOR APPROVAL
A	8.8.25	ISSUED FOR APPROVAL

Client
CREST CONTRACTING PTY LTD
Email
TYSON@CRESTCONTRACTING.COM.AU

Project Name
CREST CONTRACTING PTY LTD DEPOT
CIVIL SITE DESIGN
TURNING PATHS

Drawn	Design	Drawing No	Sheet No	Rev
JC	JC	TG25-065	010	C

9-Oct-25

Record of Inspection

DATES:	25/8/2025	**TIME:**	11:50am
LOCATION:	Lot 1 Callington Rd, Callington SA 5254		
DA #	25025164		
ATTENDEES:	Jarrod Wotton (Planner)		
COMMENTS:	View of subject site and locality.		

Photo 1 – looking east along Old Princes Highway.

Photo 2 – looking west along Old Princes Highway.

Photo 3 – looking east into the subject site show the location of proposed access

Photo 4 – looking west into the subject site showing the appropriate truck parking location.

Photo 5 – access point from Callington Road into Old Princes Highway.

Photo 6 – looking east show the right turn from Old Princes Highway onto Callington road

Photo 7 – looking north along the Callington Road toward Old princes Highway.

Photo 8 – looking south over the Council verge into the subject site (beyond the tree line).

Details of Representations

Application Summary

Application ID	25025164
Proposal	Change of use of a portion of land from horticulture for the establishment of a truck depot comprising associated workshop, office (transportable building), truck parking area, wash bay, diesel storage tank (above ground), associated infrastructure and signage
Location	LOT 1 CALLINGTON RD CALLINGTON SA 5254

Representations

Representor 1 - Nancy Bradbury

Name	Nancy Bradbury
Address	33-37 east tce CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:00 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Too close to recreation centre	

Attached Documents

Representations

Representor 2 - Tristan Mclennan

Name	Tristan Mclennan
Address	32 Garnet Road KANMANTOO SA, 5252 Australia
Submission Date	13/11/2025 10:10 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
We don’t need another smelly dumping resource near our country town. Take it more remote away from housing!!’

Attached Documents

Representations

Representor 3 - Alanah Kemp

Name	Alanah Kemp
Address	24 murray st CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:14 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 Absolutely can not happen! Right next to the RV park, oval and playground?! Disgusting! Stop treating Callington like its a place for shit.	

Attached Documents

Representations

Representor 4 - Tracey Rothwell

Name	Tracey Rothwell
Address	6 Hannam St CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:19 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
What an atrocity to have right next to the newly developed recreation grounds, pump track and RV park. We already have enough trucks and tanks in the area- this is not an industrial area, it is agricultural and family friendly. Furthermore, Callington is not a dumping ground, and I under no circumstances support this application.

Attached Documents

Representations

Representor 5 - Luke Swinburne

Name	Luke Swinburne
Address	16 north terrace CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:24 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 is too close to local residents and sporting complex, which would both be negatively impacted by this development. We already have enough troubles from the pollution from nutrog, we don’t need anything else. There is plenty of land in surrounding areas further out of town that would be more suitable for this depot.

Attached Documents

Representations

Representor 6 - Mandy Dolman

Name	Mandy Dolman
Address	2 Callington Road CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:28 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I run a family day care on the same road and have great concerns about the air pollution, noise and traffic associated with this proposal. This is also situated right next to an RV park, children's playground, oval and community centre. This is not an industrial area for trucks and is extremely unsafe.

Attached Documents

Representations

Representor 7 - Taylor Bentlwy

Name	Taylor Bentlwy
Address	56 east terrace CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:29 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I love this town and I want to continue living here growing my children up in this town not smelling the chicken waist day in and day out I want to be comfortable taking my children to the local playground which is very close to where these plans are to be built. I think with all the land around this town there is definitely a better place to put this site! Away from homes!

Attached Documents

Representations

Representor 8 - Beau burns

Name	Beau burns
Address	5 murray street CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:30 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
The town already stinks on a day to day basis from newtrog as it is. Between that and the dust from the mine some days it ruines the town. Why would you build something so close to a growing town that stinks

Attached Documents

Representations

Representor 9 - Ashley Mead

Name	Ashley Mead
Address	6 Riverview drive CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:33 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 do not support the application for the prime agricultural land currently used as an olive grove to be converted to unsightly industrial use. It is positioned right next one of the only public assets on Callington the RV park, Oval, Play ground and club rooms.

Attached Documents

Representor 10 - Yvonne Swinburne

Name	Yvonne Swinburne
Address	16 North Terrace CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:34 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 will negatively impact our community, it is not in best interest of our small town. I strongly disagree with this. This would drive people (including myself) out of town.

Attached Documents

Representations

Representor 11 - Reg Ramage

Name	Reg Ramage
Address	35 Watson St MILANG SA, 5256 Australia
Submission Date	13/11/2025 10:39 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

Although a business Currently exists in vicinity of this development application of a similar nature. To the best of my knowledge, there have been several issues identified around the safe management, as well as environmental violations and at times risk of fire. Additionally the odour and overall perception of the business from the public and visitors is one of concern. I have only recently commenced building a home on 60 acres within 5 klms of this development application, and the last thing I would want to see is further industrialisation of the town of Callington. Although the town has its flaws, I see potential of developing into a quaint little town, one that people could like to visit and potentially even live. Approving further developments such as this in such close proximity to the township, will deter, visitors and potential private and residential development. I would request that this development not be approved.

Attached Documents

Representations

Representor 12 - Dale Oakford

Name	Dale Oakford
Address	41 MURRAY STREET CALLINGTON SA, 5254 Australia
Submission Date	25/11/2025 12:05 PM
Submission Source	Email
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons Please see attached document	

Attached Documents

DalesOakfordsResponse-12894278.pdf

Dale oakford
41 Murray Street
Callington
South Australia 5254
dale.oakford9@gmail.com
Mob: 0420 974 086

To Whom it may concern;

re: DA: 25025164 - Lot 1 Callington Rd, Callington SA 5254

After reviewing the applicants' (Crest Contracting Pty. Ltd.) submitted planning documentation and associated responses from Mount Barker Council as well as NHVR website, I have formed the view that the proposed development is not in keeping with the nature of Callington Township amenity.

I have some issues that would need furtther consideration by appropriate authorities prior to a decision regarding the development application by Crest Contracting Pty. Ltd.

1. On Google Maps there are two (2) Callington Rd's to Callington from Old Princes Highway. I have assumed the NHVR map to be the most accurate, in any case, the issue can be resolved by working with Mount Barker and Murray Bridge Councils. However, it may impact the proposed site address of Crest Contracting Pty. Ltd. Currently, the consultant report refers to Lot 1, Callington Rd. (*Please refer to Item 1 images in Annex)*

2. Old Princes Highway exit to Callington Rd (sic) has an inadequate exit lane for long heavy vehicles (East or West bound) and is currently used by "Premix" heavy vehicles and other vehicles including town residents to enter to and exit from Old Princes Highway. *(Please refer to Item 2 images in Annex)*

3. Old Princes Highway exit to Callington Road is greater than 90degrees that would necessitate westbound Crest heavy vehicles to occupy both lanes in order to turn onto Callington Road(sic). Should they encounter another vehicle at the intersection, they would need to stop, thus creating a blockage on Old Princes Highway. (*Please refer to Item 2+3 images in Annex)*
(insert screen pic here)

4. Old Princes Highway exit to Callington Road (sic) has a slight negative camber coupled with point 3 above.

5. Numerous unrelated Semi-trailers and B-Double vehicles have ended up in Callington Town Centre, attempting to cross erskine Bridge ignoring the existing signage of a 12Tonne limit at the Callington Rd entry and at Montefiore -Murrray St intersection. Residents have had to assist drivers to reverse safely in order to re-trace their route to exit the township.

6. With 3 current freight companies currently within/nearby Callington town boundaries, a fourth larger logistics operation is likely to cause unwanted traffic increases and significant additional noise and vibrations to the township.

7. Trucks and trailers currently exert “percussive vibrations” over the townshipe whilst travelling empty along East Terrace, which has numerous “local heritage” old buildings. The increased “percussive” impacts to the old buildings increases defects and failures requiring substantial additional maintenance by residents.

8. Callington Road-East Terrace-Calllington Road-Old Princes Highway is currently used as a major road throughway by many heavy vehicles. Pedestrians do not have a safe pathway on either side to walk and homeowners experience significant risk or difficulties exiting their driveways to enter onto Callington Rd-East Tce. Excessive speed of vehicles whilst travelling East Terrace also makes it unsafe to be walking on either side of the Terrace.

9. The proposed development states that A-Double vehicles would occasionally travel to the Crest Contracting site. A-Double vehicles are considered road trains by NHVR, depending on the configuration of the overall vehicle and mass. NHVR route planning tool shows East Terrace Callington being from Old Princes Highway to Jaensch Road Callington, (Google maps show Callington Road from Old Princes Highway to Cemetary Road, East Terrace from Cemetary Rd to Jaensch Rd Callington). By selecting the appropriate vehicle length and configuration of an A-Double, no route through Callington becomes available on the NHVR network. suggesting it is not on an approved network by the National regulator. By implication, un-permitted roadtrain access would NOT be allowed on East Terrace preventing legitimate travel by a Crest A-Double Heavy Vehicle, without an appropriate permit. *(Please refer to Item 9 images in Annex)*

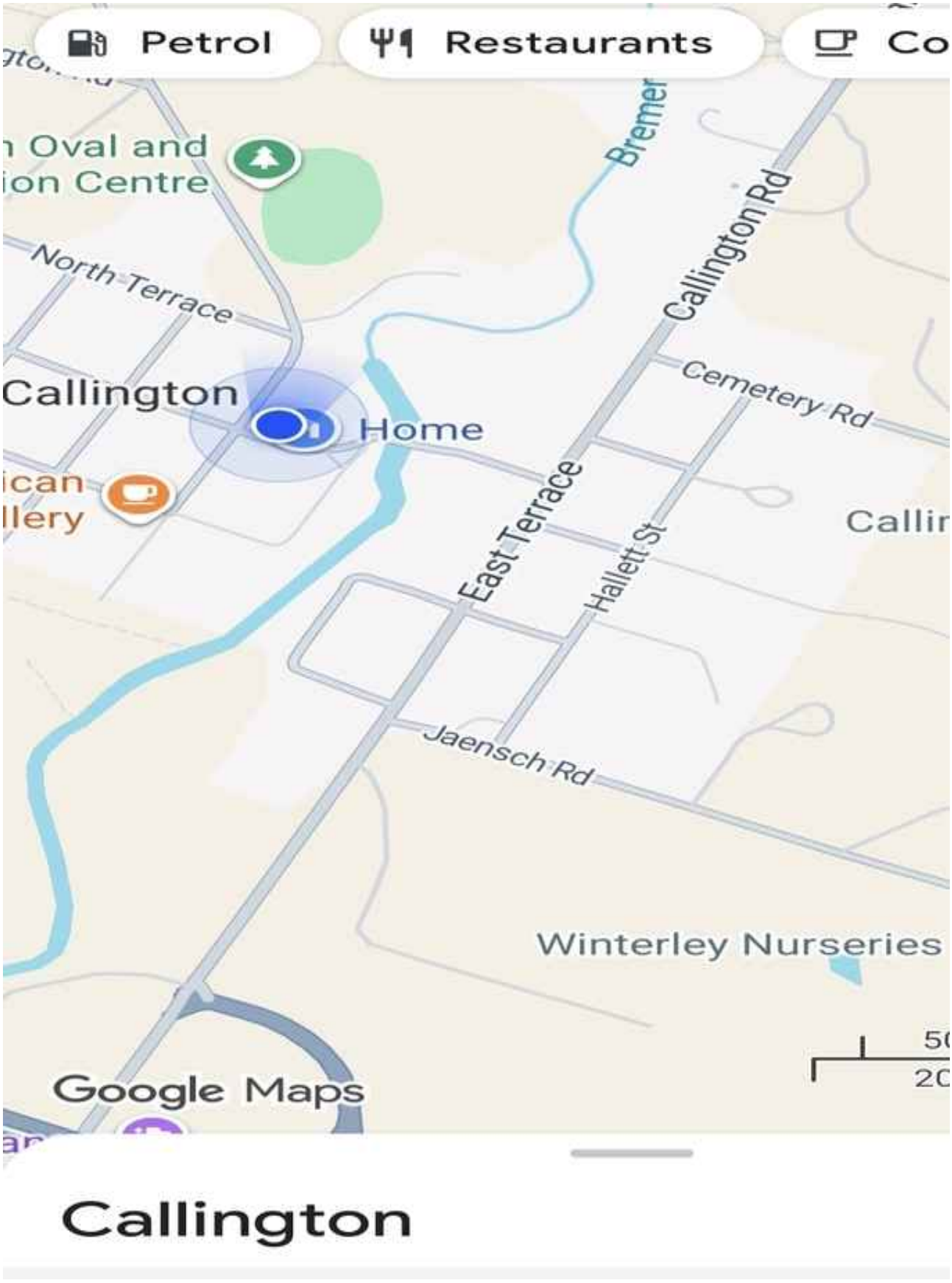
10. Calliington township is increasingly becoming a “logistics transport” hub which is not what a township should be. Entry to Callington has an existing Truck pad with large overhead lights blinding drivers as they enter the town. To allow another Logistics operation at the opposite end of town as well as the existing transport operations within the township and surrounds is quickly defining the town as a transport hub.

In conclusion, I reject this imposition and strongly suggest that the transport operations be located elsewhere more suited to Industry and logistics. Suggestion being Monarto Industrial Area, by way of example.

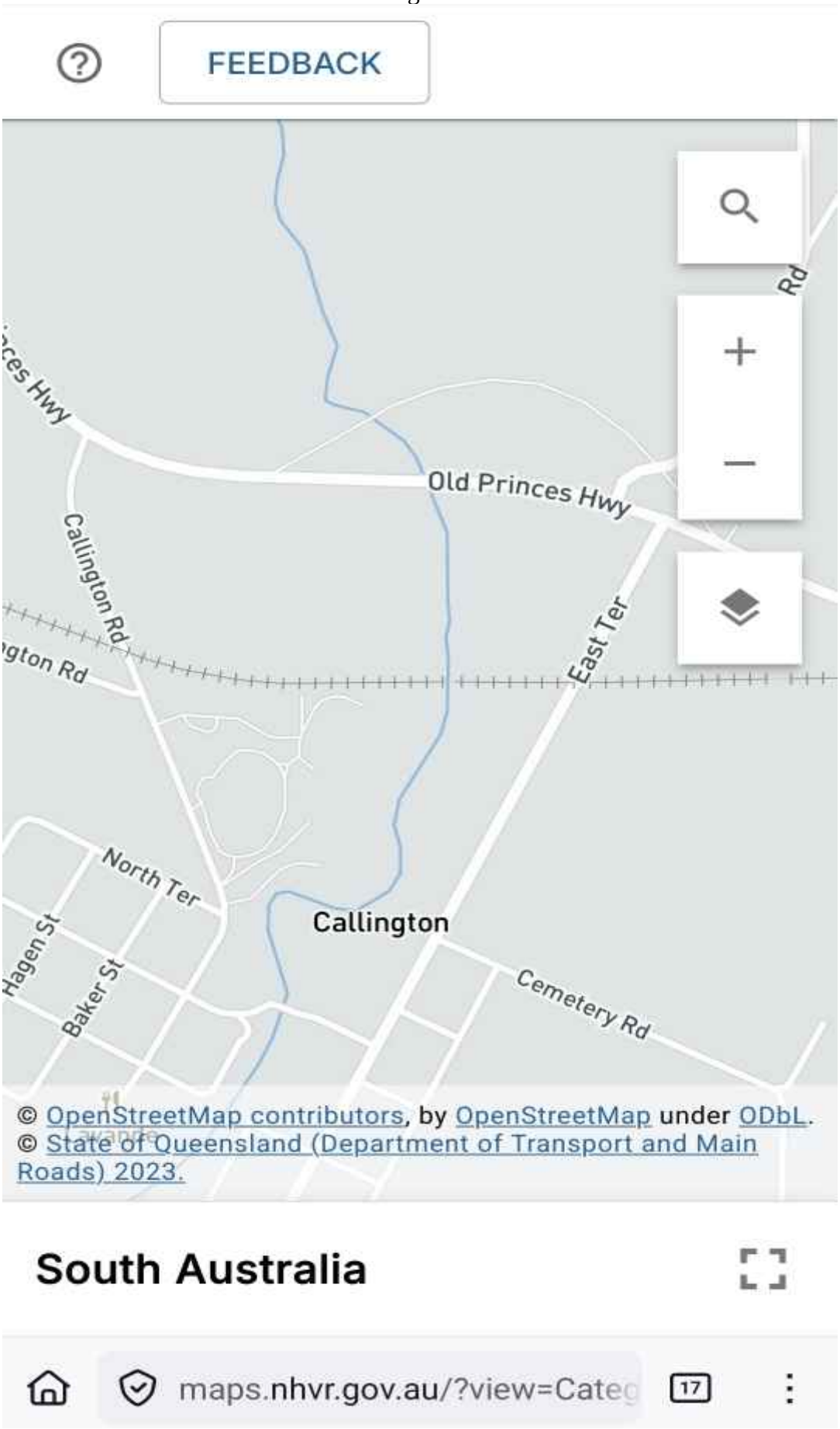
Yours sincerely
Dale Oakford

Annex:

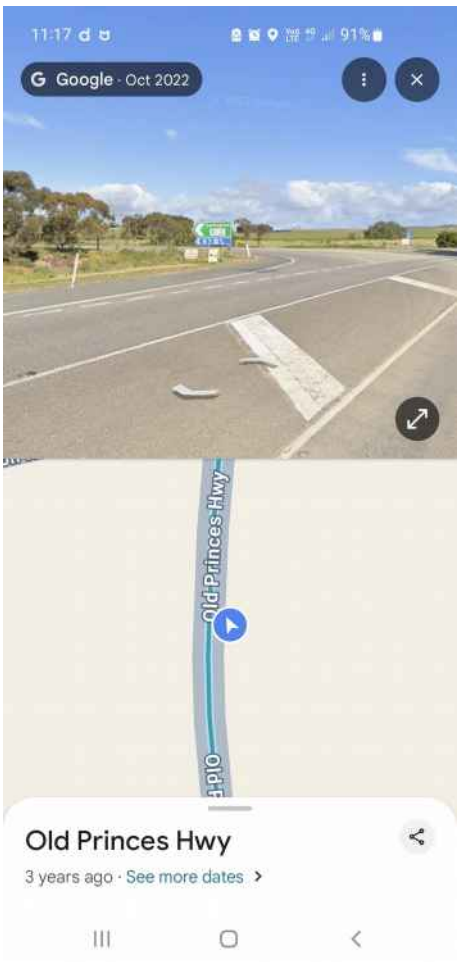
Item 1: Google Maps East Terrace, Callington

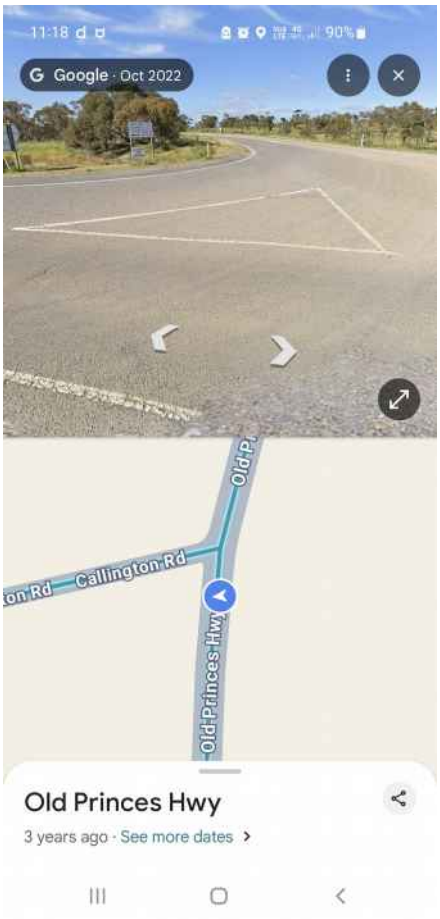


Item 1: NHVR East Terrace Callington

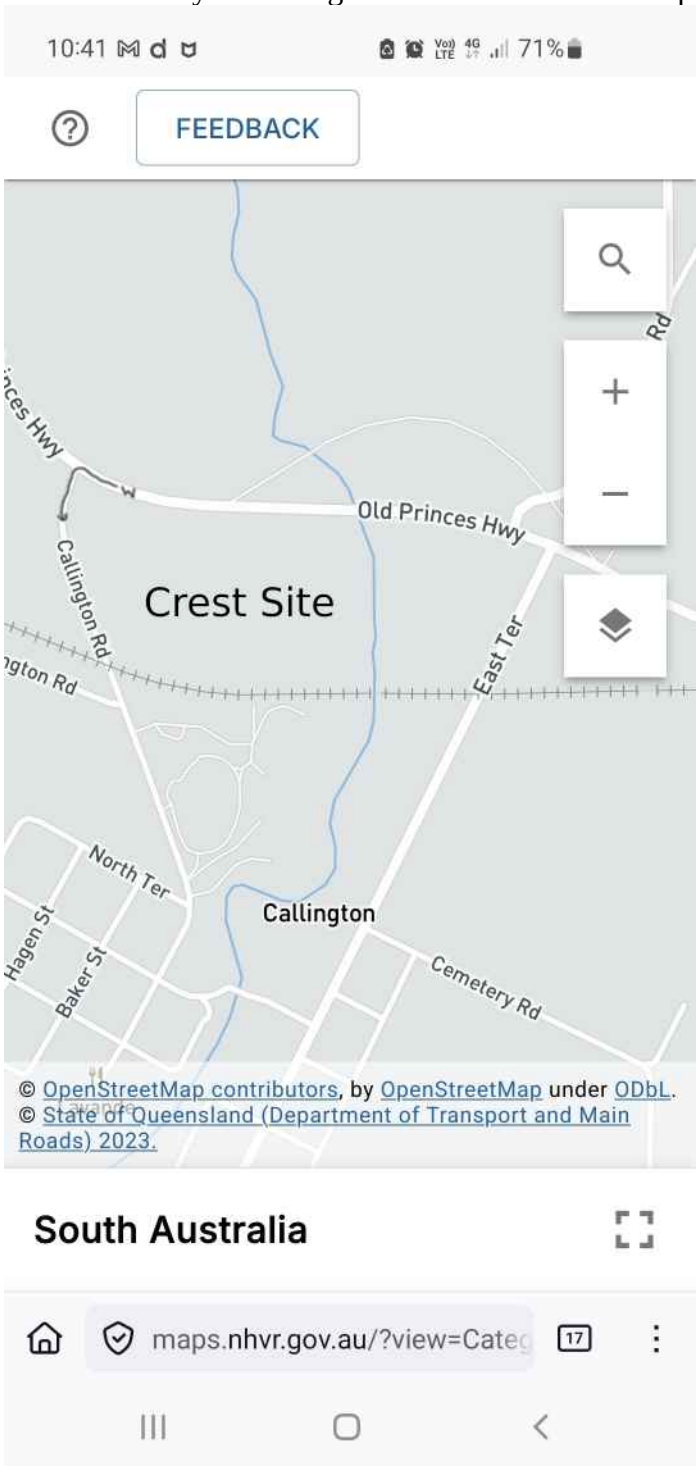


Item 2: Callington road – Old Princes Highway intersection

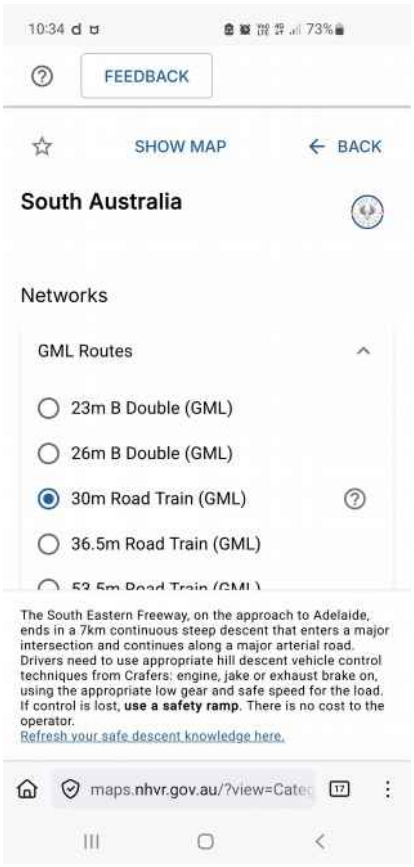


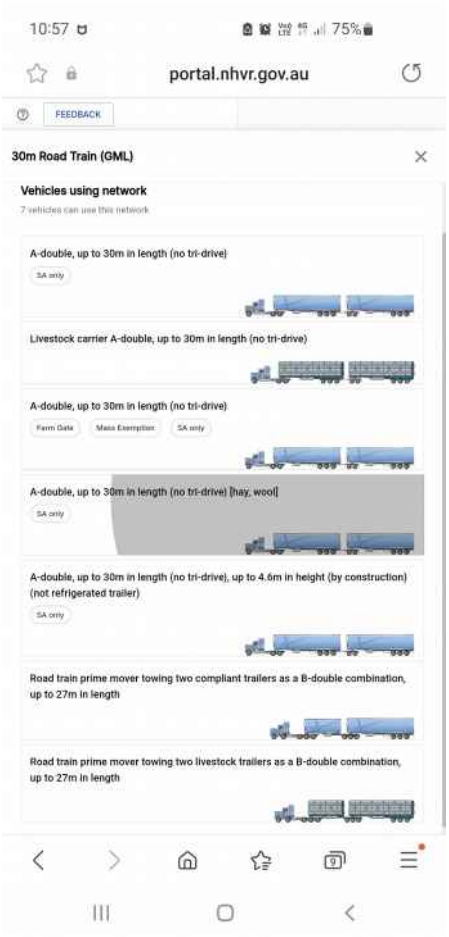


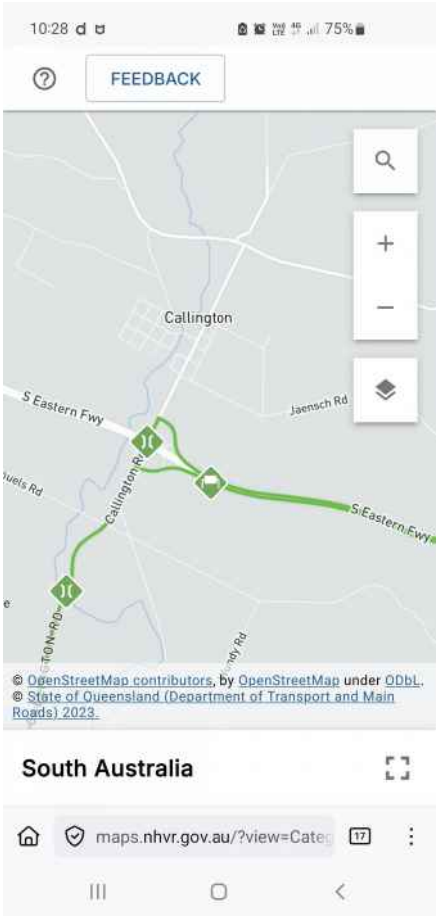
Item 3: Westbound entry to Callington Road -also see Item 2 pics.



Item 9: Road Train- A-Double & Routes issues







Representor 13 - Airlie Keen

Name	Airlie Keen
Address	PO Box 333 MURRAY BRIDGE SA, 5253 Australia
Submission Date	25/11/2025 05:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons

I write to oppose Development Application 25025164 due to its location at 1 Callington Road, Callington. The location, at the town's entrance, along with its size, scale and prominence is completely at odds with the rural nature of the historic township of Callington. Given the topography of the valley, as you drive down Callington Hill or as you pause at the lookout on the Rural City of Murray Bridge's Callington Spur Trail, this depot will dominate the landscape. The location being adjacent to a community recreation and tourism precinct will also detract from those uses, and will likely negatively impact on the town's appeal to prospective new residents and visitors, causing a financial impact, as well as amenity and other negative impacts on the wider community. I believe it would be a disservice to our community to allow the notion, that this is an ancillary activity to support primary production, to develop credence. Carting quarry rubble and waste from poultry production are not horticultural or agricultural production activities in and of themselves. Many people don't see the supply and servicing of a fertiliser manufacturing plant as an agricultural activity. The obvious, negative intrusion into Callington as a residential township should be taken into consideration. There will most certainly be noise, light, dust and odour, vibration and traffic impacts along with hours of operation that may extend far beyond the gentrified hours noted in the application. If not managed or by accident, there could also be environmental impacts with potential spills or run-off into the Bremer River. The proposed siting of this depot in this location also restricts Callington's future growth. Being bounded by the South Eastern Freeway to the South and the Old Princes Highway to the North of the town, means this parcel of land is critical for future residential expansion of Callington – which would be far more compatible with adjacent land uses. I'm concerned that there are no statutory referrals required for this development and therefore lacks independent consideration of traffic and environmental impacts. Callington Road is narrow and in poor condition with a deteriorated road shoulder which is breaking away and does not appear to be in a suitable condition to support the increased truck and traffic movements that would arise from this development. Before, Mount Barker District Council supports this development, it should first commit to a substantial upgrade of Callington Road. SA Health, the EPA and PIRSA should be required to assess this development given the application states that it is ancillary to the operations of regulated poultry farms and an EPA licensed fertiliser manufacturer which is currently subject to court proceedings. In any event, given the correlation between this application and the fertiliser manufacturer, this application should be put on hold until the outcome of the court proceedings is known. Further, SA Health and the EPA should be required to release the report into the health impacts of air pollution impacting the communities of Callington and Kanmantoo. This proposal seeks to remove established trees and does not propose to landscape which is a double negative for the community. There are also no guarantees that I have seen in this application that suggest any monies paid into the Tree Offset Fund will be spent locally. Through this submission, I seek a commitment from the Council that those funds will in fact be spent in Callington. In summary, I am not opposed to the depot proposal itself. I believe the location is unsuitable and it would be better co-located with nearby industrial activities to the West or East of Callington.

Representations

Representor 14 - Olivia Zulian

Name	Olivia Zulian
Address	10-14 Steele Rd CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:46 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 Ridiculous to put it so close to our town and recreation grounds, school and kindy. Easy terrace can not support the trucks now. Put it at Monarto	

Attached Documents

Representations

Representor 15 - Amanda Barkley

Name	Amanda Barkley
Address	33-37 East Terrace CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:58 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons To close to the recreation centre	

Attached Documents

Representor 16 - Jenny Tyndale

Name	Jenny Tyndale
Address	Co post office KANMANTOO SA, 5252 Australia
Submission Date	13/11/2025 10:59 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I do not trust the development of this proposal, it seems to me it will further include the site to be used for the decomposition of animal waste. We have enough issues with neutrog stinking our town out and subjecting it to high fire risks!! It's a HELL NO from me!!

Attached Documents

Representations

Representor 17 - Sam Klocke

Name	Sam Klocke
Address	12 Hagen st CALINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:59 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
The original plant located on mine Road already has major safety concerns plus concerns for all locals located in Callington and surrounding communities I shared this close to town would cause detrimental impact on communities surrounding and a better location could be found

Attached Documents

Representor 18 - Nicki Botten

Name	Nicki Botten
Address	Po Box 79 WOODSIDE SA, 5244 Australia
Submission Date	13/11/2025 11:43 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 believe the planning should be granted as this is a local business that support local jobs and local communities and businesses. I can vouch for Crest Transport as i currently live next door their current location of existing truck storage. There are no issues with smell and no issues with the drivers that we share the road with. They are a very respectable trucking business and the trucks and storage facilities are always very clean, tidy and well presented. I cannot see any issues with an office being built, truck storage shed and wash bay being built. I dont believe there should be any manure storage . . as this could become an issue for local residents, but I have no issues with truck storage and washdown area and office to support local jobs and communities.

Attached Documents

Representations

Representor 19 - Sally Engelhardt

Name	Sally Engelhardt
Address	4/47 West Terrace KENSINGTON GARDENS SA, 5068 Australia
Submission Date	25/11/2025 10:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Firstly, this development is on property zoned 'horticulture'. The change of use indicates that it will be engaging in industrial activity. I don't agree with allowing industrial activity not immediately associated with the horticultural practise of the property, for example, olive picking and processing. Secondly, this industrial use is far too close to the township and will detract from the visual amenity of the local area and is not in keeping with the landscape character. Additionally, I don't agree with a truck depot in such close proximity to a school and other community facilities. This raises a number of safety and noise concerns for which I don't see a resolution. I appreciate that the concrete business is adjacent, however, their activity is hidden back from view of the road. Also, the entrance is far from local community activity, making it much safer. I believe that no further industrial development should be any closer to the town than the concrete plant. The council should draw a line to this effect. From a purely personal point of view, my property overlooks this property and I enjoy the outlook as it is. I do not wish for this outlook to change in the nature outlined in the application.

Attached Documents

Representations

Representor 20 - Thomas Filmer

Name	Thomas Filmer
Address	931 back Callington road CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 12:02 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I believe it will be a huge eyesore for the town. Not a good look for a town when you drive past on the old princess highway Also who knows what they could do with the land once they go through with it. The smell of the trucks and piles of waste from washing down the trucks will drift over the railway to the caravan park the football oval and the playground, it will be terrible for the town.

Attached Documents

Representations

Representor 21 - William Filmer

Name	William Filmer
Address	931 Back Callington Road CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 12:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I believe there is not enough information to be sure that this development won't become a problem for the community like Neutrog. Many more boundaries need to be put in place with respect to the use of the site before I would consider supporting a proposal.

Attached Documents

Representations

Representor 22 - Sarah Filmer

Name	Sarah Filmer
Address	931 Back Callington Rd CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 12:19 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I believe this is not a good site to place this animal waste trucking storage facility in the entrance of Callington town . It is right next to a childrens playground , the community oval , kindergarten and school and residential . What an eyesaw and putrid smell potentially right next to a beautiful historic beautiful little town . Monarto industrial area would be a 100 ??better option .

Attached Documents

Representor 23 - Linda and Lester Marich Marich

Name	Linda and Lester Marich Marich
Address	15 Baker Street CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 12:27 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
We have lived in Callington for 31 years and have had the smell from Neutrog constantly, cannot open windows as the smell is atrocious, also does not help with breathing problems, as I have to wear a mask if I want to go outside my own home because of the smell. Callington has a lovely RV camp next door to this proposal which has good reviews on caravan & camping site, if this proposal goes ahead no one will want to come and stay in Callington. Also, the oval is next door, which is used constantly, footy, cricket, school sports, Callington show, toy run and many more. Primary school is just down the road This proposal must not go ahead, Will be nearly impossible to sell a house here if this proposal is allowed to go ahead. WE DO NOT WANT THIS HERE IN CALLINGTON please refuse application.

Attached Documents

Representations

Representor 24 - Tayah Klocke

Name	Tayah Klocke
Address	12 Hagen street CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 12:29 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons This is too close to town	

Attached Documents

Representations

Representor 25 - Karen Lloyd

Name	Karen Lloyd
Address	4 hannam st Callington CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 12:48 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I believe this is too close to the township and schools. This will increase traffic in the local area putting our kids at risk

Attached Documents

Representations

Representor 26 - Amber Crawford

Name	Amber Crawford
Address	23 Hagen Street CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 12:58 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
It is to close to the township. What information is given to the community about concerns regarding the disposal of animal waste? Come on! Right next to the RV park, community club, school, and oval - not to mention housing. It's a big no from me!

Attached Documents

Representations

Representor 27 - Debra Holme

Name	Debra Holme
Address	9 Montefiore Street CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 01:02 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Why in gods Earth would you want this in Callington? It is not a suitable location for a dumping ground especially for the purpose that you intend!! We already have the smell from Neutrog wafting through our streets this will Be worse ?? I do not want it here now or ever in the future, we are a beautiful little country place and we want to keep it as is . Thank you.

Attached Documents

Representations

Representor 28 - Deanna Clark

Name	Deanna Clark
Address	546 Bremer Valley Road ROCKLEIGH SA, 5264 Australia
Submission Date	13/11/2025 01:02 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
The site is too close to the township of Callington, the recreation grounds and school. Also, The potential odours from the animal waste would deter visitors to the town.

Attached Documents

Representations

Representor 29 - Michelle Fowler

Name	Michelle Fowler
Address	31 Hallett street CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 01:12 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Having a facility like this just meters from our primary school, kindy and local playground, community center, oval and RV park is a completely unacceptable location. The increase to traffic by trucks is unsafe so close to areas that young children and families regularly use. A wash bay so close to a natural water source (Bremer River) is not environmentally friendly and having animal waste within town boundaries close to residential houses and the public school will create smell and harbour pests and disease that poses a health threat to the towns people, visitors and the local wildlife.

Attached Documents

Representor 30 - Graham Darlington

Name	Graham Darlington
Address	53 Hallett Street CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 01:13 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I think this development is totally out of character of our town of Callington. The impact of noise and smell from the trucks carting animal waste will have a major negative impact. The position of the site is basically the gateway into our town, not what we want or is appropriate for that location. It is also close to the Bremer River, the potential pollution to the river from this operation concerns me deeply. The smell from the current Neutrog plant is already a nuisance in Callington due to air pollution. This will just increase that situation which the EPA is fully aware of and constantly monitoring. Please look for a more suitable out of town location for this operation.

Attached Documents

Representations

Representor 31 - Joshua Forge

Name	Joshua Forge
Address	Young road KANMANTOO SA, 5252 Australia
Submission Date	13/11/2025 01:14 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Neutrog already create issues with both communitys of kanmantoo and Callington, they are constantly in the news and are currently in a EPA battle this will only amplifiy the issues

Attached Documents

Representations

Representor 32 - Isaiah Rupcic

Name	Isaiah Rupcic
Address	37 mine road KANMANTOO SA, 5252 Australia
Submission Date	13/11/2025 01:41 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
It should be refused due to common sense hopefully being prevalent in the council. This is a horrendous idea to even suggest it is diabolical. The locals in Callington will suffer from smell and I'm sure other major problems with trucks will increase. Building it anywhere near the vicinity of a township should be illegal especially one that has a primary school in it...

Attached Documents

Representations

Representor 33 - Dianna Phillips

Name	Dianna Phillips
Address	36 Gilbert Rd MT BARKER SA, 5251 Australia
Submission Date	13/11/2025 01:43 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
The likelihood of Callington being turned into the next Kanmantoo and the miriad of problems associated with Neutrog are very real. This would also mean that the entrance to Callington from both directions would be overshadowed by truck depots.

Attached Documents

Representations

Representor 34 - Sam Borrett

Name	Sam Borrett
Address	85 Lake Plains Rd LANGHORNE CREEK SA, 5255 Australia
Submission Date	13/11/2025 01:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development

Reasons
This is progress and an opportunity for the community to grow. I think it's a great idea and provides work and employment for people within a growing area of the state.

Attached Documents

Representations

Representor 35 - Sonia O'Malley

Name	Sonia O'Malley
Address	8 Old Princes Highway KANMANTOO SA, 5252 Australia
Submission Date	13/11/2025 02:42 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The new land for development is right next to the RV park, oval and kids playground. The primary is just down the road. This site is not appropriate for a trucking depo or new neutrog site. Chicken manure stinks and I don't want our town affected by anymore stink. Many cars use the Callington road, particularly at school pick up and drop off. This road is already narrow and unkept. When passing a truck you already have to drop a wheel off the bitumen, the road requires an upgrade for safety of our children and town. With more trucks accessing the road the issues will only increase. Why can't trucking depo's go to Monarto!

Attached Documents

Representations

Representor 36 - Jodie Burr

Name	Jodie Burr
Address	1036 Back Callington Road CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 03:02 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

Neutrog is not a responsible business. Neutrog has not shown any appropriate community protection against smell, dust or fire risk from their existing location on Mine Road, Kanmantoo/Callington. There are several fires every year originating from their premises and putting the whole of Callington and Kanmantoo at catastrophic danger, however Neutrog is unable to control these fires and rely on volunteer CFS Firefighters to control and extinguish these fires which have jumped the road (Mine Road, into adjacent paddocks which I personally assisted in fighting as a CFS Member). Neutrog is not a responsible business and therefore they should not be allowed to expand their premises particularly since the new premise will be within metres of a caravan park, community centre, community hall, oval, child care and primary school. and affect all residents in Callington. Neutrog shows disrespects the community and this application (that was not mentioned/discussed with the community prior to being submitted) has been secretly submitted. The community as very little tolerance of Neutrog who has been subject to a large number of EPA reports and complaints

Attached Documents

Representor 37 - Andrew Leitch

Name	Andrew Leitch
Address	P.O. Box 89 NAIRNE SA, 5252 Australia
Submission Date	13/11/2025 03:03 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons
The township of Callington has never been and is not conducive to a transport hub, distribution centre or other works involving movement of heavy vehicles of any kind. It is noted that the site referenced is "adjacent to" the Callington Oval, Callington Community Club, and Recreational Vehicle park. Increased road traffic, damage to the road surface, noise and associated odours will detract from the harmony and use of these public facilities and degrade from the township qualities that currently exist. It is noted that this business transports Animal Waste (which is not of concern) but the transport of said waste to, storage and processing of same on the site is not acceptable regardless of any noted regional status of the township nor implied adherence to Performance Outcomes or other Deemed to Satisfy statements as noted. Council and the Assessment Panel would be well aware of the odour, dust and other impositions created by the Neutrog facility at Kanmantoo, and there should be no approval for any activity as such as or similar too where processing of any materials is permitted that will or has the potential to create an atmosphere of odours (typically offensive) or any other thing that impacts on the residents of the township. In considering any approval, it must be an instruction at minimum, that no waste be brought to, transported on local roadways or processed on site at anytime, that all vehicles will be free of farm soils, contaminants and other things the vehicles will be exposed to in operation of the waste transfer process or proceeding to and or from the proposed site. in simple terms, truck parking and refuelling could be tolerated (with limitations) but no production or processing facilities should be entertained in any form.

Attached Documents

Representations

Representor 38 - Renee Brown

Name	Renee Brown
Address	10 North Tce CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 03:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I don’t support this application I don’t think this is a suitable location for a truck parking bay/fueling station it takes away from the natural looking area right next to the RV park tourist staying at the park won’t want to be disturbed by trucks coming and going and it’s to close to the community center school and bike track it should be outside town limits that is a 50 km road and a safety concerns with trucks coming and going in that area

Attached Documents

Representations

Representor 39 - Michael Veale

Name	Michael Veale
Address	6 olive street MURRAY BRIDGE SA, 5251 Australia
Submission Date	13/11/2025 06:45 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Keep this sort of stuff way out of town so people arent exposed to odours, like that place called neutrog in kanmantoo!!great for the community, not.

Attached Documents

Representations

Representor 40 - Leticia Plane

Name	Leticia Plane
Address	45 East terrace CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 07:40 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I believe that the planning consent should be refused. Callington is attracting more young families and is a steadily growing township. There are far more remote areas suitable for this. The school itself has been through enough, with the oval sinking.

Attached Documents

Representations

Representor 41 - Katie Dreissigacker

Name	Katie Dreissigacker
Address	18 Hannam St CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 07:46 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Planning should be refused as a member of callington township, we already have enough issues with nuetrog at its Kanmantoo sites without the added discomfort and unpleasantness of a storage shed in callington. Our town , our children and our quality of life on the daily does not support this at all!!!

Attached Documents

Representor 42 - Leonie Hartshorne

Name	Leonie Hartshorne
Address	PO Box 60 CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 09:05 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Formal Council Submission – Objection to Proposed Truck Depot Development I wish to lodge a formal objection to the proposed truck-depot development at the edge of the Callington township. Callington is a developing rural community sought after by residents who value its village atmosphere, agricultural surroundings, and strong sense of community. The proposed development site adjoins existing and emerging residential areas and sits in close proximity to key community facilities, including the Callington Primary School, the Community Recreation Centre, Callington Ovals, childrens playgrounds and the Memorial Hall. This area is also central to Callington's growing tourism and cultural identity. The RV Park, Bremer Valley Gallery Market, the Callington Show, and the Heritage Walking Trail amongst others contribute significantly to local visitation and economic activity, relying on the peaceful, rural ambience that defines the town. Incompatibility with Rural/Horticultural Land Use and Township Character The land in question is classed as Horticulture and intended to support low-impact agricultural, environmental, and lifestyle uses. A commercial truck depot is industrial in nature and does not align with the intended rural character, scenic values, or agricultural purpose of this land. Approving an industrial-scale operation in a rural zone would set a concerning precedent for further incompatible development and erode the rural landscape that residents and visitors seek to enjoy. Impact on Community Safety, Amenity, and Environment The proposal raises significant concerns, including: • Increased heavy-vehicle movements through residential streets and directly past the primary school and children's pkayground posing unacceptable safety risks for children, pedestrians, and other road users. • Odour impacts from residual waste carried in trucks, affecting nearby residences, school grounds, and community facilities. • Wastewater runoff containing elevated nutrient levels entering the adjoining waterway, which is already environmentally sensitive and at risk of further degradation. • Noise pollution generated by up to 11 trucks, including potential early-morning and late-evening operations. • Intrusive security lighting that is incompatible with rural zoning and will affect the RV park and nearby homes and the nighttime rural landscape. Impact on Future Community Development Callington is at a pivotal stage of growth. Residential expansion, local arts and culture initiatives, community events, and tourism opportunities all depend on maintaining the quiet, welcoming, rural environment that makes the township attractive. Introducing an industrial use of this scale on the edge of the community—and on rural land—will deter future investment in housing, tourism, culture, and small business activity. Conclusion The proposed truck depot is incompatible with the rural zoning, surrounding land uses, and the long-term vision for Callington. It poses avoidable risks to community safety, residential amenity, environmental health, and the town's future economic development. Industrial uses of this nature should be directed to appropriately zoned industrial areas, not rural land that frames the entrance to a small community. For these reasons, I strongly urge Council to reject the proposed development in order to protect the rural character, environmental integrity, and community wellbeing of Callington for current residents and future generations.

Attached Documents

Representations

Representor 43 - Shelley Veale

Name	Shelley Veale
Address	4 Riverview Drive CALLINGTON SA, 5254 Australia
Submission Date	13/11/2025 10:32 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
The proposed site is an entry point to our town, next to a camping area, recreation centre, oval and school. It is absolutely unsuitable to use this land for a business dealing in animal waste. The community has worked hard to create an area we can be proud of. To have that ruined by this proposal would be disgusting. The smell, the additional heavy trucks on an already damaged road and the water runoff from washing smelly trucks, the whole thing is awful.

Attached Documents

Representor 44 - James Hardstaff

Name	James Hardstaff
Address	23 West Terrace CALLINGTON SA, 5254 Australia
Submission Date	14/11/2025 10:54 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

1. INTRODUCTION Small regional towns rely on stability, safety, and community cohesion. Callington is no exception. Surrounded by farmland, historic homes and tight-knit neighbourhoods, it is valued for its peaceful environment and suitability for families seeking space and clean air. Against this background, the proposal for a 732sqm animal-waste shed with wash-down pad, truck parking, diesel tank and office on a 159,700sqm site on Callington Road is deeply concerning. The facility would service clients such as Neutrog and allow up to 10–12 heavy trucks to operate from the town's fringe, only a short distance from homes, farms and sensitive landscapes. Even if waste is not said to be stored on site, the activities of collection, transport and washing trucks mean repeated handling of animal waste. This brings ongoing risks of odour, dust, noise, spills and truck movements that are entirely inconsistent with a small rural community. 2. ENVIRONMENTAL AND HEALTH RISKS Animal waste, especially chicken manure, produces strong odours and airborne particles containing ammonia, bacteria and other pathogens. In a low-lying rural area these can travel long distances, affecting nearby homes, families and outdoor spaces. The site is close to natural drainage lines, so any wash-down runoff, diesel leaks or accidental spills could pollute soil, creeks and groundwater relied on by residents, stock and wildlife. Once contamination occurs it is extremely difficult and expensive to reverse. Waste operations also attract flies, mosquitoes and vermin, and the constant use of wash-down equipment and trucks creates noise intrusion, particularly in the evenings and early mornings when rural residents expect quiet. 3. TRAFFIC, SAFETY AND COSTS Callington's roads were never designed for a continuous flow of heavy waste trucks. Extra vehicle movements increase the risk of collisions involving school buses, local families, cyclists and stock. Heavy vehicles rapidly damage road surfaces and intersections, transferring long-term maintenance costs onto ratepayers rather than the operator. 4. SOCIAL AND ECONOMIC IMPACTS The proposal undermines the very character that draws people to Callington. A visible, odorous animal-waste depot at the town's entrance would stigmatise the area, discourage new residents and tourists, and depress surrounding property values. Any minor economic gain to the operator is outweighed by the financial loss to existing landowners and the broader community. 5. PLANNING AND LONG-TERM CONSEQUENCES Rural-living and farming zones are intended for low-impact agriculture and homes, not industrial waste hubs. Approving this development would set a precedent for further industrialisation, yet offers no meaningful local employment or community benefit. Once built, the facility, its traffic and its impacts are effectively permanent, and future expansions would be difficult to resist. For these reasons, the proposal is incompatible with the town's character, environmental values and long-term wellbeing, and should be refused.

Attached Documents

Representations

Representor 45 - Zena Mcmurtrie

Name	Zena Mcmurtrie
Address	13 South terrace CALLINGTON SA, 5254 Australia
Submission Date	14/11/2025 09:24 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
This is clearly a money grab from council! We already have the stench of neutrog which is approximately 6km from Callington that lingers over the town on any given day. The development is on one of the main entrances to the town which backs onto an RV park, children's playground and community hub. Even though animal waste won't be stored there the smell will still be there from contaminated trucks. Absolutely no thought has gone into this! I recommend you do an unannounced visit to crests current location in time for when these truck roll in to wash down, then you might put a little more thought into this.

Attached Documents

Representations

Representor 46 - Karl Hampel

Name	Karl Hampel
Address	P O Box 491 MOUNT BARKER SA, 5251 Australia
Submission Date	15/11/2025 01:23 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I live directly opposite this proposed development (55 callington road). I am concerned about the following: 1. Truck noise and general truck yard noise e.g from truck maintenance facilitiess at all hours. (i am a shiftworker). 2. This area is currently agricultural and should remain as such as this road is one of the enterance roads to our town, a truck yard would spoil this areas ambience, 3. Future residendal areaas of callington should be reserved for this area instead, not rezoned for industry. 4. Dust pollution from truck yard. Callington is already subject to significant dust pollution from the kanmantoo mines. 5. Odours / smells from truck yard. Trucks being washed out after carting waste products. Callington already subject to significant odour /smells from the neutrig fertiliser works. 6. And finally Callington is a peaceful country town. I moved here to be away from industry and its associated issues. Why cant this truck depot be placed further up the road and the big industry area at monarto south? Please do not chop up our quiet town!! Thank you.

Attached Documents

Representations

Representor 47 - Abbey Whicker

Name	Abbey Whicker
Address	PO Box 535 MOUNT BARKER SA, 5251 Australia
Submission Date	15/11/2025 11:37 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

It is absolutely disgusting that a proposal like this so close to town would be approved. Not only is it right next to the ONLY tourist accommodation/destination this small town has to offer, the potential for growth in Callington is immense. Putting yet another truck depot in the heart of a historic town will not only devalue the town, it will bring its progress to a halt. We are surrounded by many vacant lots that would be available and more suitable for the use of what is being proposed. Lots that would not impact the town nor impact the future infrastructure potential. It's appalling that the state government would get behind diminishing yet another country town. It reflects that it's about what goes into the government's pockets rather than supporting REAL locals. Money hungry companies that have already had a multitude of complaints against them and their improper practices that impact the locals around them, do not deserve a place in our town. I suggest asking every local, whether it be via email, mail ect. For their opinion on the matter, whilst providing full transparency of the companies future intentions, as we all know a company like this has prospects beyond a simple "truck depot". I guarantee the vast majority would vote against the proposal. DO NOT HURT ANOTHER COUNTRY TOWN.

Attached Documents

Representations

Representor 48 - Ellescia Deveney

Name	Ellescia Deveney
Address	10 Kent Road KANMANTOO SA, 5252 Australia
Submission Date	16/11/2025 07:09 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Too close to the township Water run-off is a major issue. This will add to the stench that Neutrog already provides. It will devalue himes in the area. Its a beautiful little community, not an industrial area

Attached Documents

Representations

Representor 49 - Taya Mcmurtrie

Name	Taya Mcmurtrie
Address	13 South Terrace CALLINGTON SA, 5254 Australia
Submission Date	16/11/2025 05:18 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
This is just a plain stupid idea! So close to the township, school/Kindy, oval, RV park. The last thing people want to hear while staying a for few relaxing night is trucks coming and going. It says wash bay but the smell of animal carcasses will still stink even if the trucks are empty and this will be just a stepping stone for this business. I do not want this smell coming into our town or this extra traffic around the place

Attached Documents

Representations

Representor 50 - Tyson Paech

Name	Tyson Paech
Address	571 Bremer valley rd CALLINGTON SA, 5254 Australia
Submission Date	16/11/2025 08:06 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development
Reasons Employment for the area Good location just out of town on main road	

Attached Documents

Representations

Representor 51 - Lisa Schroeter

Name	Lisa Schroeter
Address	7 Cemetery Road CALLINGTON SA, 5254 Australia
Submission Date	17/11/2025 09:17 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
Callington is a residential area not an industrial area. We don't want or need something like this so close to homes, schools and recreation areas it is just wrong. This would not be allowed this close to homes in an area like Mt Barker or Glenelg. Callington is not a dumping ground it's our home. They can go to an industrial are to do what they wanna do!

Attached Documents

Representor 52 - Deborah Lindsay

Name	Deborah Lindsay
Address	PO Box 1333 MOUNT BARKER SA, 5251 Australia
Submission Date	21/11/2025 11:29 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

1. Zone change from RU (rural) to SE (strategic employment) - the location is a major entry to the township of Callington where public service areas adjoin to the property, and historical landmarks, making this an inappropriate site for this requested zone change. See photos for reference of proximity to proposed site. 2. The building of a truck wash bay - has there been an environmental impact study relating to the impact of the cleaning products and chemicals they propose to use on site? How will this impact the local river and flora/fauna? 3. Increased traffic - the site is located at a major town intersection that is the entry to local primary school and recreation facilities. Has a study been completed to confirm that the increased truck traffic will not be detrimental to the safety of public transport to this area. Also will the Callington train crossing be updated to have gated signals to increase safety for the freight trains that come through regularly? 4. Town Plan - https://www.mountbarker.sa.gov.au/council/plans?a=710658 Does this application sit within the criteria noted on page 9 - "Four main factors have infl uenced Callington to make it what it is today, these being its historic, demographic, tourism and environmental context. All factors are discussed in detail as follows. " and page 19 -"Improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage.B" I understand we need to have growth in the community, however should an industrial zoned site be situated right at the front door of it? For the future of Callington, vision put forward by council's, commonsense would see that there are other suitable sites, already suitable zoned, that would suite this submission made by Crest Contracting. 5. Employment opportunities - I encourage businesses to move out to this area as this would be a positive to Callington community, however I believe the proposed site should be relocated to an area suitable zoned for this submission, eg: Monarto Industrial Park that has the suitable power/water/zoning.

Attached Documents

IMG_8572-1560404.JPG
Callington-Show-Castleforge-Photography-2024-450-1560405.jpg
Top-oval-view-to-bottom-oval-2022-1560406.JPG
Rec-Centre-view-2022-1560407.JPG

CASTLEFORGE
PHOTOGRAPHY

Representor 53 - Deborah Lindsay

Name	Deborah Lindsay
Address	Po Box 1333 MOUNT BARKER SA, 5251 Australia
Submission Date	21/11/2025 01:01 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

1. Zoning change - from RU (rural) to SE (strategic employment) due to the location of the site, being main entrance to Callington township, Primary School and Recreation facilities. This application seems to contradict items noted in the Callington Township Plan - https://www.mountbarker.sa.gov.au/council/plans?a=710658 - page 9: "Four main factors have influenced Callington to make it what it is today, these being its historic, demographic, tourism and environmental context. All factors are discussed in detail as follows. " - page 16 point 5. "Improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage. B" Surely this proposed application would be better suited to a site located in and already zoned industrial area, eg: Monarto industrial park or Back Callington Road where there are already other large businesses in operation? 2. Preservation - has there been an environmental study completed for the use and disposal of required chemicals to wash the vehicles and storage of diesel onsite? How will this impact the historical sites, Bremer River and native floral/fauna. 3. Safety - the site is located on a major intersection into the Callington Township. What actions will be taken to improve safety and will the "freight Train" crossing be upgraded to help improve safety in the area? 4. Impact to Historical & Recreation facilities - as noted in point 1. how will this new application for large 8.5m high shed, office and parking of 11 x trucks affect the vision to these areas. Please reference pictures provided which shows the current vicinity to these areas and visual to the proposed site. 5. Employment -I don't object to increased employment opportunities to the area, or the applicant Crest Contracting, however do object to the site proposed to facilitate this venture when there are other already zoned areas more suited. We as a community take pride in our little town and would only like the committee to review and take in consideration the FULL impact this application would have in the overall future of our town/community. Thank you

Attached Documents

Callington-Show-Castleforge-Photography-2024-451-1560445.jpg
Top-oval-view-to-bottom-oval-2023-1560446.JPG
Rec-Centre-view-2023-1560447.JPG
RV-Park-plans-2023-1560448.pdf

CASTLEFORGE
PHOTOGRAPHY

MOUNT BARKER
DISTRICT COUNCIL

CALLINGTON RECREATIONAL VEHICLE PARK
Master Plan

36 Callington Road
Title :CT5522/495

Rev A 24-01-23

CALLINGTON RECREATIONAL VEHICLE PARK
Master Plan

Rev A 24-01-23

MOUNT BARKER
DISTRICT COUNCIL

Reference: DOC/23/24881

23 February 2023

Mount Barker District Council
PO Box 54
6 Dutton Road
Mount Barker SA 5251

Dear Andrew Houlihan

RE: Development Application for a Recreation Vehicle Park at 36 Callington Road, Callington

Please see attached herewith a Development Application for the construction and associated change of use of a Recreational Vehicle (RV) Park at 36 Callington Road, Callington.

Subject Land
The subject land is identified as 36 Callington Road, Callington. More formally the land is identified as Allotment 16 within Filed Plan 160755 contained within Certificate of Tile Register Volume 5522 Folio 495 (CT 5522/495). The property was previously purchased by Council in 2007.

The site of the proposal is limited to roughly the southern half of the allotment.

The property was previously used for residential purposes with a house sited on the property until 2012.

Nature of Development
The proposed development is for establishment of an RV Park. An RV Park is a form of short term visitor/tourist accommodation for self-contained motorhome vehicles and caravans only. The RV Park sites will not be allocated and it is proposed to operate in a first come, first accommodated basis.

A dump point is located on Callington Road immediately west of the Callington Recreation Grounds.

This proposed land use will operate with a number of conditions including:

- Up to 48 hour parking for self-contained motorhomes/caravans only.
- No camping.
- No fires permitted.
- RV Park closed during Extreme and Catastrophic Fire Conditions.
- No toilet or shower facilities provided.
- No booking facility available.
- Subject to space – Suitable for up to 20 RV's and motorhomes.
- $5 per night (honesty box). Envelopes available at the entry sign.
- Permits must be displayed at all times.
- Dogs on leads at all times.

Temporary land use approval is sought for 3 years at which point a review will be undertaken. The facility will be managed by the Mount Barker District Council. A local example within the region is the Frank Potts Reserve RV Park in Langhorne Creek (Alexandrina Council).

It is also proposed that the RV Park be closed several days prior and after the Callington Show as to permit the use of the land by the Callington Show Committee for set up and event parking purposes.

Built Form

It is the intent of the built form elements of this proposal to be visually unobtrusive and be sympathetic to the rural and recreational character of the locality.

Built form elements include new fencing (rural style post and wire) to 1.2m in height and bollards which will assist to define space and restrict access to some of the site where existing vegetation is located. The posts proposed to be used for fencing and bollards throughout the site are a black square composite material (1200mm high by 125mm by 125mm) with a Peak Top and Route finish as shown below.

Heritage

Following the recent listing of part of the subject land as a State Heritage Place – namely the Callington Smelter it is proposed that part of the site be quarantined and fenced off to ensure preservation of part of this listing, specifically an outbuilding footing which can be seen on the aerial photography. Once fenced off it is not intended that this area be used.

It is likely in the future Council will seek to undertake further interpretive signage and conservation works regarding the Callington Smelter but this does not form part of this application.

Kevin O'Sullivan from State Heritage has undertaken a site inspection with Council staff and at the time supported the above. It is understood that this application may well be formally referred to State Heritage.

Access

Access to the proposed RV Park will use the existing entrance point from Callington Road and the existing all-weather driveway that bisects the subject land. An additional 3.0 metre wide access driveway constructed of all-weather rubble will be constructed as detailed. It is proposed that vehicle movement through the RV Park portion of the land will occur in a one-way movement west to east. Access to adjoining Council and recreation land is possible via existing internal driveways.

There is sufficient vehicle maneuvering area and passing opportunities within the site to permit vehicles to pass each other should it be required.

The scale and nature of the use, width of entrance and the ad-hoc timing of when vehicles arrive and depart will result in the free flow of vehicles on the land and surrounding road network.

Signage

There is one sign proposed which is to be located internally on the subject land at the entrance to the RV Park. This steel sign will affixed to the proposed fence and is to have a dimension of 2.0 metre in length and 1.0 metre in height. This sign will outline the conditions of entry and use of the RV Park. The sign will not be readily visible from land outside of the site due to proposed setbacks, sightlines and existing vegetation.

Please invoice myself for the relevant lodgment and assessment fees.

I am more than willing to undertake a site inspection to assist with any further consideration of this application.

Should you wish to discuss further please call.

Regards,

Nathan Franklin
Strategic Planner – Mount Barker District Council

Representations

Representor 54 - Bruce Millican

Name	Bruce Millican
Address	47 Murray Street CALLINGTON SA, 5254 Australia
Submission Date	22/11/2025 03:21 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons As per the attached.	

Attached Documents

Response-to-the-Crest-Application-DA-25025164-1560706.pdf

21st November 2025

Re; Public Notification
Development Application 25025164
Crest Contracting P/L
Establish a Transport Distribution Centre
Lot 1 Callington Road,
Callington, South Australia

Response,
I would like to raise the following issues with above mentioned development.

Planning Issues

- This application is a non-compliant development in a Rural zone. There is no mention of a Transport Facility development in the PlanSA list for 'Horticultural Improvements".
- The application is for a land use change for a 'portion' of the allotment. There is no mention as to whether this would be documented on survey plans and endorsed on the Certificate of Title.
- Regarding the above point, there is no guarantee that the applicant will not try to develop any extra area in the future.
- This development goes against a document released by the Mount Barker Council, called the "Callington Township Plan" – May 2020. A copy is attached.
- The above document raises the following points.

  *Page 3, Item 1
  This area is Labelled 'B' and has the following description:
  Improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage.
  A transport facility goes against this recommendation and the local public need to be made aware of that this document is no longer relevant.
  This will detract from the appearance of the town entrance. 3 metre high olive trees will not shield the proposed 8 metre high shedding and other structures.
  *Page 16, Heritage, Character & Identity, also references these improvements in Action 5.
  *Item 7 - The Area under consideration is Labelled 'F'
  Promote opportunities for employment in horticulture and agriculture industries.
  A trucking facility is not agriculture.
- The above document goes on to say:

  *Page 11 – Economy and Tourism
  A light industrial zone located between the township and the interstate rail line is currently under-utilised in terms of activity and employment.
  Surely and expanded area of Industry goes against this.
- The initial copy of the Greater Adelaide Regional Plan had Callington marked to expand it's industrial footprint. This was strongly opposed by the council and residents and was

modified to an expansion and upgrade of horticultural activities. Part of the reason included the fact that we have Monarto less than 7 kilometres away. Monarto is zoned industrial, very level and easy to develop, recently upgraded water supply and excellent access. This is contrary to this proposed development which has poor access, limited water supply and sloping ground.

Local Issues

- RV Park. - This development is close to the newly established RV Park named the Funky Horse Paddock. This is the first RV Park in the Mount Barker Council area and is proving to be successful averaging 2 to 3 vans each night (sometimes full to capacity). This development will detract from the open space and country feel of the RV Park.
- Water Supply – The water supply to Callington runs past this proposed development. It is a limited supply and at times the water pressure is less than satisfactory. This development will put added demand on the already limited supply.
- Smell – The people of Callington are already putting up with the smell of Neutrog. To have the same trucks that transport this material next to our town is not acceptable.
- Access – The entrance to Callington off the Old Princess Highway is only a narrow road with crumbling edges. This development will put extra wear on the road and pose a safety risk for the locals and other road users.
- Heritage Area – This proposed development is close to the heritage listed Old Smelter. There is funding for improvements to be made to this site. This development will detract from the natural beauty of this area. It is also next to a Historic Marker on the Old Princess Highway.
- Electrical Supply – The Callington Recreation Park recently upgraded it's Sports Lighting. Part of this project was to calculate the electrical supply to the grounds. It was considered that the supply would be close to capacity to run the new lights as well as all the other consumption for the Community Centre. Upgrading this supply would be a very expensive exercise.

Conclusion

Overall, I believe that the applicant would be far better off developing in the Monarto Industrial Area. This would prove to be much cheaper for all the reasons mentioned above. Also, I believe that this application has little empathy for the Callington Township, it's residents and the local heritage.

Bruce Millican
0419 826 753
millican@adam.com.au

PS – Due to the size of the Callington Township Final Plan file, I was unable to attach the document with this submission.

Representations

Representor 55 - Paul Johnston

Name	Paul Johnston
Address	PO Box 65 CALLINGTON SA, 5254 Australia
Submission Date	23/11/2025 04:05 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please see Step 3	

Attached Documents

final-Crest-submission-1560831.pdf

The Crest proposal should be rejected for the following reasons:

Rural Zone (DO1 & DO2)
Crest Contracting is a general trucking company. There is no permanency to its rural credentials.
At the moment, a lot of its contracts involve primary & manufacturing (secondary) producers. However it is also involved with the construction & quarry industry and there will be further variations in the future. Crest is a *contracting* company and contracts come and go. There is no formal / structural connection between Primary Production and this contracting group and therefore it is not appropriate in a rural zone.

If it was allowed, it would mean that any trucking company, with some rural connections, could lay claim to land in any rural zone in the state. This proposal goes well beyond the spirit of the Rural Zone provisions.

Rural industry (DTS DPF 4.1)
This criteria notes that industries should be
(a) directly related and ancillary to a primary production use on the same or adjoining allotment
(b) located on an allotment not less than 20ha
(c) have a total floor are not exceeding 500m2

This proposal has no connection with Olive production, it on an allotment that is 15.4ha, and the shed are is 700m2.

It is much more appropriate to the Monarto Intermodal Hub which specifically includes the provision for the transport industry and is only 8 kms away. Transport is not particularly compromised by the location of its base, since travel is inherent in the business.

Rural Industry (4.3) notes that the proposal should be 'sited, designed and of a scale that maintains rural character and respects landscape amenity'. **Interface between land uses (DO1)** notes that the the development should be 'located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.'

The proposed site is highly important to the community of Callington. It is one of the main entrance points to the town, and is also next to the town's community / tourism precinct (including a Community Centre, 2 Ovals, RV Park, Hall, School etc).
At the moment, the olive grove creates a peaceful, rural character which is effective as a entrance statement, setting the tone for the town character and heritage.
The daily movement of 22 (36m) vehicles in, out and around the site are not conducive to a rural entrance statement, a relaxed RV park or a quiet peaceful town.
The proposal involves a shed which is enormous, and totally out of scale with surrounding area. It's colour is intrusive and the size of the sign could well be an issue (however there is little detail in the proposal). The 1.8m chain mesh fence with 3 barbs, (making 2.1m in all) is more in keeping with a prison than a welcoming entrance statement.
The wide spread olive trees will do little to screen the proposed facilities. In fact the screen will be reduced with the removal of 5 trees.

The Callington Township Plan, prepared by Council in 2020 states that the Council will 'improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place & heritage'.

This proposal contradicts this plan and our community's explicit efforts to develop the town's heritage, tourism and green spaces.

In addition, **Rural Industry (DTS/ 4.3)** notes that there should be a 'set back of at least 100m from all road boundaries'. It is unclear from the plans, what the distance to the Princes Highway is, but it appears to be less than 100m.
There are no plans available for the waste management. The Bremer River is already in a poor state and should not be effected by animal waste residue that could continue for many years.

Future Growth
There are also major concerns in the town about the way this development might grow. There is a great need for orderly planning. Considering the size of the property they are buying, there are serious concerns that growth will be haphazard and piecemeal, sacrificing township character for the benefit of one enterprise.

Paul Johnston and Rose Ashton

Representor 56 - Kaileb Rothwell

Name	Kaileb Rothwell
Address	6 Hannam Street CALLINGTON SA, 5254 Australia
Submission Date	24/11/2025 09:16 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
To re-zone this land in a growing, family friendly area so close to town when there is ample land in the vicinity is despicable. More tucks means more traffic, more noise, more dust and more pollution all right next to the newly developed RV park, pump track and recreation centre. I know parents are concerned about an increase in truck activity and pollution so close to the school and kindergarten too. The submission also doesn't mention anything about their waste water run off from the cleaning station. I have zero faith that this will be managed correctly. With a water system so close, this is a major concern. The fact they plan on removing trees and planting none is shameful. What an eyesore their facility would be! Not to mention, this shows they have no concern about environmental impacts. Finally, I don't recall anything like this being in council's township plan and do not support the application.

Attached Documents

Representor 57 - Donna Twycross

Name	Donna Twycross
Address	14 Old Princes hwy KANMANTOO SA, 5252 Australia
Submission Date	25/11/2025 09:06 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

Submission Opposing Development Application – Proposed Truck Depot Address: 1 Callington Road, Callington Applicant: Crest Contracting Submitted to: Mount Barker District Council From: Donna Twycross Date: 25/11/25 I am writing to formally oppose the development application for a proposed truck depot at 1 Callington Road, Callington. After reviewing the information available, I have significant concerns regarding the suitability of this development at this location, its potential impacts on the community, and the long-term implications for local amenity and safety. 1. Incompatibility with Surrounding Land Use The proposed truck depot is located close to residential properties and community areas. The scale and nature of a commercial transport operation is fundamentally incompatible with the existing rural township setting. The introduction of industrial-level vehicle movements would significantly alter the character and amenity of the area. 2. Traffic, Safety, and Road Capacity Issues Callington Road and surrounding intersections are not designed to accommodate frequent heavy-vehicle movements. Increased truck traffic would heighten risks for local residents, school buses, cyclists, and pedestrians. Concerns include reduced visibility, increased braking distances, noise from engine braking, and dust generated from vehicle activity. These impacts directly affect community safety. 3. Noise and Environmental Impacts A truck depot inevitably creates noise at all hours, including engine noise, reversing alarms, loading activity, and idling. Given the proximity to homes, this will disrupt daily life and sleep, particularly for families with children, shift workers, and elderly residents. In addition, increased diesel emissions, dust, and potential fuel or oil runoff pose environmental concerns. 4. Loss of Amenity and Livability The development would significantly diminish the amenity of the township. Residents value Callington for its quiet, rural lifestyle. The cumulative impacts of noise, traffic, safety risks, visual intrusion, and possible air-quality decline will affect liveability, property values, and community wellbeing. 5. Insufficient Community Benefit The proposal presents minimal benefit to the Callington community while imposing considerable burden. There are more appropriate industrial-zoned areas within the region that can support heavy-vehicle operations without negatively impacting residential areas. 6. Precedent for Further Incompatible Development Approval of this truck depot risks setting a precedent that could invite further industrial operations in inappropriate locations. This would undermine careful planning needed to preserve the character and safety of small rural communities. Conclusion For the reasons outlined above, I strongly oppose the proposed truck depot at 1 Callington Road. The development is inconsistent with the surrounding land use, poses safety and environmental concerns, reduces residential amenity, and offers little benefit to the community. I respectfully request that the Mount Barker District Council reject this application in the interest of protecting the wellbeing, safety, and character of Callington. Thank you for considering this submission. Sincerely, Donna Twycross

Attached Documents

Representor 58 - Gregory Burns

Name	Gregory Burns
Address	Po Box 30 CALLINGTON SA, 5254 Australia
Submission Date	25/11/2025 10:15 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

Formal submission of objection – 1 Callington Road, Callington Planning objection: Lot 1-5 East Terrace, Callington Gregory and Samantha Burns 1-5 East Terrace, Callington SA, 5254 Email: ausyut@bigpond.com To whom it may concern, My family and I live on the property that is directly across the Bremer river from the proposed truck depot at 1 Callington Road, Callington. My husband and I wish to lodge a formal objection to the proposed development for the following reasons. 1. The increased traffic along East Terrace, the heavy vehicle traffic from Hillgrove, Premix, Hughes, have already made the road unsafe. There are school drop-off points on East Terrace and there are no footpaths for people to walk safely with the number of trucks that already use the road. East Terrace is also the direct link to the freeway. The noise level of the trucks currently using East Terrace has increased exponentially over the 20 years we have lived in Callington. Our mains water line runs along the side of the road, goes under the railway, travels to the next culvert, goes under the road to our side of East Terrace. We fear that the increased vibration from the increased truck traffic may cause the pipe to split and leak out under the road where we cannot fix it. 2. We also have concerns about the development site being on the main entrance to the town. The site is a peaceful rural area and is next to the town's main tourist and recreational precinct. Next to the proposed site is the RV camping area and Community centre. The Callington Primary school and Kindergarten are close by also. Tourists to the town are going to be confronted with 1.8 metre barb wire fences and a huge 25x30 metre shed that is out of proportion to any other building on the property. Not the image that we want for the lovely quiet country town that we love living in. 3. We object to the proposal depot. As immediate neighbours, we would be directly impacted by security lighting, additional buildings and infrastructure and increased truck movements day and night. These impacts would cause significant disruption to our property and residential amenity. 4. If this proposal goes ahead this will mean that the town will have a truck depot at either end of the town. We feel this will detract from the character of Callington. The two depots at either end of Callington will stop any future residential expansion within the town, and goes against the Callington township plan prepared by the council in 2020. the council states that it will" improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage" 5. We believe that the company would be more efficient if they had their operation at Monarto. Monarto is a designated industrial area and the issues that we are raising would then be null and void. The company trucks would be closer to their pickup point for the animal waste, storage could be as large as required by the company. Entry to a site at Monarto would be easier and the trucks would be able to enter and exit the freeway from the Monarto turnoff, which is larger than the entry, exit from Callington. 6. We are also concerned about an increase in odours within the town from the depot. If they are washing animal waste from their trucks the smell will invade our home and everyday living. Can you advise where the wastewater is being stored as if the wastewater leeches into the Bremer river, this has the flow on effect of reaching Lake Alexandrina and from there to the Murray river. This could have an environmental impact on the wildlife in all river systems.

Attached Documents

Representor 59 - Samantha Burns

Name	Samantha Burns
Address	Po Box 30 CALLINGTON SA, 5254 Australia
Submission Date	25/11/2025 10:18 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

Formal submission of objection – 1 Callington Road, Callington Planning objection: Lot 1-5 East Terrace, Callington Gregory and Samantha Burns 1-5 East Terrace, Callington SA, 5254 Email: ausyut@bigpond.com To whom it may concern, My family and I live on the property that is directly across the Bremer river from the proposed truck depot at 1 Callington Road, Callington. My husband and I wish to lodge a formal objection to the proposed development for the following reasons. 1. The increased traffic along East Terrace, the heavy vehicle traffic from Hillgrove, Premix, Hughes, have already made the road unsafe. There are school drop-off points on East Terrace and there are no footpaths for people to walk safely with the number of trucks that already use the road. East Terrace is also the direct link to the freeway. The noise level of the trucks currently using East Terrace has increased exponentially over the 20 years we have lived in Callington. Our mains water line runs along the side of the road, goes under the railway, travels to the next culvert, goes under the road to our side of East Terrace. We fear that the increased vibration from the increased truck traffic may cause the pipe to split and leak out under the road where we cannot fix it. 2. We also have concerns about the development site being on the main entrance to the town. The site is a peaceful rural area and is next to the town's main tourist and recreational precinct. Next to the proposed site is the RV camping area and Community centre. The Callington Primary school and Kindergarten are close by also. Tourists to the town are going to be confronted with 1.8 metre barb wire fences and a huge 25x30 metre shed that is out of proportion to any other building on the property. Not the image that we want for the lovely quiet country town that we love living in. 3. We object to the proposal depot. As immediate neighbours, we would be directly impacted by security lighting, additional buildings and infrastructure and increased truck movements day and night. These impacts would cause significant disruption to our property and residential amenity. 4. If this proposal goes ahead this will mean that the town will have a truck depot at either end of the town. We feel this will detract from the character of Callington. The two depots at either end of Callington will stop any future residential expansion within the town, and goes against the Callington township plan prepared by the council in 2020. the council states that it will" improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage" 5. We believe that the company would be more efficient if they had their operation at Monarto. Monarto is a designated industrial area and the issues that we are raising would then be null and void. The company trucks would be closer to their pickup point for the animal waste, storage could be as large as required by the company. Entry to a site at Monarto would be easier and the trucks would be able to enter and exit the freeway from the Monarto turnoff, which is larger than the entry, exit from Callington. 6. We are also concerned about an increase in odours within the town from the depot. If they are washing animal waste from their trucks the smell will invade our home and everyday living. Can you advise where the wastewater is being stored as if the wastewater leeches into the Bremer river, this has the flow on effect of reaching Lake Alexandrina and from there to the Murray river. This could have an environmental impact on the wildlife in all river systems.

Attached Documents

Representor 60 - Diane Lose

Name	Diane Lose
Address	Po Box 30 CALLINGTON SA, 5254 Australia
Submission Date	25/11/2025 10:20 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

Formal submission of objection – 1 Callington Road, Callington Planning objection: Lot 1-5 East Terrace, Callington Gregory and Samantha Burns 1-5 East Terrace, Callington SA, 5254 Email: ausyut@bigpond.com To whom it may concern, My family and I live on the property that is directly across the Bremer river from the proposed truck depot at 1 Callington Road, Callington. My husband and I wish to lodge a formal objection to the proposed development for the following reasons. 1. The increased traffic along East Terrace, the heavy vehicle traffic from Hillgrove, Premix, Hughes, have already made the road unsafe. There are school drop-off points on East Terrace and there are no footpaths for people to walk safely with the number of trucks that already use the road. East Terrace is also the direct link to the freeway. The noise level of the trucks currently using East Terrace has increased exponentially over the 20 years we have lived in Callington. Our mains water line runs along the side of the road, goes under the railway, travels to the next culvert, goes under the road to our side of East Terrace. We fear that the increased vibration from the increased truck traffic may cause the pipe to split and leak out under the road where we cannot fix it. 2. We also have concerns about the development site being on the main entrance to the town. The site is a peaceful rural area and is next to the town's main tourist and recreational precinct. Next to the proposed site is the RV camping area and Community centre. The Callington Primary school and Kindergarten are close by also. Tourists to the town are going to be confronted with 1.8 metre barb wire fences and a huge 25x30 metre shed that is out of proportion to any other building on the property. Not the image that we want for the lovely quiet country town that we love living in. 3. We object to the proposal depot. As immediate neighbours, we would be directly impacted by security lighting, additional buildings and infrastructure and increased truck movements day and night. These impacts would cause significant disruption to our property and residential amenity. 4. If this proposal goes ahead this will mean that the town will have a truck depot at either end of the town. We feel this will detract from the character of Callington. The two depots at either end of Callington will stop any future residential expansion within the town, and goes against the Callington township plan prepared by the council in 2020. the council states that it will" improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage" 5. We believe that the company would be more efficient if they had their operation at Monarto. Monarto is a designated industrial area and the issues that we are raising would then be null and void. The company trucks would be closer to their pickup point for the animal waste, storage could be as large as required by the company. Entry to a site at Monarto would be easier and the trucks would be able to enter and exit the freeway from the Monarto turnoff, which is larger than the entry, exit from Callington. 6. We are also concerned about an increase in odours within the town from the depot. If they are washing animal waste from their trucks the smell will invade our home and everyday living. Can you advise where the wastewater is being stored as if the wastewater leeches into the Bremer river, this has the flow on effect of reaching Lake Alexandrina and from there to the Murray river. This could have an environmental impact on the wildlife in all river systems.

Attached Documents

Representor 61 - Cameron Burns

Name	Cameron Burns
Address	Po Box 30 CALLINGTON SA, 5254 Australia
Submission Date	25/11/2025 10:24 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

Formal submission of objection – 1 Callington Road, Callington Planning objection: Lot 1-5 East Terrace, Callington Gregory and Samantha Burns 1-5 East Terrace, Callington SA, 5254 Email: ausyut@bigpond.com To whom it may concern, My family and I live on the property that is directly across the Bremer river from the proposed truck depot at 1 Callington Road, Callington. My husband and I wish to lodge a formal objection to the proposed development for the following reasons. 1. The increased traffic along East Terrace, the heavy vehicle traffic from Hillgrove, Premix, Hughes, have already made the road unsafe. There are school drop-off points on East Terrace and there are no footpaths for people to walk safely with the number of trucks that already use the road. East Terrace is also the direct link to the freeway. The noise level of the trucks currently using East Terrace has increased exponentially over the 20 years we have lived in Callington. Our mains water line runs along the side of the road, goes under the railway, travels to the next culvert, goes under the road to our side of East Terrace. We fear that the increased vibration from the increased truck traffic may cause the pipe to split and leak out under the road where we cannot fix it. 2. We also have concerns about the development site being on the main entrance to the town. The site is a peaceful rural area and is next to the town's main tourist and recreational precinct. Next to the proposed site is the RV camping area and Community centre. The Callington Primary school and Kindergarten are close by also. Tourists to the town are going to be confronted with 1.8 metre barb wire fences and a huge 25x30 metre shed that is out of proportion to any other building on the property. Not the image that we want for the lovely quiet country town that we love living in. 3. We object to the proposal depot. As immediate neighbours, we would be directly impacted by security lighting, additional buildings and infrastructure and increased truck movements day and night. These impacts would cause significant disruption to our property and residential amenity. 4. If this proposal goes ahead this will mean that the town will have a truck depot at either end of the town. We feel this will detract from the character of Callington. The two depots at either end of Callington will stop any future residential expansion within the town, and goes against the Callington township plan prepared by the council in 2020. the council states that it will" improve the appearance of township entrances and approaches and develop gateway treatments that reflect the local sense of place and heritage" 5. We believe that the company would be more efficient if they had their operation at Monarto. Monarto is a designated industrial area and the issues that we are raising would then be null and void. The company trucks would be closer to their pickup point for the animal waste, storage could be as large as required by the company. Entry to a site at Monarto would be easier and the trucks would be able to enter and exit the freeway from the Monarto turnoff, which is larger than the entry, exit from Callington. 6. We are also concerned about an increase in odours within the town from the depot. If they are washing animal waste from their trucks the smell will invade our home and everyday living. Can you advise where the wastewater is being stored as if the wastewater leeches into the Bremer river, this has the flow on effect of reaching Lake Alexandrina and from there to the Murray river. This could have an environmental impact on the wildlife in all river systems.

Attached Documents

Representor 62 - Joan Coppola

Name	Joan Coppola
Address	P.O. Callington CALLINGTON SA, 5254 Australia
Submission Date	25/11/2025 10:29 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

: It is contrary to the Council published Township Plan of 2020 which professed to improve the appearance of the township entrances and approaches. How does having a truck depot located at both entrances conform to the plan? : The entrance to the proposed depot involves an awkward left hand turn, especially for B double trucks and would impede any other traffic using Callington Rd as an access or exit to Callington. : the land is zoned rural which should be an end to the matter. This is not an effective use of agricultural land. : Sited next to the RV camp and close to the excellent Council subsidised Oval facilities, not forgetting the school opposite, the proposed site is unacceptable. : The massive growth of Mount Barker has led to an increase in residential building in Callie, why make this site industrial when there is a growing need for suitable residential land? : The River Bremer runs adjacent to the site leaving the possibility of run-off and pollution problems adding to the lighting, noise and odour pollution for those living close; Kanmantoo is a case in point. : East Tce. ,which was never intended for such heavy traffic that it has now ,is Callington's gateway to the freeway and is already a problem, with many drivers using it as a racetrack, the only law being the law of gravity. There are no pavements so that it is hazardous to walk or even drive out of your driveway. Increased use from CrestDev would exacerbate the problem. : Properties from 13 East Tce to Princes Hway and beyond receive SA Water in plastic pipes running in ditches alongside the road . Water leakages occur now , with increased heavy traffic the problem could be aggravated. In this "Wide Brown Land" surely there are other sites more conducive to such a proposal and which will not necessarily hem in a growing town.

Attached Documents

Ref: 25ADL-0570

URPS
Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999
urps.com.au
ADL | MEL | PER

9 December 2025

Jarrod Wotton
Planner
Mount Barker District Council

Uploaded to PlanSA Portal

Dear Jarrod,

25025164 – Response to Representation - Lot 1 Callington Rd Callington.

URPS continues to act for Crest Contracting Pty Ltd in preparing this letter response to the representations received during the public notification period.

My response is accompanied by a 3D perspective render prepared by Tiers Group enclosed as Appendix A.

Background Information

Following the commencement of public notification, The Courier published an article (both in print and online) on 12 November 2025 titled '*Animal Waste Shed Planned for Callington*' (my underlining added, refer Figure 1).

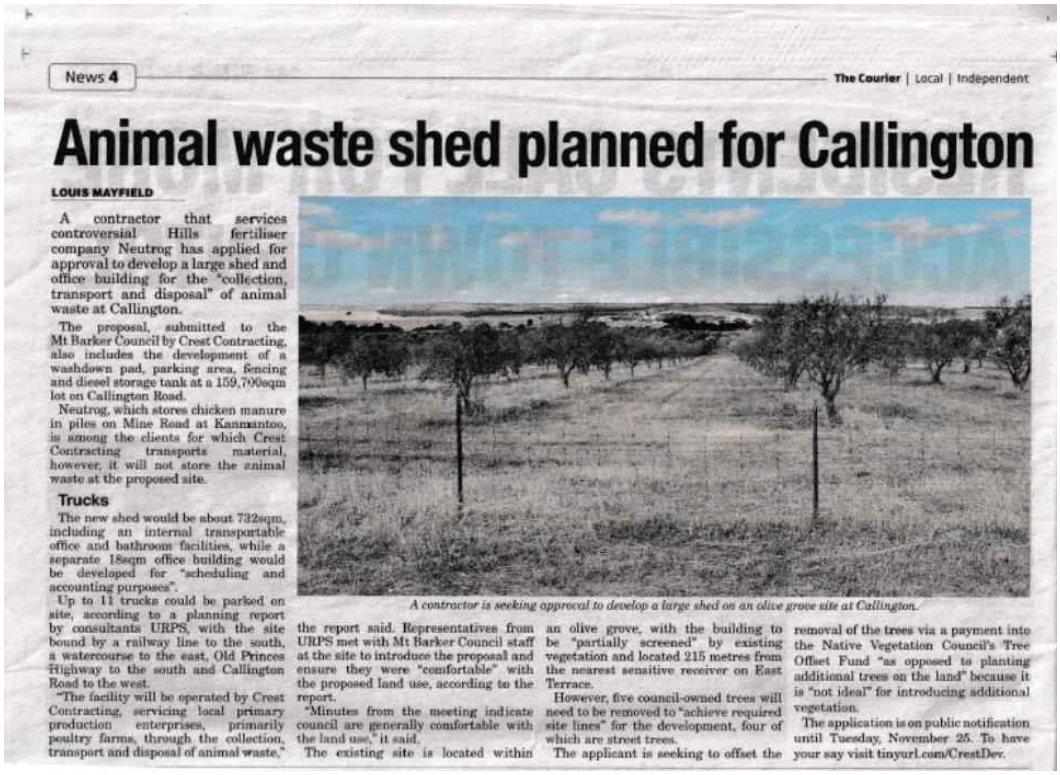
The article goes on to describe the development and correctly identifies that the development "*...will not store the animal waste at the proposed site*".

In my view, the headline was deliberately misleading to boost engagement.

This article was shared amongst residents in the local Facebook group, attracting strong opposition based on the misinformation, with many comments suggesting that many readers stopped at the headline.

My client responded to The Courier who then published a correction article dated 19 November 2025 in which they apologised for the "*unintentional error, particularly in the headline*". My client welcomed this correction article, however, many of the representations had already been submitted.

Figure 1. **The Courier's Initial Article Published 12 November 2025**



News 4 — The Courier | Local | Independent

Animal waste shed planned for Callington

LOUIS MAYFIELD

A contractor that services controversial Hills fertiliser company Neutrog has applied for approval to develop a large shed and office building for the "collection, transport and disposal" of animal waste at Callington.

The proposal, submitted to the Mt Barker Council by Crest Contracting, also includes the development of a washdown pad, parking area, fencing and diesel storage tank at a 159,700sqm lot on Callington Road.

Neutrog, which stores chicken manure in piles on Mine Road at Kanmantoo, is among the clients for which Crest Contracting transports material, however, it will not store the animal waste at the proposed site.

Trucks

The new shed would be about 732sqm, including an internal transportable office and bathroom facilities, while a separate 18sqm office building would be developed for "scheduling and accounting purposes".

Up to 11 trucks could be parked on site, according to a planning report by consultants URPS, with the site bound by a railway line to the south, a watercourse to the east, Old Princes Highway to the south and Callington Road to the west.

"The facility will be operated by Crest Contracting, servicing local primary production enterprises, primarily poultry farms, through the collection, transport and disposal of animal waste," the report said. Representatives from URPS met with Mt Barker Council staff at the site to introduce the proposal and ensure they were "comfortable" with the proposed land use, according to the report.

"Minutes from the meeting indicate council are generally comfortable with the land use," it said.

The existing site is located within an olive grove, with the building to be "partially screened" by existing vegetation and located 215 metres from the nearest sensitive receiver on East Terrace.

However, five council-owned trees will need to be removed to "achieve required site lines" for the development, four of which are street trees.

The applicant is seeking to offset the removal of the trees via a payment into the Native Vegetation Council's Tree Offset Fund "as opposed to planting additional trees on the land" because it is "not ideal" for introducing additional vegetation.

The application is on public notification until Tuesday, November 25. To have your say visit tinyurl.com/CrestDev.

A contractor is seeking approval to develop a large shed on an olive grove site at Callington.

Figure 2. **The Courier's Correction Article Published 12 November 2025**

The Courier | Local | Independent

Correction

The article 'Animal waste shed planned for Callington' in the November 12 edition of *The Courier* contained misleading information.

The development proposed by Crest Contracting at Callington is for a truck depot facility for bulk transport operations and will not be used for any animal waste storage.

Crest Contracting operates as a transport service provider and does not store animal waste or compost at any of its premises.

Crest Contracting had provided correct information to *The Courier* and while the article itself stated that Crest would not store animal waste at the site, we apologise for the unintentional error, particularly in the headline.

Summary of Representations

62 representations were received in total.

59 representations were opposed to the development.

9 representors elected to be heard at the decision-making hearing.

Given the large number of representations received, this response will address the key issues raised by the representors rather than each individual representor.

The key themes and issues raised were:

- Incompatible Land Use and Incorrect Zoning.
- Wastewater and Surface Water Run-off.
- Traffic and Safety.
- Devaluation of Property.

Each issue has been addressed below.

Response to Representation

Incompatible Land Use and Incorrect Zoning

Multiple representors have raised concerns about the suitability of the land use. Many have stated that the Zoning (Rural) does not support the proposed use.

DPF 1.1 of the Rural Zone directly seeks transport distribution as an envisaged land use, as identified as item (x) in the list of envisaged land uses.

Zone PO 4.2 provides further context for assessing the suitability of rural industry and seeks the following:

PO 4.2 ***Expansion of established small-scale or <u>new large scale industry</u> (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, <u>transport distribution</u> or similar activities:***

a) ***are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality***

b) ***realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like***

c) ***primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.***

When reading this Performance Outcome, it is evident that the authors of the Code envisage the establishment of new, large scale rural industry such as a transport distribution use (as further supported by DPF 1.1 discussed above).

The proposal satisfies the intent of the provision as:

- It is commensurate with the allotment on which it is situated as it takes up a minor portion of the site, the balance of which is to remain as an olive grove.
- It realises efficiencies in primary production related storage, packaging and the like given that it provides a key service to primary producers in the region including the delivery of agricultural lime product, feed and soil. Bulk transport is a key part of the primary production process and without this key service, primary production cannot exist, hence why it is envisaged within the Zone itself.
- Crest Contracting service a multitude of clients within the immediate region. Evidence of such has been provided to Council though it was not placed within the public consultation documents for confidentiality reasons.

Interface Impacts

Zone PO 4.3 provides guidance on managing interface impacts between rural industry and sensitive receivers. It guides:

PO 4.3 ***Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.***

The corresponding DPF guides:

DPF 4.3 ***Buildings and associated activities:***

(a) are set back at least 100m from all road and allotment boundaries
(b) are not sited within 200m of a sensitive receiver in other ownership
(c) have a building height not greater than 10m above natural ground level
(d) incorporate the loading and unloading of vehicles within the confines of the allotment. (underlining added)

- The proposed truck depot accessed via a new driveway crossover and access track off Callington Road. Callington Road is an all-weather, trafficable public road.
- The proposed building has a maximum height of 8.7 metres above the existing natural ground level.
- The proposal is nestled within an existing olive grove. Views of the building on site will be screened by the existing vegetation (refer Appendix A).
- All loading and unloading activities occur within the confines of the allotment.
- The nearest sensitive receiver is located 215 metres from the new access point (1188 Back Callington Road). To the west of the subject land the nearest sensitive receiver (1-5 East Terrace) is located approximately 100 metres from the property boundary but approximately 440 metres from any proposed building or associated activities.

- The proposed use **will not** store any animal waste, composts or any other material that would generate odour which would offend nearby sensitive receivers. Vehicle washdown activities occur within the site using best practice methods with all water runoff captured within the subject site as illustrated in the engineering documents.

In my view, the proposal will not offend the rural character of the locality and respects the landscaping amenity.

Wastewater and Surface Water Run-off

Tiers Group were engaged to prepare a civil works and stormwater plan. Key features include:

- Rubble swales graded at 0.5%, designed to intercept and slow surface runoff.
- Stormwater culverts and headwalls located along the driveway and internal access road, facilitating controlled conveyance of stormwater across the site and under roadways.
- Minor excavation to allow free drainage where feasible.
- Existing olive grove plantation are referenced to assist with erosion control and stormwater filtration, particularly in areas adjacent to swales and culverts.

The stormwater management plan has been designed to ensure that surface stormwater runoff is effectively managed and would not increase run-off contaminants comparative to the current non-developed state.

The development is distanced more than 20 metres at any point to any existing watercourse as to not offend DPF 1.5 of the Water Resources Overlay.

Tiers Group were also engaged to prepare a wastewater management plan.

Key components include:

- On-site septic tank located adjacent to the wash bay and truck parking area.
- Treated effluent from the septic system is directed to wastewater soakage trenches to the north of the shed.
- Integrated wash bay with a pump sump and irrigation holding tank forming part of a water reuse system. This system is intended to capture and treat wash-down water for potential reuse in irrigation or other non-potable applications.

The proposed development will not discharge stormwater to any adjoining properties and no surface water run-off nor washdown run-off will exit the site and pollute any watercourses.

Traffic and Safety

The proposal seeks to create a new vehicle access point on the eastern side of Callington Road. A new driveway will extend approximately 200 metres in to the site. The largest truck to access the site will be an a-double.

Vehicle turn paths have been prepared and form part of the documentation.

The proposal provides safe and effective vehicle movements in the following ways:

- On site parking for trucks and passenger vehicles is provided to meet the needs of the development.
- Passenger vehicle parking is located a safe distance from the truck parking, wash bay and refuelling area.
- Onsite vehicle turning movements are safe, convenient and meet the relevant Australian Standards as demonstrated by the turn path diagrams.
- Safe and convenient traffic movements to and from the site are achieved. The proposal will not interrupt the operation of public road or result in queuing.
- The new vehicle access point is located approximately 200 metres from the level crossing to the south of the site on Callington Road.
- The proposal seeks the removal of four Council trees on the verge to increase sight lines for vehicles entering and exiting the site. These will be replanted elsewhere or payment made into the relevant offset fund at the discretion of Council.

Devaluation of Property

Some representors have stated that the proposal would devalue personal property.

This is not a planning matter and is not assessed under the Planning and Design Code.

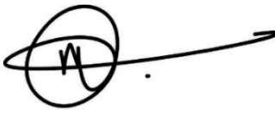
Conclusion

In summary, the proposed development:

- Is an envisaged land use in the Zone and is compliant with the relevant provisions pertaining to land use.
- Is of a scale and appearance which maintains functionality whilst respecting the semi-rural amenity of the locality.
- Will not store any compost, manure or animal waste on the land.
- Sufficiently manages stormwater and wastewater. A separate wastewater application will be lodged concurrently with this application.

Please contact me on 0429 262 239 or at mgrogan@urps.com.au if you have any questions.

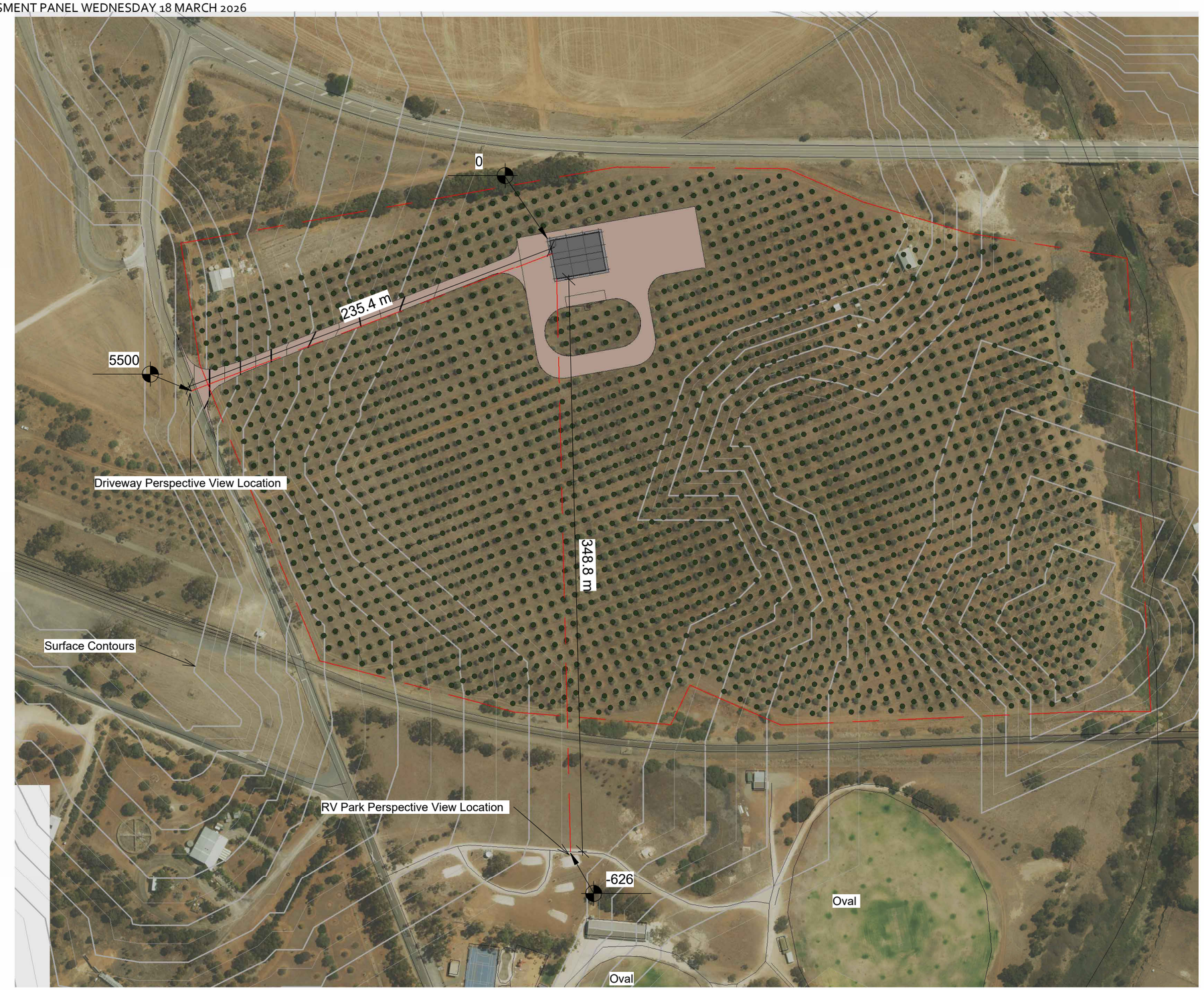
Yours sincerely



Michael Grogan
Consultant

Appendix A

3D Perspective Renders prepared by Tiers Group.



Notes:

Site plan is indicative refer to Civil Design Plans for accurate site details

Tiers
Group SA

James Clarke
Email: James@tiersgroupsa.com.au
Mobile: 0419 890 165

Callington Truck Depot

Crest Contracting Pty Ltd

Site Plan

Scale	Design	Drawing No	Sheet No	Rev
1 : 2500	JC	TG25-065	11	A

3/12/2025 4:47:20 PM

1 Driveway Perspective

1 : 1

Perspective Views:
Perspective Views are provided as indicative to show the impact of the building on the general amenity. Not all site feature and elements of the area are included.
View is taken from 1.75m above ground level to replicate
Surface contours are taken from publicly available contour information, the contour are not based on detailed site survey and therefore some variation may occur.
Driveway Perspective is taken form the edge of the road at the intersection with the proposed driveway
RV Park perspective is taken from the closest edge of the RV Park area to the building.

Tiers
Group SA

James Clarke
Email: James@tiersgroupsa.com.au
Mobile: 0419 890 165

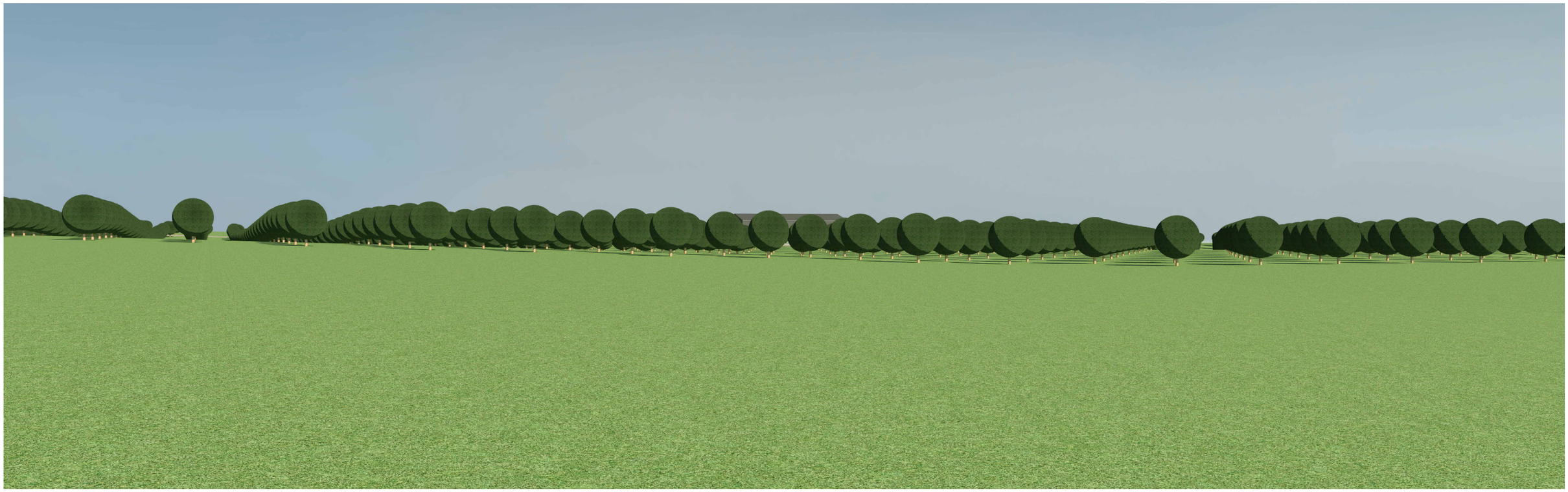
Callington Truck Depot

Crest Contracting Pty Ltd

Perspective Views

Scale	Design	Drawing No	Sheet No	Rev
1 : 1	JC	TG25-065	12	A

3/12/2025 4:47:21 PM



1 RV Park Perspective

1 : 1

Perspective Views:
Perspective Views are provided as indicative to show the impact of the building on the general amenity. Not all site feature and elements of the area are included.
View is taken from 1.75m above ground level to replicate
Surface contours are taken from publicly available contour information, the contour are not based on detailed site survey and therefore some variation may occur.
Driveway Perspective is taken form the edge of the road at the intersection with the proposed driveway
RV Park perspective is taken from the closest edge of the RV Park area to the building.

Tiers
Group SA

James Clarke
Email: James@tiersgroupsa.com.au
Mobile: 0419 890 165

Callington Truck Depot

Crest Contracting Pty Ltd

Perspective Views

Scale	Design	Drawing No	Sheet No	Rev
1 : 1	JC	TG25-065	13	A

3/12/2025 4:47:21 PM

5.2.2 24001439 – THE PAIM DE BRUGES FAMILY TRUST

Application ID	24001439
Applicant	The Paim de Bruges Family Trust
Subject Land	Lot 22 Samuels Road, Callington SA 5254
Nature of Development	Waste Recovery Facility and associated Special Industry (crushing)
Lodgement Date	2 May 2024
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Rural
Planning and Design Code Version Number	Version 2024.7 - 18/04/2024
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes: 11 November 2025 - 1 December 2025
Representations	13
Persons to be heard	5
Referrals - Statutory	Environment Protection Authority
Referrals – Non Statutory	Infrastructure Planning
Responsible Officer	Greg Sproule - Team Leader Planning
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:	Referrals – Statutory
ATTACHMENT 6:	Department for Energy & Mining – Approved Mine Operations Plan (2025)

1. PROPOSAL

The proposal is best described as follows:

"*Waste recovery facility and associated special industry (crushing)*"

The proposal comprises of the following attributes:

Waste recovery facility and special industry (crushing) activities

- The waste recovery facility will be co-located with and utilising some of the infrastructure associated with the existing and proposed expansion of the quarry operations on the subject land. This shared infrastructure includes the administration office amenities, vehicular access, weighbridge, mobile crusher plant, and surface water management system.
- The facility will receive and process bluestone rock, other building stone, concrete and bricks that will be sorted at site of demolition prior to being transported to the subject site. The facility will also sort, and process existing building demolition materials left buried on site within the open cut pit by the previous operator that will be utilised to reestablish the northwest access ramp to the pit floor.
- Received materials will be stored on the pit floor of the quarry pending crushing and processing.
- Two stockpiles will be located on the pit floor. One stockpile for soil and overburden, pre-crushed materials stockpiled for further processing, and one stockpile for saleable product as rubble and or re-use on site.
- The stockpiles will be managed in accordance with the Stockpile Management Plan and will not exceed a height of 15 metres or the height of the pit wall, a maximum of 30 metres in width and a maximum of 100 metres in length and comprise no more than 20,000 tonnes of material per stockpile.
- Bluestone and other building stone will be sorted, separated and sold for offsite renovation/restoration projects while the remaining stone will be graded and sorted prior to crushing and stockpiled for sale as road base or other construction material.
- Crushing and processing will be conducted using a mobile crushing plant consisting of primary jaw crusher, secondary gyro crusher and tertiary gyro or hammer mill. The mobile crushing plant will be centred around a triple deck-vibrating screen to obtain required product sizes.
- The crushing plant will be located the northern portion of the open cut pit to comply with the recommendations of the Environmental Noise Assessment.

Hours of Operation:

- Hours of operation will be on an as needs basis, dependent of the availability of incoming material, nominally between the hours of 7:00 am till 6:00 pm ACST, Monday to Saturday, with no operation on Sundays or Public Holidays. Crushing and processing will occur during these hours.
-
- The waste recovery facility will not be open to the public.

Staff:

- Maximum of two people will be required to operate the waste recovery facility, namely a crusher operator and an earthmover to manage the stockpiles.
- The weighbridge operator will be a shared position with quarry operations at the site.

Vehicle Access & Onsite Movements

- The subject site has two existing access points to Samuels Road which are identified and function as follows:
    - Primary Entrance is the eastern heavy vehicle access point (gate 2) that serves the onsite weighbridge.
    - Secondary access is the western light vehicle access (gate 1) that serve the main office and onsite carpark.
- On-site parking provision for passenger vehicles is provided in an informal arrangement adjacent the main office building, while the designated heavy vehicle parking area is provided informally to the south of the weighbridge and above ground water tank.

- Once the waste recovery facility is fully operational, it is expected that it would generate up to an additional 20 heavy vehicles to the site per day (20 to and 20 from the site or up to 40 movements per day in total).
- The resource recovery facility will not be serviced by B- doubles. All trucks will therefore be less than 23 metres long (i.e. limited to rigid vehicle and trailer) noting that Samuels Road is not an approved B-Double route on the National Heavy Vehicle Register.
- Truck movements for the waste recovery facility comprises the following:
    - Upon entry and prior to existing the subject site, all trucks are required to be weighed on the existing weighbridge.
    - Truck drivers must obtain permission from the site operator via VHF Radio prior to exiting the weighbridge to enter pit floor so to avoid any potential conflict between trucks entering and exiting via the one-way access ramp.
    - Trucks will access the pit floor via the southern access ramp until such time the northwest access ramp to the pit floor is reestablished (It is envisaged the ramp construction will occur within six months of all necessary approvals being granted).

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

Quarry Operations and Mining Act Authorisation

It must be noted that the existing and proposed expansion of the quarry operations on the land is regulated under the *Mining Act 1971* and is subsequently excluded from being development and requiring development authorisation under the *Planning, Development and Infrastructure Act 2016*.

A copy of the Mine Operations Plan (MOP) Update and Alterations prepared by Care of Our Environment (COOE) on behalf of the quarry owner and operator, Tradition Rebuilt is found in **Attachment 1**. This MOP outlines the status of the existing quarry operation, and proposed expansion of the quarry activities for the Private Mine (PM) 238. This MOP has been reviewed and approved by the Department for Energy & Mining (DEM). Refer to **Attachment 6** for a copy of the Notification of Approved Mine Operatins Plan (MOP) Review issued by DEM on 19 May 2025.

2. BACKGROUND

The subject land has been subject to two (2) previous development applications submitted under *Development Act 1993* and *Planning, Development and Infrastructure Act 2016* (PDI Act) that at the time sought to obtain development authorisation for the concrete batching plant and associated infrastructure that operating on the land. Both applications were withdrawn prior to a decision being made, noting that the first application 580/730/19 Council formed the opinion the development constituted a 'non-complying development' and was withdrawn upon the second application 21016656 being submitted where the category of development was 'code assessed – performance assessed' and was subject to a more favourable and less vigorous assessment pathway under the PDI Act.

It is noted that the second application subject to two (2) rounds of public notification due to proposed changes to operation hours and the addition of structures to facilitate the use. This application was considered by the Council Assessment Panel on 17 August 2022 where representors opposing the concrete batching plants on various grounds were given the opportunity to put forward their concerns that predominately were related to amenity impacts of noise, dust and traffic generation, as well as visual impact of the batching plant. The CAP deferred a decision on the proposed development following agreement from the applicant's representative enable the provision of further information in to:

- demonstration of readily available water supply for concrete batching, dust suppression and landscaping maintenance purposes;
- further details in relation to the mining tenement including production capacity, anticipated life of the mine and any other operational details relevant to the proposed concrete batching facility; and
- dust suppression techniques to be employed onsite, particularly in relation to the vehicle movements.

The application was withdrawn on 14 April 2023 with the applicant and operator of the concrete batching plant and quarry, Southern Contracting Group advising that had ceased operations and had vacated the land.

In reviewing Council's records for the subject land, it was noted that in March 2022 that the DEM issued a Compliance Order to the former mine operator, Southern Contracting Group to secure compliance with Mining Act 1971 take all

reasonable and practicable measures to avoid undue damage to the environment and a requirement to comply with the objectives and criteria contained in the Mine Operations Plan 2000/09 that was applicable at the time.

3. SUBJECT SITE AND LAND

The subject land (the Land) is commonly identified as lot 22 Samuels Road, Callington, and formally identified as allotment 22 on Deposited Plan 66427 in Certificate of Title Volume 5936 and Folio 420. No easements or land management agreements exist over the land.

The subject land has an area of approximately 80.5 hectares and is described to have of an irregular in shape with the eastern and southern boundaries following and being bounded the original and approximate centreline of the Bremer River and Mount Barker Creek that interestingly also form the Local Government boundaries to the Rural City of Murray Bridge and Alexandrina Council.

The land contains an existing private mine that is subject to a mineral tenement – Private Mine (PM) 238 'Callington Quarry' and is regulated under the *Mining Act 1971* by the DEM. It is understood that the mining operations that comprises an open cut quarry for extraction of bluestone commenced on the land in the 1970s and has grown to occupy approximately 13 hectares of the subject land adjacent to Samuels Road. As noted in the previous sections of this reports the DEM has recently granted approval to an updated MOP to enable the current owner and operator of the mine, Tradition Rebuilt to expand to existing quarry operations.

The existing infrastructure and buildings on the land that are directly associated with and support the existing quarry operations include the administration office and amenities building, weighbridge, stone wire cutter and an above ground water tank (260kL) that stores water extracted from the equipped and licensed bore (Water Licence-227057).

The balance of the land is utilised for low intensive animal husbandry where livestock and is characterised by associated rural infrastructure and improvements such as rural fencing, and stock holding yards, shelter and water troughs.

The topography of the land is described as undulating the highest point being the north-western corner where the land generally slopes down toward the Mount Barker creek to the south and the Bremer River to the east. The open cut quarry pit with a current maximum depth of approximately 25 meters is setback approximately 40 metres to the primary road boundary to Samuels Road.

Two prescribed watercourses in the form of minor tributaries in valleys both commence on land and feed directly into the Mount Barker Creek to the south-east and the Bremer River to the east.

Vegetation on the land is limited to several remnant Eucalyptus trees and riparian vegetation within and along the banks of the Mount Barker Creek and the Bremer River. Additionally, it is noted that revegetation comprising the planting of approximately 8000 native trees has progressively occurred on the land since 2016, predominately in areas in along the watercourses and property boundaries, including along the Samuels Road boundary adjacent to the mining operations that is now maturing to form a vegetation screen.

Vehicle access is obtained to the land from Samuels Road via two existing crossovers that separate heavy vehicle movements from passenger sized vehicles. Samuels Road functions as a local no-through road that serves 10 properties and is improved with a formed all-weather surface road and is in the control and ownership of Mount Barker District Council and the Rural City of Murray Bridge. This control and ownership are divided at the culvert crossing of the Bremer River to the east of the subject land.

Figure 1. Location of the subject land with 5metre contours and watercourses.

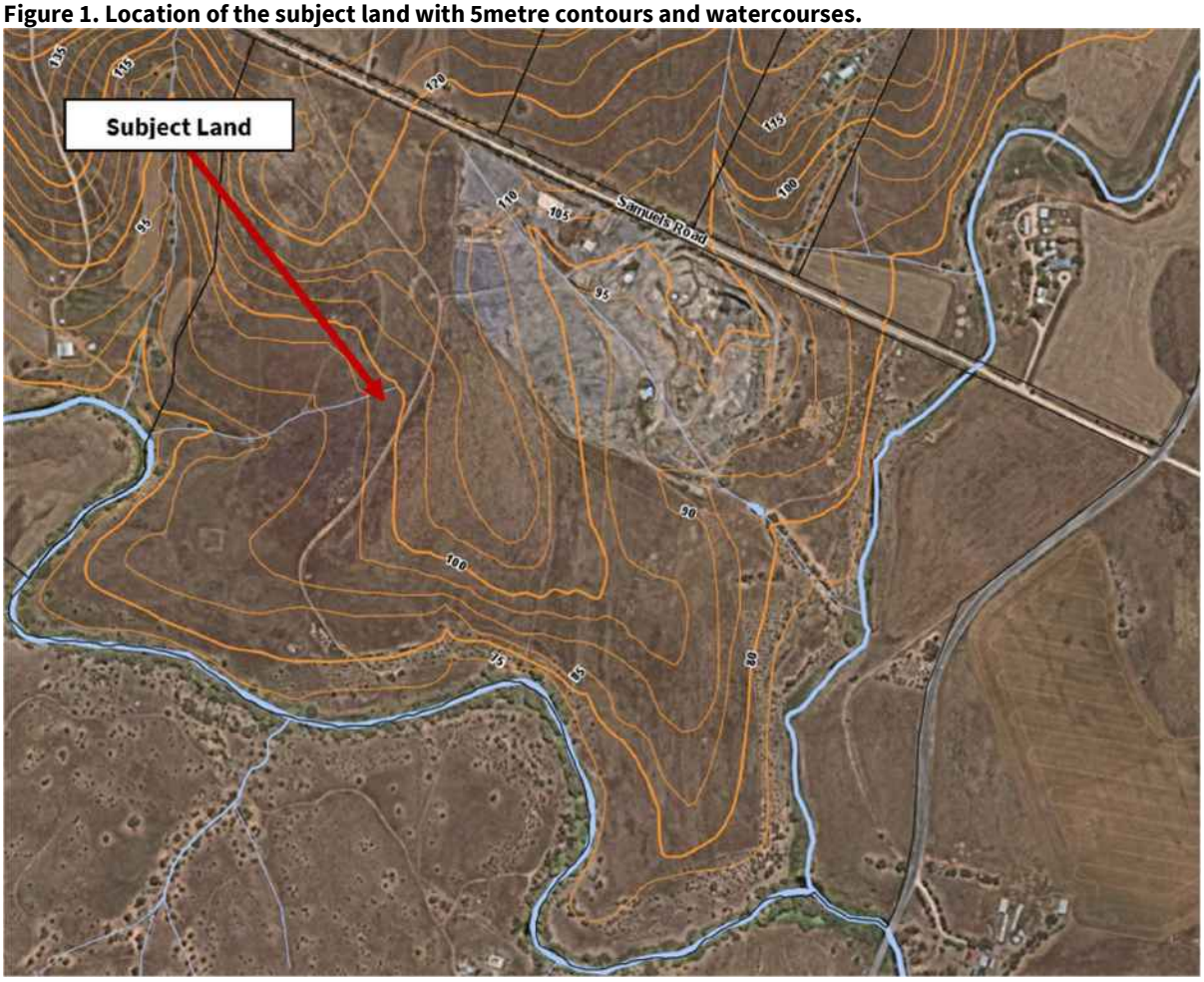


Figure 2. Location of the subject site with 2 metre contours and watercourse.

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

4. THE LOCALITY

The subject land and locality are wholly located within the Rural Zone.

The subject locality is described as having a rural landscape that is characterised by an open and undulating rural land and rural living allotments that range significantly in size and are typically developed with a dwelling and associated outbuildings, agricultural buildings and animal keeping. In addition, primary production in the form of grazing and cropping on the larger land holdings are evident throughout the locality.

Vegetation is generally limited to scattered pockets of native vegetation along road corridors and watercourses; areas of revegetation on private land and road corridors (i.e. including adjoining property to the south and South-eastern Freeway); and established olive orchards to the north and south-east of the subject land.

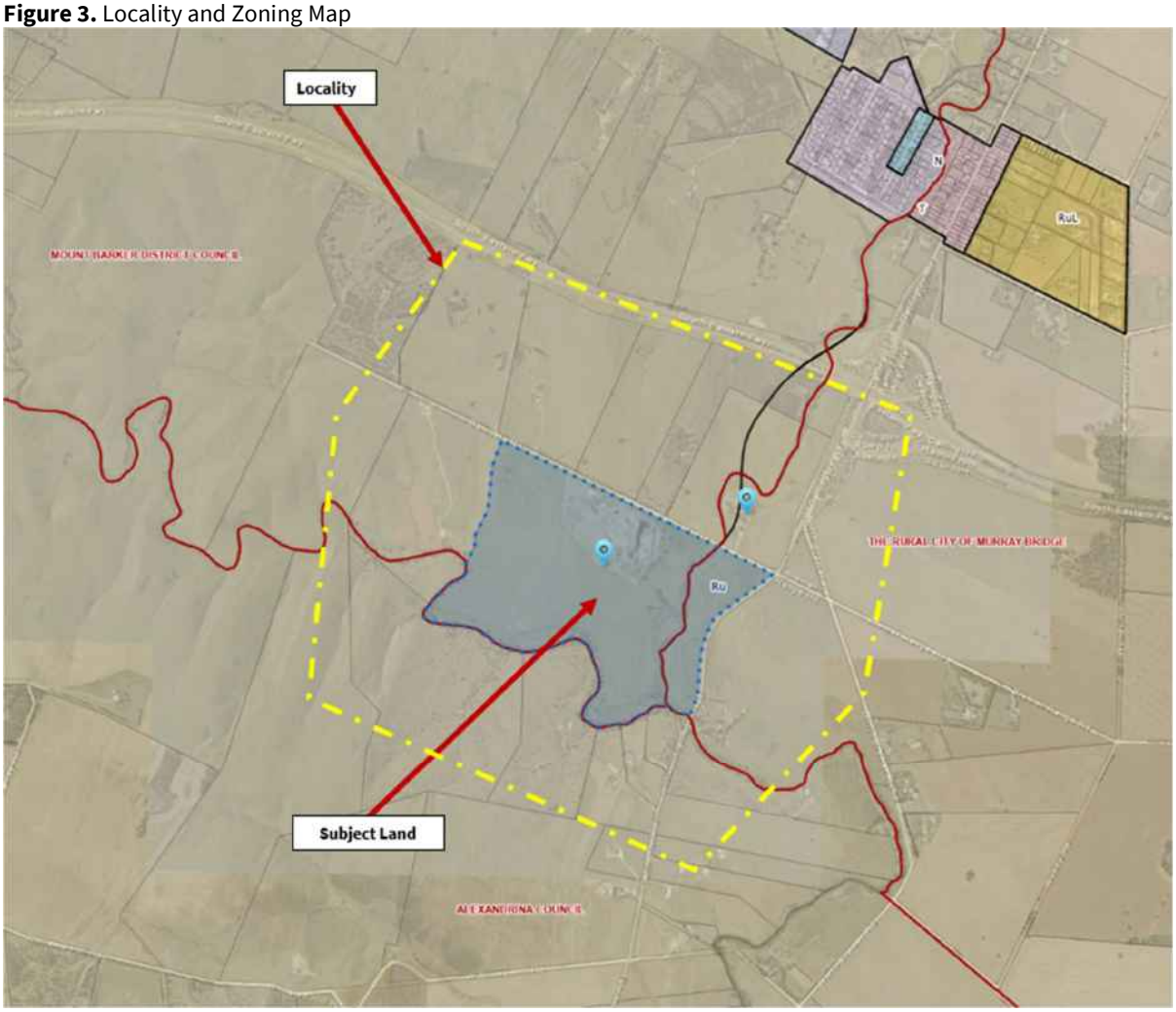
The primary production activities and development opportunities within the locality are defined by watercourses, flood plain areas, location of roads, location of native vegetation, the undulating topography of the landscape and allotment configurations.

The subject land is located approximately 2.0 kilometres south from the township of Callington or 3.0km by road from the centre of the town via Callington Road. The township of Callington generally comprises detached dwellings with associated outbuildings on generous allotments within the Neighbourhood Zone, Township Zone and Rural Living Zone on the northern side of Samuels Road are a number of rural living properties

Overall, it is considered that the existing character of the locality provides a level of rural amenity for its residents and visitors to the area and provides for a range of primary production and rural living opportunities.

The subject land and locality are in proximity to the Callington Interchange that provides a direct road transport connection to the South-Eastern Freeway and forms part of the National Heavy Vehicle Network.

Figure 3. Locality and Zoning Map



4.1. Zoning

The subject land is wholly located within the **Rural Zone** and is covered by the following overlays:

Overlays

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

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.**

The proposed development requires notification because a waste recovery facility is not a class of development listed as excluded in Column A of Table 5 and the industry activities are located within 100m of the road and allotment boundaries and therefore do not meet the corresponding exception.

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**).

5.2.1. Representations

Thirteen (13) representations were received as a result of the public notification, and are summarised as follows.

	Representor	Summary of Representation	Request to be heard
1 & 12	Monika Fitzgerald *(Oppose)*	• Community experienced serious impacts during the quarry operations in 2021, including dust, noise, water contamination that entered home, contaminated rainwater tanks (drinking water), and cause disruption to agricultural activity. • Concerns that more intensive operation, including the crushing facility will pose long-term risks (i.e. respiratory illnesses) • Concerns of increased noise from proposed operations and impacts on rural amenity. • Concerns of conflict with heavy vehicles, due to width of Samuels Road • Dust impacts on cropping/agricultural activities, soils & stock health. • Land use is incompatible with the rural zoning and surrounding farmland & places unreasonable risks on residents' health, agricultural land, local infrastructure and rural amenity.	No
2	Timothy Freund *(Oppose)*	• Oppose any changes in land use from primary production & quarry to waste material processing. • Concerns with dust and negative associated environmental impacts. • Concerned with increase in site activities and intensity and side effects on the local environment, including people and livestock.	No
3	Sonia O'Malley *(Oppose)*	• Concerned with location – should be relocated to Monarto.	No
4	Hazel Hunter *(Oppose)*	• Concerns of dust created by the crushing, the increased traffic and the stockpiles, will affect the existing vegetation will impact	No

		revegetation areas and sites established by the Kanmantoo-Callington Landcare Group. • Noise impacts on bird life, including woodland bird species that utilise and require vegetation corridors for their survival. • Impacts of dust and crushed materials being washed down and impacting on receiving waterways, including the Bremer River and Mount Barker Creek. • Proposal will have a detrimental effect on the surrounding residents, watercourses and wildlife.	
5	Paul Johnston *(Oppose)*	• Incompatible with applicable assessment provisions of the Planning & Design Code – Including the Rural Zone, Interface between land Uses, Prescribed Water Resources Area Overlay, and Traffic Generating Development Overlay • Concerns of dust impacts from the proposed stockpiles, noting their proposed height and scale. • Limited information on dust mitigation strategies • No information about the reliability of the bore and concerns water supply will not be sufficient for site activities and dust suppression for the crushers, stockpiles and vehicle movements. • Concerns about dust monitoring processes and dust entering rain water tanks (drinking water) • Concerns regarding screening of waste in material being brought to site and prior to crushing. • The raw material for crushing in the water recovery facility is not sourced from the same allotment or surrounding areas. • The extra dust will effect rural activities and livestock on adjoining land and impact the environmental values of the adjacent Bremer River. • Concerns the hours of operation (7am to 6pm Monday to Saturday) and noise will infringe on the amenity of a rural / residential area. • Sightline concerns for slow moving heavy vehicles manoeuvring from Samuels Road onto Callington-Strathalbyn Road. • Concerns that Samuels Road is not fit for purpose, due to narrow width of road and culvert crossing. • Noise impacts on bird life, including woodland bird species that utilise and require vegetation corridors for their survival. • Noise impacts on bird life, including woodland bird species that utilise and require vegetation corridors for their survival.	Yes
6	Denise Willamson *(Oppose)*	• Dust impacts from increased activity, truck movements, crushing, and stockpiling poses health risks and is already impacting local residents, entering home and water supply. • The proposed increase in machinery, truck movements, rock crushing, and industrial processing will significantly heighten noise levels and will have direct consequences health and daily living. • Proposed operations pose a serious risk to the local environment and wildlife habitat. • Contamination of surrounding waterways and associated impacts on native fauna. • Exposure to constant industrial noise of machinery and crushers.	Yes

		• Reduced air quality from increased traffic and imported waste materials. • Risks of waste, chemical contamination and asbestos being brought in with concrete and rubble. • Oppose increase to hours of operation and impact on rural amenity and enjoyment. • Dust and contaminants spreading across the district due to the well-known wind patterns and topography. • Impact on animal welfare and maintaining a compliant and ethical dog breeding program. • Current lack of cross-council communication is unacceptable, and leaves affected residents without crucial information regarding activities that pose risks to property, health, and wellbeing.	
7	Cait Slade *(Oppose)*	• Impact on health, behaviour and welfare of horses that are sensitive to industrial noise, heavy vehicle movements, dust emissions, and unpredictable disturbances. • Concerns about the condition and suitability of Samuels Road and culvert crossing and dust generation from increased traffic generation. • Dust contamination of rainwater tanks (drinking water). • Health impacts associated with airborne contaminants from crushed and recovered construction materials.	No
8	Owen and Gail Auricht *(Oppose)*	• Proposal constitutes industrial intensification within a zone specifically intended to protect agricultural land from conflicting land uses. • Contaminants from demolition waste (including asbestos fragments) by introducing uncontrolled waste materials • Dust impacts in rainwater tanks (drinking water) and grazing paddocks. • Predicted noise impacts are unrealistic and inconsistent. • Concerns water supply will not be sufficient for site activities and dust suppression for the crushers, stockpiles and vehicle movements. • Increase traffic generation and associated impacts. • The proposal incorrectly treats the site as a standalone Mount Barker (Council) matter.	Yes
9	Simon Harris *(Oppose)*	• Proposed reliance on two unlined silt retention dams is insufficient to guarantee protection of natural water systems, particularly during heavy rainfall or excavation of previously buried materials and threatens water quality relied upon for farming, livestock watering, ecological restoration and riparian habitat. • Dust drift will directly affect neighbouring land, crops, grazing animals, wildlife and watercourses, particularly given the scale of truck movements, excavation of buried materials and crushing activities. • proposed mitigation, the scale and nature of the operations will generate ongoing industrial noise that is inconsistent with the quiet rural setting and will significantly reduce amenity for surrounding residents and farm properties. • Excessive dust can smother crops, affect soil microbiology and reduce pasture quality.	Yes

		• cale and intensity incompatible with rural zoning and surrounding land use.	
10	Brendan Pike *(Oppose)*	• Concerns of air quality impacts from dust comprising silica and asbestos (following crushing process). • Impacts on receiving waterways, including the Bremer River and Mount Barker Creek and associated impacts on wildlife.	No
11	Amanda Burns *(Oppose)*	• concern about the significant impacts this development would have on public health, environmental quality, amenity, and safety. • proximity of the proposed facility to residential properties renders it fundamentally incompatible with the character and wellbeing of the surrounding community. • self-monitor air quality without transparent reporting would be inadequate • Contaminants from demolition waste (including older concrete containing asbestos fragments) • Concerns about the suitability & condition and suitability of Samuels Road and culvert crossing. • Concerns the hours of operation • Unsuitability of land use and conflict with applicable assessment provisions of the Planning & Design Code, namely Rural Zone that prioritises rural living, agricultural productivity, and environmental protection.	
13	Lucinda Bayly	• Proposed waste facility will be a source of noise, dust and health risk concerns. • Crushers and stockpiles located in open pit and subject to wind. • Contamination of construction materials being brought in. • Dust impacts in rainwater tanks (drinking water). • Impacts on revegetation areas within the district and associated impacts on native fauna.	No

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

5.2.2. Response to Representations

Mrs Carol Muzyk, Environmental Manager for COOE PTY Ltd provided a written response to the representations uploaded to the Plan SA Portal on 27January 2026.

No amendments were made to plans and documents that were publicly notified.

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

6. REFERRALS – STATUTORY

6.1. Environment Protection Authority

The application was referred to the Environment Protection Authority (EPA) pursuant to Section 122 of the Planning, Development and Infrastructure Act 2016 and Schedule 9, clause 3 item 9 of the Planning, Development and Infrastructure (General) Regulations 2017 because it comprises a waste recovery facility and associated special industry (crushing) that are activities specified by the Planning and Design Code as an activity of environmental significance.

The purpose of the referral is to provide expert technical assessment and direction to the relevant authority on the assessment of the potential harm from pollution and waste aspects arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.

Following multiple requests for information from the applicant, a final referral response was received from the EPA on 6 June 2025 in accordance with Section 122(5)(b)(ii) of the *Planning, Development and Infrastructure Act 2016*.

The EPA in their response advised it was satisfied with the proposed development for the following reasons:

- The proposed resource recovery centre is unlikely to pose an unacceptable air quality risk due to the distance to sensitive receivers, the depth below ground level of the active resource recovery area and the size of the facility.
- The Environmental Noise Assessment prepared by Resonate that recommended that the mobile crushing plant be moved to a position further north (to the northern end of the existing pit) to employ the wall of the pit as a natural noise barrier, that the applicant has confirmed by amending the relevant plans and documentation which is reinforced by the EPA imposing a condition on this matter.
- The minor 1dB(A) exceedance of the noise criteria at one receiver, accepting the arguments put forward by Resonate in the Environmental Noise Assessment advising that the proposed activity is a low risk of causing unreasonable noise impact.
- The position of the two stockpiles located on the floor of the pit, one stockpile for soil and overburden, pre-crushed materials stockpiled for further processing, and one stockpile for saleable product. The rowed stockpiles would not exceed the quarry pit wall height and would be monitored by visual inspection externally and from within the quarry pit.
- The existing surface water management system (developed for mining operations) comprising silt dams and diversion drains are considered adequate and will be maintained and monitored by the applicant to ensure there is no sediment discharge offsite.

The EPA has directed Council as the relevant authority to apply 3 conditions and 4 advisory notes to any approval which can be found in the recommendations section of this report.

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

7. REFERRALS – NON STATUTORY

7.1. Development Engineering & Infrastructure Planning

The application was referred internally to Council's Development Engineering staff to review the proposal and provide advice on vehicle access, onsite manoeuvring related matters, and stormwater management.

Planning Development Engineering staff also consulted and discussed the proposal further with Council's Infrastructure Planning staff about the capacity and condition of existing road network and infrastructure in terms of catering for the additional 20 heavy vehicles accessing the site per day (or 40 movements to/from the site) once the waste recovery facility is fully operation, over the above the 10-15 heavy vehicles accessing the site for the quarry operations.

Similarly to the previous application 21016656 for the concrete batching plant that was to generate up to 40 concrete truck movements per week (or up to an average of 7 heavy vehicle movements per day), Council's Engineering & Infrastructure Planning staff did not raise any fundamental concerns with the proposed development, as follows:

- The use of the two existing access to Samuels Road is supported as it appropriately separates staff and heavy vehicle movements.
- Onsite heavy vehicle movements as per traffic management plan were assessed to be appropriate.
- Samuels Road is subject to maintenance requirements by both Mount Barker District Council and the Rural City of Murray Bridge.
- Samuels Road and the existing concrete culvert at the Bremer River crossing can accommodate and are fit for purpose in terms of catering for the additional 20 heavy vehicles accessing the subject site per day for the

proposed waste recovery facility, noting that the road and culvert have historically catered for similar vehicles in the past, including mining operation vehicles, Council refuse collection and road maintenance vehicles and plant.
- Confirmed that that Samuels Road is not an approved B-Double route on the National Heavy Vehicle Register and note that the resource recovery facility will not be serviced by B-doubles and trucks will be less than 23 metres long (i.e. limited to rigid vehicle and trailer).
- Sightlines from the access/egress points and along the length of Samuels Road appropriate, including the approach on either side of the culvert crossing that enables drivers to see oncoming traffic and merge to edge of the road to enable the other vehicle (including heavy vehicles) to pass.
- Stormwater management for the site has been assessed as considered appropriate by the EPA.

8. ASSESSMENT

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

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

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, Intensity and Location of the Proposed Development
- Interface between Land Uses
- Transport, Access and Parking
- Hazards – Bushfire
- Sustainable and reliable water supply
- Stormwater Management

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;

- It will be co-located with and utilise some of the infrastructure associated with the existing and proposed expansion of the quarry operations on the subject site, will ensure it will have minimal impact on existing and future primary production activities.
- The development will be physically contained within an already disturbed portion of the mining site and will not be source of any negative visual or scale impacts when viewed from adjoining properties and public roads, nor detract from the rural character and will respect the landscape amenity.
- The proposed development has been appropriately sited and designed to minimise negative impacts to not unreasonably impact on the amenity of residents in the locality or cause environmental harm.

8.3. Merits Assessment

Land Use, Intensity and Location of the Proposed Development

Rural Zone	
DO 1	*A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.*

DO 2	*A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.*
PO 1.1	*The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.* *DTS/DPF 1.1 Development comprises one or more of the following:* *(o) Industry*
PO4.1	*Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.*
PO 4.2	*Expansion of established small-scale or new large-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities:* *(a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality* *(b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like* *(c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.*
PO 4.3	*Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.* *DTS/DPF 4.3 Buildings and associated activities:* *(a) are set back at least 100m from all road and allotment boundaries* *(b) are not sited within 200m of a sensitive receiver in other ownership* *(c) have a building height not greater than 10m above natural ground level* *(d) incorporate the loading and unloading of vehicles within the confines of the allotment.*
Design Module	
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.*

The proposed development constitutes the establishment of a waste recovery facility and associated special industry on the subject land.

Mores specially, having regard to the corresponding land use definitions below, the **waste recovery facility** will receive waste in the form of bluestone rock, other building stone, concrete and bricks from building demolished offsite. This waste is then stored on the pit floor of the existing quarry; whereby the crushing and processing is captured as being a **special industry**, as the crushing process create dust pending crushing; whereby the crushing activity that have potential to produce conditions which are, or may become offensive to the occupiers or users of land in the locality of or within the vicinity of the locality of the land.

Land use definitions:

- A **waste recovery facility** is identified as class of development/activity in Part 9.1 Referral Body: Environment Protection Authority of the Code. This replicates the definition in Schedule 1—Prescribed activities of environmental significance, Clause 3(1) of the *Environment Protection Act 1993:*

  The conduct of a waste recovery facility, being a depot, works or facility (including, but not limited to, a transfer station or material recovery facility) that, during a 12 month period, receives for preliminary treatment, or has the capacity for the preliminary treatment of:

  1. *more than 100 tonnes of solid waste or matter*

     or

2. *more than 100 kilolitres of liquid waste or matter*

- **Special industry** is defined in Part 7 of the Code, as meaning:

  A*n industry where the processes carried on, the methods of manufacture adopted or the particular materials or goods used, produced or stored, are likely to:*
  (a) *cause or create dust, fumes, vapours, smells or gases; or*
  (b) *discharge foul liquid or blood or other substance or impurities liable to become foul,*

  and thereby:
  (c) *endanger, injure or detrimentally affect the life, health or property of any person (other than any person employed or engaged in the industry); or*
  (d) *produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which (whether wholly or partly) the industry is conducted.*

As noted in Section 1 of this report, the proposed waste recovery facility and special industry will be co-located with and utilise some of the infrastructure associated with the existing and proposed expansion of the quarry operations on the subject site. This shared infrastructure includes the administration office amenities, vehicular access, weighbridge, mobile crusher plant, and surface water management system that are regulated under the Mining Act 1971 and along with quarry activities have been reviewed and approved by the DEM as part of Approved MOP PM238.

Having regard to relevant assessment provisions pertaining to land use and intensity of the Rural Zone, it is acknowledged that primary intent of these policies is to support, protect and maintain primary production activities and associated value adding activities, to ensure primary produces and businesses continue to support the economic prosperity of South Australia. Value adding land uses and activities are noted to include businesses that support the production, processing, storage, distribution and the sale and consumption of primary produce. While other envisaged land supporting a diversification of land uses include horticulture, cideries, breweries and tourist accommodation and function venues the productive value of rural land for a range of primary production activities and associated value adding is protected and maintained.

Further, while industry is identified as a envisaged land use in DPF1.1 of the Rural Zone, PO 4.1 and 4.2 that fall under the sub-heading of 'Rural Industry' provide guidance on what type and scale of industry is envisaged, and reinforce the policy intent and direction of the Desired Outcomes, whereby rural industry is limited to businesses and activities associated with beverage production and washing, processing, bottling and packaging of primary produce sourced from the same allotment and /or surrounding rural areas. Further, in terms of scale and siting, such development must be commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality.

Having regard to the location of the proposed waste recovery facility and associated special industry activities (including crushing and processing) within the existing open cut quarry pit, the development will be physically contained within an already disturbed portion of the mining site. As a result, the proposal will not encroach upon or diminish the productive capacity of the balance of the land, which continues to be utilised for primary production in the form of livestock grazing. Accordingly, the development is considered to satisfy PO 1.1, as it supports the ongoing productive use of rural land and does not compromise the existing primary production activities occurring on the subject site.

Further to the above, the siting of the development within the existing open cut quarry and limiting a height of the stockpiles to a maximum height of 15 metres or the height of the pit walls will ensure that it will not be source of any negative visual impacts when viewed from adjoining properties and public roads, nor detract from the rural character and will respect the landscape amenity as sought by PO4.2(a) and PO4.3 of the Zone.

Acknowledging the concerns raised by some of the representors that the proposed development is an inappropriate land use and not a form of 'rural industry' envisaged in the Rural Zone, the fact that it will be co-located with and utilise some of the infrastructure associated with the existing and proposed expansion of the quarry operations on

the subject site, will ensure it will have minimal impact on existing and future primary production activities, and the rural character landscape amenity of the locality. In other words, fundamentally, from a land use perspective, the proposed development in not considered to be an incompatible land use within the Rural Zone.

Following on from the above, it is further noted that 'Special Industry' is identified as Performance Assessed Development within the Rural Zone and is not classified as a 'Restricted' form of development. By contrast, within the Employment Zone and Strategic Employment Zone, where a diverse range of low-impact light industry and higher-impact general industry are envisaged, 'Special Industry' is identified as a Restricted form of development.

The Strategic Employment Zone anticipates a range of higher-impact industrial land uses, including general industry. The deliberate exclusion of 'Special Industry' from these industrial-focused zones indicates a clear policy distinction in the drafting of the Planning and Design Code. It can therefore reasonably be inferred that 'Special Industry' was not considered appropriate within built-up or consolidated industrial areas, likely due to its potential to generate significant off-site impacts (including noise, air emissions, vibration or other environmental effects).

The Rural Zone, by contrast, provides larger allotments, lower population density and greater opportunity to achieve appropriate spatial separation from sensitive receivers. This enables greater opportunity for compliance with the EPA's recommended evaluation distances for effective air quality and noise management to adjoining land in other ownership. In this context, the performance assessment pathway within the Rural Zone recognises that, subject to site-specific assessment and impact mitigation, 'Special Industry' may be appropriately accommodated where adequate separation, containment and land management measures are achievable.

Notwithstanding the above, the intensity of the proposed development, including its potential noise, air quality and traffic generation impacts, must be carefully assessed and balanced against the relevant assessment provisions of the Planning and Design Code. An assessment of these issues is provided in the following sections of this report.

Interface between Land Uses

Rural Zone	
DO 1	*Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
PO 1.2	*Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*
PO 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).* *DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.*
PO 4.2	*Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:* *(a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers* *(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers*

	(c) housing plant and equipment within an enclosed structure or acoustic enclosure providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.
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.*
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).*
PO 6.2	*External lighting is not hazardous to motorists and cyclists.*

The interface between land use module DO1 seeks development which is "located and designed to mitigate adverse effects on or from neighbouring and proximate land uses."

Further, Interface between Land Uses PO 1.2 seeks that non-residential development should not detrimentally affect the amenity of the locality or cause unreasonable interference or impact on the amenity of nearby residents through impacts such as hours of operation, overshadowing, activities generating noise, air quality impacts and light spill.

Having regard to the representations received, noise and air quality (including dust emissions) associated with the proposed development were identified as key concerns by the majority of representors. It should be noted, however, that this application assesses only the potential impacts arising from the proposed waste recovery facility and associated special industry. It does not consider impacts related to the existing mining operations or the approved expansion, which fall under the jurisdiction of the Department for Energy and Mining (DEM) pursuant to the Mining Act 1971.

To assist the EPA and Council, the applicant engaged Resonate to undertake an Environmental Noise Assessment (Acoustic Report) in accordance with the E*nvironment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy) for the proposed development that considered noise levels at the closest sensitive receivers from the noise generating activities associated with the proposed development. The report identified that closest noise-affected premises are located approximately 300m to the north of the site at 56 Samuels Road and 360m to the northeast at 22 Samuels Road, as shown in Figure 1 of the Acoustic Report.

A copy of the Environmental Noise Assessment is found in the supporting documentation submitted with the application is found in **Attachment 1**.

With reference to the Modelling parameters in Section 5.1.1 of the Acoustic Report, Noise emissions from development site have been modelled in SoundPLAN Environmental Software v9.0 program, using the Conservation of Clean Air and Water in Europe (CONCAWE) algorithms. The model takes into consideration:

- attenuation of noise source due to distance
- barrier effects from buildings, topography and the like
- air absorption
- ground effects
- weather conditions (wind speed, wind direction, time of day, and cloud cover)
- In accordance with the Guidelines for the use of the Environmental Protection (Commercial & Industrial Noise) Policy 2023, CONCAWE meteorological category 5 has been used for day time noise emissions.

The noise modelling scenario in 5.1.2 of the Acoustic Report identified the noise generating activities associated with the proposed development Table 2 of the Acoustic Report as follows:

- Waste Recovery Facility and Special Industry (Crushing)
    - Excavator and loaders: 1 digger and 3 loaders in constant operation
    - Crushers: 1 cone crusher and screen in constant operation; and 2 jaw crushers and screen in constant operation
- Onsite Vehicle Movements

- Haul truck movements: 1 haul truck constantly moving along haul paths; 1 prime mover truck in constant operation along haul paths; 1 water truck in constant operation along haul paths; 3 light vehicles in constant operation along haul paths
- Hours of Operation: proposed development operating during day time period only (7:00am to 10:00pm) with no operations at night time (10pm to 7am).

In summary, as noted in section 5.4.2 of the Acoustic Report, the report noted the following:

- No characteristic penalty has been applied as noise associated with the resource recovery operations will be of similar character to existing operations on the site.
- That noise levels from the resource recovery operations are expected to exceed the noise criterion at 1 receiver by 1 dB(A). In line with Part 4 – Clause 18 of the Noise Policy, this is considered acceptable for the following reasons:
  - The exceedance of the noise criterion is minor (1 dB(A)) and likely imperceptible in comparison to the noise criteria.
  - It is likely that existing noise levels at the receivers are similar to predicted noise levels due to current operations from the site and traffic noise from the South-Eastern Freeway.
  - the assessment assumes continuous and simultaneous operation of the noise sources on site in a worst case 15-minute period which is unlikely. This leads to a conservative assessment as noise emissions from the site are likely to be lower.

As the relevant technical experts, the EPA in their referral response to Council note that are accepting of the of modelling parameters and scenarios as set in the Acoustic Report when assessed against the Noise Policy. This includes the recommended that the mobile crushing plant be moved to a position further north (to the northern end of the existing pit) to employ the wall of the pit as a natural noise barrier, that has been accepted and confirmed by the applicant on the updated plans and documentation. Further, the EPA was noted to be accepting of the position put forward that the proposed activity may exceed the predicted noise criteria at one receiver by 1dB(A) and was satisfied that the proposed activity is a low risk of causing unreasonable noise impact.

Given the acceptance of findings and recommendations contained with the Acoustic Report have been reviewed and accepted by the EPA, it is considered that the proposed development has been appropriately sited and designed to minimise negative impacts to not unreasonably impact on the amenity of residents in the locality.

COOE on behalf of the quarry owner and operator, Tradition Rebuilt, prepared a range of management plans for the proposed development and quarry operations that have been submitted and form part of the application documents found in Attachment 1. The management plans include a Dust Management Plan, Stockpile Management Plan, Transport Management Plan that collectively detail the dust management and suppression measures for the range of activities and movement of vehicles associated with the proposed development. These dust generation activities for the proposed development were identified by the EPA to be associated with vehicles movements to and from the site, the unloading from trucks, stockpile management and crushing activities.

It is also noted that the EPA as the technical experts in the assessment and regulator for environmental impacts, prior to providing their final referral response to Council, sent three (3) requests for further information that included required the applicant to provide additional information and clarification on technical matters relating to air quality and dust management. This should provide some assurance to the representors who raised concerns about air-quality and dust management, that the EPA has thoroughly reviewed the submitted documentation to assess and ensure compliance with the objects of the Environment Protection Act, the general environmental duty, relevant environment protection policies and the waste strategy for the State.

The EPA in their final referral response, advised Council that the proposed resource recovery centre is unlikely to pose an unacceptable air quality risk due to the distance to sensitive receivers, the depth below ground level of the active resource recovery area and the size of the facility, noting that the following dust management measures are proposed:

- dust suppression, including water spraying during material unloading and using a water truck on windy days
- sprinkler systems on stockpiles to be activated during windy conditions

- meteorological conditions are monitored to prepare for windy days
- a weather station would be in operation at the site office, and
- trucks transporting products would be equipped with dust covers, with movements restricted to operating hours and acceptable levels (10 to 15 average daily movements during production).

Further, it must be noted that the EPA in their referral response has directed Council to apply the following condition to any approval:

> *"The waste recovery facility must only receive Construction and Demolition Waste (inert) as per the Environment Protection Authority Guideline Waste definitions (April 2019): https://www.epa.sa.gov.au/files/4771336_guide_waste_definitions.pdf."*

Application of this condition enables the EPA to enforce any non-compliance or act upon any complaint or concerns raised by any members of the public or Council, including the representors who raised concerns of general waste and demolition waste containing contaminants such as asbestos that could be crushed and processed and become a source of environmental harm and health impacts for residents in the locality.

As was the case for the previous application 21016656 for the concrete batching plant on the subject site, dust generation and mitigation measures for heavy vehicles associated with the proposed development have not been considered or assessed by the EPA. The additional 20 heavy vehicles accessing the site per day (or 40 movements to/from the site) once the waste recovery facility is fully operation is not considered to be a source of any unreasonable dust issues or nuisance having regard to the fact that the nearest sensitive receivers on the northern side of the road between the subject site and Callington Road are setback approximately 160 metres and 270 metres from Samuels Road.

It is further considered a reasonable expectation that living in a rural area similar that that is characterised by unsealed road, that primary production and rural industry land uses and associated vehicle movements may have a similar impact to that of the proposed development.

It is considered that the proposal development will not cause adverse effects between the subject site and adjacent rural living and primary production land uses. The development is considered to achieve the relevant Interface between Land Use provisions of the Planning and Design Code.

It is further noted, with reference to the EPA referral response, that should a development authorisation be granted, the Applicant will also need to obtain an Environmental Authorisation (licence) that enables the EPA to further regulate the proposed development.

Transport, Access and Parking

Rural Zone	
PO 2.1	*Development is provided with suitable vehicle access.* *DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.*
Transport, Access and Parking Module	
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 1.4	*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.*
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.*
PO 3.1	*Safe and convenient access minimises impact or interruption on the operation of public roads.*
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.*

<table>
<tr><td>PO 3.9</td><td>Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</td></tr>
<tr><td>PO5.1</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

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 1 - General Off-Street Car Parking Requirements
<table>
<tr><td>Land use</td><td>Car Parking Rate</td></tr>
<tr><td>Industry</td><td>1.5 spaces per 100m2 of total floor area.</td></tr>
</table>
</td></tr>
<tr><td>PO 6.6</td><td>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site</td></tr>
</table>

Having regard to the relevant provisions of the Transport, Access and Parking Module, the proposed development is considered to be appropriately integrated with the existing road network. Vehicular access is provided via Samuels Road, which is a formed all-weather road. The two existing access points to the site appropriately separate light vehicle (staff and visitors) and heavy vehicle movements, thereby promoting safe and efficient site operation.

Internal access and haul roads, together with generous manoeuvring areas within the quarry, are of sufficient standard to accommodate heavy vehicles servicing the proposed development. The layout facilitates forward entry and exit movements to and from Samuels Road, thereby avoiding reversing onto the public road network.

Informal on-site car parking adjacent to the main office building is considered adequate, noting that a maximum of two (2) staff will be required to operate the waste recovery facility (a crusher operator and an earthmoving operator managing stockpiles). An informal heavy vehicle parking area is also available to the south of the weighbridge and above-ground water tank.

As outlined in Section 4 of this report, the subject land benefits from proximity to the Callington Interchange, which provides direct access to the South-Eastern Freeway and forms part of the National Heavy Vehicle Network. Accordingly, heavy vehicle movements on local unsealed roads are limited to the eastern portion of Samuels Road.

In response to concerns raised by representors regarding the capacity and condition of Samuels Road (refer Section 7.1), Council's Engineering and Infrastructure Planning staff have not identified any fundamental traffic engineering or road safety issues associated with the proposed increase in heavy vehicle movements.

In summary, Samuels Road, including the existing concrete culvert at the Bremer River crossing, is considered fit for purpose to accommodate the projected traffic volumes. The road has historically serviced heavy vehicles associated with mining operations, Council waste collection, and road maintenance activities. Sightlines at the site access points and along Samuels Road, including approaches to the culvert crossing, are adequate to enable drivers, including heavy vehicle operators, to observe oncoming traffic and safely manoeuvre to allow passing.

Sustainable and reliable water supply

Murray-Darling Basin Overlay	
DO 1	*Sustainable water use in the Murray-Darling Basin area.*
PO1.1	*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* *(b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.*
Prescribed Water Resources Area Overlay	
DO1	*Sustainable water use in prescribed water resources areas maintains the health and natural flow paths of surface water, watercourses and wells.*
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 1.1Development 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* *(b) the proposal does not involve the taking of water for which a licence would be required under the Landscape South Australia Act 2019.*

In response to concerns raised by representors regarding the reliability of the existing bore and the sufficiency of water supply for site activities, including dust suppression for crushers, stockpiles and vehicle movements, it is noted that the application was referred to the Department for Environment and Water (DEW) pursuant to Section 122 of the Planning, Development and Infrastructure Act 2016 and Schedule 9, Clause 3, Item 13 of the Planning, Development and Infrastructure (General) Regulations 2017.

The referral was subsequently recalled by DEW, noting that the applicant holds Water Licence No. 227057 authorising the extraction of 500 kL of underground water within the Eastern Mount Lofty Ranges Prescribed Water Resources Area for use in the existing quarry operations. DEW further confirmed that no additional water allocation is required to accommodate the proposed development.

This advice is consistent with the application material, which confirms that water for dust suppression and operational activities will be stored in and pumped from existing 260 kL tanks, utilising the current licensed allocation.

The Murray–Darling Basin Overlay, River Murray Tributaries Overlay and Prescribed Water Resources Area Overlay provisions apply only where development proposes water use in addition to an allocation granted under the Landscape South Australia Act 2019. As no increase in water extraction beyond the existing licensed entitlement is proposed, the development does not trigger additional water licensing considerations under these overlays.

Stormwater Management

Water Resources Overlay	
DO2	*Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.*
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.*
Design Module	
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 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.*
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.*

As briefly noted in the Section 6.1 of this report, the EPA has reviewed and advised that they were satisfied with the proposed existing surface water management system (developed for mining operations) comprising silt dams and diversion drains are considered adequate and will be maintained and monitored by the applicant to ensure there is no sediment discharge offsite.

Given the EPA has advised that all reasonable and practicable measures have been incorporated into the design of the existing on-site surface stormwater management system, it is considered that the relevant provisions of the Water Resources Overlay and Design Module have been satisfactorily addressed. In the context of the subject land, this ultimately means that existing mining operations and proposed development will not further interfere with the existing hydrology and that the quality of the stormwater runoff will be adequately treated by removing silt prior to being discharged into to the two(2) watercourses on the land that flow directly into Mount Barker Creek and the Bremer River that traverses through the rear of the subject land.

9. CONCLUSION

The proposed development which comprises Waste Recovery Facility and associated Special Industry (crushing) has been assessed against the relevant assessment provisions of the Code.

Overall, when considering the proposed development on balance and in its entirety, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code and is considered to display sufficient merit to warrant consent.

The proposed development was assessed to comprise the following attributes:

- It will be co-located with and utilise some of the infrastructure associated with the existing and proposed expansion of the quarry operations on the subject site, ensuring it will have minimal impact on existing and future primary production activities.
- The siting of the development within the existing open cut quarry and limiting height of the stockpiles to a maximum height of 15metres or the height of the pit walls will ensure that it will not be source of any negative visual or scale impacts when viewed from adjoining properties and public roads, nor detract from the rural character and will respect the landscape amenity

- The development will be physically contained within an already disturbed portion of the mining site and will not be source of any negative visual or scale impacts when viewed from adjoining properties and public roads, nor detract from the rural character and will respect the landscape amenity.
- The EPA considers the risk of environmental harm arising from the proposed waste recovery facility is low subject to the proposed development being located, designed, constructed and operated in accordance with the details provided in the submitted documentation and compliance with their conditions.
- The subject land benefits from proximity to the Callington Interchange, which provides direct access to the South-Eastern Freeway and forms part of the National Heavy Vehicle Network where heavy vehicle movements on local unsealed roads are limited to the eastern portion of Samuels Road.
- The additional 20 heavy vehicles accessing the site per day (or 40 movements to/from the site) once the waste recovery facility is fully operation is not considered to be a source of any unreasonable dust issues or nuisance noting the nearest sensitive receivers adequately setback from Samuels Road.
- Samuels Road, including the existing concrete culvert at the Bremer River crossing, is considered fit for purpose to accommodate the projected traffic volumes.
- DEW confirmed that the applicant holds Water Licence for the extraction underground water for use in the existing quarry operations. DEW further confirmed that no additional water allocation is required to accommodate the proposed development, including the implementation of the dust management measures.
- EPA has advised that they were satisfied with the proposed existing surface water management system (developed for mining operations) comprising silt dams and diversion drains are considered adequate and will be maintained and monitored by the applicant to ensure there is no sediment discharge offsite.

10. RECOMMENDATION

It is recommended that the Council Assessment Panel;

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

and

GRANT Planning Consent to the application by The Paim de Bruges Family Trust for a Waste Recovery Facility and associated Special Industry (crushing) at Lot 22 Samuels Road, Callington SA 5254 as detailed in Application ID: 24001439 subject to the following conditions and advisory notes:

CONDITIONS

Council conditions

1. The development herein approved to be carried out in accordance with the stamped plans and details accompanying this application, except where amended by the following conditions, including:
    - Response to Council Email – Review & Outstanding Items – 13.10.2024
    - Response to Council Request for Further Information – 16.11.2024
    - Responses to EPA Request for Further Information – 16.11.2024; 25.2.2025; 12.04.2025
    - Environmental Noise Assessment - Callington Quarry Waste Recovery Centre prepared by Resonate, reference A240480RP1 Revision 0 and dated 11.10.2024
    - Noise Management Plan prepared by COOE Pty Ltd 28.09.2025, version 1.2 - final
    - Recovered Products Plan - Resource Recovery Operations prepared by COOE Pty Ltd, dated 28.09.2025, version 1.1 - final
    - Stockpile Management Plan - Resource Recovery Operations prepared by COOE, dated 24.12.2024, version 1.3 – final
    - Dust Management Plan - prepared by COOE 2, dated 10.2025, version 1.2- final
    - Transport Management Plan - Quarry and Resource Recovery Operations prepared by COOE, dated 2.8.2024, version 1.2 – final

- Communication and Engagement Plan - Quarry and Resource Recovery Operations prepared by COOE 3.10.2025, version 1.2- final

2. The hours of operation of the Waste Recovery Facility are restricted to the following times:
   - Monday to Saturday 7:00am to 6:00pm.
   - No operation on Sundays and Public Holidays.

3. The stockpiles associated with the Waste Recovery Facility shall be wholly located within the open cut pit and be managed in accordance with the Stockpile Management Plan, and not exceed the following parameters:
   - a height of 15 metres above the pit floor or the height of the pit wall (whichever is less).
   - a width of 30 metres.
   - a length of 100 metres in length.

4. All external lighting, including illuminated signage, shall be designed to comply with Australian Standard 4282-2023 'Control of the obtrusive effects of outdoor lighting', to ensure surface areas are appropriately lit without adversely impacting upon neighbouring properties or causing distraction to drivers on adjacent roads due to unreasonable glare and light spill.

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

5. Enter Other Conditions The waste recovery facility must only receive Construction and Demolition Waste (inert) as per the Environment Protection Authority Guideline Waste definitions (April 2019): https://www.epa.sa.gov.au/files/4771336_guide_waste_definitions.pdf.

6. Enter Other Conditions Construction and Demolition Waste (inert) received by the resource recovery facility herein approved must only be stockpiled on the area outlined in the area outlined as 'recycled materials stockpile' in Figure 3 of the provided Callington Quarry and Resource Recovery Centre, Stockpile Management Plan , Resource Recovery Operations, V 1.3, dated 24 December 2024, prepared by COOE consultants.

7. The site layout, and specifically the position of the crusher, must be in accordance with the site plan contained in Appendix A (Page 14-15) of the Acoustic Report titled, Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0, prepared by Resonate dated Friday 11 October 2024.

NOTES

Council Advisory Notes

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).

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.

3. This consent or approval will lapse at the expiration of 2 years from its operative date, subject to the below or subject to an extension having been granted by the relevant authority.

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

4. The granting of this consent does not remove the need for the Applicant to obtain all other consents that may be required by other statutes or regulations. The Applicant is also reminded that unless specifically stated, conditions from previous relevant development approvals remain active.

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

5. Any person proposing to undertake building work within the District of Mount Barker is reminded of their obligation to take all reasonable measures to protect Council infrastructure. Any incidental damage to the infrastructure - pipes, footpath, verge, street trees etc, must be reinstated to a standard acceptable to Council at the applicants' expense.

6. The applicant is reminded that a permit to the National Heavy Vehicle Regulator will be required to allow for heavy vehicles to operator outside standard road rules or vehicle limits under controlled conditions along Samuels Road. Any alterations to the size of vehicles may require a variation to the Development Application.

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

1. The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the Environment Protection Act 1993, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during construction) do not pollute the environment in a way which causes or may cause environmental harm.

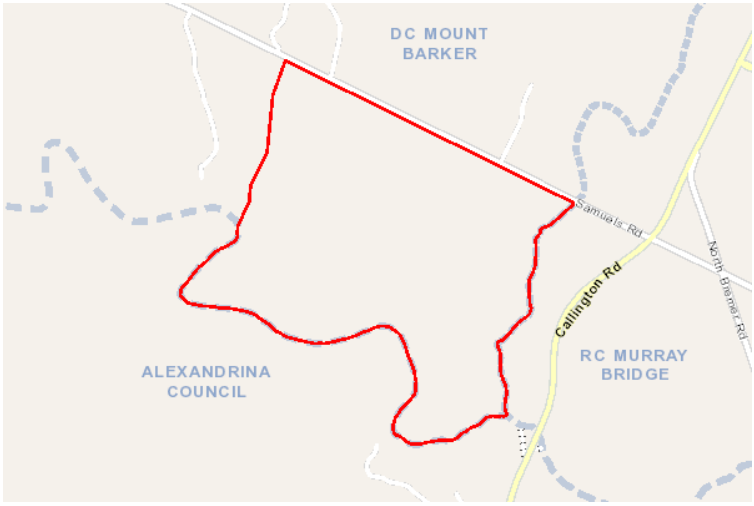
2. An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements.

3. A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.

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

Address: LOT 22 SAMUELS RD CALLINGTON SA 5254

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



Property Zoning Details

Zone

Rural

Overlay

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

Development Pathways

- Rural

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

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

- Swimming pool or spa pool and associated swimming pool safety features
- Verandah
- Water tank (above ground)
- Water tank (underground)

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

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

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

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

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

Part 2 - Zones and Sub Zones

Rural Zone

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 The productive value of rural land for a range of primary production activities and associated value adding, processing, warehousing and distribution is supported, protected and maintained.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Advertisement (b) Agricultural building (c) Brewery (d) Carport (e) Cidery (f) Commercial forestry (g) Dairy (h) Dam (i) Distillery (j) Dwelling (k) Dwelling addition (l) Farming (m) Horse keeping (n) Horticulture (o) Industry (p) Intensive animal husbandry (q) Low intensity animal husbandry (r) Outbuilding (s) Renewable energy facility (t) Shop (u) Small-scale ground mounted solar power facility (v) Stock slaughter works (w) Tourist accommodation (x) Transport distribution (y) Verandah (z) Warehouse (aa) Winery (ab) Workers' accommodation
Siting and Design	
PO 2.1 Development is provided with suitable vehicle access.	DTS/DPF 2.1 Development is serviced by an all-weather trafficable public road.
PO 2.2 Buildings are generally located on flat land to minimise cut and fill and the associated visual impacts.	DTS/DPF 2.2 Buildings: (a) are located on sites with a slope not greater than 10% (1-in-10)

	(b) do not result in excavation and/or filling of land greater than 1.5m from natural ground level.
Horticulture	
PO 3.1 Horticulture is located and conducted on land that has the physical capability of supporting the activity and in a sustainable manner that: (a) enhances the productivity of the land for the growing of food and produce in a sustainable manner (b) avoids adverse interface conflicts with other land uses (c) utilises sound environmental practices to mitigate negative impacts on natural resources and water quality (d) is sympathetic to surrounding rural landscape character and amenity where horticulture is proposed to be carried out in enclosed buildings such as such as greenhouses.	DTS/DPF 3.1 Horticultural activities: (a) are conducted on an allotment with an area of at least 1ha (b) are sited on land with a slope not greater than 10% (1-in-10) (c) are not conducted within 50m of a watercourse or native vegetation (d) are not conducted within 100m of a sensitive receiver in other ownership (e) provide for a headland area between plantings and property boundaries of at least 10m in width (f) where carried out in an enclosed building such as a greenhouse, the building has a total floor area not greater than 250m^2 (g) where in the form of olive growing are not located within 500m of a conservation or national park.
Rural Industry	
PO 4.1 Small-scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities provide opportunities for diversification and value adding to locally sourced primary production activities.	DTS/DPF 4.1 Industries, storage, warehousing, produce grading and packing and transport distribution activities and similar activities (or any combination thereof): (a) are directly related and ancillary to a primary production use on the same or adjoining allotment (b) are located on an allotment not less than 20ha in area (c) have a total floor area not exceeding 500m^2.
PO 4.2 Expansion of established small-scale or new large scale industry (including beverage production and washing, processing, bottling and packaging activities), storage, warehousing, produce grading and packing, transport distribution or similar activities: (a) are commensurate with the allotment on which it is situated to mitigate adverse impacts on the amenity of land in other ownership and the character of the locality (b) realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like (c) primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas.	DTS/DPF 4.2 None are applicable.
PO 4.3 Industry, storage, warehousing, transport distribution or similar activities are sited, designed and of a scale that maintains rural character and function and respects landscape amenity.	DTS/DPF 4.3 Buildings and associated activities: (a) are set back at least 100m from all road and allotment boundaries (b) are not sited within 200m of a sensitive receiver in other ownership (c) have a building height not greater than 10m above natural ground level (d) incorporate the loading and unloading of vehicles within the confines of the allotment.
Dwellings	
PO 5.1 Dwellings provide a convenient base for landowners to conduct and manage commercial scale primary production and rural related value adding activities without compromising the use of the allotment,	DTS/DPF 5.1 Dwellings: (a) are located on an allotment with an area not less than:

adjacent land or long term purpose of the zone for primary production or related tourism values due to a proliferation of dwellings.	(b) are located on an allotment used for and is ancillary to primary production and/or primary production related value-adding activities (c) will not result in more than one dwelling on an allotment. In relation to DTS/DPF 5.1, in instances where: (d) more than one value is returned in the same field, refer to the *Minimum Dwelling Allotment Size Technical and Numeric Variation layer* in the SA planning database to determine the applicable value relevant to the site of the proposed development (e) no value is returned for DTS/DPF 5.1(a) (ie there is a blank field), then there is no minimum dwelling allotment size applicable and DTS/DPF 5.1(a) is met.
PO 5.2 Development resulting in more than one dwelling on an allotment supports ageing in place for the owner of the allotment or multi-generational management of farms in a manner that minimises the potential loss of land available for primary production.	DTS/DPF 5.2 Dwelling that will result in more than one dwelling on an allotment where all the following are satisfied: (a) it is located within 20m of an existing dwelling (b) shares the same utilities of the existing dwelling (c) will use the same access point from a public road as the existing dwelling (d) it is located on an allotment not less than 40ha in area (e) will not result in more than two dwellings on the allotment.
PO 5.3 Dwelling are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.3 Dwellings: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
PO 5.4 Dwelling additions are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 5.4 Additions or alterations to an existing dwelling: (a) are set back from all allotment boundaries by at least 40m (b) do not exceed 2 building levels and 9m measured from the top of the footings (c) have a wall height that is no greater than 6m.
Shops, Tourism and Function Venues	
PO 6.1 Shops are associated with an existing primary production use or primary production related value adding industry to support diversification of employment, provide services to visitors and showcase local and regional products.	DTS/DPF 6.1 Shops: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industries (b) offer for sale or consumption produce or goods that are primarily sourced, produced or manufactured on the same allotment or adjoining allotments (c) have a gross leasable floor area not exceeding 100m^2 or 250m^2 in the case of a cellar door (d) have an area for the display of produce or goods external to a building not exceeding 25m^2.
PO 6.2 Shops that are proposed in new buildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.2 Shops in new buildings: (a) are set back from all allotment boundaries by at least 40m (b) are not sited within 100m of a sensitive receiver in other ownership

	(c) have a building height that does not exceed 9m above natural ground level.
PO 6.3 Tourist accommodation is associated with the primary use of the land for primary production or primary production related value adding industry to enhance and provide authentic visitor experiences.	DTS/DPF 6.3 Tourist accommodation: (a) is ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) in relation to the area used for accommodation: (i) where in a new building, or buildings, does not exceed a cumulative total floor area of 100m^2 or (ii) where in an existing building, does not exceed a total floor area of 150m^2 and (c) does not result in more than one tourist accommodation facility being located on the same allotment.
PO 6.4 Tourist accommodation proposed in a new building or buildings is sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 6.4 Tourist accommodation in new buildings: (a) is set back from all allotment boundaries by at least 40m (b) has a building height that does not exceed 7m above natural ground level.
PO 6.5 Function venues are associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 6.5 Function venues: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) do not result in more than 75 persons for customer dining purposes.
PO 6.6 Function venues are sited, designed and of a scale that maintains a pleasant natural and rural character and amenity.	DTS/DPF 6.6 Function venues: (a) are located on an allotment having an area of at least 5ha (b) are set back from all property boundaries by at least 40m (c) are not sited within 100m of a sensitive receiver in other ownership (d) have a building height that does not exceed 9m above natural ground level.
Offices	
PO 7.1 Offices are directly related to and associated with the primary use of the land for primary production or primary production related value adding industry.	DTS/DPF 7.1 Offices: (a) are ancillary to and located on the same allotment or an adjoining allotment used for primary production or primary production related value adding industry (b) have a gross leasable floor area not exceeding 100m^2.
Adaptive Reuse of Existing Buildings	
PO 8.1 Adaptive reuse of existing buildings for small-scale shops, offices, tourist accommodation or ancillary rural activities.	DTS/DPF 8.1 Development within an existing building is for any of the following: (a) a shop (b) office (c) tourist accommodation.
Renewable Energy Facilities	

PO 9.1 Renewable energy facilities and ancillary development minimises significant fragmentation or displacement of existing primary production.	DTS/DPF 9.1 None are applicable.
PO 9.2 Small-scale, ground-mounted solar power facilities support rural production or value-adding industries.	DTS/DPF 9.2 None are applicable.
Built Form and Character	
PO 10.1 Large buildings are designed and sited to reduce impacts on scenic and rural vistas by: (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 10.1 None are applicable.
Land Division	
PO 11.1 Land division, including boundary realignments, promotes productive, efficient and sustainable primary production.	DTS/DPF 11.1 Allotments have an area not less than: In relation to DTS/DPF 11.1, in instances where: (a) more than one value is returned in the same field, refer to the *Minimum Site Area Technical and Numeric Variation* layer in the SA planning database to determine the applicable value relevant to the site of the proposed development (b) no value is returned (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.
PO 11.2 Land division, including boundary realignments, which facilitates the more intensive use of the land should occur only where: (a) the allotments are of a size and configuration to support the existing and proposed land uses (b) water of sufficient quality and quantity is available to sustain the proposed use (c) the use will be compatible with adjacent or nearby uses of land.	DTS/DPF 11.2 None are applicable.
PO 11.3 Allotment boundaries, including by realignment, are positioned to incorporate sufficient space around existing residential, tourist accommodation and other habitable buildings (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) to: (a) maintain a pleasant rural character and amenity for occupants (b) manage vegetation within the same allotment to mitigate bushfire hazard.	DTS/DPF 11.3 Allotment boundaries are located no closer to an existing residential, tourist accommodation or other habitable building than the greater of the following: (a) 40m (b) the distance required to accommodate an asset protection zone wholly within the relevant allotment.
Agricultural Buildings	
PO 12.1 Agricultural buildings and associated activities are sited, designed and of a scale that maintains a pleasant rural character and function.	DTS/DPF 12.1 Agricultural buildings: (a) are located on an allotment having an area of at least 10ha (b) are set back at least 50m from an allotment boundary (c) have a building height not exceeding 10m above natural ground level

	(d) do not exceed 500m^2 in total floor area (e) incorporate the loading and unloading of vehicles within the confines of the allotment.
Outbuildings, Carports and Verandahs	
PO 13.1 Outbuildings are sited, designed and of a scale that maintains a pleasant rural character and amenity.	DTS/DPF 13.1 Outbuildings: (a) have a primary street setback that is at least as far back as the building to which it is ancillary (b) have a combined total floor area that does not exceed 150m^2 (c) do not exceed 5m in wall height measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 6m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (f) will not result in more than 2 outbuildings on the same allotment .
PO 13.2 Carports and verandahs are sited, designed and of a scale to maintain a pleasant rural character and amenity.	DTS/DPF 13.2 Carports and verandahs: (a) are set back from the primary street at least as far back as the building to which it is ancillary (b) have a total floor area that does not exceed 80m^2 (c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end) (d) have a total roof height that does not exceed 5m measured from natural ground level (e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour.
Concept Plans	
PO 14.1 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 14.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: In relation to DTS/DPF 14.1, 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 14.1 is met.
Advertisements	
PO 15.1 Freestanding advertisements that identify the associated business without creating a visually dominant element within the locality.	DTS/DPF 15.1 Freestanding advertisements: (a) do not exceed 2m in height (b) do not have a sign face that exceeds 2m^2 per side.

Table 5 - Procedural Matters (PM) - Notification

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

Interpretation

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): (a) advertisement (b) agricultural building (c) air handling unit, air conditioning system or exhaust fan (d) ancillary accommodation (e) carport (f) deck (g) dwelling (h) dwelling addition (i) farming (j) fence (k) horse keeping (l) internal building works (m) land division (n) outbuilding (o) pergola (p) private bushfire shelter (q) protective tree netting structure (r) replacement building (s) retaining wall (t) shade sail (u) solar photovoltaic panels (roof mounted) (v) swimming pool or spa pool and associated swimming pool safety features (w) temporary accommodation in an area affected by bushfire (x) tree damaging activity (y) verandah (z) water tank.	None specified.
3. Any development involving any of the following (or of any combination of any of the following): (a) industry (b) store (c) warehouse.	Except development that exceeds the total floor area limit expressed in Rural Zone DTS/DPF 4.1(c) or does not satisfy Rural Zone DTS/DPF 4.3.
4. Demolition.	Except any of the following:

	1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
5. Function venue.	Except function venue that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.5(b) 2. Rural Zone DTS/DPF 6.6.
6. Horticulture.	Except horticulture that does not satisfy any of the following: 1. Rural Zone DTS/DPF 3.1(d) 2. Rural Zone DTS/DPF 3.1(e) 3. Rural Zone DTS/DPF 3.1(f).
7. Railway line.	Except where located outside of a rail corridor or rail reserve.
8. Shop.	Except shop that exceeds the gross leasable floor area limit expressed in Rural Zone DTS/DPF 6.1(c) or does not satisfy Rural Zone DTS/DPF 6.2.
9. Tourist accommodation.	Except tourist accommodation that does not satisfy any of the following: 1. Rural Zone DTS/DPF 6.3(b) 2. Rural Zone DTS/DPF 6.4.

Placement of Notices - Exemptions for Performance Assessed Development
Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 107(3)(a)(ii) of the *Planning, Development and Infrastructure Act 2016* does not apply in the Rural Zone.
Placement of Notices - Exemptions for Restricted Development
Pursuant to regulation 47(6)(c) of the Planning, Development and Infrastructure (General) Regulations 2017, the requirement to place a notice on the relevant land under section 110(2)(a)(iv) of *the Planning, Development and Infrastructure Act 2016* does not apply in the Rural Zone.

Part 3 - Overlays

Environment and Food Production Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Land division undertaken in accordance with Section 7 of the *Planning, Development and Infrastructure Act 2016.*	DTS/DPF 1.1 None are applicable.

Procedural Matters (PM)

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

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

Hazards (Bushfire - High Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	Development, including land division is sited and designed to minimise the threat and impact of bushfires on life and property with regard to the following risks: (a) potential for uncontrolled bushfire events taking into account the increased frequency and intensity of bushfires as a result of climate change (b) high levels and exposure to ember attack (c) impact from burning debris (d) radiant heat (e) likelihood and direct exposure to flames from a fire front.
DO 2	Activities that increase the number of people living and working in the area or where evacuation would be difficult is sited away from areas of unacceptable bushfire risk.
DO 3	To facilitate access for emergency service vehicles to aid the protection of lives and assets from bushfire danger.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development that significantly increases the potential for fire outbreak as a result of the spontaneous combustion of materials, spark generation or through the magnification and reflection of light is not located in areas of unacceptable bushfire risk.	DTS/DPF 1.1 None are applicable.
PO 1.2 Child care facilities, educational facilities, hospitals, retirement and supported accommodation are sited away from areas of unacceptable bushfire risk and locations that: (a) are remote from or require extended periods of travel to reach safer locations (b) don't have a safe path of travel to safer locations.	DTS/DPF 1.2 None are applicable.
Siting	
PO 2.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and	DTS/DPF 2.1 None are applicable.

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

workers' accommodation) is limited to those areas specifically set aside for these uses.	
PO 5.2 Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	DTS/DPF 5.2 None are applicable.
PO 5.3 Land division is designed to provide a continuous street pattern (avoiding the use of dead end roads/cul-de-sac road design) to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors. Where cul-de-sac / dead end roads are proposed, an alternative emergency evacuation route is provided.	DTS/DPF 5.3 None are applicable.
PO 5.4 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 5.4 None are applicable.
PO 5.5 Land division provides sufficient space for future asset protection zones and incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 5.5 None are applicable.
Vehicle Access –Roads, Driveways and Fire Tracks	
PO 6.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.	DTS/DPF 6.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads are provided within an alternative evacuation route and do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 6.2 Access to habitable buildings is designed and constructed to facilitate	DTS/DPF 6.2 Access is in accordance with (a) or (b):

the safe and effective: (a) use, operation and evacuation of fire-fighting and emergency personnel (b) evacuation of residents, occupants and visitors.	(a) a clear and unobstructed vehicle or pedestrian pathway of not greater than 60 metres in length is available between the most distant part of the habitable building and the nearest part of a formed public access road (b) driveways: (i) do not exceed 600m in length (ii) are constructed with a formed, all-weather surface (iii) are connected to a formed, all-weather public road with the transition area between the road and driveway having a gradient of not more than 7 degrees (1-in-8) (iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway (v) have a crossfall of not more than 6 degrees (1-in-9.5) at any point along the driveway (vi) have a minimum formed width of 3m (4m where the gradient of the driveway is steeper than 12 degrees (1-in-4.5)) plus 0.5 metres clearance either side of the driveway from overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5) (viii) provide overhead clearance of not less than 4.0m between the driveway surface and overhanging branches or other obstructions, including buildings and/or structures (Figure 1) (ix) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around driveway curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (x) allow fire-fighting vehicles to safely enter and exit an allotment in a forward direction by using a 'U' shaped drive through design or by incorporating at the end of the driveway either: A. a loop road around the building or B. a turning area with a minimum radius of 12.5m (Figure 3) or C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4) (xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.
PO 6.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	DTS/DPF 6.3 None are applicable.

Procedural Matters (PM) - Referrals

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

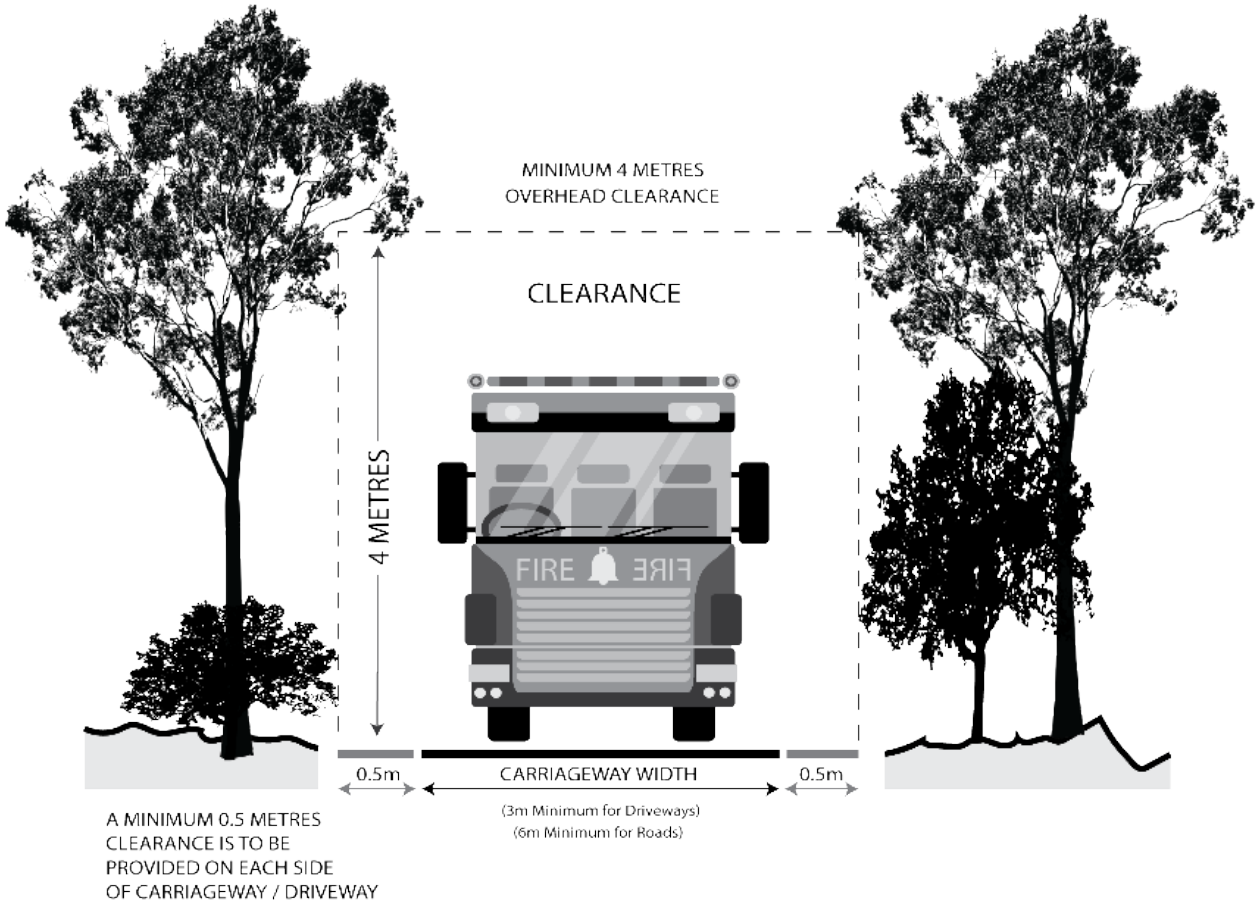
Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

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

Figures and Diagrams

Fire Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

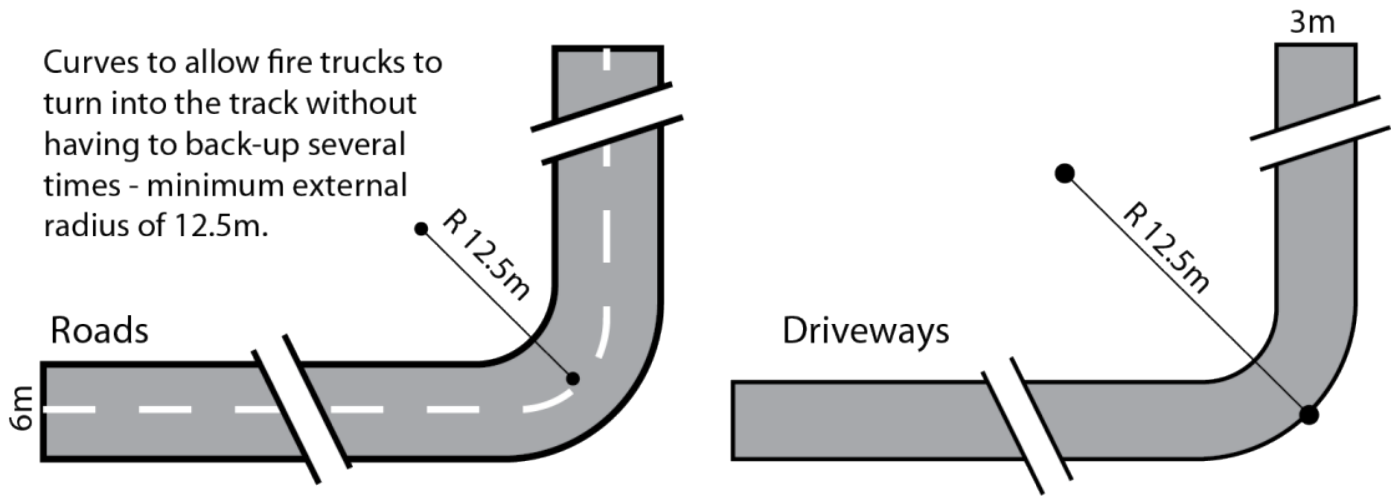


Figure 3 - Full Circle Turning Area

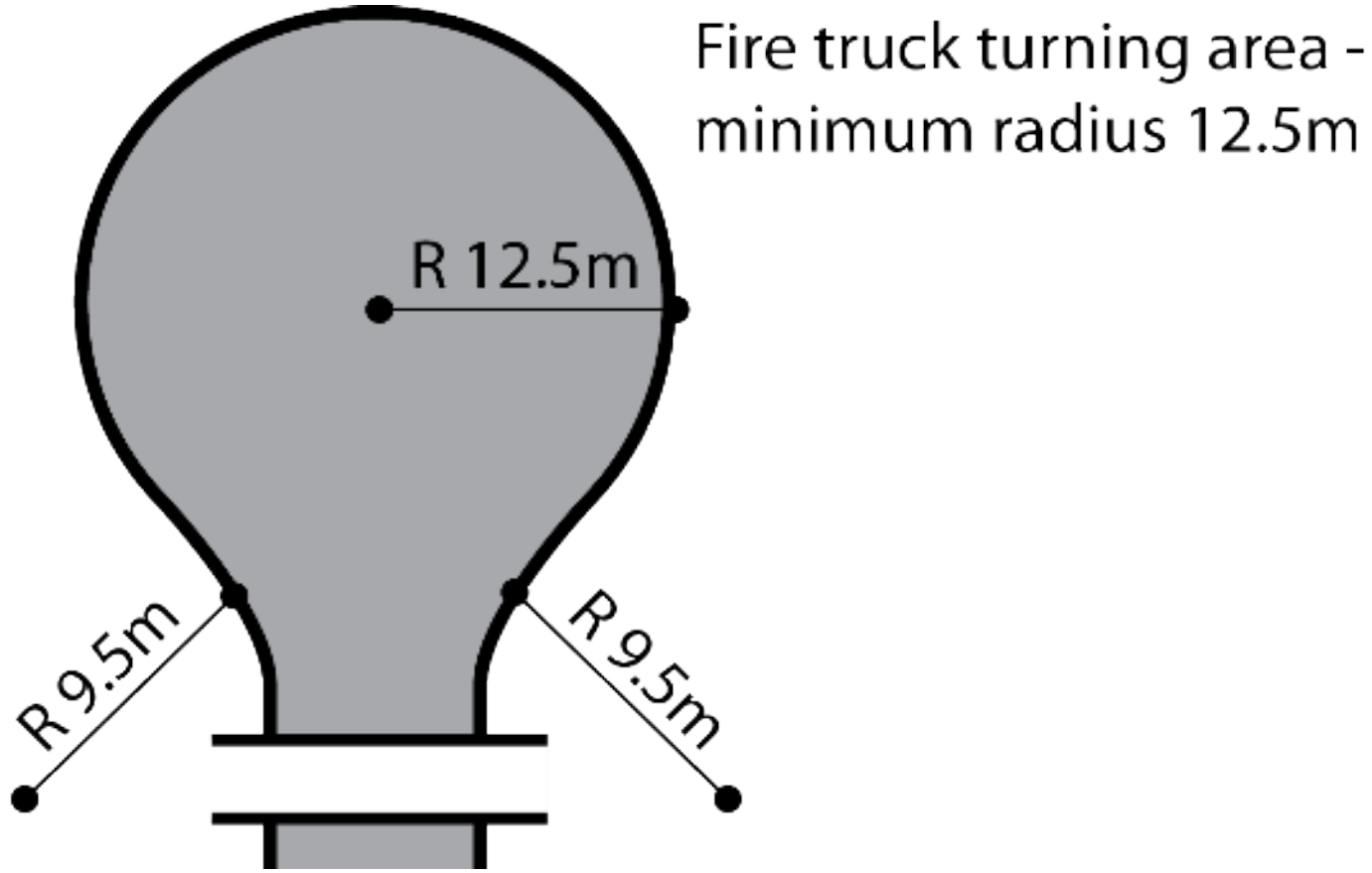


Figure 4 - 'T' or 'Y' Shaped Turning Head

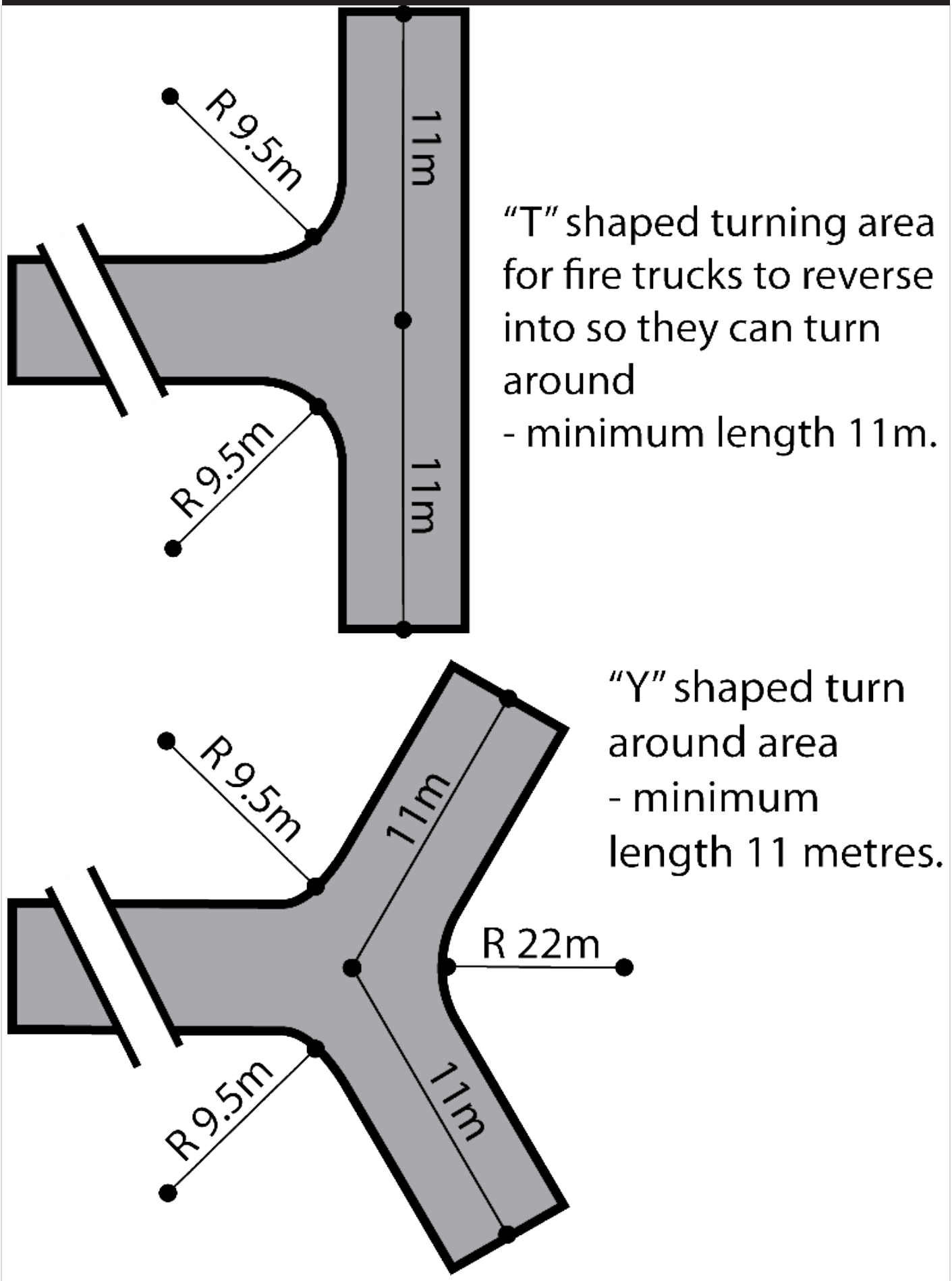
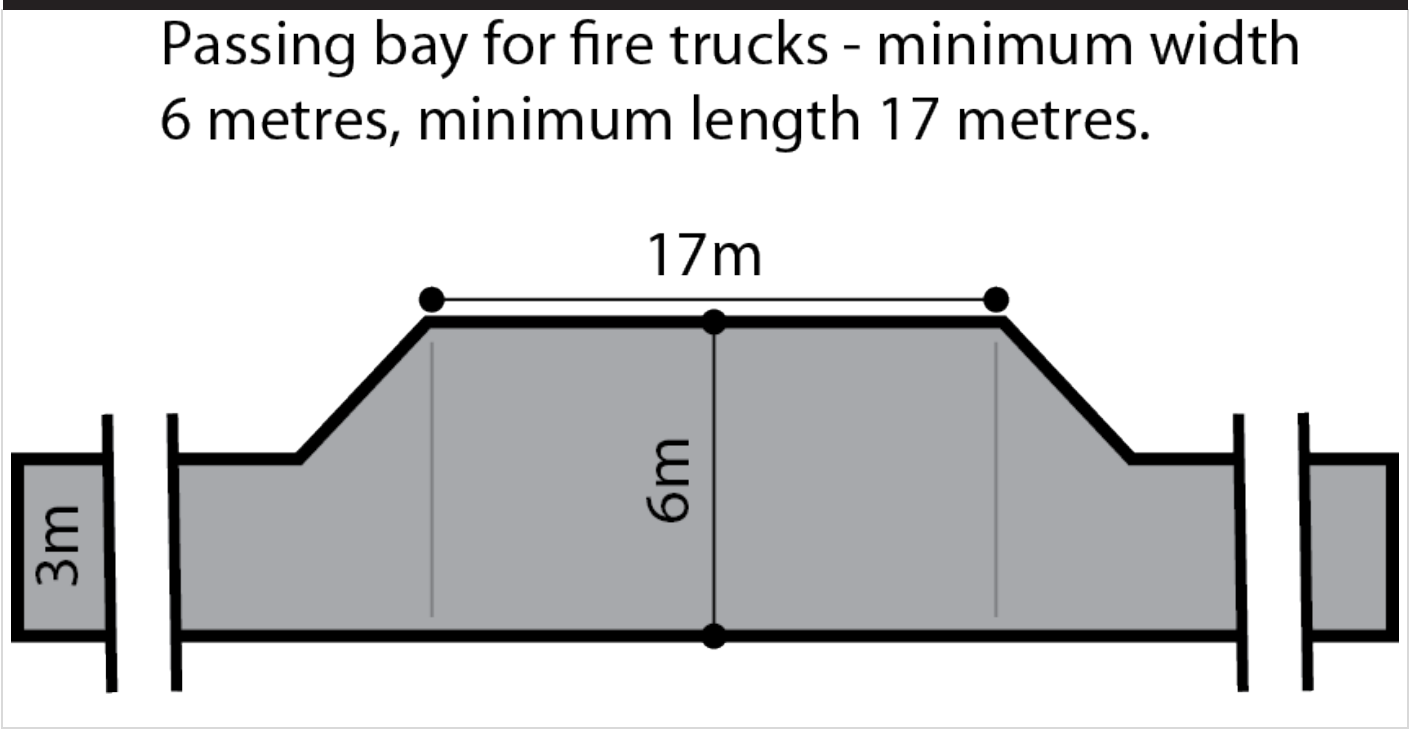


Figure 5 - Driveway Passing Bays



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory

			Reference
None	None	None	None

Limited Land Division Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Procedural Matters (PM) - Referrals

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

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

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 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.
Land division	
PO 2.1 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:	DTS/DPF 1.1 Development satisfies either 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.	(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*: (a) horticulture (b) activities requiring irrigation (c) aquaculture (d) industry (e) intensive animal husbandry (f) commercial forestry	The Chief Executive of the Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019.*	To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably and maintains the health and natural flow paths of water resources.	Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.
Commercial forestry that requires a forest water licence under Part 8 Division 6 of the *Landscape South Australia Act 2019.*			

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 Land division, including boundary realignment, preserves the integrity of the public waterfront of the River Murray system by limiting the number of allotments having a frontage (or extent of frontage) to that system.	DTS/DPF 2.2 Land division does not result in any of the following: (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	Minister responsible for the administration of the *River Murray Act 2003.*	To provide expert assessment and direction to the relevant authority on potential impacts	Development of a class to which

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.		from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality and cultural heritage.	Schedule 9 clause 3 item 16 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

State Significant Native Vegetation Areas Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Protect, retain and restore significant areas of native vegetation.

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 enhances biodiversity and habitat values through revegetation and avoiding native vegetation clearance except to promote an appreciation and awareness of wildlife areas, including visitor parking and amenities, or for the administration and management of a reserve or park established for the protection and conservation of wildlife.	DTS/DPF 1.1 An application is accompanied by either (a) or (b): (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 (b) a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* that confirms that the clearance is categorised as 'Level 1 clearance'.
Land division	
PO 2.1 Land division that contributes to the conservation, protection and enhancement of native vegetation.	DTS/DPF 2.1 Land division satisfies one of the following: (a) to create a public road or a public reserve where the application is accompanied by a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* in which the extent of native vegetation clearance proposed to be undertaken in connection with the division is categorised as 'Level 1 clearance' (b) to realign allotment boundaries to incorporate land into a park or reserve established under the *National Parks and Wildlife Act 1972*.

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
The following classes of development: (a) land division where a report prepared in accordance with Regulation 18(2)(a) of the *Native Vegetation Regulations 2017* in connection with a development application categorises the clearance, or potential clearance, as 'Level 2 clearance', 'Level 3 clearance' or 'Level 4 clearance' (b) all other classes of development other than where DTS/DPF 1.1(a) or DTS/DPF 1.1(b) is achieved.	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.

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 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.	DTS/DPF 1.3 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.

Water Resources Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Water Catchment	
PO 1.1 Watercourses and their beds, banks, wetlands and floodplains (1% AEP flood extent) are not damaged or modified and are retained in their natural state, except where modification is required for essential access or maintenance purposes.	DTS/DPF 1.1 None are applicable.

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

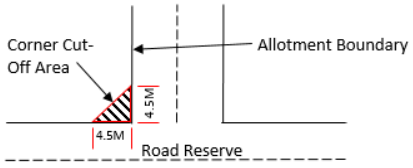
Desired Outcome (DO)

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

Animal Keeping and Horse Keeping

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

(b) orientating openings away from sensitive receivers.	
PO 3.3 Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	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	DTS/DPF 1.4

Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	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	DTS/DPF 2.6 None are applicable.

environment.	
PO 2.7 Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as: (a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water (b) positioning structures to protrude the minimum distance practicable above the surface of the water (c) avoiding the use of shelters and structures above cages and platforms unless necessary to exclude predators and protected species from interacting with the farming structures and/or stock inside the cages, or for safety reasons (d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.	DTS/DPF 2.7 None are applicable.
PO 2.8 Access, launching and maintenance facilities utilise existing established roads, tracks, ramps and paths to or from the sea where possible to minimise environmental and amenity impacts.	DTS/DPF 2.8 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.9 Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.	DTS/DPF 2.9 The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.
PO 2.10 Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the *National Parks and Wildlife Act 1972*.	DTS/DPF 2.10 Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the *National Parks and Wildlife Act 1972*.
PO 2.11 Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by: (a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape (b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable (c) incorporating appropriate waste treatment and disposal.	DTS/DPF 2.11 The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.
Navigation and Safety	
PO 3.1 Marine aquaculture sites are suitably marked to maintain navigational safety.	DTS/DPF 3.1 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
PO 3.2 Marine aquaculture is sited to provide adequate separation between farms for safe navigation.	DTS/DPF 3.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.
Environmental Management	
PO 4.1 Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	DTS/DPF 4.1 None are applicable.
PO 4.2 Marine aquaculture is designed to facilitate the relocation or removal of structures in the case of emergency such as oil spills, algal blooms and altered water flows.	DTS/DPF 4.2 None are applicable.

PO 4.3 Marine aquaculture provides for progressive or future reclamation of disturbed areas ahead of, or upon, decommissioning.	DTS/DPF 4.3 None are applicable.
PO 4.4 Aquaculture operations incorporate measures for the removal and disposal of litter, disused material, shells, debris, detritus, dead animals and animal waste to prevent pollution of waters, wetlands, or the nearby coastline.	DTS/DPF 4.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the *Aquaculture Act 2001*.

Beverage Production in Rural Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 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 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	DTS/DPF 4.1 None are applicable.

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.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.

PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the

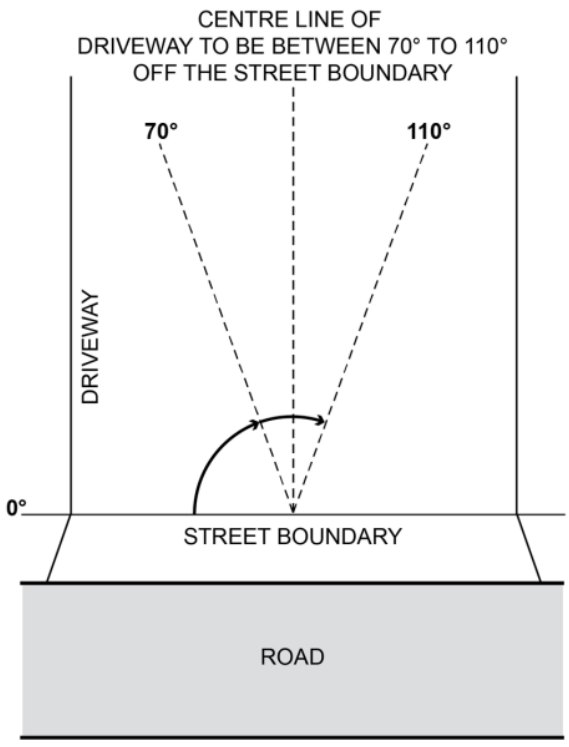
from public roads and public open space to minimise visual impacts.	low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential 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	DTS/DPF 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.	Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (i) have a roof height where no part of the roof is more than 5m above the natural ground level (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% 201-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior to the development occurring.

	(l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.
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: ≤500m2 — Floor area: 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.
Garage appearance	
PO 14.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 14.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening not exceeding 7m in width (d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
Massing	
PO 15.1 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 15.1 None are applicable
Dwelling additions	
PO 16.1 Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.	DTS / DPF 16.1 Dwelling additions: (a) are not constructed, added to or altered so that any part is situated closer to a public street (b) do not result in: (i) excavation exceeding a vertical height of 1m (ii) filling exceeding a vertical height of 1m (iii) a total combined excavation and filling vertical height of 2m or more (iv) less Private Open Space than specified in Design Table 1 - Private Open Space (v) less on-site parking than specified in Transport Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (vi) upper level windows facing side or rear boundaries unless: A. they are permanently obscured to a height of 1.5m above finished floor level that is fixed or not capable of being opened more than 200mm or B. have sill heights greater than or equal to 1.5m above finished floor level or C. incorporate screening to a height of 1.5m above finished floor level (vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	

PO 17.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space is provided in accordance with Design Table 1 - Private Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes: (a) 80 per cent reduction in average annual total suspended solids (b) 60 per cent reduction in average annual total phosphorus (c) 45 per cent reduction in average annual total nitrogen.
PO 18.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 18.2 Development creating a common driveway / access that services 5 or more dwellings: (a) maintains the pre-development peak flow rate from the site based upon a 0.35 runoff coefficient for the 18.1% AEP 30-minute storm and the stormwater runoff time to peak is not increased or captures and retains the difference in pre-development runoff volume (based upon a 0.35 runoff coefficient) vs post development runoff volume from the site for an 18.1% AEP 30-minute storm; and (b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.
Car parking, access and manoeuvrability	
PO 19.1 Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 19.2 Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.	DTS/DPF 19.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b):

operation of public roads and does not interfere with street infrastructure or street trees.	(a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly

	(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings and battle-axe development	
Amenity	
PO 22.1 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.	DTS/DPF 22.1 Dwellings have a minimum internal floor area in accordance with the following table: **Number of bedrooms** / **Minimum internal floor area** Studio / 35m^2 1 bedroom / 50m^2 2 bedroom / 65m^2 3+ bedrooms / 80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.

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

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

(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.	
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	DTS/DPF 30.6

Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 31.1 None are applicable.
PO 31.2 Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.	DTS/DPF 31.2 None are applicable.
Wash-down and Waste Loading and Unloading	
PO 32.1 Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are: (a) designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off (b) paved with an impervious material to facilitate wastewater collection (c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area (d) designed to drain wastewater to either: (i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	DTS/DPF 32.1 None are applicable.
Decks	
Design and Siting	
PO 33.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 33.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling

<table>
<tr>
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<td>(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:
<table>
<tr><th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)</th><th>Minimum percentage of site</th></tr>
<tr><td><150</td><td>10%</td></tr>
<tr><td>150-200</td><td>15%</td></tr>
<tr><td>>200-450</td><td>20%</td></tr>
<tr><td>>450</td><td>25%</td></tr>
</table>
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.</td>
</tr>
<tr>
<td>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.</td>
<td>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.</td>
</tr>
<tr>
<td>PO 33.3
Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</td>
<td>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.</td>
</tr>
</table>

Table 1 - Private Open Space

Dwelling Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <$301m^2$: $24m^2$ located behind the building line. (b) Site area ≥ $301m^2$: $60m^2$ located behind the building line. Minimum directly accessible from a living room: $16m^2$ / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): $4m^2$ with a minimum dimension 1.8m One bedroom: $8m^2$ with a minimum dimension 2.1m

	Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All Development	
External Appearance	
PO 1.1 Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	DTS/DPF 1.1 None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.

(a) positioning plant and equipment discretely, in unobtrusive locations as viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form), taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings) and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.
PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and	DTS/DPF 4.3 None are applicable.

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

PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks designed and constructed to allow safe and convenient access on sloping land.	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8): (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip or increase the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and walls	
PO 9.1 Fences, walls and retaining walls of sufficient height maintain privacy and security without unreasonably impacting visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping is incorporated on the low side of retaining walls that are visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (low rise buildings)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm

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

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

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

	Tree size and site area definitions Small tree: 4-6m mature height and 2-4m canopy spread Medium tree: 6-12m mature height and 4-8m canopy spread Large tree: 12m mature height and >8m canopy spread Site area: The total area for development site, not average area per dwelling
PO 13.3 Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	DTS/DPF 13.3 None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as: (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings: (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.

Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through 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 Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.	DTS/DPF 19.1 Ancillary buildings: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street

(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:

A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser

B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width

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

(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and

(ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent

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

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

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

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

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

(k) retains a total area of soft landscaping 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.

(l) in relation to ancillary accommodation in the Rural Zone, Productive Rural Landscape Zone, or Rural Horticulture Zone, is located within 20m of an existing dwelling.

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

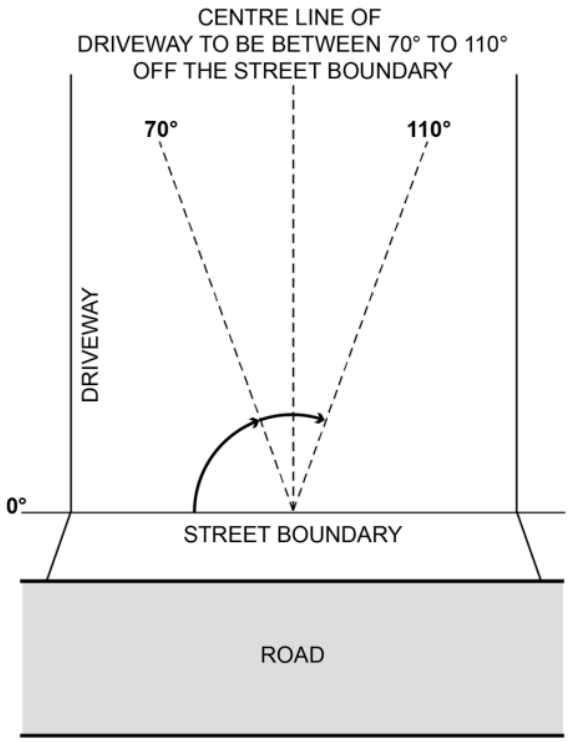
DTS/DPF 19.3

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.	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: ≤500m2 — Floor area: 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.
Residential Development - Low Rise	
External appearance	
PO 20.1 Garaging is designed to not detract from the streetscape or appearance of a dwelling.	DTS/DPF 20.1 Garages and carports facing a street: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m

	(d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 21.1 Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table:

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

	(b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.2 Uncovered car parking spaces have: (a) a minimum length of 5.4m (b) a minimum width of 2.4m (c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.
PO 23.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 23.3 Driveways and access points satisfy (a) or (b): (a) sites with a frontage to a public road of 10m or less, have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site (b) sites with a frontage to a public road greater than 10m: (i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site; (ii) have a width between 3.0 metres and 3.2 metres measured at the property boundary and no more than two access points are provided on site, separated by no less than 1m.
PO 23.4 Vehicle access is safe, convenient, minimises interruption to the operation of public 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	DTS/DPF 23.5

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

Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.

PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling / apartment with a floor area of at least $50m^2$ (c) 2 bedroom dwelling / apartment with a floor area of at least $65m^2$ (d) 3+ bedroom dwelling / apartment with a floor area of at least $80m^2$, and any dwelling over 3 bedrooms provides an additional $15m^2$ for every additional bedroom.
PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Group Dwellings, Residential Flat Buildings and Battle axe Development	
Amenity	
PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.	DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area
Studio	$35m^2$
1 bedroom	$50m^2$
2 bedroom	$65m^2$

	3+ bedrooms	80m^2 and any dwelling over 3 bedrooms provides an additional 15m^2 for every additional bedroom

PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.
Communal Open Space	
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 32.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.

PO 33.3 Residential driveways that service more than one dwelling are designed to allow 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	DTS/DPF 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.	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	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5

group recreation.	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, 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	DTS/DPF 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.	Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.

Decks

Design and Siting

PO 45.1 Decks are designed and sited to: (a) complement the associated building form (b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space) (c) minimise cut and fill and overall massing when viewed from adjacent land.	DTS/DPF 45.1 Decks: (a) where ancillary to a dwelling: (i) are not constructed, added to or altered so that any part is situated: A. in front of any part of the building line of the dwelling to which it is ancillary or B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (ii) are set back at least 900mm from side or rear allotment boundaries (iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling (iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less: A. a total area is determined by the following table:

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

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

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

	(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide 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 Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Cabin or caravan (permanently fixed to the ground) in a residential park or caravan and tourist park		Total area: 16m^2, which may be uses as second car parking space, provided on each site intended for residential occupation.
Dwelling in a residential flat building or mixed use building which incorporate above ground level dwellings	Dwellings at ground level:	15m^2 / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m^2 / minimum dimension 1.8m
	One bedroom dwelling	8m^2 / minimum dimension 2.1m
	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

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

Housing Renewal

Assessment Provisions (AP)

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

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

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following:

	(a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	DTS/DPF 2.2 None are applicable.
Primary Street Setback	
PO 3.1 Buildings are set back from the primary street boundary to contribute to an attractive streetscape character.	DTS/DPF 3.1 Buildings are no closer to the primary street (excluding any balcony, verandah, porch, awning or similar structure) than 3m.
Secondary Street Setback	
PO 4.1 Buildings are set back from secondary street boundaries to maintain separation between building walls and public streets and contribute to a suburban streetscape character.	DTS/DPF 4.1 Buildings are set back at least 900mm from the boundary of the allotment with a secondary street frontage.
Boundary Walls	
PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.	DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b): (a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height (b) do not: (i) exceed 3.2m in height from the lower of the natural or finished ground level (ii) exceed 11.5m in length (iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary (iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.
PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.	DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.
Side Boundary Setback	
PO 6.1 Buildings are set back from side boundaries to provide:	DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back

(a) separation between dwellings in a way that contributes to a suburban character (b) access to natural light and ventilation for neighbours.	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	DTS/DPF 8.5

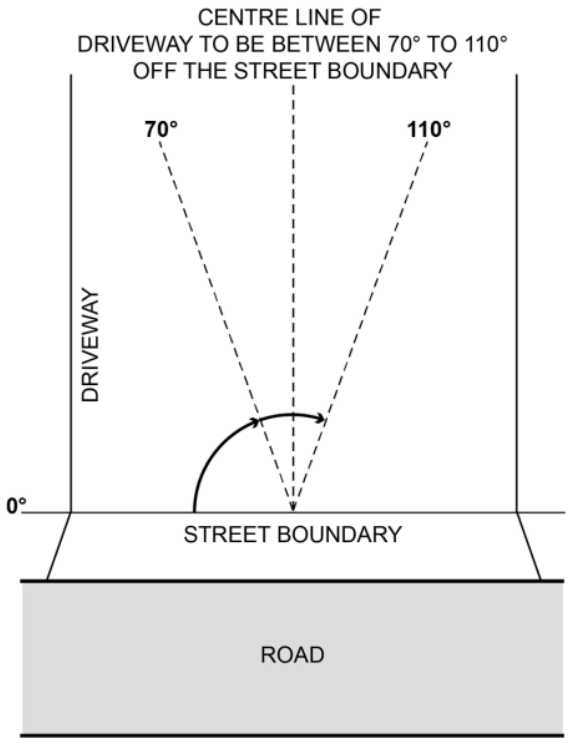
Entrances to multi-storey buildings are: (a) oriented towards the street (b) visible and easily identifiable from the street (c) designed to include a common mail box structure.	None are applicable.
Outlook and amenity	
PO 9.1 Living rooms have an external outlook to provide a high standard of amenity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

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

PO 10.2 Private open space positioned to provide convenient access from internal living areas.	DTS/DPF 10.2 At least 50% of the required area of private open space is accessible from a habitable room.
PO 10.3 Private open space is positioned and designed to: (a) provide useable outdoor space that suits the needs of occupants; (b) take advantage of desirable orientation and vistas; and (c) adequately define public and private space.	DTS/DPF 10.3 None are applicable.
Visual privacy	
PO 11.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 11.1 Upper level windows facing side or rear boundaries shared with another residential allotment/site satisfy one of the following:

	(a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5m above the finished floor.
PO 11.2 Development mitigates direct overlooking from upper level balconies and terraces to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 11.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
Landscaping	
PO 12.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 12.1 Residential development incorporates pervious areas for soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area as determined by the following table: Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (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	DTS/DPF 14.2

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

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

	(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 17.4 Driveways and access points are designed and distributed to optimise the provision of on-street parking.	DTS/DPF 17.4 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 17.5 Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.	DTS/DPF 17.5 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 17.6 Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 17.6 Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre
PO 17.7 Dwellings are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 17.7 Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Storage	
PO 18.1 Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.	DTS/DPF 18.1 Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling: (a) studio: not less than $6m^3$ (b) 1 bedroom dwelling / apartment: not less than $8m^3$ (c) 2 bedroom dwelling / apartment: not less than $10m^3$ (d) 3+ bedroom dwelling / apartment: not less than $12m^3$.
Earthworks	
PO 19.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 19.1 The development does not involve: (a) excavation exceeding a vertical height of 1m or (b) filling exceeding a vertical height of 1m or (c) a total combined excavation and filling vertical height exceeding 2m.
Service connections and infrastructure	
PO 20.1 Dwellings are provided with appropriate service connections and	DTS/DPF 20.1 The site and building:

infrastructure.	(a) have the ability to be connected to a permanent potable water supply (b) have the ability to be connected to a sewerage system, or a wastewater system approved under the *South Australian Public Health Act 2011* (c) have the ability to be connected to electricity supply (d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes (e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the *Electricity Act 1996*.
Site contamination	
PO 21.1 Land that is suitable for sensitive land uses to provide a safe environment.	DTS/DPF 21.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination does not exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Efficient provision of infrastructure networks and services, renewable energy facilities and ancillary development in a manner that

	minimises hazard, is environmentally and culturally sensitive and manages adverse visual impacts on natural and rural landscapes and residential amenity.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by: (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	
PO 4.1 Infrastructure and renewable energy facilities and ancillary development located and operated to not adversely impact maritime or air transport safety, including the operation of ports, airfields and landing strips.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for energy generation, power storage and transmission are separated as far as practicable from dwellings, tourist accommodation and frequently visited public places	DTS/DPF 4.2 None are applicable.

(such as viewing platforms / lookouts) to reduce risks to public safety from fire or equipment malfunction.	
PO 4.3 Bushfire hazard risk is minimised for renewable energy facilities by providing appropriate access tracks, safety equipment and water tanks and establishing cleared areas around substations, battery storage and operations compounds.	DTS/DPF 4.3 None are applicable.
Electricity Infrastructure and Battery Storage Facilities	
PO 5.1 Electricity infrastructure is located to minimise visual impacts through techniques including: (a) siting utilities and services: (i) on areas already cleared of native vegetation (ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity (b) grouping utility buildings and structures with non-residential development, where practicable.	DTS/DPF 5.1 None are applicable.
PO 5.2 Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.	DTS/DPF 5.2 None are applicable.
PO 5.3 Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.	DTS/DPF 5.3 None are applicable.
Telecommunication Facilities	
PO 6.1 The proliferation of telecommunications facilities in the form of towers/monopoles in any one locality is managed, where technically feasible, by co-locating a facility with other communications facilities to mitigate impacts from clutter on visual amenity.	DTS/DPF 6.1 None are applicable.
PO 6.2 Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.	DTS/DPF 6.2 None are applicable.
PO 6.3 Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods: (a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose or all of the following: (b) using existing buildings and landscape features to obscure or interrupt views of a facility from nearby public roads, residential areas and places of high public amenity to the extent practical without unduly hindering the effective provision of telecommunications services	DTS/DPF 6.3 None are applicable.

(c) using materials and finishes that complement the environment (d) screening using landscaping and vegetation, particularly for equipment shelters and huts.	
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:	DTS/DPF 9.2 None are applicable.

(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.	
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	DTS/DPF 11.1

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

Intensive Animal Husbandry and Dairies

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to not unreasonably impact on the environment or amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Intensive animal husbandry, dairies and associated activities are sited, designed, constructed and managed to prevent the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
PO 1.3 Intensive animal husbandry and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.3 None are applicable.
PO 1.4 Dairies and associated activities such as wastewater lagoons and liquid/solid waste disposal areas are sited, designed, constructed and managed to not unreasonably impact on sensitive receivers in other ownership in terms of noise and air emissions.	DTS/DPF 1.4 Dairies, associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities are located 500m or more from the nearest sensitive receiver in other ownership.
PO 1.5 Lagoons for the storage or treatment of milking shed effluent is adequately separated from roads to minimise impacts from odour on the general public.	DTS/DPF 1.5 Lagoons for the storage or treatment of milking shed effluent are set back 20m or more from public roads.
Waste	
PO 2.1 Storage of manure, used litter and other wastes (other than waste water lagoons) is sited, designed, constructed and managed to: (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	DTS/DPF 3.2 None are applicable.

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.	

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: 7am to 9pm, Monday to Friday; 8am to 5pm, Saturday and Sunday

	(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone	

Overshadowing	
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: a. a neighbourhood type zone is minimised to maintain access to direct winter sunlight b. other zones is managed to enable access to direct winter sunlight.	DTS/DPF 3.2 Development maintains 2 hours of direct sunlight between 9.00 am and 3.00 pm on 21 June to adjacent residential land uses in a neighbourhood-type zone in accordance with the following: a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m2 of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account: (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3 None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4 None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1 Noise that affects sensitive receivers achieves the relevant Environment Protection (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	DTS/DPF 4.2 None are applicable.

(b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3 The pump and/or filtration system ancillary to a dwelling erected on the same site is: (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4 Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.5 None are applicable.
PO 4.6 Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.	DTS/DPF 4.6 Development incorporating music includes noise attenuation measures that will achieve the following noise levels: **Assessment location** / **Music noise level** Externally at the nearest existing or envisaged noise sensitive location / Less than 8dB above the level of background noise ($L_{90,15min}$) in any octave band of the sound spectrum (LOCT10,15 < LOCT90,15 + 8dB)
Air Quality	
PO 5.1 Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.	DTS/DPF 5.1 None are applicable.
PO 5.2 Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by: (a) incorporating appropriate treatment technology before exhaust emissions are released (b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.	DTS/DPF 5.2 None are applicable.
Light Spill	
PO 6.1	DTS/DPF 6.1

External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).	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	DTS/DPF 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.	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	DTS/DPF 4.6 None are applicable.

feature.	
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	DTS/DPF 9.2

Land allocated for open space is suitable for its intended active and passive recreational use considering gradient and potential for inundation.	None are applicable.
PO 9.3 Land allocated for active recreation has dimensions capable of accommodating a range of active recreational activities.	DTS/DPF 9.3 None are applicable.
Water Sensitive Design	
PO 10.1 Land division creating 20 or more allotments includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 10.1 None are applicable.
PO 10.2 Land division creating 20 or more allotments includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 10.2 None are applicable.
Solar Orientation	
PO 11.1 Land division creating 20 or more allotments for residential purposes facilitates solar access through allotment orientation and allotment dimensions.	DTS/DPF 11.1 None are applicable.

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

Open Space and Recreation

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

PO 2.2 Open space and recreation facilities incorporate park furniture, shaded areas and resting places.	DTS/DPF 2.2 None are applicable.
PO 2.3 Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.	DTS/DPF 2.3 None are applicable.
Pedestrians and Cyclists	
PO 3.1 Open space incorporates: (a) pedestrian and cycle linkages to other open spaces, centres, schools and public transport nodes; (b) safe crossing points where pedestrian routes intersect the road network; (c) easily identified access points.	DTS/DPF 3.1 None are applicable.
Usability	
PO 4.1 Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.	DTS/DPF 4.1 None are applicable.
Safety and Security	
PO 5.1 Open space is overlooked by housing, commercial or other development to provide casual surveillance where possible.	DTS/DPF 5.1 None are applicable.
PO 5.2 Play equipment is located to maximise opportunities for passive surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.
Buildings and Structures	
PO 7.1 Buildings and car parking areas in open space areas are designed, located and of a scale to be unobtrusive.	DTS/DPF 7.1 None are applicable.

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

Out of Activity Centre Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Non-residential development outside Activity Centres of a scale and type that does not diminish the role of Activity Centres: (a) as primary locations for shopping, administrative, cultural, entertainment and community services (b) as a focus for regular social and business gatherings (c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.	DTS/DPF 1.1 None are applicable.

PO 1.2 Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities: (a) that support the needs of local residents and workers, particularly in underserviced locations (b) at the edge of Activities Centres where they cannot readily be accommodated within an existing Activity Centre to expand the range of services on offer and support the role of the Activity Centre.	DTS/DPF 1.2 None are applicable.

Resource Extraction

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Resource extraction activities minimise landscape damage outside of those areas unavoidably disturbed to access and exploit a resource and provide for the progressive reclamation and betterment of disturbed areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 Resource extraction activities avoid damage to cultural sites or artefacts.	DTS/DPF 1.2 None are applicable.
Water Quality	
PO 2.1 Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.	DTS/DPF 2.1 None are applicable.
Separation Treatments, Buffers and Landscaping	
PO 3.1 Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.	DTS/DPF 3.1 None are applicable.
PO 3.2 Resource extraction activities are screened from view from adjacent land by perimeter landscaping and/or mounding.	DTS/DPF 3.2 None are applicable.

Site Contamination

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Ensure land is suitable for use when land use changes to a more sensitive use.	DTS/DPF 1.1 Development satisfies (a), (b), (c) or (d): (a) does not involve a change in the use of land (b) involves a change in the use of land that does not constitute a change to a more sensitive use (c) involves a change in the use of land to a more sensitive use on land at which site contamination is unlikely to exist (as demonstrated in a site contamination declaration form) (d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: (i) a site contamination audit report has been prepared under Part 10A of the *Environment Protection Act 1993* in relation to the land within the previous 5 years which states that- A. site contamination does not exist (or no longer exists) at the land or B. the land is suitable for the proposed use or range of uses (without the need for any further remediation) or C. where remediation is, or remains, necessary for the proposed use (or range of uses), remediation work has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development) and (ii) no other class 1 activity or class 2 activity has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a site contamination declaration form).

Tourism Development

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Tourism development complements and contributes to local, natural, cultural or historical context where: (a) it supports immersive natural experiences (b) it showcases South Australia's landscapes and produce (c) its events and functions are connected to local food, wine and nature.	DTS/DPF 1.1 None are applicable.
PO 1.2 Tourism development comprising multiple accommodation units (including any facilities and activities for use by guests and visitors) is clustered to minimise environmental and contextual impact.	DTS/DPF 1.2 None are applicable.
Caravan and Tourist Parks	
PO 2.1 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	DTS/DPF 3.2 None are applicable.

subservient to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	
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	DTS/DPF 1.4 All vehicle manoeuvring occurs onsite.

turning of all traffic avoids interrupting the operation of and queuing on public roads and pedestrian paths.	
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is: (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided

	(b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7 Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.	DTS/DPF 3.7 Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing: (a) 80 km/h road - 110m (b) 70 km/h road - 90m (c) 60 km/h road - 70m (d) 50km/h or less road - 50m.
PO 3.8 Driveways, access points, access tracks and parking areas are designed and constructed to allow adequate movement and manoeuvrability having regard to the types of vehicles that are reasonably anticipated.	DTS/DPF 3.8 None are applicable.
PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.	DTS/DPF 3.9 None are applicable.
Access for People with Disabilities	
PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.	DTS/DPF 4.1 None are applicable.
Vehicle Parking Rates	
PO 5.1 Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as: (a) availability of on-street car parking (b) shared use of other parking areas (c) in relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared (d) the adaptive reuse of a State or Local Heritage Place.	DTS/DPF 5.1 Development provides a number of car parking spaces on-site at a rate no less than the amount calculated using one of the following, whichever is relevant: (a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area (b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply (c) if located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.
Vehicle Parking Areas	
PO 6.1 Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.	DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.
PO 6.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.	DTS/DPF 6.2 None are applicable.
PO 6.3 Vehicle parking areas are designed to provide opportunity for	DTS/DPF 6.3 None are applicable.

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

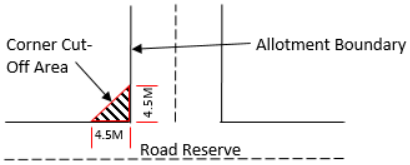
	
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the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

Table 1 - General Off-Street Car Parking Requirements

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)

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

Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.

Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is: 1 space for each dwelling with a total floor area less than 75 square metres 2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres 3 spaces for each dwelling with a total floor area greater than 150 square metres. Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone City Main Street Zone City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, 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	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)

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 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 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	DTS/DPF 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.	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.

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

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Mr Sproule
Senior Planner
Mount Barker District Council
PO Box 54,
MOUNT BARKER SA 5251

cc. carol@cooe.com.au; gsproule@mountbarker.sa.gov.au

13/10/2025

Dear Mr Sproule,

RE: Application ID: 24001439 Proposed Development: Waste recovery facility, including special industry (crushing) and onsite sale of recycled products

LOT 22 SAMUELS RD CALLINGTON SA 5254

Thank you for your email dated 31 July 2025.

I have attached the following update management plans:

- Noise Management Plan
- Recovered Products Plan
- Stockpile Management Plan
- Dust Management Plan
- Transport Management Plan
- Communication and Engagement Plan
- DEM Approved Mine Operations Plan (MOP) for the adjacent quarry operations that are not the subject of this development application.

With regards to the other information you required, I provide the following:

Provide a copy of the Mine Operations Plan and any other approval/approved document under the Mining Act for this site.

The approved Mine Operation Plan is provided in the suite of documents provided in this response.

Confirm of the current public roadway is fit for purpose to cater for mining and the resource recovery facility.

The current public roadway is fit for purpose for both the mining and resource recovery facility. There are no plans to upgrade Samuels Road. The adjacent quarry is an approved land use.

Confirm the types of vehicles to access the site – maximum vehicle length

An additional truck movement of a maximum of 20 trucks will use the public roadway once the recourse recovery facility is approved and operational. The resource recovery facility will not be serviced by B- doubles. All trucks will therefore be less than 23 metres long.

Confirm the location of the diesel generator and rock crusher to support the use on the scaled site plan

This is provided in both the amended Stockpile Management Plan and the amended Resource Recovery Plan.

Please contact me on 0413 560 468 or at carol@cooe.com.au if you have any queries.

Kind regards,

Carol Muzyk

ENVIRONMENT MANAGER Consultant position
COOE Pty Ltd
M: 0413 560 468 | E: carol@cooe.com.au

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Andrew Houlihan
Delegate
Mount Barker District Council
PO Box 54
MOUNT BARKER SA 5251

16/11/2024

Dear Andrew Houlihan,

RE: Development Application Information Request

Development Application Number	24001439
Applicant	The Palm de Bruges Family Trust. c/- Mrs Carol Muzyk
Location	Lot 22 Samuels Road. CALLINGTIN SA CT 5936/420
Proposal	Waste Resource Recovery Facility and associated special industry)crushing)

On 16 May 2024 the Mount Barker District Council (Council) requested additional information pertaining to the above development application. The South Australian Environment Protection Authority (SA EPA) has also requested additional information to support the assessment of the development application. A copy of the response to the SA EPA is enclosed for your reference. (Attachment 1)

The following (including attachments) provide a response to the additional information requested by the Council.

OPERATIONS

1. Confirm the operation hours for the resource recovery facility. This should include any hours that are open to the public. Please clearly identify the difference in operating hours to that of the quarry operations.

RESPONSE

The resource recovery facility will not be open to the public. The hours of operation will be on an as needs basis, dependent of the availability of incoming material, nominally between the hours of 7:00 am till 6:00 pm ACST, Monday to Saturday. This is the same operating hours as the adjacent quarry activity.

Initial activities at the site to excavate the previously buried waste rock and ramp construction will occur between the hours of 7:00 am till 6:00 pm ACST, Monday to Saturday.

2. Estimate the number of staff to operate the resource recovery facility.

RESPONSE

A maximum of two people will be required to operate the resource recovery facility namely a crusher operator and an earth mover to manage the stockpiles. The weigh bridge operator will be a shared position with quarry operations at the site.

3. Provide a copy of the Mine Operations Plan and any other approval/approved documents, under the Mining Act for this site.

RESPONSE

The Department for Energy and Mining (DEM) has requested an update of the Mine Operations Plan (MOP) for PM 238. This MOP update outlines the status of the operation and proposed future activities within PM 238. The updated MOP was submitted to DEM in October 2024. It has yet to be assessed and approved by DEM. A copy of the draft MOP is attached. (Attachment 2.1)

Tradition Rebuilt has followed the original Mining and Rehabilitation Program (MARP) for PM 238, which was approved by the Department of Primary Industries and Resources SA (PIRSA) in February 2000. A copy of the approval document is attached. (Attachment 2.2).

4. Confirm the interaction between the mining operations and the proposed resource recovery facility. i.e. shred crushing plant or stockpile areas etc.

RESPONSE

Other than the sharing of infrastructure such as the administration office amenities, access gates, weigh bridge, wheel wash, mobile crusher, and the interconnected surface water management system, there will be no interaction between the activities of the mining operations and the proposed resource recovery facility.

5. Confirm where reclaimed material will be stored, how it will be stored, maximum quantities and stockpile heights
6. Confirm how and where rubble material will be stored on site.
7. Confirm where rubble material will be stored, how it will be stored, maximum quantities and stockpile heights.
8. Confirm where waste material will be stored, how it will be stored, maximum quantities and stockpile heights.

RESPONSE waste

This information is provided in the Stockpile Management Plan and the Recovered Products Plan. (Attachment 3 and Attachment 4)

No waste material will be processed on site. Incoming materials will be sorted at the site of demolition prior to transport to the site. Only bluestone roc k, stone, concrete and bricks will be transported and processed at the site.

9. Confirm where unloaded material will be stored, how it will be stored, maximum quantities and stockpile heights.
10. Confirm all loading and unloading areas for the resource recovery facility

RESPONSE

All unloading of waste rock materials, stones, bricks and concrete will be transported to the pit floor area where the crusher will be located. Once crushed all materials will be stored in the pit as provided by the Stockpile Management Plan. The maximum quantities and stockpile heights is detailed in the Resource Recovery Plan and Stockpile Management Plan. (Attachment 3 and Attachment 4)

11. Confirm staging and associated timeframes of the resource recovery facility. This should include ramp construction and the resource recovery facility.

RESPONSE

It is envisaged ramp construction will occur within six months of all necessary approvals being granted. The resource recovery facility will be an ongoing operation

PLANS

1. Provide a scaled site plan indicating all facilities required to support the resource recovery facility. Please clearly nominate if they are existing or proposed facilities, and if they are intended to be shared for mining operations and the resource recovery facility.
2. Provide floor plans of all facilities required to support the resource recovery facility, this should include any alterations and additions to existing facilities.

RESPONSE

3. Provide scaled plans as to where certain materials and waste will be stored and stockpiles, including the maximum stockpile level heights and quantity, and how they are stored i.e. Bunker bays, containers etc.

RESPONSE

The location of the stockpiles in provided in Figure 1. The stockpiles will not exceed 15 metres in height, a maximum of 30 metres width and a maximum of 100 metres in length . The materials will be managed in accordance with the Stockpile Management Plan.

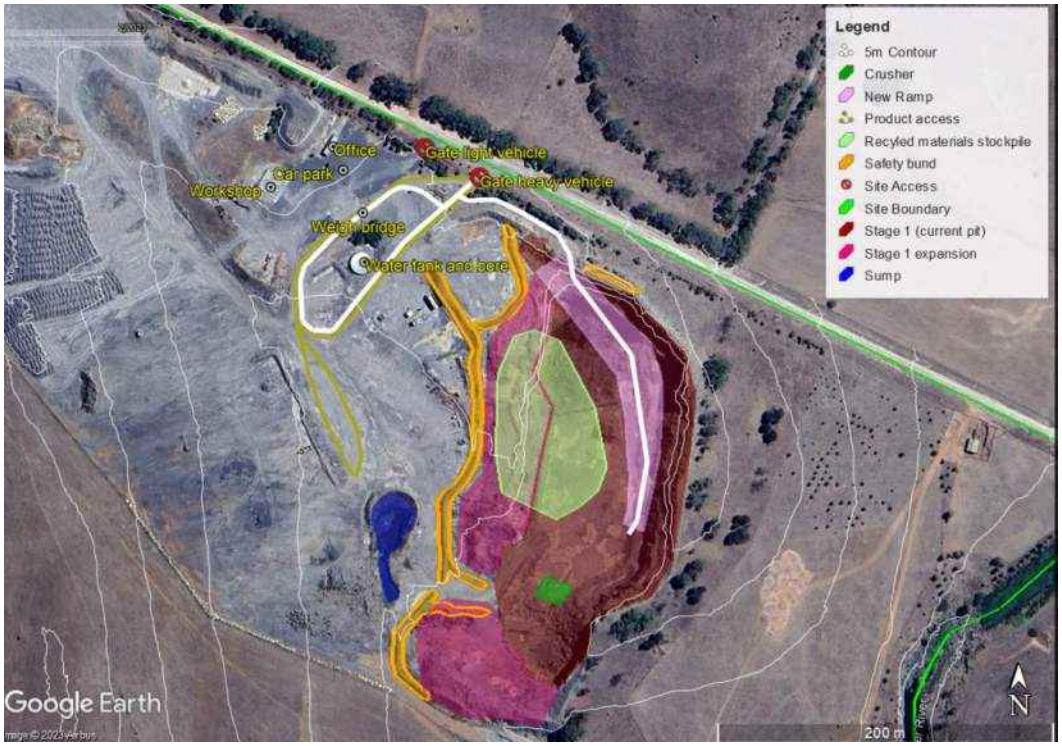

Figure 1 Location of Stockpiles and Ramp Location

4. Confirm the ramp location on a scaled site plan, confirm the length of time to construct the ramp, material proposed to construct and if this involves any new material from the resource recovery facility.
5. Confirm interim operational requirements for the resource recovery facility until such times the ramp is constructed.

RESPONSE

The ramp location is provided in Figure 1. The ramp will take a maximum of six months to construct from the time of development approval. The material to construct the ramp will comprise of the waste rock and other materials sourced from the existing pit floor. No new materials will be brought to site to construct the ramp.

Once development approval is granted, operational activities will comprise of excavating the current pit floor to retrieve the waste rock material buried in the pit by the previous operation management. No new materials will be brought to site until ramp construction is completed.

TRAFFIC AND TRANSPORT

6. Confirm the number of vehicles on site required to facilitate the use and where they will be stored
7. Confirm the estimate number of customer vehicles that will attend the site on a daily basis
8. Confirm if the current public roadway is fit for purpose to cater for mining and the resource recovery facility.
9. Confirm the types of vehicles to access the site – maximum vehicle length.
10. Provide a Traffic Management Plan indicating general flows of vehicles through the site for the resource recovery facility.

RESPONSE

A Traffic Management Plan was submitted with the development application. The Traffic Management Plan has been amended (Attachment 5) to provide the details on traffic volumes and traffic movements pertaining to the Resource Recovery Facility operations.

11. Council does not support the use of a water truck on a public road. Please confirm how dust from the road is likely to be managed

RESPONSE

The proponent will monitor wind conditions at the site. This will include truck movements to and from the site to minimise dust generation on Samuels Road.

During a medium wind risk of 25-40 kilometre per hour, with a predominantly westward wind direction, no significant rain in the previous 12 hours there is a potential for dust to leave the site. When this occurs the facility operator will:

- Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles.
- Use water cart as dust suspension on internal roads
- Restrict vehicle and machinery movements to designated routes and areas to the extent practicable.
- Cease all drilling, blasting and tipping activities.
- Continue controls until conditions return to Normal State
- Record event in Site Logbook

During a high wind risk of 40-55 kilometres per hour, predominantly westward wind direction and no rain in the previous 12 hours, the facility operator will:

- Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles.
- Use water cart as dust suspension on internal roads
- Cease or heavily modify dust generating activity.
- Cease or reduce truck movements to and from the site to minimise the generation of dust from traffic movements on Samuels Road.
- Use water cart as dust suspension on internal roads
- No loading or unloading trucks, excavation or earthwork, unessential vehicle movements.
- Record event in Site Logbook

During extreme wind risk of winds above 55 kilometres per hour, the facility operator will:

- Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles.
- Use water cart as dust suspension on internal roads
- Cease all truck movements to and from the site to minimise the generation of dust from traffic movements on Samuels Road.
- Suspend all non-essential dust-generating activities.
- Implement emergency dust suppression measures, using the sprinkler system.
- Increase communication with stakeholders and authorities ease or heavily modify dust generating activity.

Complaints will be logged, and corrective actions will be taken promptly.

12. Confirm suitable access for emergency vehicles to provide to and within resource recovery facility

RESPONSE

The access ramp will be constructed to accommodate heavy vehicles. Emergency vehicles will be able to access the pit floor via the access ramp.

13. Confirm if the ramp supports two-way vehicle movements

RESPONSE

As detailed in the Traffic Management Plan (Attachment 5) provided with the development application, the access ramp will provide two-way access. The access ramp will be one lane only. Internal communications via two-way radio will be used to communicate ingress and egress of vehicles from the pit.

WATER

14. Confirm there will be sufficient water supply to support the mining operations and the proposed resource recovery facility

RESPONSE

There is sufficient water to support the mining operations and the proposed Resource Recovery Facility. Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

15. Confirm how stormwater will be managed on site from the operations

RESPONSE

A stormwater management plan has been developed for the entire site, including the proposed quarry expansion. This has been covered in the amended Mine Operation Plan that has been submitted to DEM for approval.

As provided in Figure 2, the stormwater management system for the proposed resource recovery facility links in with the stormwater management system of the adjacent quarry activity.

There are two (2) unlined silt retention dams (sumps) located within the site Figure 2 which can be used as monitoring points to determine whether pollutants associated with mining and resource e recovery activities are entering the natural waters.

- Silt retention dam 1 is located adjacent to the existing overburden stockpile near the quarry ramp and has a surface water capacity of approximately 200,000 L.
- Silt retention dam 2 is located 150 metres downstream from the above retention dam, situated along the natural drainage flow path and has a surface water capacity of approximately 112,000 L.

Surface water management features will be installed to control flow, these will include diversion drains and contour bunding.

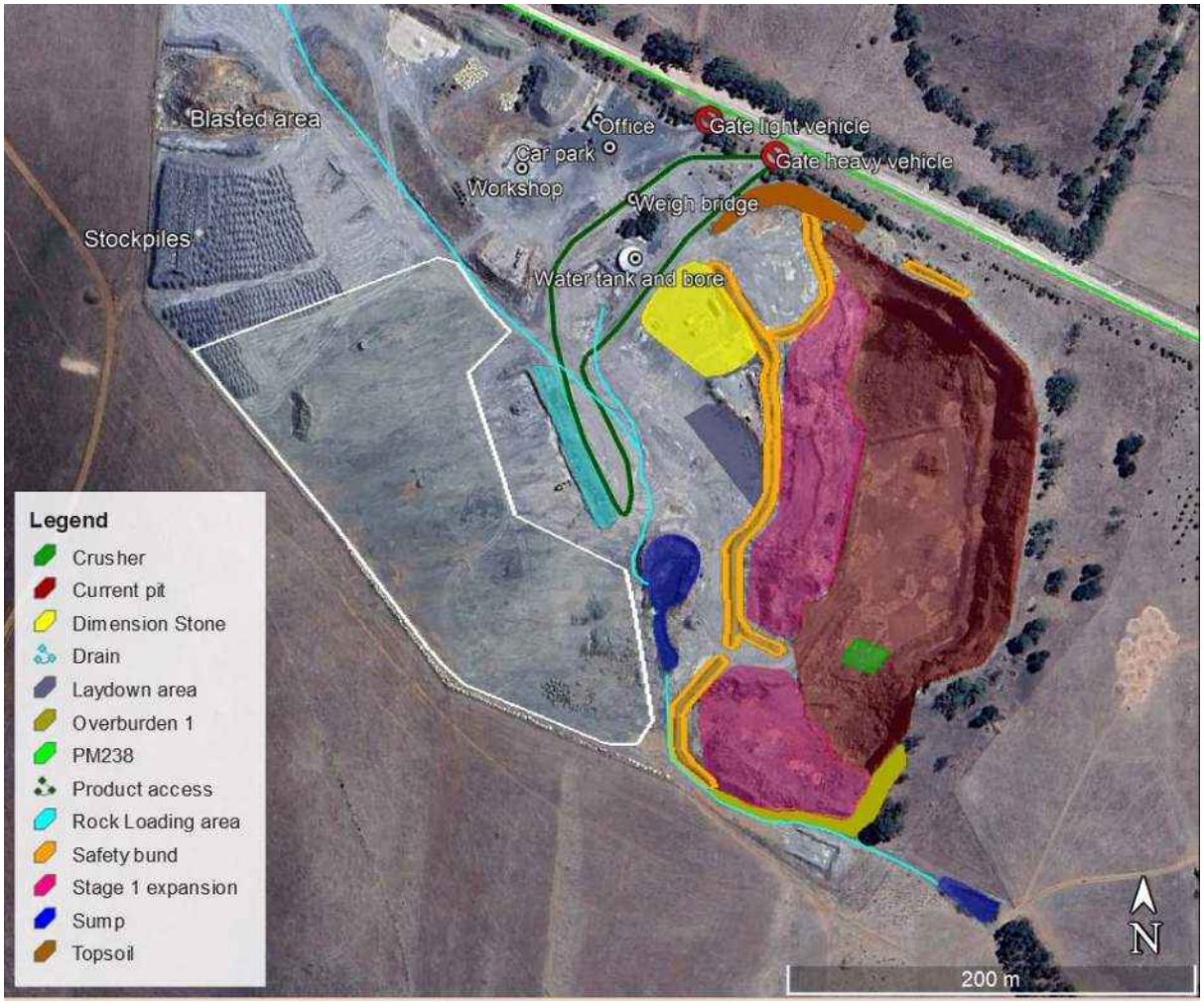

Figure 2 Stormwater Management

ENVIRONMENT PROTECTION AUTHORITY

16. Provide plans and details as requested by the Environment Protection Authority

RESPONSE

The response provided to the Environment Protection Authority is attached.

Please contact me on 0413 560 468 or at carol@cooe.com.au if you have any queries.

Kind regards,

Carol Muzyk

Environment Manager
COOE Pty Ltd
P: 08 8398 5090 | M: 0413 560 468 | E: carol@cooe.com.au

ATTACHMENTS
Attachment 1: RFI Response to EPA
Attachment 2a: Draft MOP submitted to DEM for approval

Attachment 2b: MARP Approval
Attachment 3: Stockpile Management Plan V1.2
Attachment 4: Recovered Products Plan V1.0
Attachment 5: Transport Management Plan V1.2

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Melissa Chrystal
Delegate
Environment Protection Authority
GPO Box 2607
ADELAIDE SA 5000

16/11/2024

Dear Melissa Chrystal,

RE: Development Application Information Request

Development Application Number	24001439
Applicant	The Palm de Bruges Family Trust. c/- Mrs Carol Muzyk
Location	Lot 22 Samuels Road. CALLINGTIN SA CT 5936/420
Proposal	Waste Resource Recovery Facility and associated special industry)crushing)

On 16 May 2024 the Environment Protection Authority of South Australia (EPA SA) requested additional information pertaining to the above development application. The Mount Barker District Council (Council) has also requested additional information to support the assessment of the development application. A copy of the response to the Mount Barker District Council is also attached. (Attachment 1).

The following (including attachments) provide a response to the additional information requested by the Council.

AIR QUALITY

The EPA requires additional information to complete its assessment:

1. Section 3.2 refers to the time-weighted average (TWA) for respirable crystalline silica (RCS) of "0.05 per cubic metre of air". Please clarify if section 3.2 is intended to reference “0.05mg per cubic metre of air” [emphasis added].

RESPONSE

Please refer to Dust Management Plan V1.2 2 August 2024 (Attachment 2). Amended to 0.05mg per cubic metre of air.

2. Please identify sensitive receivers for potential environmental impacts of PM10, PM2.5 and RCS, including their distance from the nearest boundary of the quarry, and assess the risk of exceedance of the Schedule 2, Air Quality EPP goals.

RESPONSE

The site is located one kilometre southwest of the Callington South-Eastern Freeway interchange, two kilometres southwest of the town of Callington and three kilometres south of the Australian Rail Track Corporation (ARTC) Callington rail siding, (Figure 1). Callington has a small population of around 450 people. The town has a kindergarten and primary school in town and supporting infrastructure. The nearest commercial centres to the mine are Mt Barker 17 kilometres to the northeast, Strathalbyn 18 kilometres to the southwest and Murray Bridge 21 kilometres to the east.

There are residential dwellings situated along Samuels Road, the closest residences are located approximately 350 metres to the east and northeast of the existing quarry. With the proposed reorientation of the quarry the nearest house will be more than 400m to the east and sheltered behind a hill.

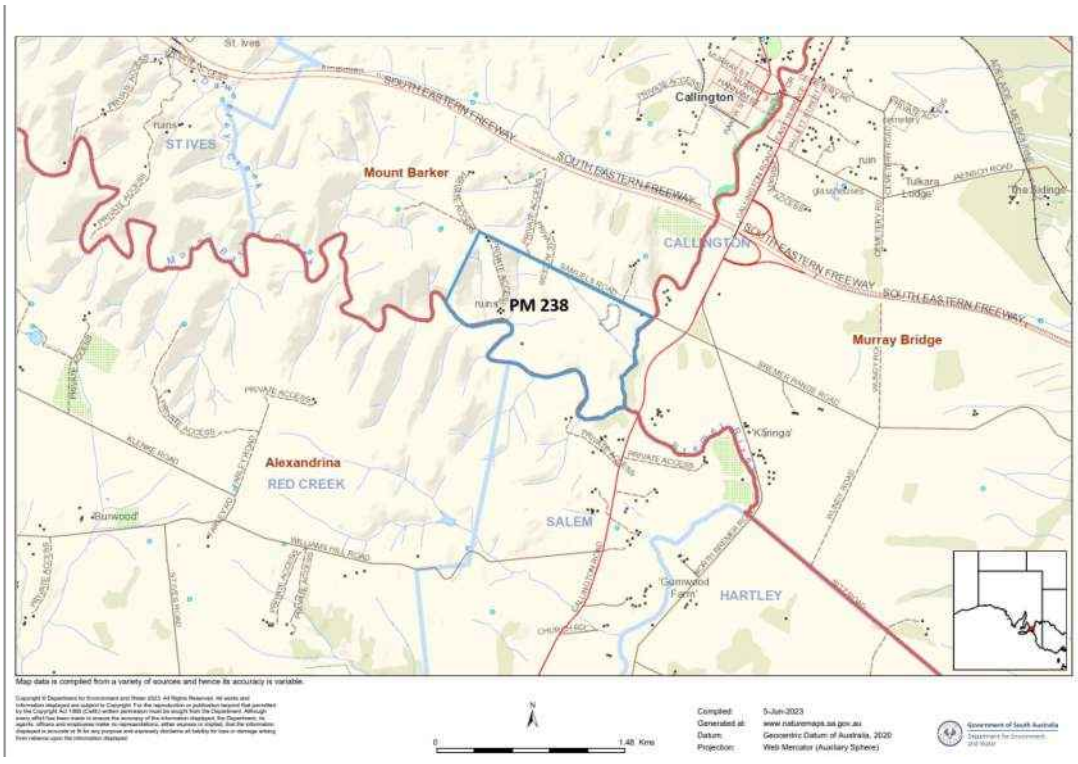

Figure 1 Regional map showing proximity of the site to surrounding residences and infrastructure (NatureMaps, June 2023).

In January 2024, the proponent installed four strategically located (Figure 2) deposition gauges to measure dust levels, following the Australian Standard AS/NZ 3580.10.1:2003 for Determination of Particulate Matter - Deposited Matter - Gravimetric method. The objective is to establish a baseline for depositional dust. Dust particles settling from the air, along with rainwater, will be collected in a gauge placed at each location. The mass deposition rate will then be calculated based on the total solids' mass and the exposure time. The analysis will also identify Insoluble Solids & Soluble Solids.

The program will operate for several months before quarry operations resume and activities at the waste resource recovery centre commence, allowing the proponent to compile a database of background dust levels. This information will serve as a reference for comparing future dust measurements. Monthly monitoring of depositional dust will assess the effectiveness of the client's dust control measures.

Location: Callington Quarry, Soth Australia Title: Dust Deposition Monitoring Datum: World Geodetic System 1984	Source: Google Map Pro Author: Joe Mifsud Date: 11 December 2023

Figure 2 Location of deposition gauges

NOISE

3. Identify any noise-emitting machinery proposed by this DA onsite. The EPA does not require information about current equipment onsite associated with the quarry activity. Please indicate the make and model of equipment, sound power rating, and proposed location.

RESPONSE

The make and model of equipment, sound power rating and proposed location of equipment is provided in the report 'Callington Quarry Waste Recovery Centre Environmental Noise Assessment'- Resonate. October 2024.

4. Provide a report prepared by a professional acoustic engineering consultant, and to the satisfaction of the Environment Protection Authority, demonstrating that worst

case predicted noise from the proposal can meet the Indicative Noise Levels specified in the table titled “Indicative Noise Goal Levels at the receiver” for any noise sensitive receivers in the listed receiver zones.

RESPONSE

The attached report ‘Callington Quarry Waste Recovery Centre Environmental Noise Assessment’ (Resonate. October 2024) has been prepared by a professional acoustic engineering consultant. (Attachment 3)

WASTE

5. Please provide details of the material expected to be excavated including records, test pit investigation, expected volume to be exhumed and depth of the material removal and lowering of the pit base.

RESPONSE

It is anticipated that the previous buried material is comprised of waste rock materials from previous quarry operations undertaken at the site. This material comprises of waste rock. No putrescible or construction waste has been buried at the site. In the unlikely event any waste is encountered it will be sorted and disposed of at a waste depot licensed to receive the waste. As provided in Figure 3 and Figure 4, the proponent intends to excavate the existing quarry pit to up to 5 metres below the existing quarry floor and use this material to construct the new access ramp. Approximately 375,000m^3 of material will be excavated. This will largely comprise of previously buried rock material and virgin rock.

Figure 3 Current quarry pit cross section showing depth of proposed excavation

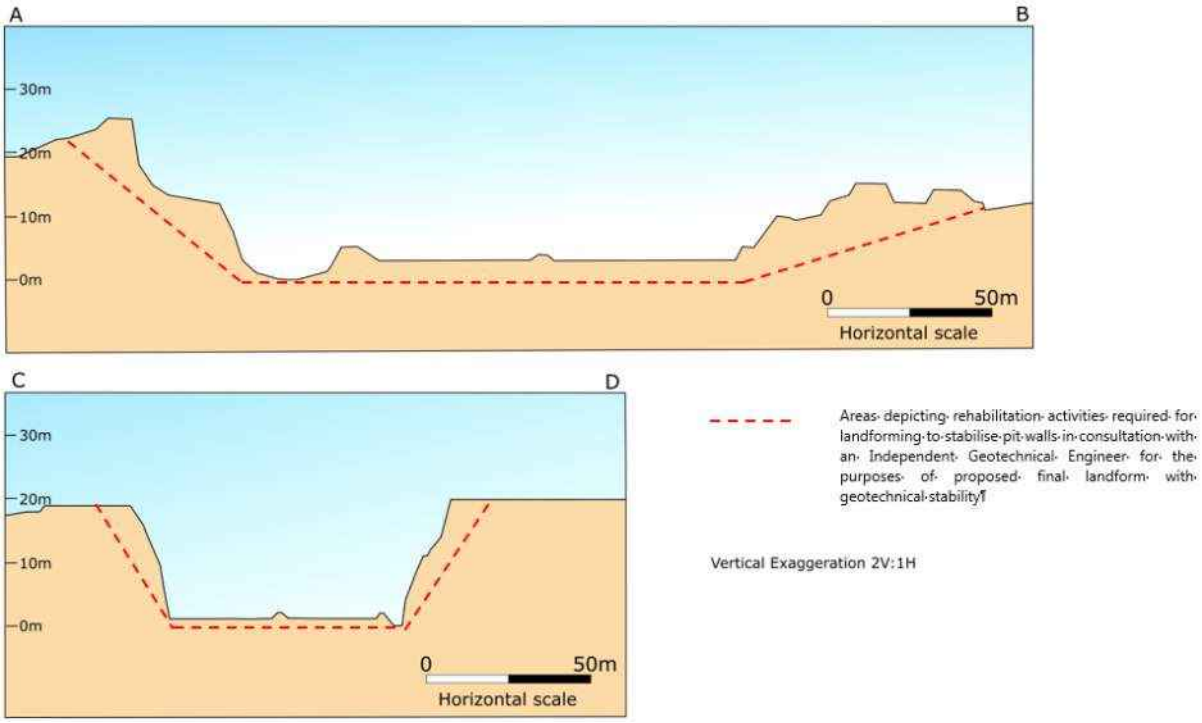

Figure 4 Cross sections illustrating depth of proposed excavation

6. Please clarify where this waste is derived from, and will it be a mixed construction and demolition waste that will need sorting e.g. concrete containing steel and or construction timbers?

RESPONSE

As provided above, it is anticipated that the previous buried material is comprised of waste rock materials from the current quarry operations at the site. No offsite materials have been received and buried at the site. The total volume of waste rock is not known as no records have been kept.

In the event waste materials such mixed construction and demolition waste is encountered, it will be separated from the excavated material, sorted and disposed of at a waste depot licensed to receive the waste.

7. Please provide the details of the criteria for acceptance of wastes at the site.

RESPONSE

No waste will be accepted at the site. The material received from external sources will be bluestone rock materials, concrete, bricks and stone from offsite demolished buildings. The demolition material will be sorted at the demolition site. Only bluestone rock materials, concrete, bricks and stone will be transported to the resource recovery facility for re-sale as building stone or crushed for sale as road base.

8. Please provide details of what types of wastes are being referred to and how it is produced on site. The EPA waste definitions can be found here: https://www.epa.sa.gov.au/files/4771336_guide_waste_definitions.pdf

No waste will be accepted at the site. The material received from external sources will be bluestone rock materials, concrete, bricks and stone from offsite demolished buildings. The demolition material will be sorted at the demolition site. Only bluestone rock materials, concrete, bricks and stone will be transported to the resource recovery facility for re-sale as building stone or crushed for sale as road base.

9. Please provide the Recovered Products Plan.

RESPONSE

Recovered Products Plan has been provided in Attachment 4.

10. Please clarify if there is mains power available to the site.

RESPONSE

There is no mains power available to the site. The facility will use existing on-site diesel generators as a power source.

11. Clarify if the crushing plant requires water in its operation and provide details.

RESPONSE

The crusher plant is a Terex-C-1540 Cone Crusher. The crusher plant does not require water in its operation.

12. Clarify if the crushing plant is suitable if incoming concrete contains steel reinforcement.

RESPONSE

No concrete containing steel will be received at the site. As provided above only bluestone rock, stone and concrete from off-site demolition buildings will be received at the Resource Recovery Facility. This will be sorted at the source of supply prior to transport to the site for crushing.

13. Clarify if any soil is expected to come into the site or does the discussion in section 5 refer to onsite soil overburden.

RESPONSE

No soil is expected to come into the site. The discussion in section 5 refers to onsite soil overburden.

14. Provide details of the height of the pit wall and stockpile heights and how this will prevent off-site observations of the stockpiles.

RESPONSE

As provided in Figure 4, the final height of the quarry pit wall will range from 10-20 metres high once excavation works for the construction of the access ramp have been completed.

15. Please provide details of the surface water management for the site including where waste is proposed to be stored.
16. Clarify the current surface water management in the pit area.
17. Please provide the design and function of the "sump" as depicted in figures 2-4.

RESPONSE

The site is situated within the Bremer River Surface Water Catchment, River Murray Protection, and Eastern Mount Lofty Ranges Prescribed Water Resources Areas (EMLR PWRA), as well as the Murray-Darling Basin water management area.

The Eastern Mount Lofty Ranges region is located at the lower end of the Murray-Darling Basin River system, which includes the Bremer, Angas, and Finniss rivers. These rivers receive water from runoff in the hills and then flow across the wide Murray Plain towards Lake Alexandrina, forming the eastern and southern boundaries of the Southern Murray-Darling Basin (SAMDB), (Murray-Darling Basin Authority, 2019).

The property drains to the east, with smaller creeks of first and second order feeding into the Bremer and Mount Barker Creek (Figure 5). To address potential sediment runoff, a silt dam has been constructed at the eastern boundary of the claim. This dam is designed to capture any silt that may enter the creek system.

A stormwater management plan has been developed for the entire site, including the proposed quarry expansion. This has been covered in the amended Mine Operation Plan that has been submitted to DEM for approval.

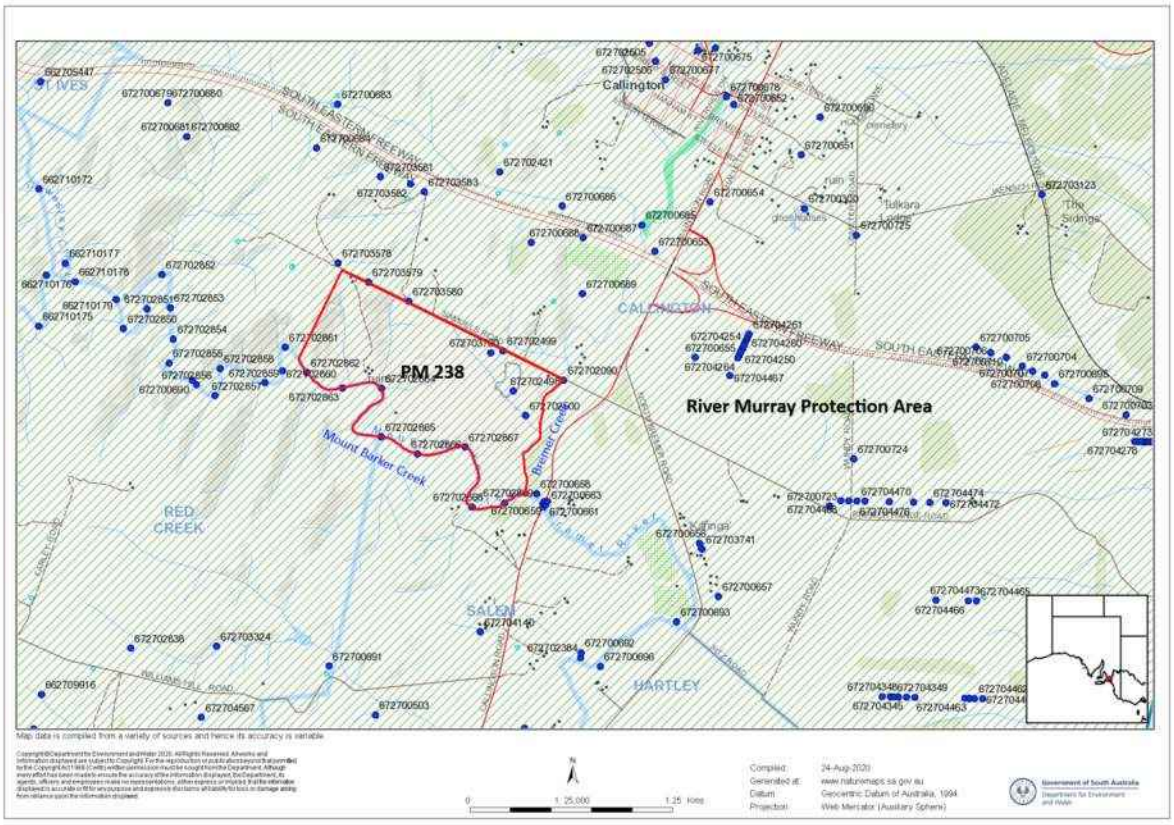

Figure 5 Local hydrology

The Environment Protection (Water Quality) Policy 2015 (Water Quality Policy) prohibits the pollution of stormwater systems and natural waters. Potential pollutants associated with proposed operations within the site include:

Schedule 2 – Class 1 pollutants

- Oil, grease, or lubricants,
- Rubbish and litter,
- Wash-down water from cleaning vehicles, plant, or equipment.

Schedule 3 – Class 2 pollutants

- Soil, clay, gravel, or sand.

There are two (2) unlined silt retention dams (sumps) located within the site (Figure 6) which can be used as monitoring points to determine whether pollutants associated with mining and resource e recovery activities are entering the natural waters.

- Silt retention dam 1 is located adjacent to the existing overburden stockpile near the quarry ramp and has a surface water capacity of approximately 200,000 L.
- Silt retention dam 2 is located 150 metres downstream from the above retention dam, situated along the natural drainage flow path and has a surface water capacity of approximately 112,000 L.

Surface water management features will be installed to control flow, these will include diversion drains and contour bunding.

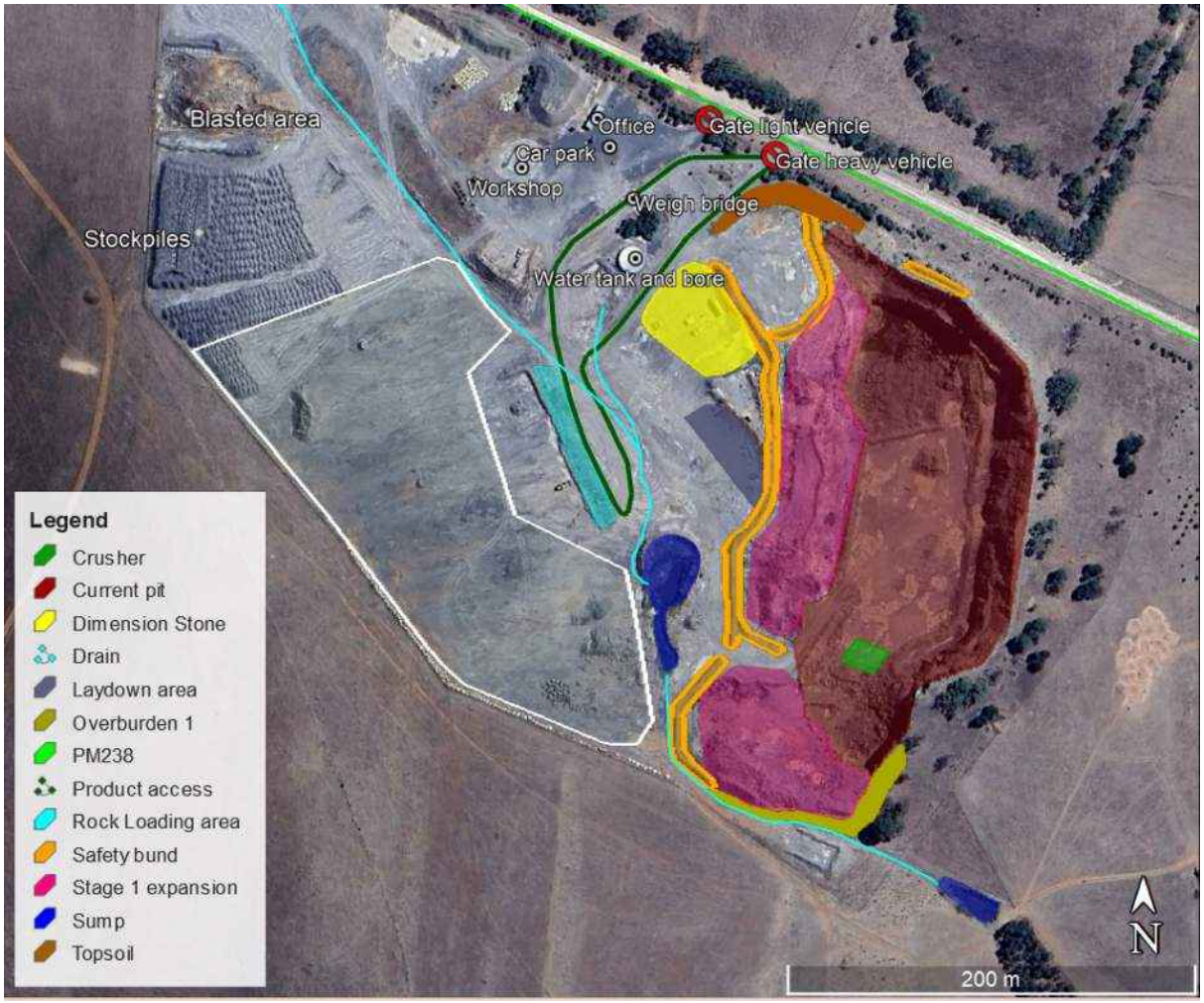

Figure 6 Silt detention dams

18. Amend Sections 1 Purpose and 2 Scope that incorrectly refer to the Stockpile Management Plan instead of the Transport Management Plan

RESPONSE

This has been amended as provided in the attach amended Stockpile Management Plan V1.2. (see Attachment 5)

19. Please provide specifications for the wheel wash described in Section 5.3. Guidance can be found here in the EPA publication Stormwater Management for Wash Bays: https://www.epa.sa.gov.au/files/7593_water_wash.pdf

RESPONSE

Tradition Rebuilt will install a wheel wash facility at the weighbridge once sales of product deem it to be commercially viable to do so. Once installed all trucks exiting the site will be

required to go through the wheel wash prior to exiting the site. The wheel wash specifications, design and location have yet to be determined. The purpose of the wheel wash is to wash the wheels and under carriage of vehicles prior to existing the site to avoid the drag out of dirt and mud. Depending on the design and specifications of the wheel wash a subsequent development application may be required and amendments to existing site infrastructure such as water supply and wastewater disposal.

N.B This is a wheel wash facility, not a wash bay. The EPA publication Stormwater Management for Wash Bays is therefore not applicable.

20. Provide details on how the water cart trigger response is managed and who is responsible for its management as referred to in the statement "Dust suppression techniques, including water spraying product access roads on windy days using a water truck, will be implemented."
21. Clarify what constitutes high wind as a trigger and how this is being determined.

RESPONSE

Weather conditions and wind speeds will be monitored regularly, and actions will be taken accordingly.

During a medium wind risk of 25-40 kilometre per hour, with a predominantly westward wind direction, no significant rain in the previous 12 hours there is a potential for dust to leave the site. When this occurs the facility operator will:

- Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles.
- Use water cart as dust suspension on internal roads
- Restrict vehicle and machinery movements to designated routes and areas to the extent practicable.
- Cease all drilling, blasting and tipping activities.
- Continue controls until conditions return to Normal State
- Record event in Site Logbook

During a high wind risk of 40-55 kilometres per hour, predominantly westward wind direction and no rain in the previous 12 hours, the facility operator will:

- Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles.
- Use water cart as dust suspension on internal roads
- Cease or heavily modify dust generating activity.
- Use water cart as dust suspension on internal roads
- No loading or unloading trucks, excavation or earthwork, unessential vehicle movements.
- Record event in Site Logbook

During extreme wind risk of winds above 55 kilometres per hour, the facility operator will:

- Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles.
- Use water cart as dust suspension on internal roads
- Suspend all non-essential dust-generating activities.

- Implement emergency dust suppression measures, using the sprinkler system.
- Increase communication with stakeholders and authorities ease or heavily modify dust generating activity.

Complaints will be logged, and corrective actions will be taken promptly.

Please contact me on 0413 560 468 or at carol@cooe.com.au if you have any queries.

Kind regards,

Carol Muzyk

Environment Manager
COOE Pty Ltd
P: 08 8398 5090 | M: 0413 560 468 | E: carol@cooe.com.au

ATTACHMENTS:
Attachment 1: RFI Response to Mount Barker District Council
Attachment 2: Dust Management Plan V1.2
Attachment 3: Operations Noise Assessment - Resonate
Attachment 4: Recovered Products Plan V1.0
Attachment 5: Stockpile Management Plan V1.1

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Helen Malone
Environment Protection Authority
GPO Box 2607
ADELAIDE SA 5001

25/02/2025

Dear Helen Malone,

RE: Response to Request for Further Information dated 6 December 2024.

Thank you for your letter dated 6 December 2024 requesting additional information for DA application ##

I provide the following response to this letter.

AIR QUALITY

The previous RFI requested (Q2) to identify those sensitive receivers for potential environmental impacts of PM10, PM2.5 and RCS, including their distance from the nearest boundary of the quarry, and assess the risk of exceedance of the Schedule 2, Environment Protection (Air Quality) Policy 2016 goals.

Information prepared by COOE Pty Ltd dated 16/11/2024, focussed on deposition gauges to measure background deposition dust levels and a deposition gauge program during operation for comparative assessment of the "effectiveness of the client's dust control measures".

The EPA has indicated this response “does not answer the question regarding risks posed by fine particles (PM10 and PM2.5). and respirable crystalline silica (RCS) and the assessment against potential exceedances of the Environment Protection (Air Quality) Policy 2016 (Air Quality EPP), Schedule 2 goals. As such, the EPA requires the Proponent to:

1. Please identify sensitive receivers for potential environmental impacts of PM10, PM2.5 and RCS, including their distance from the nearest boundary of the quarry, and assess the risk of exceedance of the Schedule 2, Air Quality EPP goals.

RESPONSE:

The following figures illustrates the distance from the boundary of the quarry to the nearest sensitive receivers for potential environmental impacts:

This map shows the sensitive receivers and distances from the pit. It also shows relevant features most importantly that the crusher and recycled materials stockpile is in a pit. In your reply, please point out to the EPA that the Dust Deposition Gauges are not designed to monitor PM10 and

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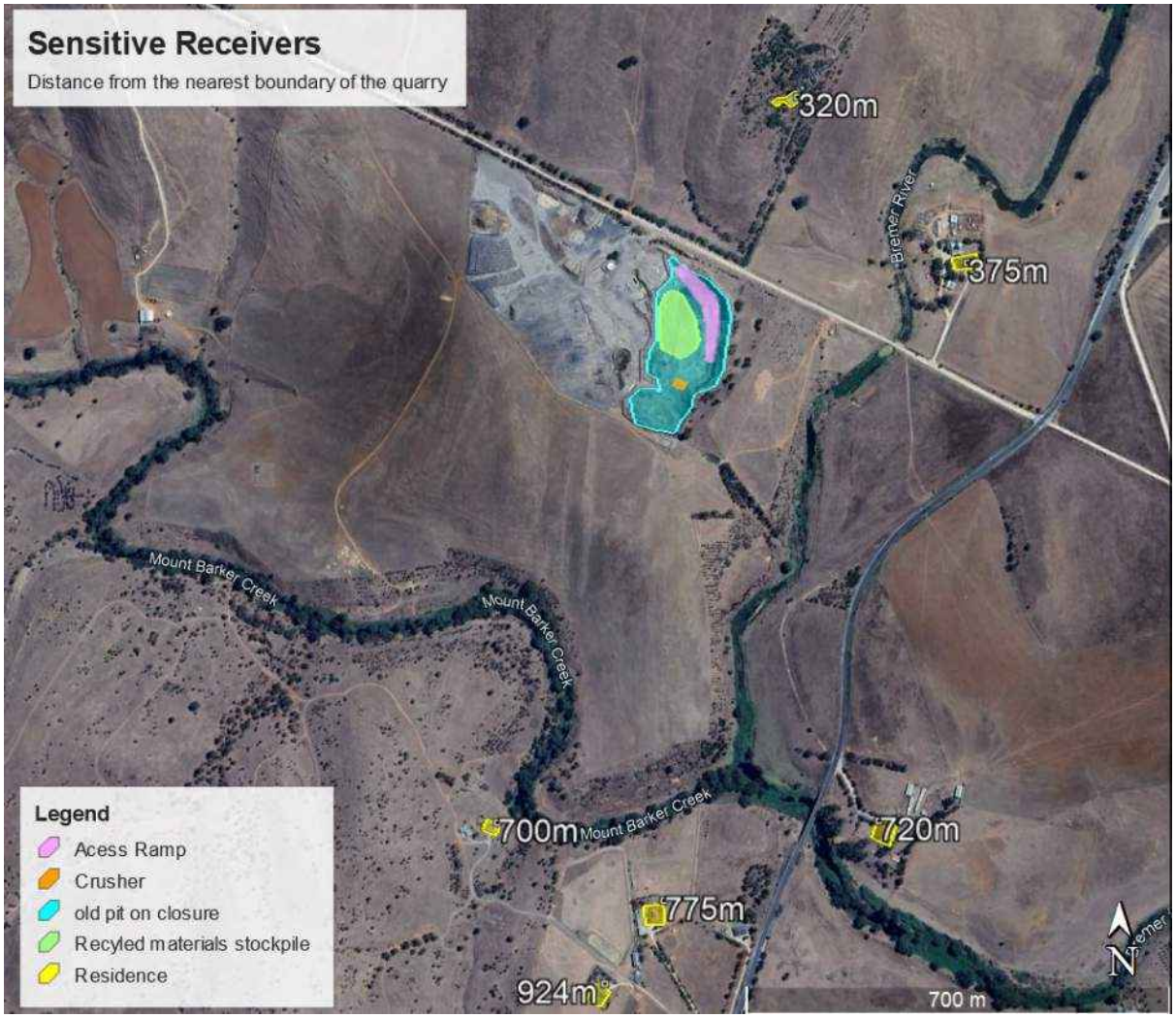
PM2.5, they monitor depositional dust, that is nuisance dust that could be subject to potential complaints. They do not measure respirable dust.

The Dust Management and Monitoring Plan (Appendix K in the MOP) will apply to the all-stockpiles on site, including the recycled materials stockpile. The proposed mitigation measures and monitoring program ensure that the risk to exceeding PM10 and PM2.5 dust criteria is very low.



To assist in the response of this question, the EPA recommends engaging a suitably qualified and experienced air quality practitioner.

Response to the original RFI stated that "During extreme wind risk of winds above 55 kilometres per hour, the facility operator will: Suspend all non-essential dust-generating activities.

2. Please clarify what the essential dust generating activities (if any) are that would continue under these conditions.

RESPONSE:

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Essential dust generating activities would include movement of passenger vehicles (not trucks) around the site for general maintenance activities or site inspections. Use of water cart for dust suppression.

NOISE

The original RFI sought clarification on equipment and its location, and a standard acoustic report. In response a Mine Operations Plan (MOP) titled "CALLINGTON QUARRY (PM238) Mine Operations Plan Update PREPARED FOR TRADITION REBUILT QUARRIES PTY LTD" prepared by COOE Consultants dated 14 October 2024 was submitted. The MOP contains an acoustic report titled "Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0" dated 11 October 2024 by Resonate Consultants.

The provided acoustic report recommends the location of the crusher be moved from a central location in an existing pit, to north of the pit so that it can provide benefit of the existing pit wall as an acoustic barrier, whereby the predicted noise levels rely on this change.

However, the proposed change in crusher location is only noted in the acoustic report and shown on a single plan on Page 15. Various other plans submitted in response to the original RFI have not been amended to reflect this recommendation and still show the crusher in the original proposed location.

The location of the inaccurate plans are listed as follows:

- Page 9 of cover letter response to EPA
- Page 4 and Page 7 of cover letter response to Council
- Appendix E Conceptual site plans – Plan No 2 (No page No.)
- Appendix E Conceptual site plans – Plan No 3 (No Page No.)
- Appendix E Conceptual site plans – Plan No 14 (No Page No.)
- Stockpile Management Plan Figure 3 "Proposed Access Ramp" Page 5
- Stockpile Management Plan Figure 4 "Designated Stockpile Area" Page 6

The acceptability of the Resonate report and its predicted noise levels relies on the location of the crusher being changed. The EPA is concerned that there may be operational issues due to the conflicting information in the MOP. The EPA requests all documentation in the application be updated to reflect these changes, including confirmation that the applicant is committed to the recommendations within the "Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0" dated 11 October 2024 by Resonate Consultants. As such:

3. Please provide confirmation that the recommendations outlined within the "Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0" dated 11 October 2024 and prepared by Resonate Consultants are proposed at the site.

RESPONSE:

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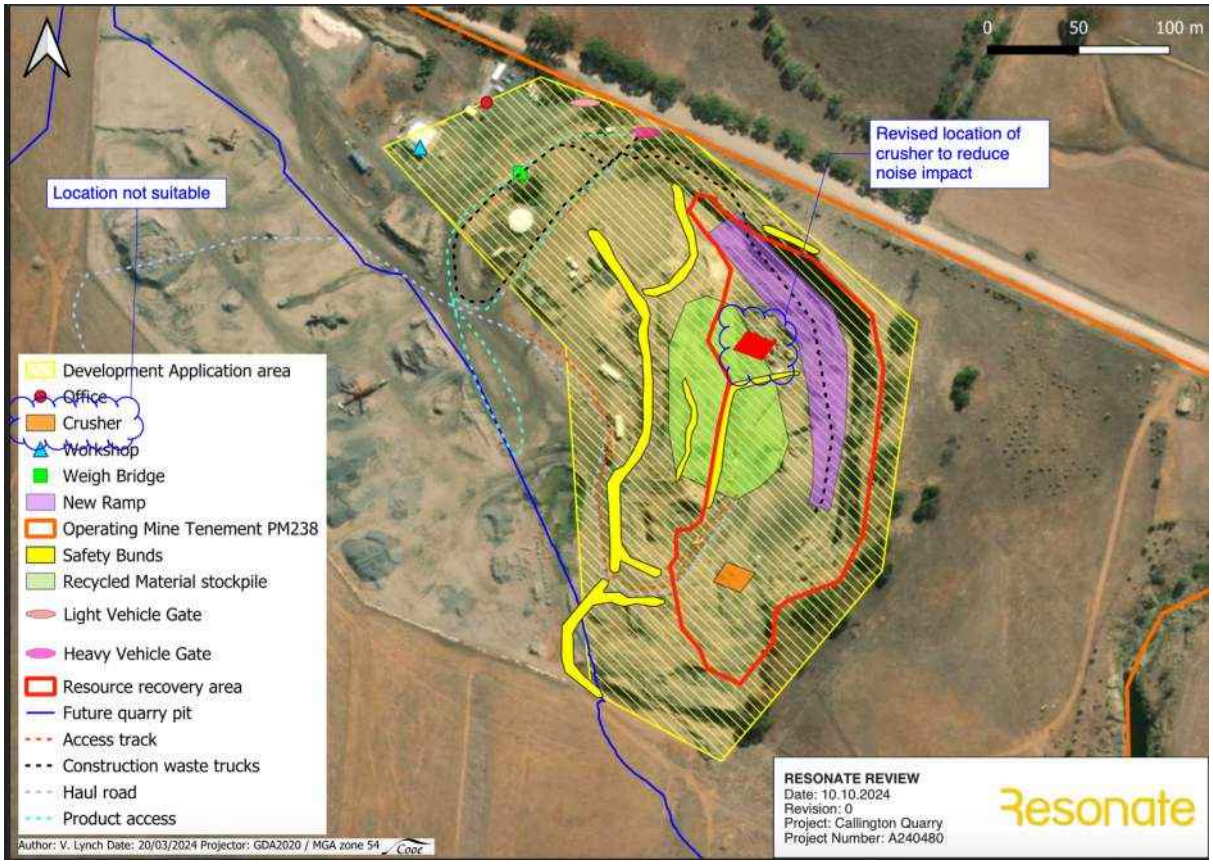
Recommendation outlined within the "Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0 dated 11 October 2024 and prepared by Resonate Consultants will be implemented at the site.

4. Please update provided plans to reflect the location of the crusher at the north of the pit as recommended within the "Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0" dated 11 October 2024 and prepared by Resonate Consultants. Particularly for the existing pit wall to provide benefit as an acoustic barrier.

RESPONSE:

The amended site plans for the resource recovery centre are as provided in the diagram below.



The Stockpile Management Plan (attached) has been amended to reflect the location of the crusher at the point of the pits as recommended within the Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0" dated 11 October 2024 and prepared by Resonate Consultants.

Appendix E cannot be updated as this pertains to the Mine Operation Plan (MOP) and is the subject of a separate approval process by DEM for the quarry activities undertaken adjacent to the proposed resource recovery facility.

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WASTE

The original RFI requested information on the material expected to be excavated, including records and test pit investigations. In response, information returned to the EPA stated:

"It is anticipated that the previous buried material is comprised of waste rock materials from previous quarry operations undertaken at the site. This material comprises of waste rock. No putrescible or construction waste has been buried at the site. In the unlikely event any waste is encountered it will be sorted and disposed of at a waste depot licensed to receive the waste"

The EPA notes Appendix N of the Mine Operations Plan refers to a report titled Geotechnical Investigation of the Callington Quarry, December 2020. This report has not been provided.

5. Please provide Appendix N: report titled Geotechnical Investigation of the Callington Quarry, December 2020.

RESPONSE:

The report titles Geotechnical Investigation of the Callington Quarry, December 2020 is provided in the attached update Mine Operation Plan (MOP) V3.2

The application proposes to receive selected recyclable building and demolition material such as bluestone, concrete, bricks, and stone.

6. Please confirm that the construction and demolition waste material proposed to be received on site is "Inert" as per the waste definitions in the EPA guidance document: https://www.epa.sa.gov.au/files/4771336_guide_waste_definitions.pdf.

RESPONSE:

The construction and demolition waste material proposed to be received at the site is "inert" as per the waste definitions in the EPA Guidance document.

As per the definition in the EPA Guidance document, the waste is solid waste that has no chemical or biological properties. The waste does not undergo environmentally signific ant physical, chemical or biological transformation and it has negligible potential to cause environmental harm. As provided the material is bluestone, concrete, bricks and stone. It has no organic content. Furthermore, the waste will be crushed at the resource recovery centre and recycled. No waste will be disposed of at the site.

7. In the event of receiving inclusions such as rebar, builders' plastic, timber etc. associated with construction and demolition waste, please describe how this would be managed, sorted and stored etc.?

RESPONSE:

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At the point of unloading any loads found to contain rebar, builders plastic, timber etc will not be accepted and immediately removed from the site by the delivery driver. All unacceptable materials noted during the crushing stage will be segregated and immediately removed from the site to a facility licence to receive the waste.

Sorting of material at the offsite source of the material (i.e. the demolition site) will minimise the likelihood of unacceptable materials being delivered to the resource recovery centre.

8. Clarify what is meant by industrial and domestic wastes, as described in section 3.3.9 of the Mine Operations Plan (MOP). Please include how the waste would be produced on site. Please refer to the EPA Waste Definitions Guidance Document linked above.

RESPONSE:

Domestic waste is waste material produced by the staff such as non-recyclable office waste and waste from the staff room and office area as part of normal staff/administration activities e.g. lunch wrappers, ink cartridges and non-recyclable materials.

Industrial waste includes waste oil/lubricant containers, material wrapping. Note this is waste produced by the quarry operations that is adjacent to the resource recovery centre. The quarry site is an authorised activity site with a mining licence and EPA licence.

Stockpile Management

The Stockpile Management Plan states stockpile height would not exceed 15m with stockpile height dependent on final quarry pit wall height, which is proposed between 10-20 metres.

9. Please confirm the maximum stockpile height would not exceed the quarry pit wall height, including how this would be managed (ongoing) to ensure stockpile heights would not exceed quarry pit wall heights. Please refer to the EPA Guideline for Stockpile Management. https://www.epa.sa.gov.au/files/4771349_guidelines_stockpile.pdf

RESPONSE:

The maximum stockpile height will not exceed the quarry pit wall height. The height of the stockpiles will be monitored by visual inspection from within the quarry pit and external to the pit.

WASTEWATER

The original RFI sought clarity on how the wheel wash bay would manage potential water pollution. Information returned to the EPA stated that:

“The wheel wash specifications, design and location have yet to be determined. The purpose of the wheel wash is to wash the wheels and under carriage of vehicles prior to exciting the site to avoid the drag out of dirt and mud. Depending on the design and specifications of the wheel wash a subsequent development application may be required and amendments to existing site infrastructure such as water supply and wastewater disposal”.

10. Given the wheel wash forms part of the existing application, please clarify how washdown water from the proposed wheel wash (located at the weighbridge) is proposed to

be managed. The EPA Stormwater Management for Wash Bays Guideline is useful in understanding how to identify and manage potential stormwater pollution issues: https://www.epa.sa.gov.au/files/7593_water_wash.pdf.

RESPONSE:

The wheel wash bay will be removed from the application. As provided a subsequent development application will be submitted for the wheel wash once final design has been developed.

Please contact me on 0413 560 468 or at carol @cooe.com.au if you have any queries.

Kind regards,

Carol Muzyk

Environment Manager
COOE Pty Ltd

Encl

Mine Operations Plan V3.2

Stockpile Management Plan V1.3

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Melissa Chrystal
Delegate
Environment Protection Authority
GPO Box 2607
ADELAIDE SA *5001*

12/04/2025

Dear Melissa,

RE: Response to Development Application Information Request

Thank you for meeting with our Team on 3 April 2025 to discuss the content of the Development Application Information Request dated 12 March 2025.

First and foremost, to illustrate the relationship between the current operating mining activities at the site, the proposed resourced recovery facility (DA24001439) and any shared facilities, please refer to the attached site plan.

The proposed resource recovery centre is a separate operation to the existing mine operations. Mining operations at the site commenced in 1970. To date Tradition Rebuild has followed the original and approved Mining and Rehabilitation Program (MARP) which was approved by the Department of Primary Industries and Resources SA (PIRSA) in February 2000. The Department for Energy and Mining (DEM) has requested an update of the MARP to a Mine Operations Plan (MOP). A draft MOP is currently under the assessment of DEM. The MOP describes the status of the mining operations and proposed future activities of the site. A copy for the final MOP that has been submitted to DEM for approval is attached.

Other than the sharing of infrastructure such as the administration office amenities, access gates, weigh bridge, mobile crusher, and the interconnected surface water management system, there will be no interaction between the activities of the mining operations and the proposed resource recovery facility.

I provide the following with regard to the additional information you have requested.

WASTE

1. **Please clarify whether the waste generated from the existing and proposed mining operations and the proposed waste recovery facility will be managed separately or together.**
   a. **Will the industrial waste discussed in the section Mine Operations Plan be entirely generated through the site operations and will they be managed separately or in a combined manner?**
   b. **Does section 3.3.10 regarding hydrocarbon storage and spills apply to both the mining and resource recovery operations?**
2. **Please advise the sources of contaminated soil and whether they include hydrocarbon spills related to the operations on the site**

3. **Should soils be contaminated with hydrocarbons, please demonstrate that the lined storage and treatment area is an appropriate distance from any combustible materials and activities that may produce sparks (such as maintenance works).**
4. **Describe in detail how the laydown area, including the contaminated soils storage and treatment are, is to be managed, including any bunding measures to prevent stormwater contamination**

As provided during the discussions on the 3 April 2025, the existing mining operations and the proposed resource recovery centre are two separate operations and will be managed separately.

Industrial Waste discussed in the MOP pertains to the mine operations only. Any waste generated from the resource recovery centre will be minimal as strict criteria will be applied to the materials that are transported to the site. As provided in the original application material will be sorted at the site of origin and transported to the site for crushing. Only bluestone rock, stone, concrete and bricks (approved materials) will be transported and processed at the resource recovery centre. Strict acceptance criteria will be applied to all trucks that enter the resource recovery facility. The material contents of all trucks entering the resource recovery centre will be verified at the weigh bridge prior to entry to the resource recovery centre. Any loads presented at the unloading area found to contain materials other the approved materials will be immediately refused and the material not accepted at the site.

With regard to the receipt and management of contaminated soils and laydown area, this pertains to the mining operation activities and is not within the scope of the proposed resource recovery centre. Furthermore,

- No contaminated soils will be received at the proposed resource recovery centre.
- No maintenance of vehicles or plant equipment will occur at the site of the resource recovery facility.
- Should soils at the proposed resource recovery facility become contaminated through the accidental spill of fuels or engine oils, the area will be isolated to prevent unauthorised access, the spill contained, the contaminated soil excavated and disposed of at a facility licenced to receive the waste.
- In the event of a major >50 L hydrocarbon spillage, EPA will be notified within 24 hours.
- The laydown area you reference in your correspondence pertains to the mining operations and not the proposed resource recovery centre.

AIR QUALITY

5. **Describe in detail the proposed chemical suppressants**

The use of chemical suppressants is not proposed for the resource recovery centre. The final MOP has been submitted to DEM for assessment and subsequent approval. Any amendment to the MOP will need to occur with the approval of DEM.

Dust generated at the resource recovery centre is likely sourced from the transgress of vehicles to and from the site and the movement of materials (namely unloading from trucks, stockpile management and crushing activities). Given the crushing plant and stockpile pertaining to the resource recovery centre are within a pit, it is unlikely that dust generated from these activities will exceed the boundaries of the pit. To address concerns related to dust the operator will implement the following measures:

- Dust suppression techniques, including water spraying during material unloading and using a water truck on windy days, is currently employed and will continue to be employed.
- Sprinkler systems on stockpiles are activated during windy conditions.
- Meteorological conditions are watched to prepare for windy days. A weather station is in operation at the site office.
- Trucks transporting products will be equipped with dust covers, with movements restricted to operating hours and acceptable levels (10-15 average daily movements during production).
- Truck movements will be regulated following the previously submitted Traffic Management Plan.

APPENDIX L- ENVIRONMENTAL IMPACT ASSESSMENT

6. **Please update the "source/event" to include "Dust generation during blasting, crushing, transportation, and stockpiling" and provide additional details about the management response as necessary.**
7. **Please amend the environmental receptors to include "Smothering of agricultural crops with excessive dust" and provide additional details about the management response as necessary.**
8. **Please amend to include the use of chemical suppressant (as mentioned in appendix K) and hydro-bonding and hydro-mulching (if proposed)**

The final MOP (including Appendix L) has been submitted to DEM for assessment and approval. Any required amendments will be addressed by DEM. As provided in the final MOP submitted to DEM It is envisaged that "stockpiles" are exposed surfaced as provided in the final MOP. Sprinkler systems will be installed on stockpiles to be operational during windy days.

Smothering of agricultural crops with excessive dust is included to the environmental receptors along with details about the management response in the version of the final MOP that has been submitted to DEM for assessment and approval.

As provided previously the use of chemical suppressants will not be undertaken at the resource recovery facility, only water suppressants will be utilised to manage dust.

APPENDIX M – MEASUREMENT CRITERIA

9. **Please amend the measurement criteria to "Dust deposition gauges must show no more than 2g/m^2/month increase to background, and no more than 4mg/m^2/month total".**

The final MOP (including Appendix M) has been submitted to DEM for assessment and approval. Any required amendments will be addressed by DEM.

Please contact me on 0413 560 468 or at carol@cooe.com.au if you have any queries.

Kind regards,

Carol Muzyk

Environment Manager
COOE Pty Ltd
M: 0413 560 468 | E: carol@cooe.com.au

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ABN: 65 147 909 751

Site Layout – Current mining operations, proposed resource recovery centre and shared facilities

Mine Operations

Resource Recovery Facility

Shared Facilities

Resonate

Callington Quarry Waste Recovery Centre

Environmental Noise Assessment

A240480RP1 Revision 0

Friday, 11 October 2024

Resonate

Document Information

Project	Callington Quarry Waste Recovery Centre
Client	COOE Pty Ltd (Care of Our Environment)
Report title	Acoustic Design Report
Project Number	A240480

Revision Table

Report revision	Date	Description	Author	Reviewer
0	10 October 2024	Draft issue	Aidan Leith	Greg Barry

Glossary

A-weighting	A spectrum adaption that is applied to measured noise levels to represent human hearing. A-weighted levels are used as human hearing does not respond equally at all frequencies.
Characteristic	Associated with a noise source, means a tonal, impulsive, low frequency, intermittent, or modulating characteristic of the noise that is determined in accordance with the *Guidelines for the use of the Environment Protection (Commercial and Industrial Noise) Policy 2023* to be fundamental to the nature and impact of the noise.
Continuous noise level	A-weighted noise level of a continuous steady sound that, for the period over which the measurement is taken using fast time weighting, has the same mean square sound pressure as the noise level which varies over time when measured in relation to a noise source and noise-affected premises in accordance with the Noise Policy
Day	Between 7 am and 10 pm as defined in the Noise Policy
dB	Decibel—a unit of measurement used to express sound level. It is based on a logarithmic scale which means a sound that is 3 dB higher has twice as much energy. We typically perceive a 10 dB increase in sound as a doubling of loudness.
dB(A)	Units of the A-weighted sound level.
Frequency (Hz)	The number of times a vibrating object oscillates (moves back and forth) in one second. Fast movements produce high frequency sound (high pitch/tone), but slow movements mean the frequency (pitch/tone) is low. 1 Hz is equal to 1 cycle per second.
Indicative noise level	Indicative noise level determined under clause 5 of the Noise Policy.
L_{90}	Noise level exceeded for 90 % of the measurement time. The L_{90} level is commonly referred to as the background noise level.
L_{eq}	Equivalent Noise Level—Energy averaged noise level over the measurement time.
L_{max}	The maximum instantaneous noise level.
Night	Between 10 pm on one day and 7 am on the following day as defined in the Noise Policy
Noise source	Means a commercial or industrial premises at which an activity is undertaken, or a machine or device is operated, resulting in the emission of noise
Quiet noise designated area	A noise designated area is a quiet noise designated area if the land uses under the Planning and Design Code provisions that make land use rules for the noise designated area are principal land uses that all fall within either or both of the following land use categories (a) Residential; (b) Rural Living.

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Executive summary

This report outlines the environmental noise assessment for the proposed Callington Quarry Waste Recovery Centre Development, located at Samuels Road, Callington.

The potential noise emissions from the development have been assessed to adjacent noise-affected premises and potential noise sensitive receptors on the development site itself.

The potential environmental noise impact has been assessed against the:

- Planning, Development and Infrastructure Act 2016 (the Act)
- Planning & Design Code
- *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy)

A summary of the noise assessment and outcomes are outlined in Table 1.

Table 1 Assessment summary and outcomes

Noise source	Outcome
Crushers, digger and loaders	Relocate the crusher to the northern side of the pit to use the natural pit wall as a noise barrier.
Vehicle operations	No specific acoustic treatments are required.

This assessment has demonstrated that the potential noise emissions from the operation of the proposed development will be able to operate within the relevant noise provisions in the Planning & Design Code and relevant noise criteria requirements.

1 Introduction

This report outlines the environmental noise assessment for the proposed Callington Quarry Waste Recovery Centre at Samuels Road, Callington SA 5254 (the Site). The closest noise-affected premises are located approximately 300m to the north of the site at 56 Samuels Road and 360m to the northeast at 22 Samuels Road.

The noise impact assessment has been undertaken in consideration of the following guidelines and documentation:

- Planning, Development and Infrastructure Act 2016 (the Act)
- Plan SA Planning & Design Code Version 2024.18 – 10 October 2024 (SA PDC)
- Environment Protection (Commercial & Industrial Noise) Policy 2023 (Noise Policy)
- CALLINGTON DA MAP 20_3_24 (Site Plan)
- Noise and Vibration Impact Assessment – Dubbo Quarry Continuation Project (J1810313 RP17, 14 January 2021)
- Noise Emissions Compliance of Inert Material Crushing Activity – Dowsing Inert Recycling Facility (SEA-2103-028 RPT001, 12 February 2015)

2 Proposed development

2.1 Location

The subject site is located along Samuels Road in Callington and is bounded by rural land uses (as defined in the PDC). The closest noise-affected premises are located approximately 300m to the north of the site at 56 Samuels Road and 360m to the northeast at 22 Samuels Road.

Figure 1 shows an aerial image of the site in relation to adjacent land and zoning.

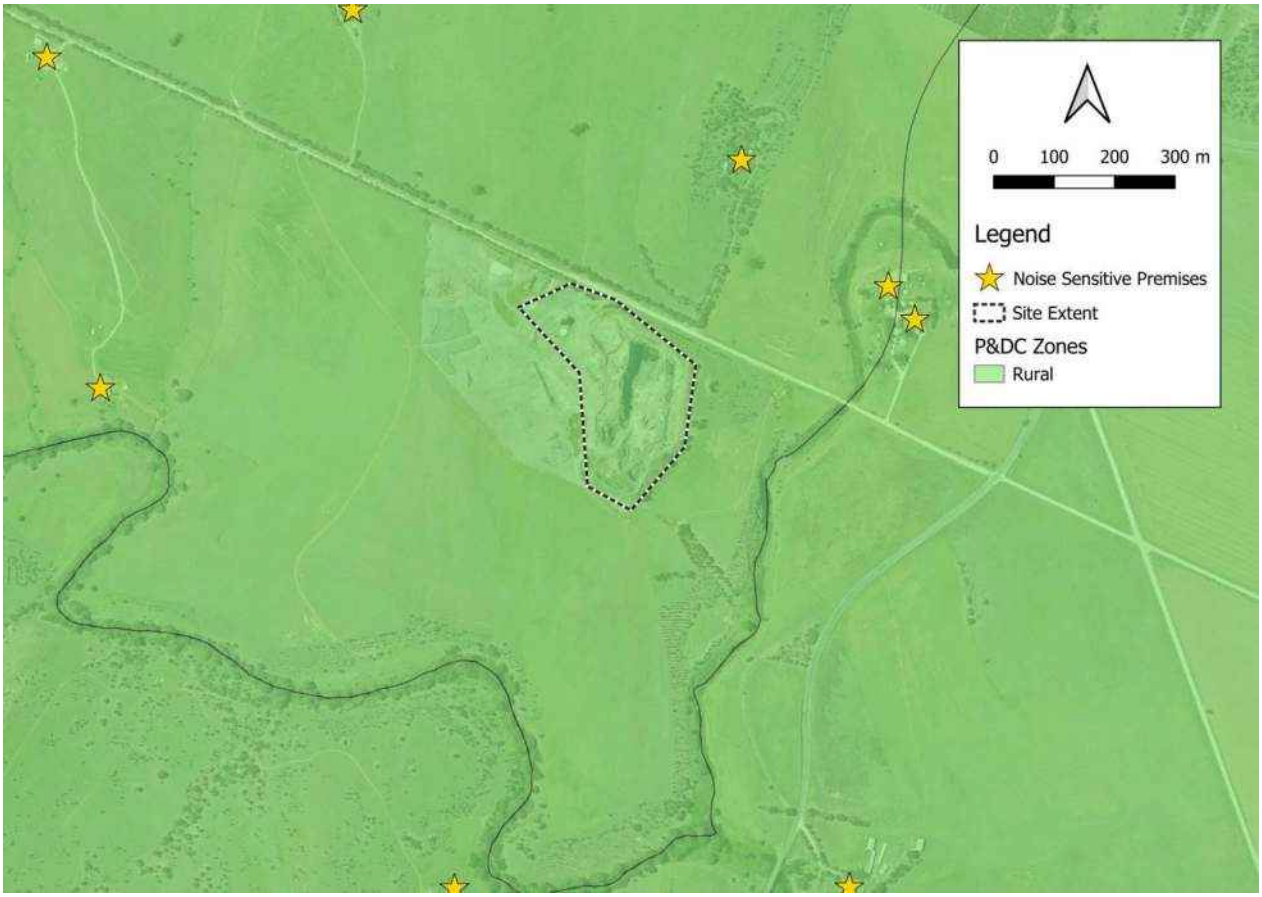


Figure 1 Aerial image of site, adjacent land, and zoning

2.2 Operation

It is proposed for the waste recovery only day time (7am to 10pm) hours of operation with no operations at night time (10pm to 7am), with the activity as outlined in Table 2. The locations of each activity is shown on the site plan in Appendix A.

Table 2 Proposed activity

Noise sources	Location	Period	
		Day—7 am to 10 pm	Night—10 pm to 7 am
Recovery centre operations			
Excavator and loaders	Resource Recovery area, see Appendix A.	• 1 digger in constant operation. • 3 loaders in constant operation	No nighttime operations
Crushers	Crusher area, see Appendix A.	• 1 cone crusher and screen in constant operation • 2 jaw crushers and screen in constant operation	No nighttime operations
Vehicle movements			
Haul truck movements	Haul truck paths, see Appendix A.	• 1 haul truck constantly moving along haul paths • 1 prime mover truck in constant operation along haul paths • 1 water truck in constant operation along haul paths • 3 light vehicles in constant operation along haul paths	No nighttime operation

3 Planning & Design Code

3.1 Zoning

The zoning of the subject site (noise source) and noise-affected premises are as outlined in Table 3.

Table 3 Summary of zones/subzones

Location	Zone / Subzone
Subject site	Rural
All areas surrounding the site	Rural

The Desired Outcomes, Performance Outcomes, and Designated Performance Features of the zones/subzones have been used by the EPA in their *Indicative Noise Factor Guidelines* to determine appropriate land use categories and indicative noise factors used to derive environmental noise criteria (refer to Section 4.1 for further details).

3.2 Interface between land uses

Interface between Land Uses is a General Development Policy that is relevant to the subject site. The relevant Assessment Provisions relating to noise are outlined in Table 4.

Table 4 Relevant Assessment Provisions—Activities generating noise or vibration

Relevant Assessment Provisions	
Desired Outcome	
DO1	Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.
Performance Outcome	**Deemed-to-Satisfy Criteria / Designated Performance Feature**
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.

Relevant Assessment Provisions	
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.

4 Noise criteria

4.1 Environmental noise policy

As noted in DTS/DPF 4.1, environmental noise emissions from the subject site should comply with the *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy).

As noted in Section 3.1, the environmental noise criteria are based on the land use categories determined based on the principal land uses outlined in the Planning & Design Code for the noise source and noise-affected premises. The land uses and indicative noise factors are as shown in Table 5 and Table 6. Note that the indicative noise factors in Table 5 are used where the noise source and noise affected premises falls within the same land use category (being only General Industry and Special Industry). In all other cases the indicative noise factors in Table 6 are to be used.

Table 5 Excerpt from Noise Policy—Table 1(subclause(1)(a))

Land use category	Indicative noise factor dB(A)	
	Day (7 am to 10 pm)	Night (10 pm to 7 am)
General industry	65	65
Special industry	70	70

Table 6 Excerpt from Noise Policy—Table 2(subclause(1)(b))

Land use category	Indicative noise factor dB(A)	
	Day (7 am to 10 pm)	Night (10 pm to 7 am)
Rural living	47	40
Residential	52	45
Rural industry	57	50
Light industry	57	50
Commercial	62	55
General industry	65	55
Special industry	70	60

Based on the land use categories as outlined in the EPA's *Indicative Noise Factor Guidelines*, the relevant criteria for the noise-affected premises in each zone are as outlined in Table 7. In accordance with the Part 5 of the Noise Policy, the relevant criteria are the average of the relevant indicative noise factors less 5 dB(A).

Table 7 Summary of zones, land uses, and Noise Policy criteria

Site	Zone/subzone	Land use categories	Criteria, L_{Aeq}	
			Day (7 am to 10 pm)	Night (10 pm to 7 am)
Subject site	Rural	Rural Industry	N/A	N/A
All surrounding premises	Rural	Rural Industry	52	N/A

Penalties can also be applied to a noise source for a variety of characteristics, such as impulsive, low frequency, modulating or tonal characters. For a characteristic penalty to be applied to a noise source it must be fundamental to the impact of the noise and dominate the overall noise impact. Application of the characteristic penalty is discussed in the noise emission assessment.

We note that under Part 4, Clause 18 of the Noise Policy, exceedance of the recommended criterion does not necessarily mean action is required under the Noise Policy. Some of the following matters should be considered when considering action:

- the amount by which the criterion is exceeded (in dB(A))
- the frequency and duration for which the criterion is exceeded
- the ambient noise that has a noise level similar to the predicted noise level
- the times of occurrence of the noise source
- the number of persons likely to be adversely affected by the noise source and whether there is any special need for quiet.

5 Assessment

5.1 Noise modelling

5.1.1 Modelling parameters

Noise emissions from site have been modelled in SoundPLAN Environmental Software v9.0 program, using the Conservation of Clean Air and Water in Europe (CONCAWE) algorithms. The model takes into consideration:

- attenuation of noise source due to distance
- barrier effects from buildings, topography and the like
- air absorption
- ground effects
- weather conditions (wind speed, wind direction, time of day, and cloud cover)

CONCAWE has six difference meteorological categories—CONCAWE meteorological category 1 represents weather conditions that are least conducive to noise propagation (best case situation with the lowest predicted noise levels), CONCAWE meteorological category 4 represents neutral weather conditions, and CONCAWE meteorological category 6 represents weather conditions that are the most conducive to noise propagation (the worst case situation with the highest predicted noise levels). In accordance with the *Guidelines for the use of the Environmental Protection (Commercial & Industrial Noise) Policy 2023*, CONCAWE meteorological category 5 has been used for day time noise emissions.

5.1.2 Modelling scenarios

A modelling scenario aligned with the operations as outlined in Section 2.2 is presented in Table 8.

Table 8 Modelling scenarios

Scenarios	Activity	Criterion
Day—7 am to 10pm		
General activity (day time)	• Resource recovery area • Crusher area • Vehicle movements on site tracks	Noise Policy day – 52 dB(A)

5.2 Sound levels

Sound levels adopted in the noise modelling of the proposed development are outlined in Table 9.

Table 9 Sound levels

Location	Details	Quantity	Sound level	Notes
Resource recovery area	Hitachi ZX330 Excavator	1	L_W 117 dB(A)	1
	Cat 950H Loader	1	L_W 105 dB(A)	1
	Volvo L120F Loader	1	L_W 105 dB(A)	1
	Volvo L150G Loader	1	L_W 105 dB(A)	1
Crusher area	Terex J1175 Jaw Crusher and screen	2	L_W 108 dB(A)	2

Location	Details	Quantity	Sound level	Notes
	Terex C-1540 Cone Crusher and screen	1	L_W 117 dB(A)	3
Site tracks	Volvo A30 Dump Truck	1	L_W / m 76 dB(A)	1
	Mack Prime Mover Truck & Dog Trailer	1	L_W / m 76 dB(A)	1
	Hino Water Truck	1	L_W / m 76 dB(A)	1
	Light Vehicles	1	L_W / m 54 dB(A)	1

(1) Resonate database of measured and researched data.

(2) Noise levels obtained from report *SEA-2013-028 RPT001 Acoustics – Noise Emissions Compliance of Inert Material Crushing Activity* for a Terex Powerscreen XR400S which is considered equivalent.

(3) Noise levels obtained from report *J180313RP17 Noise and Vibration Impact Assessment – Dubbo Quarry Continuation Project* for an Eljay Con Crusher and associated screen which is considered equivalent.

5.3 Recommended treatments

5.3.1 Crusher noise

It is recommended that the mobile crushing plant be moved to the northern end of the existing pit to employ the wall of the pit as a natural noise barrier. The recommended location of the crusher is shown in Appendix A.

5.4 Predicted noise levels

5.4.1 General activity

A summary of the predicted noise levels at noise-affected premises is presented in Table 10 for day time emissions. It is not considered appropriate to apply a characteristic penalty as noise associated with the resource recovery operations will be of similar character to existing operations on the site.

Table 10 Predicted noise levels—day

Prediction location	Predicted noise level, L_{eq} dB(A)	Noise Policy day time criterion, dB(A)
Premises to the north along Samuels Road	53	52
Premises to the west along Samuels Road	37	52

5.4.2 Discussion

It was not considered appropriate to apply a characteristic penalty as noise associated with the resource recovery operations will be of similar character to existing operations on the site.

It is noted that noise levels from the resource recovery operations are expected to exceed the noise criterion at 1 receiver by 1 dB(A). In line with Part 4 – Clause 18 of the Noise Policy, this is considered acceptable for the following reasons:

- **Clause 18(a)** – The exceedance of the noise criterion is minor (1 dB(A)) and likely imperceptible in comparison to the noise criteria.
- **Clause 18(b)** – It is likely that existing noise levels at the receivers are similar to predicted noise levels due to current operations from the site and traffic noise from the South Eastern Freeway.

Additionally, it is noted that the assessment assumes continuous and simultaneous operation of the noise sources on site in a worst case 15 minute period which is unlikely. This leads to a conservative assessment as noise emissions from the site are likely to be lower.

Given the above arguments, we consider the development to satisfy the requirements of the Noise Policy.

5.4.3 Summary

The predicted indicative noise levels will satisfy the requirements of the Noise Policy based on:

- proposed scenarios as outlined in Section 2.2, and
- treatments as outlined in Section 5.3.1, and
- discussion as outlined in Section 5.4.2.

6 Conclusion

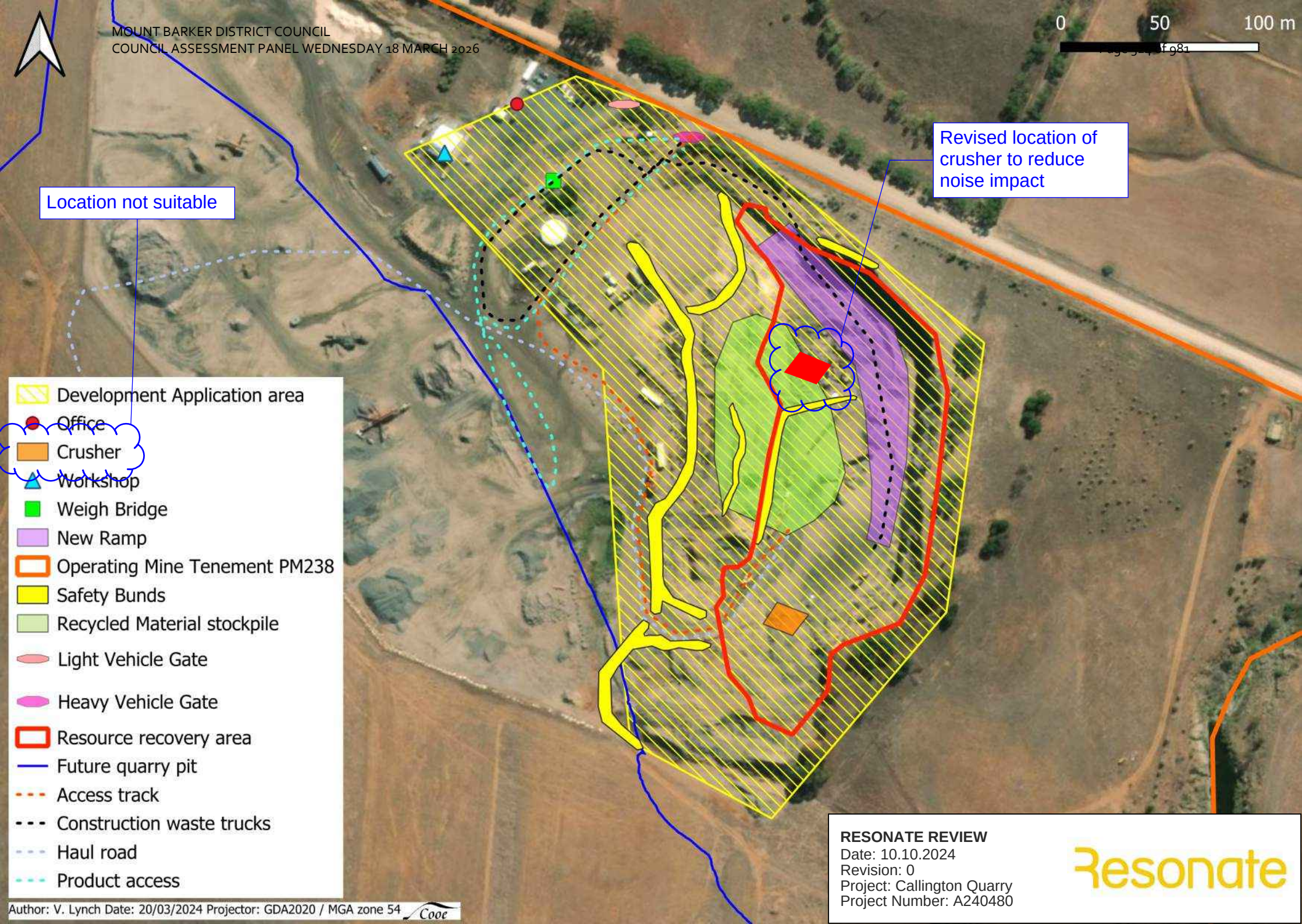
An environmental noise impact assessment has been undertaken for the proposed Callington Quarry Waste Recovery Centre at Samuels Road in Callington.

This assessment has demonstrated that, with the indicative noise mitigation treatments detailed in this report the noise emissions from the operation of the proposed development will be able to comply with the relevant documents:

- Planning, Development and Infrastructure Act 2016 (the Act)
- Plan SA Planning & Design Code Version 2024.18 – 10 October 2024 (SA PDC)
- *Environment Protection (Commercial & Industrial Noise) Policy* 2023 (Noise Policy).

All recommended treatments will be further reviewed and refined during the detailed design of the development, and as such, all recommendations provided within the report are to be considered as indicative only.

Appendix A – Site Plan



RESONATE REVIEW
Date: 10.10.2024
Revision: 0
Project: Callington Quarry
Project Number: A240480

Resonate

Cooe
Care Of Our Environment

CALLINGTON QUARRY (PM238) AND RESOURCE

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Commercial in Confidence

Front cover photo - Callington Quarry

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Noise Management Plan

Callington Quarry (PM238) and Resource Recovery Centre

Tradition Rebuilt Quarries Pty Ltd

28/09/2025

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Document Information	
Client	Tradition Rebuilt Quarries Pty Ltd
Project	Callington Quarry (PM238) and Resource Recovery Centre
Document Title	Noise Management Plan
Date of this Version	28/09/2025
Document Version	V1.2 - FINAL
File Name	TRQ.CAL.005 Noise Management Plan V1.2 FINAL

Document Control				
Version	**Issue Date**	**Author/s**	**Reviewer/s**	**Description**
V1.0	25/10/2023	Carol Muzyk	José Paim de Bruges	Document Development Noise Management Plan
V1.1 FINAL	28/12/2023	Carol Muzyk	N/A	Document Development Noise Management Plan
V1.2 FINAL	28/09/2025	Carol Muzyk	N/A	Amended Document – crusher relocation

Distribution			
Version	**Date of Issue**	**Copies, Format**	**Recipient/s**
V1.0	13/11/2023	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V1.1 - final	28/12/2023	Soft copy via SA Planning Portal	SA Planning Portal
V1.2 FINAL	28/09/2025	Soft copy via SA Planning Portal	SA Planning Portal

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1 PURPOSE

This noise management plan has been developed to describe the actions and control measures, to be taken and implemented in the management of noise generated from activities at the Callington Quarry and Resource Recovery Centre.

There is a certain level of background noise originating from the SE Freeway to the north. The Hillgrove Resources Kanmantoo Copper Mine, visible to the north, may produce audible operations from the ridges under specific weather conditions.

Anticipated noise impacts from quarrying activities include truck movements to and from the site, operation of excavators and other equipment on-site, and blasting activities. Scope

This noise management plan applies to all Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) workers, contractors, and visitors at the Callington Quarry and Resource Recovery Centre site.

2 LEGISLATIVE REQUIREMENTS

Tradition Rebuilt is committed to fulfilling its obligations under the Work Health and Safety Act 2012 (SA), the Work Health and Safety Regulations 2012 (SA) and Environment Protection Act 1993 (SA) protecting workers and other persons, and the environment from harm or damage from our operations.

Under the Work Health and Safety Act 2012 (SA), all persons who conduct a business or undertaking (PCBU) have a duty of care to ensure, so far as is reasonably practicable, that workers and other persons are not put at risk from work carried out as part of the business or undertaking.

The Environment Protection Act 1993 (SA), states that every person has an environmental duty to ensure that they do not undertake an activity that pollutes, or might pollute, the environment unless the person takes all reasonable and practicable measures to prevent or minimise any resulting environmental harm.

The Environment Protection (Noise) Policy 2007 establishes indicative noise levels for different land use categories. For Rural Industry, allowable noise levels are 57 dB(A) during the day and 50 dB(A) at night.

2.1 Health Monitoring

The Work Health and Safety Regulations 2012 (SA) identify the following requirements for Health Monitoring:

- R57 Managing hearing loss from noise
- R58 Audiometric testing
- R368 - Duty to provide health monitoring.
- R675F - Health monitoring of a Worker

Where the findings of a dust monitoring report indicate a workers' exposure levels are above an action level of an exposure standard, Tradition Rebuilt shall determine whether there is a significant risk of an adverse effect on the workers' health and health monitoring is required.

Where it is determined that health monitoring of a worker is required, Tradition Rebuilt shall, in consultation with the worker, engage registered medical practitioner experienced in health monitoring.

2.2 Removal of a Worker

Tradition Rebuilt shall remove a worker from being exposed to respirable dust and respirable crystalline silica dust or assigned different work where it has been identified in a health monitoring report, that

there is a significant risk of an adverse effect on the worker's health because of the worker's exposure to a hazard.

Tradition Rebuilt shall ensure the worker remains removed from the hazard or conducting different work until such time as further monitoring has determined that there is no longer a significant risk of an adverse effect on the worker's health, and a registered medical practitioner experienced in health monitoring has documented the workers return to previous duties in a health monitoring report.

2.3 MOP Requirements

Please refer to Tradition Rebuilt's approved Mine Operation Plan (MOP) for PM238 located at Callington.

3 INFRASTRUCTURE AND SITE ACTIVITIES

3.1 Site Activities

Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) is a registered company that owns Private Mine (PM) 238, located on the outskirts of the township of Callington, Eastern Mount Lofty Ranges, South Australia. Tradition Rebuilt specialise in extracting high-quality metasiltstone-greywacke, commonly known as bluestone. Figure 1. As illustrated in Figure 1 the site boundary aligns with Deposited Plan 66427 Allotment 21 (CT/5936/419) and Allotment 22 (CT/5936/420) in the Hundred of Kanmantoo, located in the suburb of Callington and area of Mount Barker District Council. The general land use in the area is livestock, and it is zoned Primary Production.

The quarry site is visible from the Callington – Strathalbyn Road and Samuels Road. The existing open pit quarry is well screened from the Callington – Strathalbyn Road by a bunded earth wall and line of eucalyptus trees planted by the owner.

3.2 Site Infrastructure

The site is fully fenced along the perimeter of Samuels Road. The two entrances both comprise locked gates, signage, and emergency contact numbers.

- Primary Entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge or car parking area.
- Secondary Entrance is the top entrance, accessed further along off the unsealed Samuels Road. This entrance services the northern licence area and will be used in future to service the site.

There are two (2) designated car-parking facilities within the site, both of which are signposted.

- Car parking facility 1 is a light vehicle car park situated adjacent to the Main Office.
- Car parking facility 2 is a heavy vehicle car parking facility situated adjacent to the weighbridge and water tank.

Truck movements are restricted to operating hours only and truck volumes restricted to acceptable levels, currently operations average 10-15 truck movements per day.

Truck movements operate in accordance with the Traffic Management Plan.

Mains power and telephone landline connection services are currently available to the site.

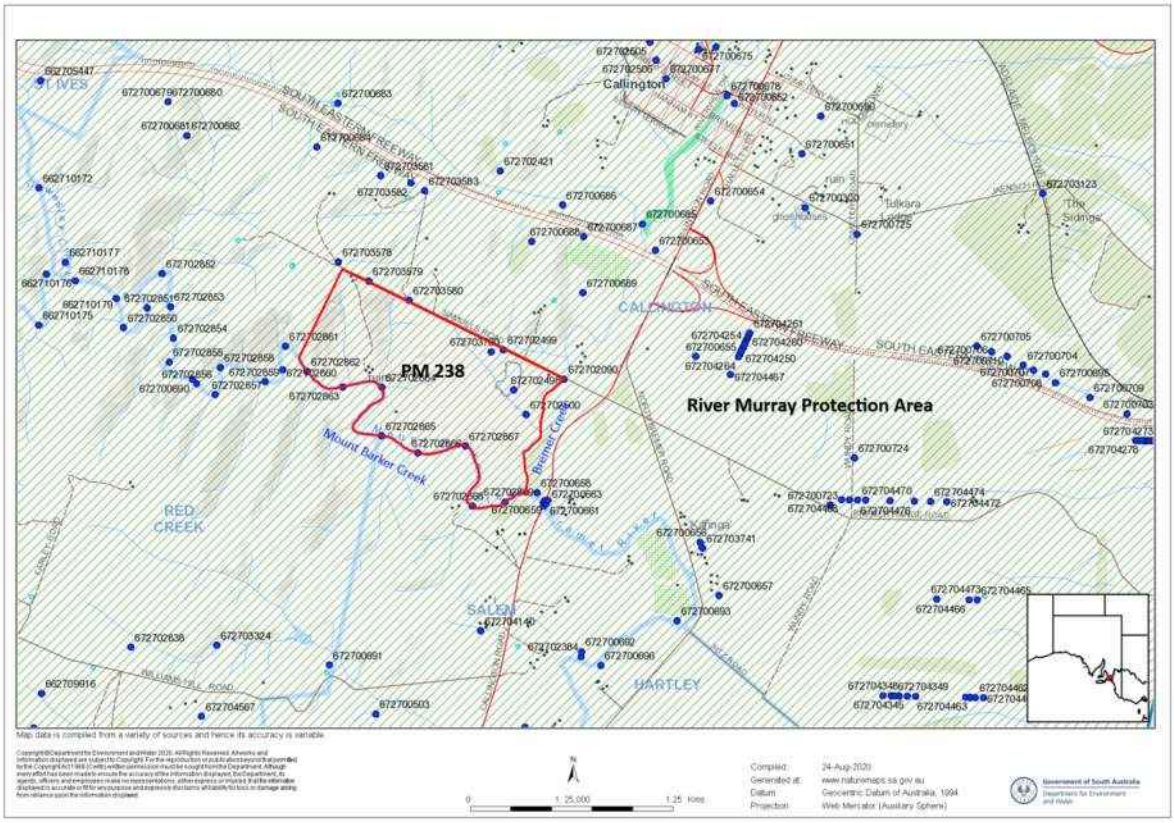

Figure 1 Site Location

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The existing quarry pit also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

The Main Office is a transportable building office block located at the quarry entrance off Samuels Road, as illustrated in Figure 2, the Main Office provides administrative facilities and contains single-phase power. There are no accommodation facilities on site.

The Laydown Area comprises four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to facilitate use as an all-weather on-site maintenance yard.

The types of vehicles and mobile plant that enter or operate on this site range from light vehicles, road trucks, dump trucks, front end loaders, articulated / ridged haul trucks, graders, drill rigs, excavators, and scrapers.

Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

There is no power connected to the site. A diesel generator facilitates power at the quarry.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the Main Office.

The Main Office, Laydown Area and Weighbridge are currently monitored using a 24-hour video surveillance system.

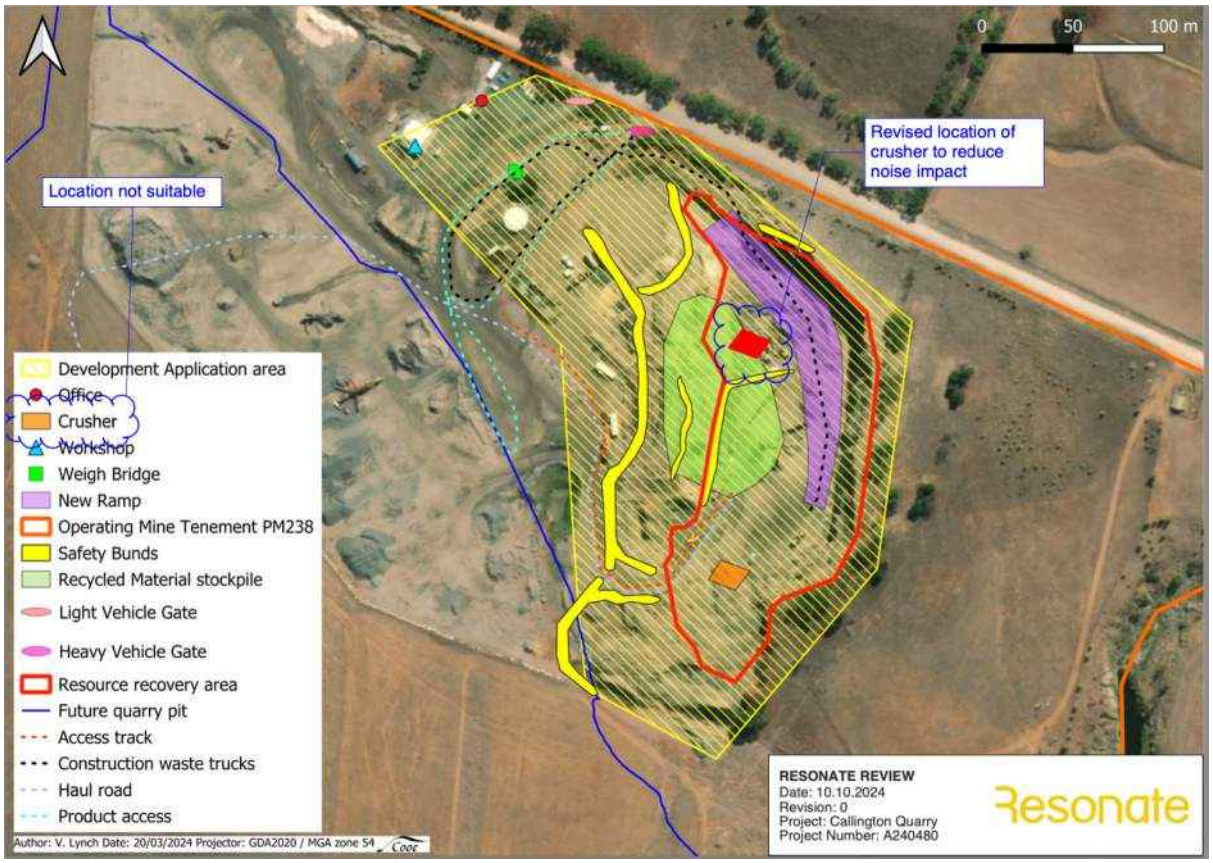

Figure 2 Site Layout

3.3 Site Equipment

The mining operations at the Callington Quarry utilise specific equipment, as outlined in Table 1. This equipment will be mobilised to the site to support the ongoing and planned activities.

To ensure the proper functioning and longevity of the equipment, maintenance activities will be conducted in accordance with the manufacturers' guidelines. Regular inspections and maintenance procedures will be carried out at the onsite workshop, at scheduled intervals. These activities will include the detection and repair of hydrocarbon leaks, as well as general maintenance tasks to ensure the equipment remains operational.

In the event of significant repairs being necessary, the equipment will be transported off-site for appropriate servicing and restoration. Once the mining operations are completed, the equipment will not remain onsite, as it will no longer be required for further mining activities.

Table 1 Type and number of equipment, size and ignition sources

Equipment Make and Model	Number of Units	Size & Capacity	Fuel Type
Hitachi ZX330 Digger	1	Thirty-five tonne	Diesel
Volvo A30 Dump Truck	1	Forty tonne	Diesel
Terex 694 Screen	1	(X3) 20 x 5 Decks	Diesel
Terex C-1540 Cone Crusher	*1*	*1,000mm Cone*	*Diesel*
Terex 883 Screen	*1*	*(X2) 14 x 5 decks*	*Diesel*
Terex J1175 Jaw Crusher	*2*	*48 Inch Jaques*	*Diesel*
Mack Prime Mover Truck & Hamelex Dog Trailer	*1*	*29 Tonne*	*Diesel*
Cat 950H Loader	*1*	*4m3*	*Diesel*
Volvo L120F Loader	*1*	*4m3*	*Diesel*
Volvo L150G Loader	*1*	*5m3*	*Diesel*
Hino Water Truck	*1*	*8,000 litres*	*Diesel*
Light Vehicle	*3*	*4WD Utility*	*Diesel*

3.4 Expansion of Site Activities

Tradition Rebuilt proposes to excavate materials buried by the previous operator in the floor of the current pit. It is proposed that this will occur over a three (3) year period commencing from the date of development approval.

The planned activities will:

- Re-establish the ramp to the northwest corner by pushing imported fill material from the existing pit against the north wall to establish the ramp to the northwest corner.
- Stabilising the pit wall and leveling the surface to use as a work base.
- Expanding the current pit to tidy up the east face,
- Finalise the south to southeast face of the pit and
- Quarry the west wall back 10 m meters to recover resource and expand the processing area.

Excavated materials will be sorted to remove materials not suitable for the construction of the access ramp as illustrated in Figure 3. All other materials will be transported to a licences waste depot for disposal. Reclaimed stone materials, concrete and bricks will be crushed using a mobile crusher and stockpiled for re-use either on site or to be sold as rubble.

Tradition Rebuilt propose to receive selected recyclable building and demolition material such as bluestone, concrete, bricks, and stone. It is estimated up to 20,000 tpa of material will be received at the site. Bluestone and other south after building stone will be separated and sold on for offsite renovation works. The remaining stone, concrete and bricks will be graded and sorting prior to crushing. The crushed material will be stockpiled and later sold as rubble materials.

Incoming material will be accepted under strict criteria that it does not contain material known, or suspected, to contain asbestos. In the event asbestos or asbestos containing material is detected at the site, it will be managed, stored, and disposed of in accordance with the Recovered Products Plan.

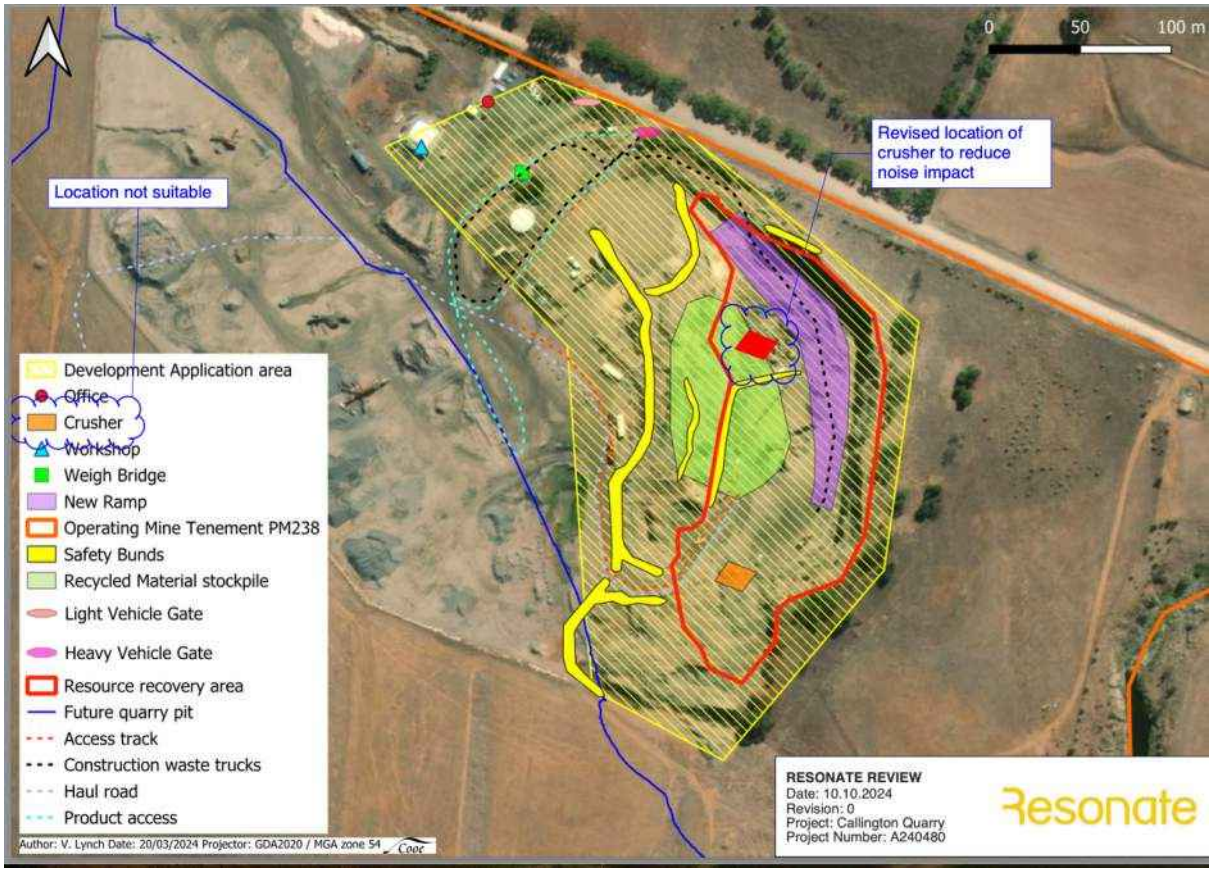

Figure 3 Proposed Resource Recovery Area

4 NOISE MANAGEMENT

The existing quarry development forms a man-made enclosure that would, under normal circumstances, provide effective attenuation of quarrying operations within the surrounding area.

Concerns raised by affected parties regarding the existing operations primarily involve complaints about noise and dust generated by on-site activities and heavy vehicle movements along the unsealed Samuels Road. These complaints have been received from adjacent landowners, who are the closest sensitive receptors.

Measures to manage and mitigate noise are as follows:

- Limit operations to the designated working hours.
- Ensure machinery is equipped with mufflers and noise-reducing devices according to manufacturers' guidelines.
- Restrict truck movements to operating hours and maintain truck volumes within acceptable levels. During periods of production the average daily truck movements range from 10-15.
- Implement the Traffic Management Plan to regulate truck movements.
- Provide prior notification to receptors about significant noise events such as blasting. Blasting activities will adhere to the guidelines specified in AS 2187.2-2006 and the Blast Management Plan (provided in the MOP), which includes provisions for windy days.

- Maintain open lines of communication with sensitive receptors to engage and receive feedback on noise-related concerns.
- Collaborate with complainants and the Council to determine best practices for noise reduction.
- Air-track drilling rigs represent the noisiest item of mobile equipment within the quarry. The drill rig, haul trucks and front end loaders all comply with existing boundary noise limit regulations. This equipment will operate predominantly within the quarry development area and below the natural surface level of the surrounding land. Noise emanating from these sources is adequately attenuated within the quarry.
- Haul road gradients are kept to a minimum to reduce engine noise and wear and tear on machinery.
- Supplement acoustic barriers and vegetation screens
- Erect signage banning use of air brakes along Samuels Road
- Verbal direction by weighbridge not to use air brakes on access road.
- Implementing low frequency reversing alarms on all quarry vehicles as required
- Establish bi-annual noise monitoring through a mutually agreed licensed noise expert at both nearest sensitive use locations adjacent to the site boundary (Samuels Road).
- Report levels to PIRSA as per the testing frequency.
- Analyse and identify major sources of noise.
- Adhere to existing noise levels in accordance with EPA policy.
- For any exceedance, determine remediation strategies.

5 COMPLAINT MANAGEMENT

Tradition Rebuilt shall ensure that all complaints made, or incidents reported in relation to noise at the Callington Quarry and Resource Recovery Centre, are managed in accordance with the Incident Reporting, Complaints Register and Non-Conformance and Reporting Form.

The complaint / incident management process includes:

- Acknowledging all complaints, responding to the complainant within 24 hours, where practicable.
- Registering all complaints in Tradition Rebuilt's Incident/ Complaints register.
- Investigating complaints impartially considering the facts and the circumstances prevailing at that time.
- Implementing corrective actions if required; and
- Reporting investigation outcomes and corrective actions taken to relevant stakeholders.

5.1 Corrective Action and Contingency Planning

- Tradition Rebuilt shall take appropriate action to rectify unpredicted impacts or any identified management or equipment deficiencies in accordance with our risk management procedures.
- Corrective actions shall be documented in the incident reporting and investigation form with allocated time frames and persons responsible for completion and logged in the incident register.
- Tradition Rebuilt may request the services of a specialist consultant to investigate and to give advice to assist in resolving the unpredicted impacts.

6 TRAINING

All workers and contractors working on site will undergo a site induction and training, which will cover issues relating to noise management, including:

- The existence and requirements of this Plan.
- Relevant legislation.
- Dust control measures.
- Location of sensitive receivers.
- Energy saving measures.
- Internal speed limits; and
- Complaints reporting.

Further details regarding staff induction and training are outlined in the Safety Management System.

7 AUDITING AND REVIEW

Tradition Rebuilt so far as reasonably practicable, shall review this management plan and its risk control measures to ensure they remain effective, and investigate ways to improve environmental performance.

This management plan shall be reviewed at least annually or sooner as a result of a notifiable incident relating to noise, community complaint or a review of specific noise control measures.

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CALLINGTON QUARRY (PM238) AND RESOURCE

Recovered Products Plan - Resource Recovery Operations

COOE Pty Ltd ABN 65 147 909 751

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Front cover photo - Callington Quarry

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Recovered Products Plan - Resource Recovery Operations

Callington Quarry (PM238) and Resource Recovery Operations

Tradition Rebuilt Quarries Pty Ltd

28/09/2025

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Document Information	
Client	Tradition Rebuilt Quarries Pty Ltd
Project	Callington Quarry (PM238) and Resource Recovery Operations
Document Title	Recovered Products Plan - Resource Recovery Operations
Date of this Version	28/09/2025
Document Version	V1.1 - FINAL
File Name	TRQ.CAL.005 Communication and Engagement Plan V1.0 Draft

Document Control				
Version	**Issue Date**	**Author/s**	**Reviewer/s**	**Description**
V1.0	25/10/2023	Carol Muzyk	N/A	Document Development
V1.1	28/09/2025	Carol Muzyk	N/A	Amemded diagrams

Distribution			
Version	**Date of Issue**	**Copies, Format**	**Recipient/s**
V1.0		Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V1.0 - FINAL		Soft copy via email	SA Planning Portal
V1.1 - FINAL		Soft copy via email	SA Planning Portal

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1 BACKGROUND

Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) is a registered company that owns Private Mine (PM) 238, located on the outskirts of the township of Callington, Eastern Mount Lofty Ranges, South Australia. Tradition Rebuilt specialise in extracting high-quality metasiltstone-greywacke, commonly known as bluestone.

Tradition Rebuilt is proposing to expand quarry operations at the site and to include resource recovery activities to enable the sorting and process existing building demolition materials left on site by the previous operator, and to sort and process incoming building demolition materials for recovery of bluestone, concrete and bricks that may be resold for building renovation works or crushed for road base or other earthworks. .

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The existing quarry pit also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

The proposed operations involve the further expansion and remediation of the current pit, including the repurposing of construction waste left in the pit by the previous operator to stabilise the pit wall and prepare the area for future rock processing. A new mine pit will be opened west of the current pit using the existing pit as a processing area and the current stockpile area again as a stockpile area after quarry activities in that area are completed.

Hours of operations will be during daylight hours (sunrise to sunset), between 7:00 am till 6:00 pm ACST, Monday to Saturday. The quarry is open to the public between 7:00 am and 5:00 pm Monday – Friday and by appointment only on Saturdays. Operations will not be conducted on Sundays or total fire ban days.

1.1 Property and Ownership of the Callington Quarry.

The site has been mined using open cut methods for bluestone extraction since 1970.

The ownership of site was transferred to the Paim de Bruges Family Trust in 2011. Table 1 provides the property and ownership details.

Table 1 Property Details

Item	Description
Landowner	The Paim de Bruges Family Trust
Private Mine Operator (PM Operator)	Current PM Operator: Tradition Rebuilt Quarries Pty Ltd
Site Address	
Site Name	Callington Quarry
Legal Area (hectares)	151.31 ha
Current Activities	Bluestone
Proposed activities	Construction materials
Operation Status	Operating / active

1.1.1 Owners of the Callington Quarry

The owners of the quarry and rural property, operating under the company name of Tradition Rebuilt Quarries Pty Ltd, ABN 68 135 405 319, are José Alpoim Meneses Paim de Bruges and Kerrelle Lea Paim

de Bruges. José Paim de Bruges serves as the contact person. Table 2 provides the owner details for PM 238.

Table 2 Owner Details

Item	Description
Company Name	The Paim de Bruges Family Trust
Contact Name	José Paim de Bruges
Postal Address	PO Box 740 Stirling, South Australia 5152
Phone	+61 4 1449 0301
Email	traditionrebuilt@gmail.com

As illustrated in **Error! Reference source not found.** the site boundary aligns with Deposited Plan 66427 Allotment 21 (CT/5936/419) and Allotment 22 (CT/5936/420) in the Hundred of Kanmantoo, located in the suburb of Callington and area of Mount Barker District Council. The general land use in the area is livestock, and it is zoned Primary Production.

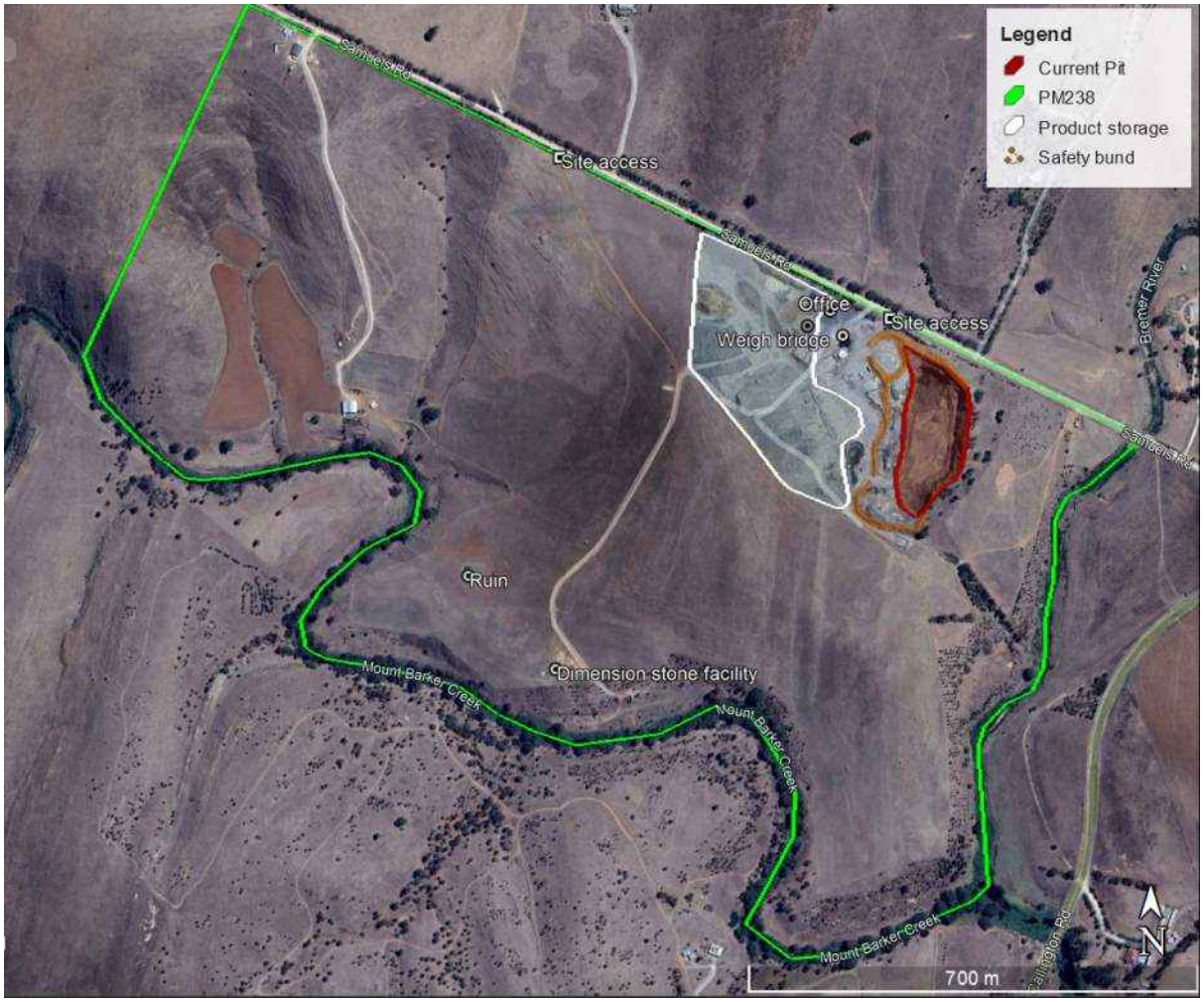

Figure 1 Site Location

1.1.2 Operator of the Callington Quarry

As of May 2023, Traditional Rebuilt is both the current owner and operator of Private Mine 238. Prior to that, from May 2019 to May 2023, the operator was Southern Contracting Group Pty Ltd (SCG), a family-owned and operated business based in Lameroo, South Australia. During that time, SCG was operating at the Callington Quarry. For more information about the PM Operator details for PM 238, please refer to**Table 3 Operator Details Table 3**

Table 3 Operator Details

Item	Description
Company Name	Tradition Rebuilt Pty Ltd, ABN: 68 135 405 319 Wholly owned by The Paim de Bruges Family Trust
Contact Name	José Paim de Bruges
Postal Address	PO Box 740 Stirling, South Australia 5152
Phone	+61 4 1449 0301
Email	traditionrebuilt@gmail.com

1.2 Site Infrastructure

1.2.1 Accommodation and offices

The Main Office is a transportable building office block located at the quarry entrance off Samuels Road, as illustrated in Figure 2, the Main Office provides administrative facilities and contains single-phase power. There are no accommodation facilities on site.

The Laydown Area comprises four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to facilitate use as an all-weather on-site maintenance yard.

Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

There is no power connected to the site. A diesel generator facilitates power at the quarry.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the Main Office.

The Main Office, Laydown Area and Weighbridge are currently monitored using a 24-hour video surveillance system.

Figure 2 Site Layout

1.2.2 Access, public roads, services, and utilities used by operation.

There are two (2) access entrances into the site, both of which comprise secured locked gates.

- Primary Entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge or car parking area.
- Secondary Entrance is the top entrance, accessed further along off the unsealed Samuels Road. This entrance services the northern licence area and will be used in future to service the site.

There are two (2) designated car-parking facilities within the site, both of which are signposted.

- Car parking facility 1 is a light vehicle car park situated adjacent to the Main Office.
- Car parking facility 2 is a heavy vehicle car parking facility situated adjacent to the weighbridge and water tank.

Truck movements are restricted to operating hours only and truck volumes restricted to acceptable levels, currently operations average 10-15 truck movements per day, with a maximum of 20 truck movements during peak times.

Truck movements operate in accordance with the Traffic Management Plan.

Mains power and telephone landline connection services are currently available to the site.

1.2.3 Visual screening and site security

The quarry site is visible from the Callington – Strathalbyn Road and Samuels Road. The existing open pit quarry is well screened from the Callington – Strathalbyn Road by a bunded earth wall and line of eucalyptus trees planted by the owner.

The site is fully fenced along the perimeter of Samuels Road. The two entrances both comprise locked gates, signage, and emergency contact numbers.

2 EXPANSION OF SITE ACTIVITIES

2.1.1 Quarry Activities

The proposed operations for the Callington Quarry are as follows:

As illustrated in Figure 3 the ongoing operations within the current pit will consist of the remediation and expansion of the open cut pit for the extraction of metasiltstone-greywacke and preparation of the site for processing rock.

The planned activities will:

- Re-establish the ramp to the northwest corner by pushing imported fill material from the existing pit against the north wall to establish the ramp to the northwest corner.
- Stabilising the pit wall and leveling the surface to use as a work base.
- Expanding the current pit to tidy up the east face,
- Finalise the south to southeast face of the pit and
- Quarry the west wall back 10 m meters to recover resource and expand the processing area.

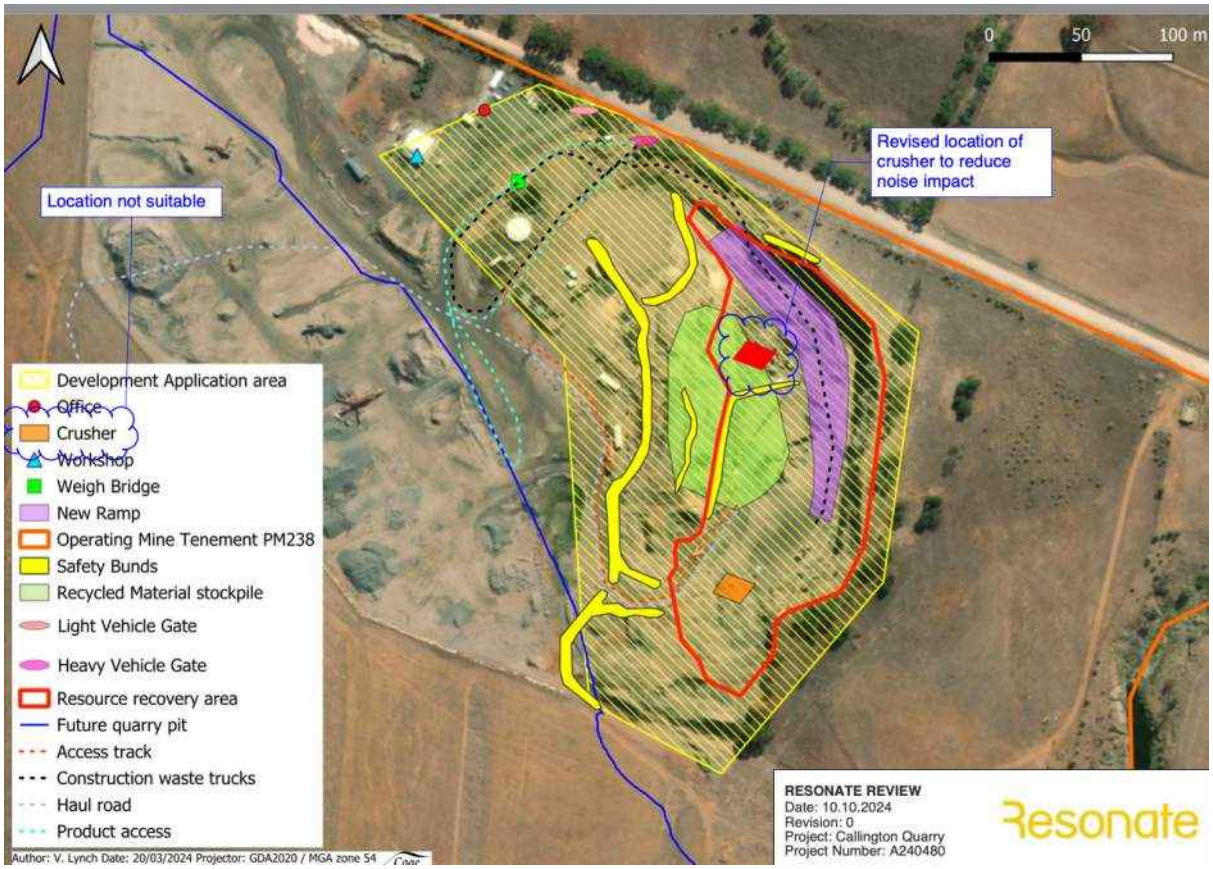

Figure 3 Expanded Site Activities

2.1.2 Resource Recovery Activities

Tradition Rebuilt proposes to excavate materials buried by the previous operator in the floor of the current pit. The exact volume of the material is not known. Test pits have revealed that the previously

buried excavated material is approximately 25 metres deep. Excavated materials will be sorted to remove materials not suitable for the construction of the access ramp. All other materials will be transported to a licences waste depot for disposal. Reclaimed stone materials, concrete and bricks will be stockpiled in accordance with the Stockpile Management Plan and subsequently crushed using a mobile crusher and stockpiled for re-use either on site or to be sold as rubble. The stockpiles will measure a maximum of 100m long, 30 metres wide and up to 10 metres high.

Tradition Rebuilt propose to receive selected recyclable building and demolition material such as bluestone, concrete, bricks, and stone as an ongoing operation. Bluestone and other sought after building stone will be separated and sold on for offsite renovation works. The remaining stone, concrete and bricks will be graded and sorting prior to crushing. The crushed material will be stockpiled and later sold as rubble materials.

Incoming material will be accepted under strict criteria that it does not contain material know, or suspected, to contain asbestos. In the event asbestos or asbestos containing material is detected at the site, it will be managed, stored, and disposed of in accordance with this Recovered Products Plan.

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CALLINGTON QUARRY (PM238) AND RESOURCE

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Front cover photo - Callington Quarry

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Stockpile Management Plan - Resource Recovery Operations

Callington Quarry (PM238) and Resource Recovery Centre

Tradition Rebuilt Quarries Pty Ltd

24/12/2024

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Document Information	
Client	Tradition Rebuilt Quarries Pty Ltd
Project	Callington Quarry (PM238) and Resource Recovery Centre
Document Title	Stockpile Management Plan - Resource Recovery Operations
Date of this Version	24/12/2024
Document Version	V1.3 - FINAL
File Name	TRQ.CAL.005 Stockpile Management Plan V1.3 Finalt

Document Control				
Version	**Issue Date**	**Author/s**	**Reviewer/s**	**Description**
V1.0	25/10/2023	Carol Muzyk	José Paim de Bruges	Document Development Stockpile Management Plan
V1.1 - FINAL	28/12/2023	Carol Muzyk	N/A	Document Development Stockpile Management Plan
V1.2 - FINAL	2/08/2024	Carol Muzyk	N/A	Minor amendments required by Planning Authority
V1.3 - Final	24/12/2024	Carol Muzyk	n/A	Relocation of crusher plant

Distribution			
Version	**Date of Issue**	**Copies, Format**	**Recipient/s**
V1.0	30/10/2023	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V1.1 - FINAL	28/12/2023	Soft copy via SA Planning Portal	SA Planning Portal
V1.2 - FINAL	2/08/2024	Soft copy via SA Planning Portal	SA Planning Portal
V1.3 FINAL	25/02/2025	Soft copy via SA Planning Portal	SA Planning Portal

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1 PURPOSE OF THIS PLAN

This stockpile management plan has been developed to describe the actions and control measures, to manage product stockpiles at the Callington Quarry and Resource Recovery Centre to ensure stockpiles and managed safely.

2 SCOPE

This stockpile management plan applies to all Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) workers, contractors, and visitors at the Callington Quarry and Resource Recovery Centre site.

3 LEGISLATIVE REQUIREMENTS

Tradition Rebuilt is committed to fulfilling its obligations under the Work Health and Safety Act 2012 (SA), the Work Health and Safety Regulations 2012 (SA) and Environment Protection Act 1993 (SA) protecting workers and other persons, and the environment from harm or damage from our operations.

Under the Work Health and Safety Act 2012 (SA), all persons who conduct a business or undertaking (PCBU) have a duty of care to ensure, so far as is reasonably practicable, that workers and other persons are not put at risk from work carried out as part of the business or undertaking.

4 INFRASTRUCTURE AND SITE ACTIVITIES

Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) is a registered company that owns Private Mine (PM) 238, located on the outskirts of the township of Callington, Eastern Mount Lofty Ranges, South Australia. Tradition Rebuilt specialise in extracting high-quality metasiltstone-greywacke, commonly known as bluestone. As illustrated in Figure 1the site boundary aligns with Deposited Plan 66427 Allotment 21 (CT/5936/419) and Allotment 22 (CT/5936/420) in the Hundred of Kanmantoo, located in the suburb of Callington and area of Mount Barker District Council. The general land use in the area is livestock, and it is zoned Primary Production.

The quarry site is visible from the Callington – Strathalbyn Road and Samuels Road. The existing open pit quarry is well screened from the Callington – Strathalbyn Road by a bunded earth wall and line of eucalyptus trees planted by the owner.

The site is fully fenced along the perimeter of Samuels Road. The two entrances both comprise locked gates, signage, and emergency contact numbers.

- Primary Entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge or car parking area.
- Secondary Entrance is the top entrance, accessed further along off the unsealed Samuels Road. This entrance services the northern licence area and will be used in future to service the site.

There are two (2) designated car-parking facilities within the site, both of which are signposted.

- Car parking facility 1 is a light vehicle car park situated adjacent to the Main Office.
- Car parking facility 2 is a heavy vehicle car parking facility situated adjacent to the weighbridge and water tank.

Truck movements are restricted to operating hours only and truck volumes restricted to acceptable levels, currently operations average 10-15 truck movements per day.

Truck movements operate in accordance with the Traffic Management Plan.

Mains power and telephone landline connection services are currently available to the site.

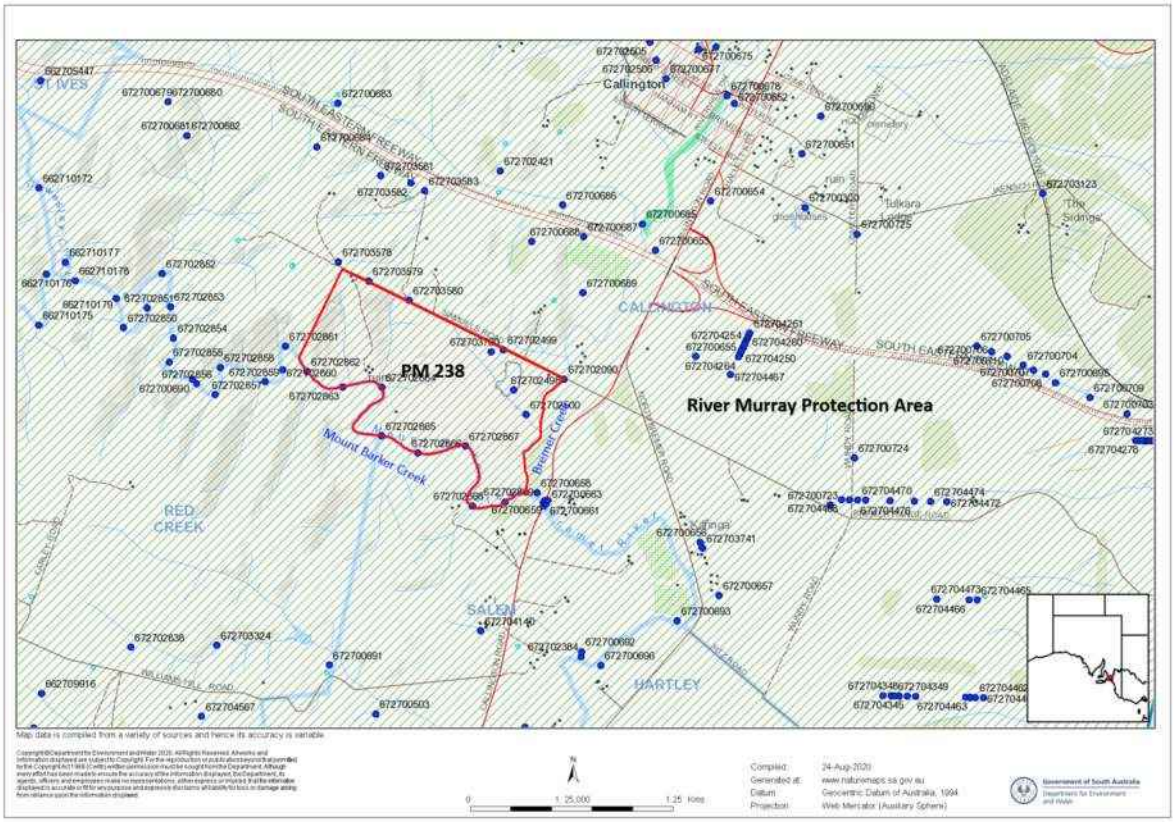

Figure 1 Site Location

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The existing quarry pit also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

The Main Office is a transportable building office block located at the quarry entrance off Samuels Road, as illustrated in Figure 2, the Main Office provides administrative facilities and contains single-phase power. There are no accommodation facilities on site.

The Laydown Area comprises four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to facilitate use as an all-weather on-site maintenance yard.

The types of vehicles and mobile plant that enter or operate on this site range from light vehicles, road trucks, dump trucks, front end loaders, articulated / ridged haul trucks, graders, drill rigs, excavators, and scrapers. Table 1 provides a list of equipment that will be used at the Resource Recovery Facility.

Equipment Make and Model	Number of Units	Size & Capacity	Fuel Type
Hitachi ZX330 Digger	1	Thirty-five tonne	Diesel
Volvo A30 Dump Truck	1	Forty tonne	Diesel
Terex 694 Screen	1	(X3) 20 x 5 Decks	Diesel
Terex C-1540 Cone Crusher	1	1,000mm Cone	Diesel
Terex 883 Screen	1	(X2) 14 x 5 decks	Diesel
Terex J1175 Jaw Crusher	2	48 Inch Jaques	Diesel
Mack Prime Mover Truck & Hamelex Dog Trailer	1	29 Tonne	Diesel
Cat 950H Loader	1	4m3	Diesel
Volvo L120F Loader	1	4m3	Diesel
Volvo L150G Loader	1	5m3	Diesel
Hino Water Truck	1	8,000 litres	Diesel
Light Vehicle	3	4WD Utility	Diesel

Table 1 List of Equipment

No power, gas or water pipelines run through the property.

A diesel generator facilitates power at the quarry.

Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the Main Office.

The Main Office, Laydown Area and Weighbridge are currently monitored using a 24-hour video surveillance system.

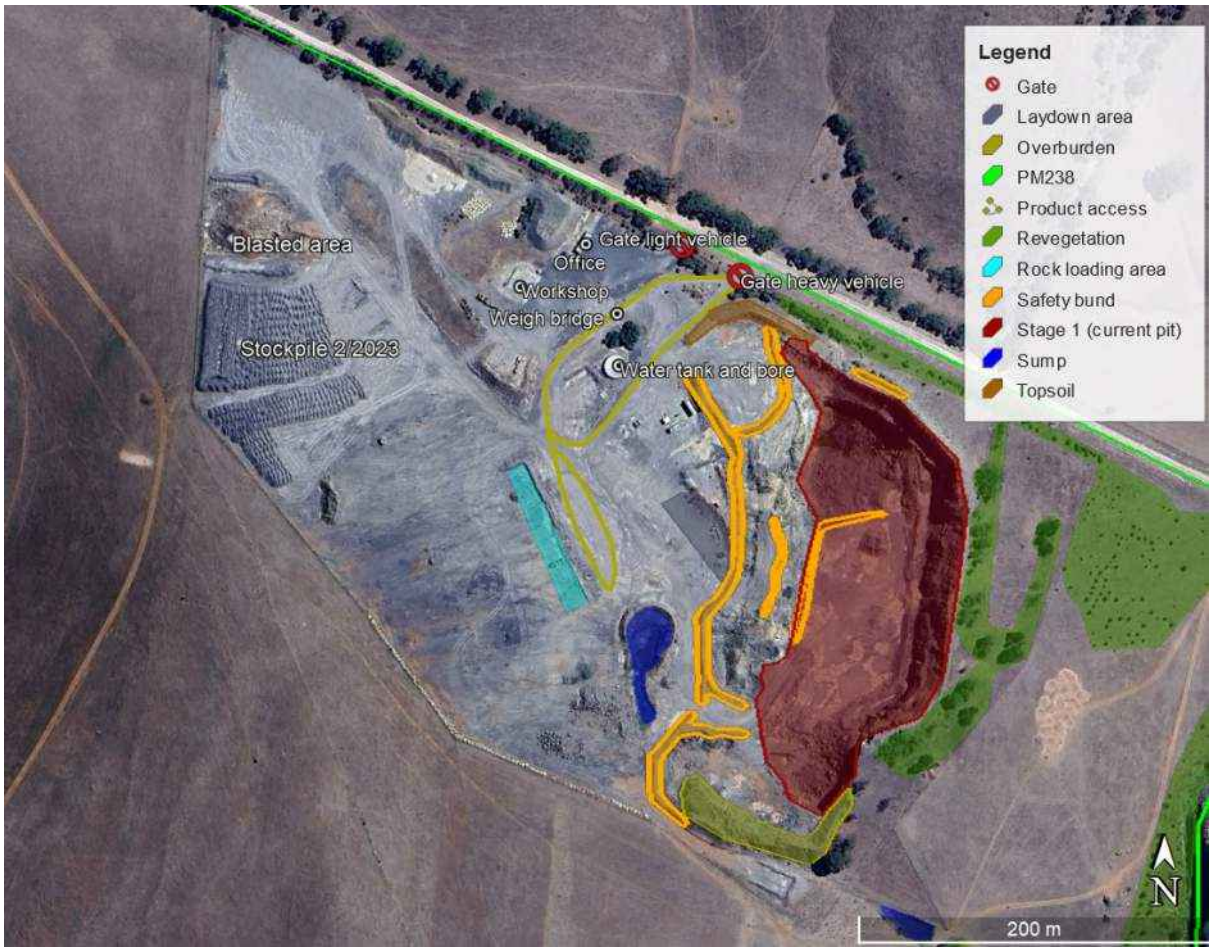

Figure 2 Site Layout

Tradition Rebuilt is proposing to expand quarry operations at the site and to include resource recovery.

4.1 Hours of Operation

Hours of operations will be during daylight hours (sunrise to sunset), between 7:00 am till 6:00 pm ACST, Monday to Saturday. The quarry is open to the public between 7:00 am and 5:00 pm Monday – Friday and by appointment only on Saturdays. Operations will not be conducted on Sundays or total fire ban days.

4.2 Expansion of Site Activities

Tradition Rebuilt proposes to excavate waste rock materials buried by the previous operator in the floor of the current pit.

The planned activities will:

- Re-establish the ramp to the northwest corner by pushing waste rock material from the existing pit against the north wall to establish the ramp to the northwest corner.
- Stabilising the pit wall and leveling the surface to use as a work base.
- Expanding the current pit to tidy up the east face,
- Finalise the south to southeast face of the pit and
- Quarry the west wall back 10 meters to recover resource and expand the processing area.

Excavated materials will be sorted to remove materials not suitable for the construction of the access ramp as illustrated in **Error! Reference source not found.**. All other materials will be transported to a licences waste depot for disposal. Reclaimed stone materials, concrete and bricks will be crushed using a mobile crusher and stockpiled for re-use either on site or to be sold as rubble.

Tradition Rebuilt propose to receive selected recyclable building and demolition material such as bluestone, concrete, bricks, and stone. Bluestone and other south after building stone will be separated and sold on for offsite renovation works. The remaining stone, concrete and bricks will be graded and sorting prior to crushing. The crushed material will be stockpiled and later sold as rubble materials.

Incoming material will be accepted under strict criteria that it does not contain material know, or suspected, to contain asbestos. In the event asbestos or asbestos containing material is detected at the site, it will be managed, stored, and disposed of in accordance with the Recovered Products Plan.

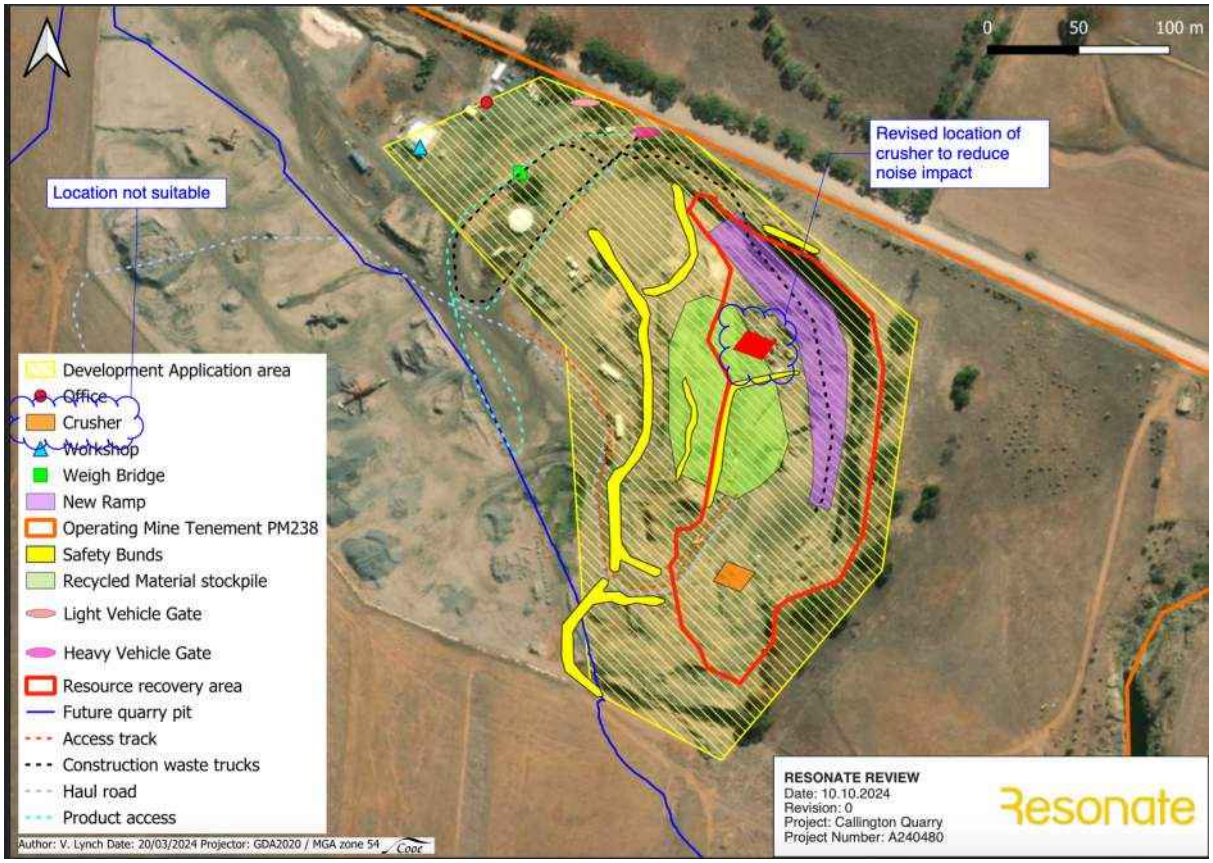

Figure 3 Proposed Access Ramp and Stockpile Area

4.2.1 Crushing and Processing

4.2.1.1 Crushing and processing plant

Crushing and processing will be conducted using a mobile crushing plant consisting of primary jaw crusher, secondary gyro crusher and tertiary gyro or hammer mill. The mobile crushing plant will be centred around a triple deck-vibrating screen to obtain required product sizes.

4.2.1.2 Plant and transport hours of operation

Processing will be done only within the hours specified in Section 4.1 Hours of Operation.

4.2.1.3 Crushing and processing wastes

There will be no processing wastes generated other than cuttings which will be returned to the permanent stockpiles. This material will be stockpiled for sale as road base or other construction material. If no future market is available, cuttings will be used for rehabilitation purposes, shaped, contoured and covered by topsoil.

5 STOCKPILE MANAGEMENT AND STORAGE

There will be two stockpiles located in the floor of the pit. One stockpile for soil and overburden, pre-crushed materials stockpiled for further processing, and one stockpile for saleable product as illustrated in Figure 3.

The processed material stockpile will be separated into grades according to final use.

The rowed stockpiles will not exceed 15 metres in height, 30 metres in width, and will be approximately 100 metres long. Once crushed, the material will be returned to the stockpile area.

Each stockpile:

- will be clearly defined and sign posted as per type.
- will comprise no more than 20,000 tonnes of material per stockpile.
- not exceed the high of the pit wall to prevent off site observation of the stockpiles.

The stockpiles will be regularly inspection for stability.

A mobile sprinkler system will spray water onto the stockpiles. This generally occurs during unloading of fresh material, whereby spraying forms a crust on the stockpile, which creates a stable and significantly reduced dust source. Additional spraying will be conducted during high wind speed days.

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Front cover photo - Callington Quarry

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Dust Management Plan

Callington Quarry (PM238) and Resource Recovery Centre

Tradition Rebuilt Quarries Pty Ltd

2/10/2025

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Document Information	
Client	Tradition Rebuilt Quarries Pty Ltd
Project	Callington Quarry (PM238) and Resource Recovery Centre
Document Title	Dust Management Plan
Date of this Version	2/10/2025
Document Version	V1.4 – Final
File Name	TRQ.CAL.005 Communication and Engagement Plan V1.0 Draft

Document Control				
Version	**Issue Date**	**Author/s**	**Reviewer/s**	**Description**
V1.0	25/10/2023	Carol Muzyk		Document Development
V1.1	25/10/2023	Carol Muzyk		Document Development
V1.2	25/10/2023	Carol Muzyk	Client	Draft for Client Review
V1.3	2/08/2024	Carol Muzyk	EPA/MBDC	Final for Submission
V1.4	2/10/2025	Carol Muzyk	MBDC	Revised crusher location. Final for Submission

Distribution			
Version	**Date of Issue**	**Copies, Format**	**Recipient/s**
V1.2		Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V1.3	2/08/2024	Soft copy via Planning Portal	MBDC and EPA
V1.4	2/10/2025	Soft copy via Planning Portal	MBDC

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DEFINITIONS

Term	*Definition*
m3	*cubic metre*
Inhalable Dust	*Refers to the particle size entering the mouth/nose during normal breathing.*
MOP	*Mine Operations Plan*
PCBU	*Person Conducting Business or Undertaking*
RCS	*Respirable dust containing Crystalline Silica (RCS)*
Respirable Dust	*Particulates with a diameter less than 10 microns (invisible to the eye)*

1 PURPOSE OF THIS PLAN

This dust monitoring and management plan has been developed to describe the actions and control measures, to be taken and implemented in the management of air quality and fugitive / nuisance dust emissions generated from activities at the Callington Quarry and Resource Recovery Centre.

2 SCOPE

This dust monitoring and management plan applies to all Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) workers, contractors, and visitors at the Callington Quarry and Resource Recovery Centre site.

3 LEGISLATIVE REQUIREMENTS

Tradition Rebuilt is committed to fulfilling its obligations under the Work Health and Safety Act 2012 (SA), the Work Health and Safety Regulations 2012 (SA) and Environment Protection Act 1993 (SA) protecting workers and other persons, and the environment from harm or damage from our operations.

Under the Work Health and Safety Act 2012 (SA), all persons who conduct a business or undertaking (PCBU) have a duty of care to ensure, so far as is reasonably practicable, that workers and other persons are not put at risk from work carried out as part of the business or undertaking.

The Environment Protection Act 1993 (SA), states that every person has an environmental duty to ensure that they do not undertake an activity that pollutes, or might pollute, the environment unless the person takes all reasonable and practicable measures to prevent or minimise any resulting environmental harm.

3.1 Dust Monitoring

In addition to the Work Health and Safety Act 2012 (SA), Tradition Rebuilt shall ensure compliance with the following requirements of the Work Health and Safety Regulations 2012 (SA) in its management of air quality, dusts, and airborne contaminants at the workplace.

- Regulation 49 - Ensuring exposure standards for substances and mixtures not exceeded.
- Regulation 50 - Monitoring airborne contaminant levels,
- Regulation 636 - Ensuring exposure standards for dust not exceeded, and
- Regulation 637 - Monitoring exposure to airborne dust

Tradition Rebuilt shall engage a competent person in the field of occupational hygiene to undertake personal and static dust monitoring at the Callington Quarry and Resource Recovery Centre in accordance with the Work Health and Safety Regulations 2012 (SA) requirements, to assess worker exposure levels to inhalable and respirable dust, and respirable crystalline silica dust, and determine whether existing risk control measures are adequately managing the risks to Tradition Rebuilt workers' health.

3.2 Exposure Standards

Tradition Rebuilt shall ensure that no person at the mine is exposed to 8-hour time-weighted average atmospheric concentrations of airborne dust that exceed:

- Inhalable Dust - 10.0 mg per cubic metre of air
- Respirable Dust - 3.0 mg per cubic metre of air, and
- Respirable Crystalline Silica - 0.05 per cubic metre of air.

Where a dust monitoring report indicates, a worker is exposed to levels at or above an action level of an exposure standard, Tradition Rebuilt shall review existing risk control measures and take actions to

minimise those exposure levels to as low as is reasonably practicable by modifying or implementing additional risk control measures.

3.3 Health Monitoring

The Work Health and Safety Regulations 2012 (SA) identify the following requirements for Health Monitoring:

- R368 - Duty to provide health monitoring.
- R675F - Health monitoring of a Worker

Where the findings of a dust monitoring report indicate a workers' exposure levels are above an action level of an exposure standard, Tradition Rebuilt shall determine whether there is a significant risk of an adverse effect on the workers' health and health monitoring is required.

Where it is determined that health monitoring of a worker is required, Tradition Rebuilt shall, in consultation with the worker, engage registered medical practitioner experienced in health monitoring.

3.4 Removal of a Worker

Tradition Rebuilt shall remove a worker from being exposed to respirable dust and respirable crystalline silica dust or assigned different work where it has been identified in a health monitoring report, that there is a significant risk of an adverse effect on the worker's health because of the worker's exposure to a hazard.

Tradition Rebuilt shall ensure the worker remains removed from the hazard or conducting different work until such time as further monitoring has determined that there is no longer a significant risk of an adverse effect on the worker's health, and a registered medical practitioner experienced in health monitoring has documented the workers return to previous duties in a health monitoring report.

3.5 MOP Requirements

Please refer to Tradition Rebuilt's approved Mine Operation Plan (MOP) for PM238 located at Callington.

4 INFRASTRUCTURE AND SITE ACTIVITIES

Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) is a registered company that owns Private Mine (PM) 238, located on the outskirts of the township of Callington, Eastern Mount Lofty Ranges, South Australia. Tradition Rebuilt specialise in extracting high-quality metasiltstone-greywacke, commonly known as bluestone. Figure 1. As illustrated in Figure 1 the site boundary aligns with Deposited Plan 66427 Allotment 21 (CT/5936/419) and Allotment 22 (CT/5936/420) in the Hundred of Kanmantoo, located in the suburb of Callington and area of Mount Barker District Council. The general land use in the area is livestock, and it is zoned Primary Production.

The quarry site is visible from the Callington – Strathalbyn Road and Samuels Road. The existing open pit quarry is well screened from the Callington – Strathalbyn Road by a bunded earth wall and line of eucalyptus trees planted by the owner.

The site is fully fenced along the perimeter of Samuels Road. The two entrances both comprise locked gates, signage, and emergency contact numbers.

- Primary Entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge or car parking area.

- Secondary Entrance is the top entrance, accessed further along off the unsealed Samuels Road. This entrance services the northern licence area and will be used in future to service the site.

There are two (2) designated car-parking facilities within the site, both of which are signposted.

- Car parking facility 1 is a light vehicle car park situated adjacent to the Main Office.
- Car parking facility 2 is a heavy vehicle car parking facility situated adjacent to the weighbridge and water tank.

Truck movements are restricted to operating hours only and truck volumes restricted to acceptable levels, currently operations average 10-15 truck movements per day.

Truck movements operate in accordance with the Traffic Management Plan.

Mains power and telephone landline connection services are currently available to the site.

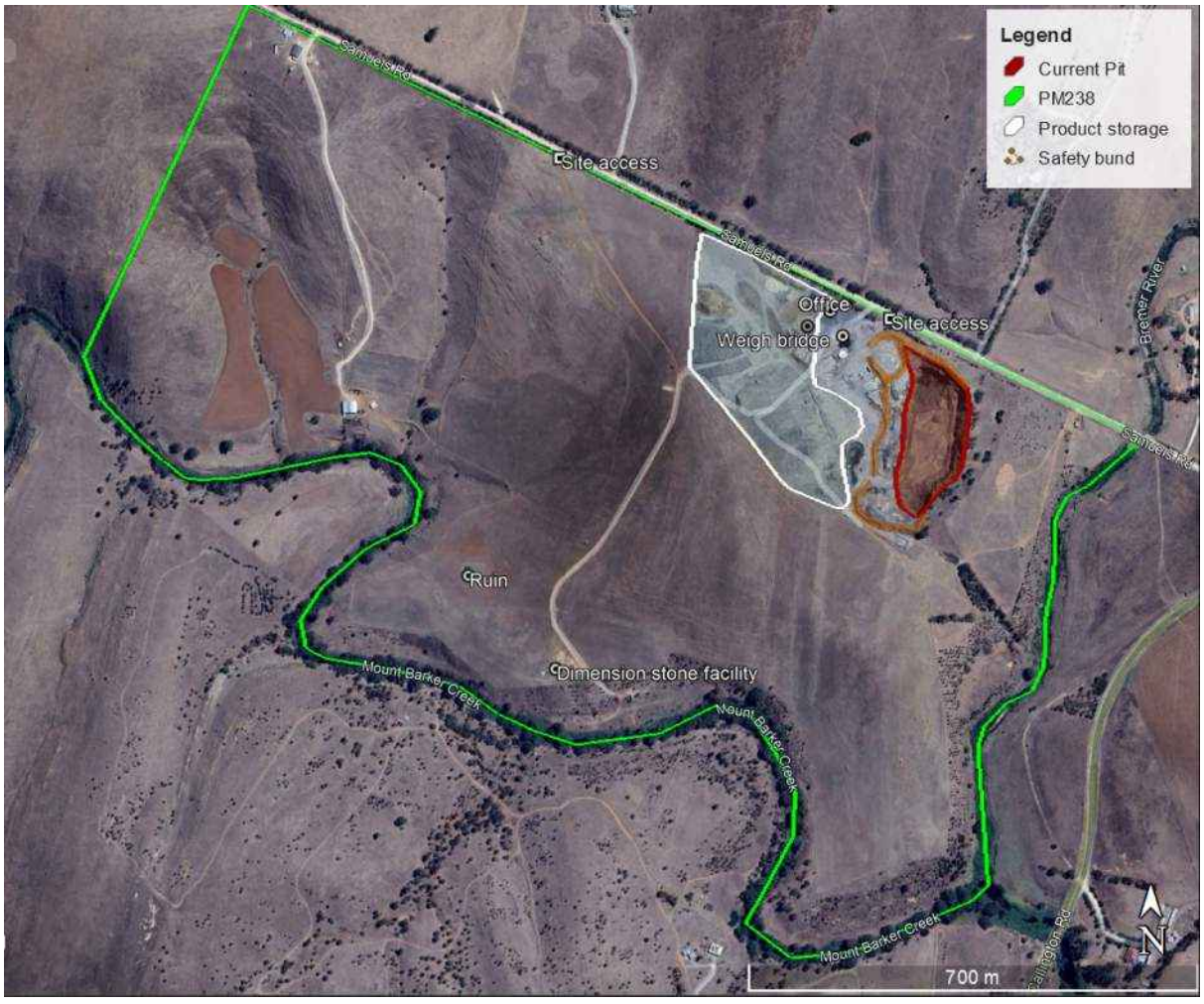

Figure 1 Site Location

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The existing quarry pit also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

The Main Office is a transportable building office block located at the quarry entrance off Samuels Road, as illustrated in Figure 2, the Main Office provides administrative facilities and contains single-phase power. There are no accommodation facilities on site.

The Laydown Area comprises four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to facilitate use as an all-weather on-site maintenance yard.

The types of vehicles and mobile plant that enter or operate on this site range from light vehicles, road trucks, dump trucks, front end loaders, articulated / ridged haul trucks, graders, drill rigs, excavators, and scrapers.

Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

There is no power connected to the site. A diesel generator facilitates power at the quarry.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the Main Office.

The Main Office, Laydown Area and Weighbridge are currently monitored using a 24-hour video surveillance system.

Figure 2 Site Layout

Tradition Rebuilt is proposing to expand quarry operations at the site and to include resource recovery.

4.1 Expansion of Site Activities

Tradition Rebuilt proposes to excavate materials buried by the previous operator in the floor of the current pit. The buried material is approximately 20 metres deep.

The planned activities will:

- Re-establish the ramp to the northwest corner by pushing imported fill material from the existing pit against the north wall to establish the ramp to the northwest corner.
- Stabilising the pit wall and leveling the surface to use as a work base.
- Expanding the current pit to tidy up the east face,
- Finalise the south to southeast face of the pit and
- Quarry the west wall back 10 m meters to recover resource and expand the processing area.

Excavated materials will be sorted to remove materials not suitable for the construction of the access ramp as illustrated in Figure 3. All other materials will be transported to a licences waste depot for disposal. Reclaimed stone materials, concrete and bricks will be crushed using a mobile crusher and stockpiled for re-use either on site or to be sold as rubble.

Tradition Rebuilt propose to receive selected recyclable building and demolition material such as bluestone, concrete, bricks, and stone. Bluestone and other south after building stone will be separated and sold on for offsite renovation works. The remaining stone, concrete and bricks will be graded and sorting prior to crushing. The crushed material will be stockpiled and later sold as rubble materials.

Incoming material will be accepted under strict criteria that it does not contain material know, or suspected, to contain asbestos. In the event asbestos or asbestos containing material is detected at the site, it will be managed, stored, and disposed of in accordance with the Recovered Products Plan.

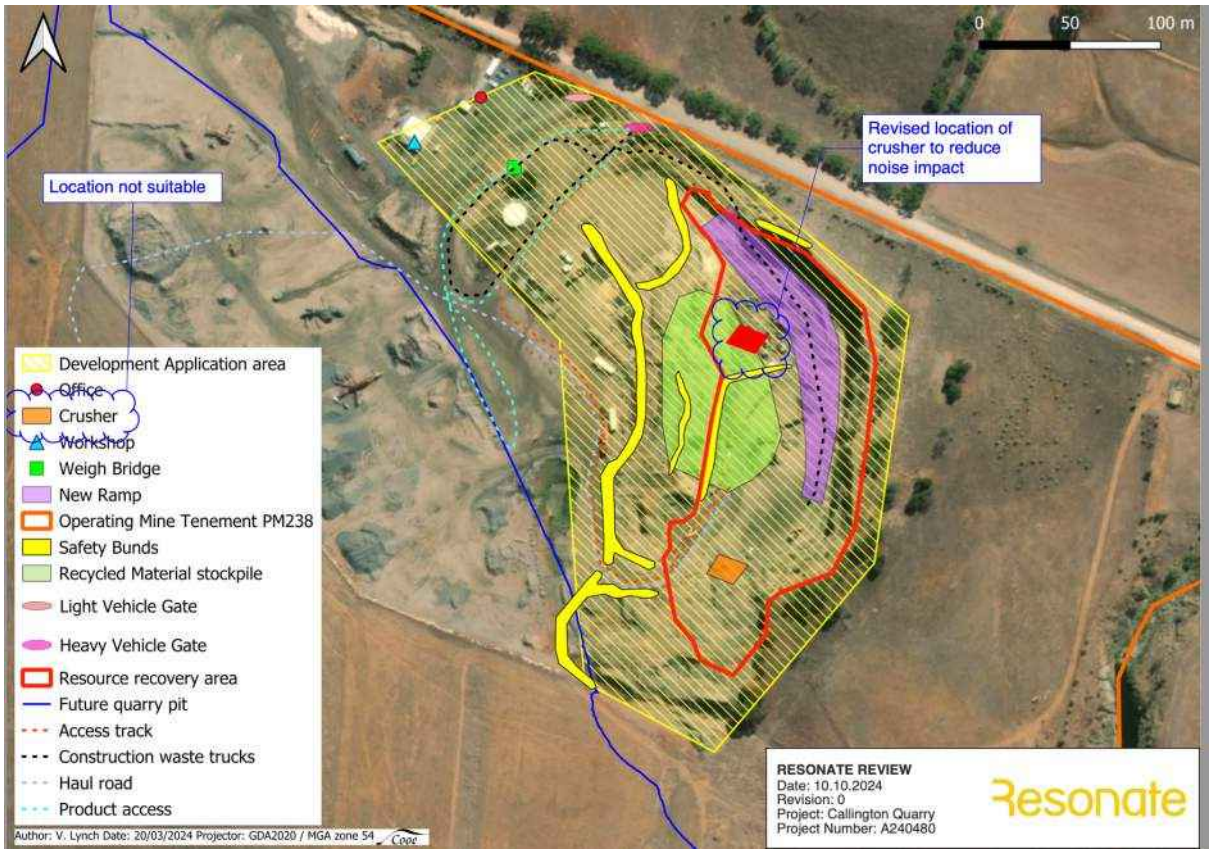

Figure 3 Proposed Resource Recovery Area

5 AIR QUALITY AND DUST MANAGEMENT MEASURES

Concerns raised by affected parties regarding the existing operations primarily involve complaints about noise and dust generated by on-site activities and heavy vehicle movements along the unsealed Samuels Road.

The strategies / mitigation measures for the management of air quality and fugitive / nuance dust and off-site release at Callington Quarry and Resource Recovery Centre, will be implemented in accordance with relevant conditions identified during operational activities.

These control measures apply to the following areas:

5.1 Disturbed Areas

- Dampen down cleared areas, extraction working areas, stockpiles and other hardstand areas by water spraying and / or chemical suppressants when visual surveillance indicates excessive dust generation and propagation from point or mobile sources.
- Limit clearing, topsoil, and overburden removal at any one time to that necessary whilst providing for effective production of the resource.
- Monitor meteorological conditions to time particular activities with favourable weather conditions.
- Restrict vehicle and mobile machinery movements to designated routes and standing areas to the extent practicable.
- Maintain buffers between operational areas and the site boundaries where possible, and between operational areas and Indigenous Heritage Non-Disturbance zones.

5.2 Road and Other Vehicle Areas

- Provide a water truck capable of applying water to unsealed roads within the site at a rate of more than 2 litres per square metre per hour at times when dust emissions are visible from vehicle movements.
- A maximum speed of 25 km per hour applies on unsealed haul roads within the Callington Quarry and Resource Recovery Centre and 40 km per hour on access roads.
- Keep trafficable areas as clean as possible and maintain road surfaces in good condition.

5.3 Drill and Blasting

- Drilling rigs to have an appropriate dust extraction system with collector fitted to rig and/or wet drilling via water sprays, and their water tanks shall be kept replenished.
- The floor area where the shot will land shall be watered using the watercart, prior to the blasting taking place, to minimize the dust plume created from the shot landing on the floor.

5.3.1 Pre-Blast Assessment Weather Conditions

- An assessment of forecasted weather conditions shall be conducted in the lead up to and on the day of the scheduled blast, to determine if conditions are suitable for blasting. This includes assessment of wind speed, direction and gusts that are likely to result in direct transport of the blast plume towards nearby residences.

5.4 Processing and Screening Activities

- Dampen down work areas prior to use.
- Provide adequate water supply on-site for dust suppression purposes.

- Provide enclosures and/or effective water misting sprays to the processing plant including tip head, screens, and conveyor transfer/drop points in addition to load-out points when dust emissions are visible (e.g. during high wind speed conditions, when loading products).
- Provide screen covers, shielding and/or windbreaks where possible.
- Maintain vehicles and equipment in accordance with the original equipment manufacturers' specifications.
- Crushing Operations to crease when average wind speed reaches 35km p/hour or dust cannot be adequately controlled.

5.5 Stockpiles

- Use water sprays or chemical dust suppressant products as required during high wind conditions likely to generate dust releases.
- Stabilise and re-vegetate topsoil and overburden stockpiles where possible.
- Provide dust suppressants and shielding where possible.
- Limit the height and slope of stockpiles.

5.6 Sales and Transport Trucks

- Ensure signage is installed to advise truck drivers to contain and cover all loads of material prior to leaving the site.
- Loader operator to ensure loaded materials are appropriately levelled and contained within trucks and trailer bodies and covered prior to leaving the site.
- Dampen down the load prior to transport where necessary and practicable.
- Clear spillages from side rails, tailgates and draw bars of trucks (following loading and tipping).
- Securely fix tailgates of all transport vehicles prior to loading to prevent uncontrolled release of material.

5.7 Rehabilitation

- Progressively rehabilitate the site as areas become available in line with PM 238 MOP requirements.
- Minimise windblown dust during any rehabilitation activities.
- Ensure vehicles use established roads and tracks where possible and limit access to any rehabilitated areas.

6 COMPLAINTS AND INCIDENT MANAGEMENT

Tradition Rebuilt shall ensure that all complaints made, or incidents reported in relation to air quality, fugitive / nuisance dust and off-site release at the Callington Quarry and Resource Recovery Centre, are managed in accordance with the Incident Reporting, Complaints Register and Non-Conformance and Reporting Form.

The complaint / incident management process includes:

- Acknowledging all complaints, responding to the complainant within 24 hours, where practicable.
- Registering all complaints in Tradition Rebuilt's incident/ Complaints register.
- Investigating complaints impartially considering the facts and the circumstances prevailing at that time.
- Implementing corrective actions if required; and
- Reporting investigation outcomes and corrective actions taken to relevant stakeholders.

6.1 Corrective Action and Contingency Planning

- Tradition Rebuilt shall take appropriate action to rectify unpredicted impacts or any identified management or equipment deficiencies in accordance with our risk management procedures.
- Corrective actions shall be documented in the incident reporting and investigation form with allocated time frames and persons responsible for completion and logged in the incident register.
- Tradition Rebuilt may request the services of a specialist consultant to investigate and to give advice to assist in resolving the unpredicted impacts.

7 TRAINING

All workers and contractors working on site will undergo a site induction and training, which will cover issues relating to air quality management, including:

- The existence and requirements of this Plan.
- Relevant legislation.
- Dust control measures.
- Location of sensitive receivers.
- Energy saving measures.
- Internal speed limits; and
- Complaints reporting.

Further details regarding staff induction and training are outlined in the Safety Management System.

8 AUDITING AND REVIEW

Tradition Rebuilt so far as reasonably practicable, shall review this management plan and its risk control measures to ensure they remain effective, and investigate ways to improve environmental performance.

This management plan shall be reviewed at least annually or sooner as a result of a notifiable incident relating to air quality, dust and airborne contaminant, principal mining hazard, community complaint or a review of specific dust risk control measures.

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Cooe
Care Of Our Environment

CALLINGTON QUARRY (PM238) AND RESOURCE

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Commercial in Confidence

Front cover photo - Callington Quarry

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Transport Management Plan - Quarry and Resource Recovery Operations

Callington Quarry (PM238) and Resource Recovery Operations

Tradition Rebuilt Quarries Pty Ltd

2/08/2024

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Document Information	
Client	Tradition Rebuilt Quarries Pty Ltd
Project	Callington Quarry (PM238) and Resource Recovery Operations
Document Title	Transport Management Plan - Quarry and Resource Recovery Operations
Date of this Version	2/08/2024
Document Version	V1.0 - Draft
File Name	TRQ.CAL.006 Transport Management Plan V1.0 Draft

Document Control				
Version	**Issue Date**	**Author/s**	**Reviewer/s**	**Description**
V1.0	13/11/2023	Carol Muzyk	José Paim de Bruges	Document Development -Transport Management Plan
V1.1 – Final	23/12/2023	Carol Muzyk	N/A	Document Development -Transport Management Plan
V1.2 – Final	2/08/2024	Carol Muzyk	N/A	Minor amendment at request of Planning Authority

Distribution			
Version	**Date of Issue**	**Copies, Format**	**Recipient/s**
V1.0	13/11/2023	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V1.1 Final	23/12/2023	Soft copy via SA Planning Portal	SA Planning Portal
V1.2 Final	2/08/2024	Soft copy via SA Planning Portal	SA Planning Portal

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1 PURPOSE OF THIS PLAN

This transport management plan has been developed to describe the actions and control measures, to manage vehicle access, road user safety and vehicle envirobmental impacts at the Callington Quarry and Resource Recovery Centre.

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Under the Work Health and Safety Act 2012 (SA), all persons who conduct a business or undertaking (PCBU) have a duty of care to ensure, so far as is reasonably practicable, that workers and other persons are not put at risk from work carried out as part of the business or undertaking.

4 INFRASTRUCTURE AND SITE ACTIVITIES

Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) is a registered company that owns Private Mine (PM) 238, located on the outskirts of the township of Callington, Eastern Mount Lofty Ranges, South Australia. Tradition Rebuilt specialise in extracting high-quality metasiltstone-greywacke, commonly known as bluestone. As illustrated in Figure 1 the site boundary aligns with Deposited Plan 66427 Allotment 21 (CT/5936/419) and Allotment 22 (CT/5936/420) in the Hundred of Kanmantoo, located in the suburb of Callington and area of Mount Barker District Council. The general land use in the area is livestock, and it is zoned Primary Production.

The quarry site is visible from the Callington – Strathalbyn Road and Samuels Road. The existing open pit quarry is well screened from the Callington – Strathalbyn Road by a bunded earth wall and line of eucalyptus trees planted by the owner.

The site is fully fenced along the perimeter of Samuels Road. The two entrances both comprise locked gates, signage, and emergency contact numbers.

- Primary Entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge or car parking area.
- Secondary Entrance is the top entrance, accessed further along off the unsealed Samuels Road. This entrance services the northern licence area and will be used in future to service the site.

There are two (2) designated car-parking facilities within the site, both of which are signposted.

- Car parking facility 1 is a light vehicle car park situated adjacent to the Main Office.
- Car parking facility 2 is a heavy vehicle car parking facility situated adjacent to the weighbridge and water tank.

Truck movements are restricted to operating hours only and truck volumes restricted to acceptable levels, currently operations average 10-15 truck movements per day with a maximum of 20 truck movements during peak times. No B- doubles will be used to transport materials to and from the site and trucks will be less than 23 metres long.

Mains power and telephone landline connection services are currently available to the site.

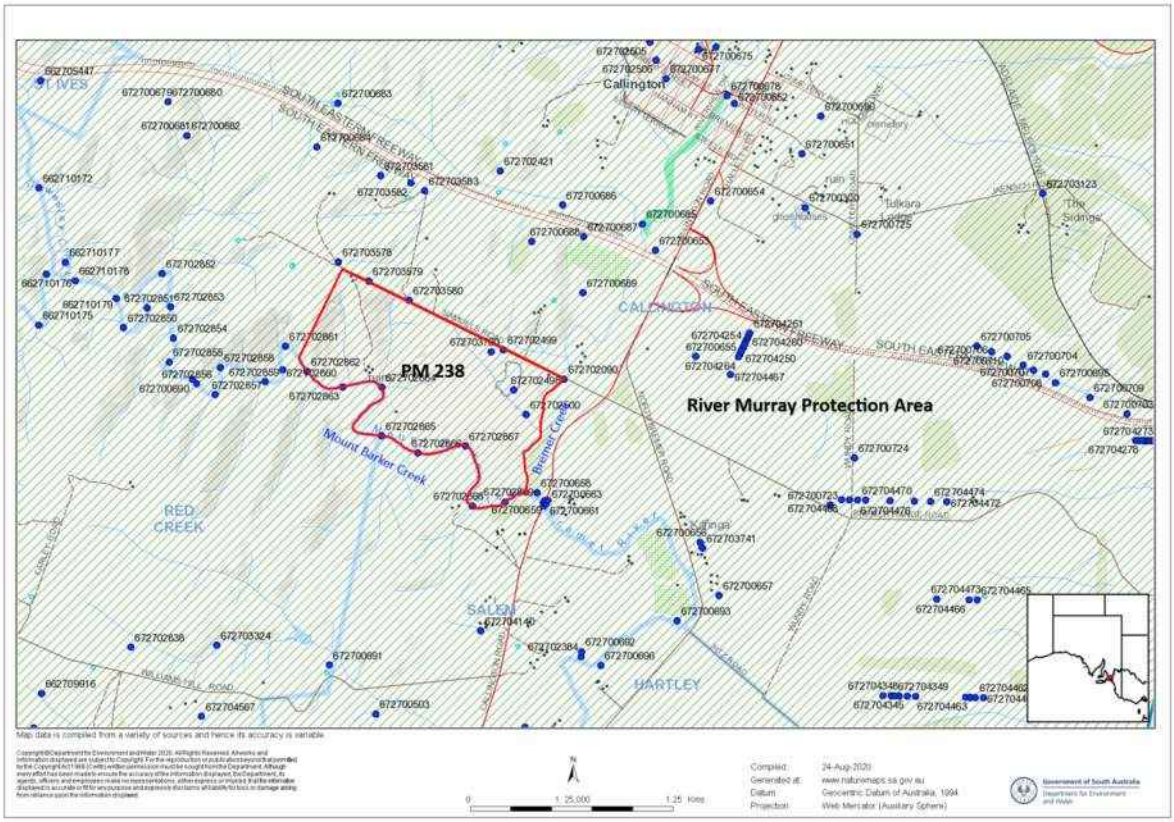

Figure 1 Site Location

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The existing quarry pit also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

The Main Office is a transportable building office block located at the quarry entrance off Samuels Road, as illustrated in Figure 2 the Main Office provides administrative facilities and contains single-phase power. There are no accommodation facilities on site.

The Laydown Area comprises four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to facilitate use as an all-weather on-site maintenance yard.

The types of vehicles and mobile plant that enter or operate on this site range from light vehicles, road trucks, dump trucks, front end loaders, articulated / ridged haul trucks, graders, drill rigs, excavators, and scrapers.

Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

There is no power connected to the site. A diesel generator facilitates power at the quarry.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the Main Office.

The Main Office, Laydown Area and Weighbridge are currently monitored using a 24-hour video surveillance system.

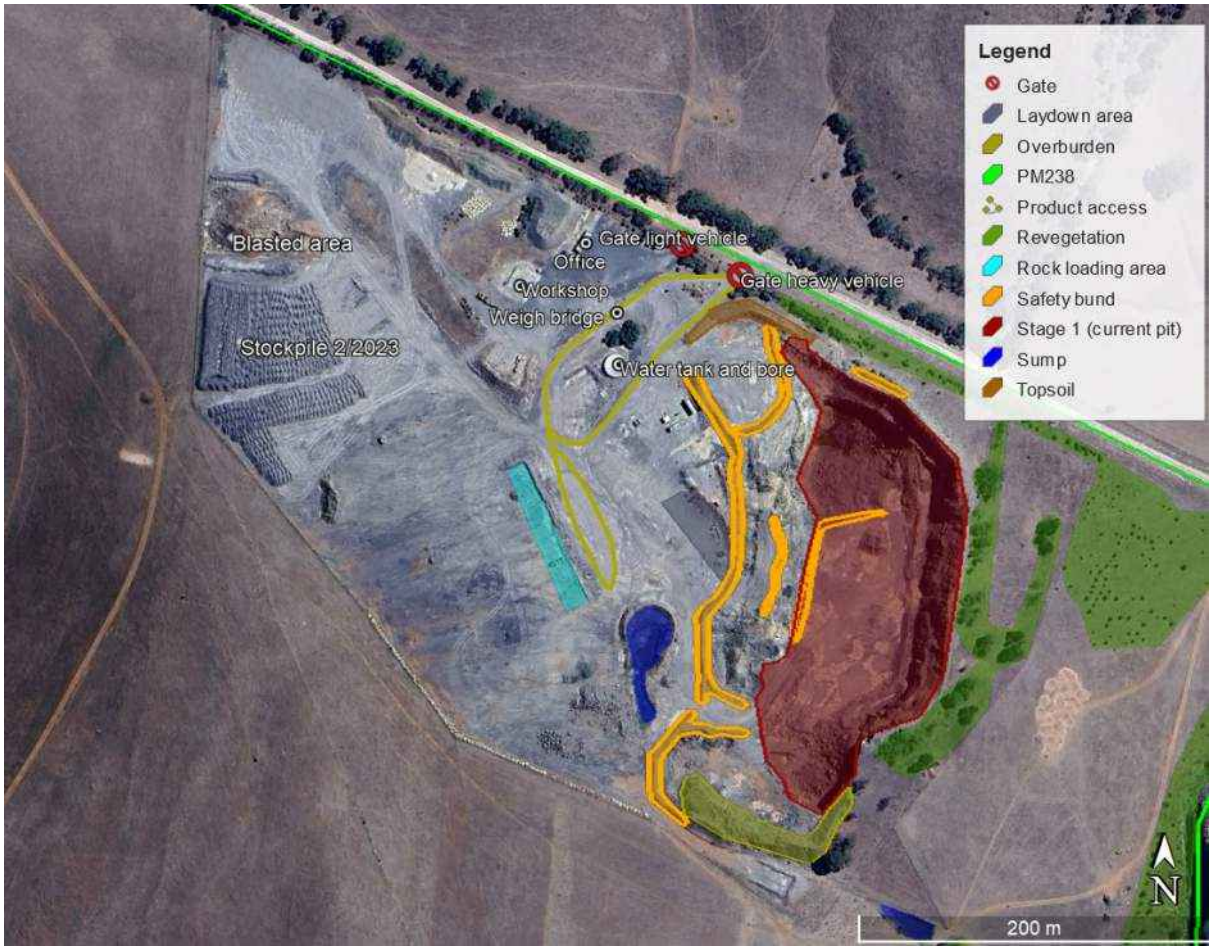

Figure 2 Site Layout

Tradition Rebuilt is proposing to expand quarry operations at the site and to include resource recovery.

4.1 Hours of Operation

Hours of operations will be during daylight hours (sunrise to sunset), between 7:00 am till 6:00 pm ACST, Monday to Saturday. The quarry is open to the public between 7:00 am and 5:00 pm Monday – Friday and by appointment only on Saturdays. Operations will not be conducted on Sundays or total fire ban days.

4.2 Expansion of Site Activities

Tradition Rebuilt proposes to excavate materials buried by the previous operator in the floor of the current pit.

The planned activities will:

- Re-establish the ramp to the northwest corner by pushing imported fill material from the existing pit against the north wall to establish the ramp to the northwest corner.
- Stabilising the pit wall and leveling the surface to use as a work base.
- Expanding the current pit to tidy up the east face,
- Finalise the south to southeast face of the pit and

- Quarry the west wall back 10 m meters to recover resource and expand the processing area.

Excavated materials will be sorted to remove materials not suitable for the construction of the access ramp as illustrated in Figure 3. All other materials will be transported to a licences waste depot for disposal. Reclaimed stone materials, concrete and bricks will be crushed using a mobile crusher and stockpiled for re-use either on site or to be sold as rubble.

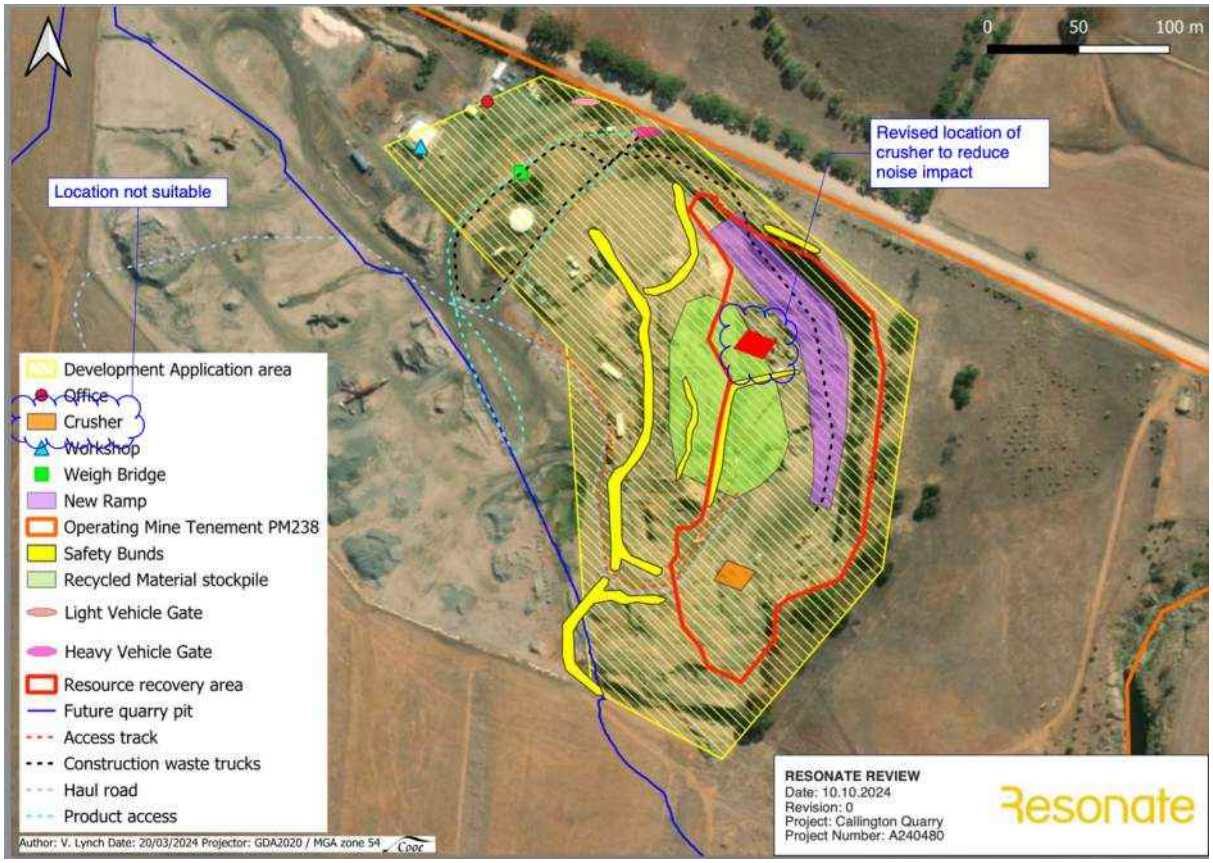

Figure 3 Proposed Resource Recovery Facility

Tradition Rebuilt propose to receive selected recyclable building and demolition material such as bluestone, concrete, bricks, and stone. Bluestone and other building stone will be separated and sold on for offsite renovation works. The remaining stone, concrete and bricks will be graded and sorting prior to crushing. The crushed material will be stockpiled and later sold as rubble materials. Location and management of stockpiles is described in the Stockpile Management Plan. The location of the designated stockpile area and vehicle access routes are illustrated in Figure 4

Incoming material will be accepted under strict criteria that it does not contain material know, or suspected, to contain asbestos. In the event asbestos or asbestos containing material is detected at the site, it will be managed, stored, and disposed of in accordance with the Recovered Products Plan.

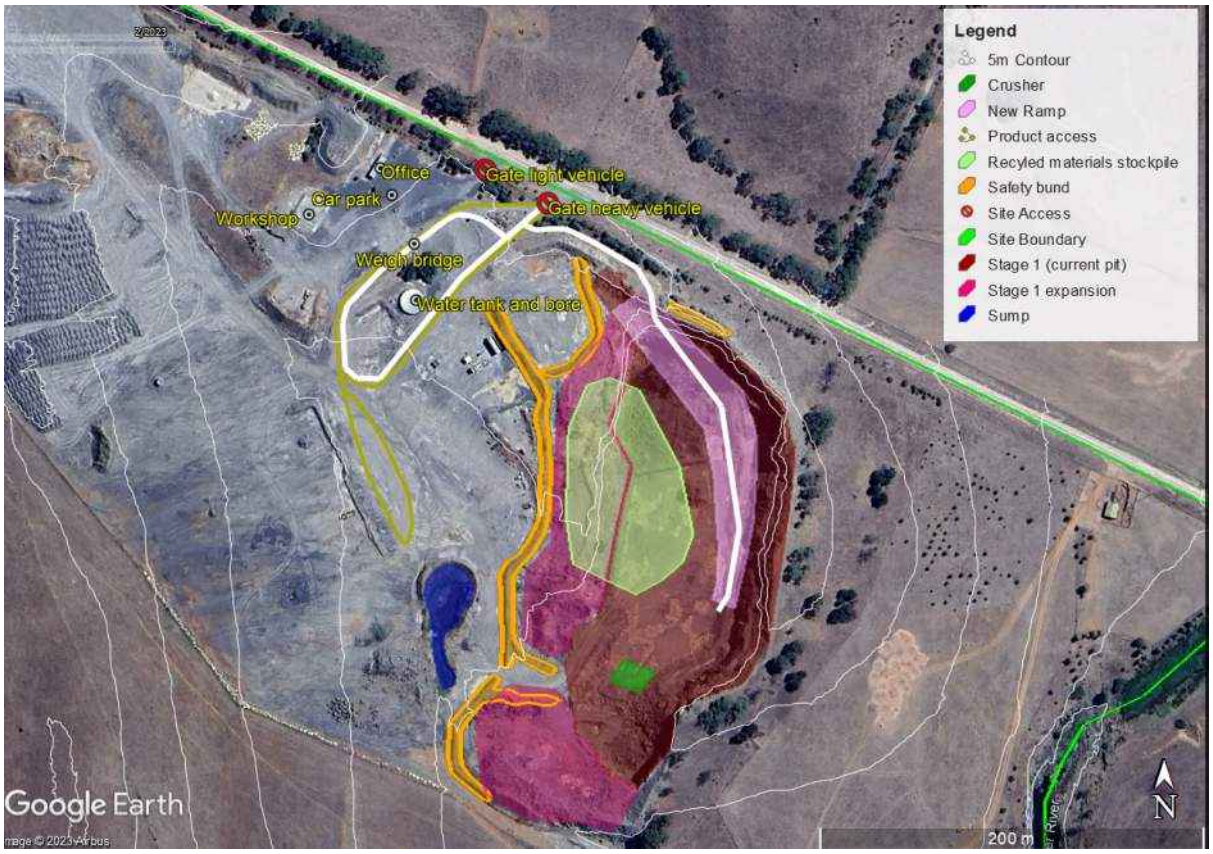

Figure 4 Stockpile location and vehicle access route

4.2.1 Crushing and Processing

4.2.1.1 Crushing and processing plant

Crushing and processing will be conducted using a mobile crushing plant consisting of primary jaw crusher, secondary gyro crusher and tertiary gyro or hammer mill. The mobile crushing plant will be centred around a triple deck-vibrating screen to obtain required product sizes.

4.2.1.2 Plant and transport hours of operation

Processing will be done only within the hours specified in Section 4.1 Hours of Operation.

4.2.1.3 Crushing and processing wastes

There will be no processing wastes generated other than cuttings which will be returned to the permanent stockpiles. This material will be stockpiled for sale as road base or other construction material. If no future market is available, cuttings will be used for rehabilitation purposes, shaped, contoured and covered by topsoil.

5 TRANSPORT MANAGEMENT

There are two (2) access entrances into PM 238, both of which comprise signed and secured locked gates,

- Primary Entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge or car parking area. The primary entrance has two gates that have instructional

signage are sign posted Gate 1 for Light Vehicles and Gate 2 for Trucks. Gate 2 signage also contains indicates the use of UHF 29 for all trucks. (**Error! Reference source not found.**)

- Secondary Entrance is the top entrance, accessed further along off the unsealed Samuels Road. This entrance services the northern licence area and will be used in future to service the Proposed Stage 4 and the current Dimension Stone Facility.

There are two (2) designated car-parking facilities within PM 238, both of which are signposted.

- Car parking facility 1 is a light vehicle car park situated adjacent to the Main Office.
- Car parking facility 2 is a heavy vehicle car parking facility situated adjacent to the Weighbridge and Water Tank.

Directional signage will be installed to facilitate internal traffic management. A 'STOP' sign will be installed at the exit of the site to ensure all vehicles safely exit the site.

5.1 Light Vehicle Movements

All light vehicles will enter the site via Gate 1 and will park in the designated and sign posted Light Vehicle Carpark before reporting to the Site Office. Light vehicles will not be permtted to enter the operations are unless authorised to do so. (**Error! Reference source not found.**).

5.2 Truck Movements

Truck movements are restricted to operating hours only and truck volumes restricted to acceptable levels, currently operations average 10-15 truck movements per day with a maximum of 20 truck movements during peak times. No B-doubles will be used to transport material to and from the site and trucks will be less than 23 metres long.

Tradition Rebuild will approach the Mount Barker District Council to install 'Trucks Entering' signate and other appropriate signage to ensure a safe carriageway for trucks and other road users.

All trucks will enter the site via Gate 2 and on entering the site will progress directly to the Weigh Bridge. If a truck is new to the site the details of the truck and the weight of the truck will be recorded.

5.2.1 Trucks Collecting Materials

Trucks that are collecting materials from the site will be directed to progress along the directional signed product access road as illustrated in Figure 5. Positive communication using VHF Channel 29 will be made to the Site Operator and resource recovery crew prior to leaving the weighbridge. Only one truck will be permitted to enter and leave the resource recovery area at any one time given the access ramp is accessible to one vehicle at a time and will be used to enter and leave the recource recovery area.

Following collection of materials from the stockpile area loaded trucks will travel back to the weigh bridge following the directional signage of the product access road. The truck will be weighed at the weigh bridge. On existing the site the truck driver will collect a weight docket from the Docket Station at the Gate 1 exit.

5.2.2 Trucks Delivering Materials

Trucks that are depositing material will be weighed prior to entering the operations area. The contents and weight of the truck will be recorded. Any loads that contain, or likely contain asbestos or other unacceptable materails, will not be accepted and the truck driver will be instructed to leave the site.

Trucks that are depositing materials to the the site will be instructed to progress along the directional signed product access road route as illustrated in **Error! Reference source not found.**. Positive

communication using VHF Channel 29 will be made to the Site Operator and resource recovery crew prior to leaving the weighbridge.

Only one truck will be permitted to enter and leave the resource recovery area at any one time given the access ramp is accessible to one vehicle at a time and will be used to enter and leave the recource recovery area.

Following unloading of materials to the stockpile area the empty truck will travel back to the weigh bridge following the directional signage of the product access road. The truck will be weighed at the weigh bridge. On existing the site the truck driver will collect a weight docket from the Docket Station at the Gate 1 exit.

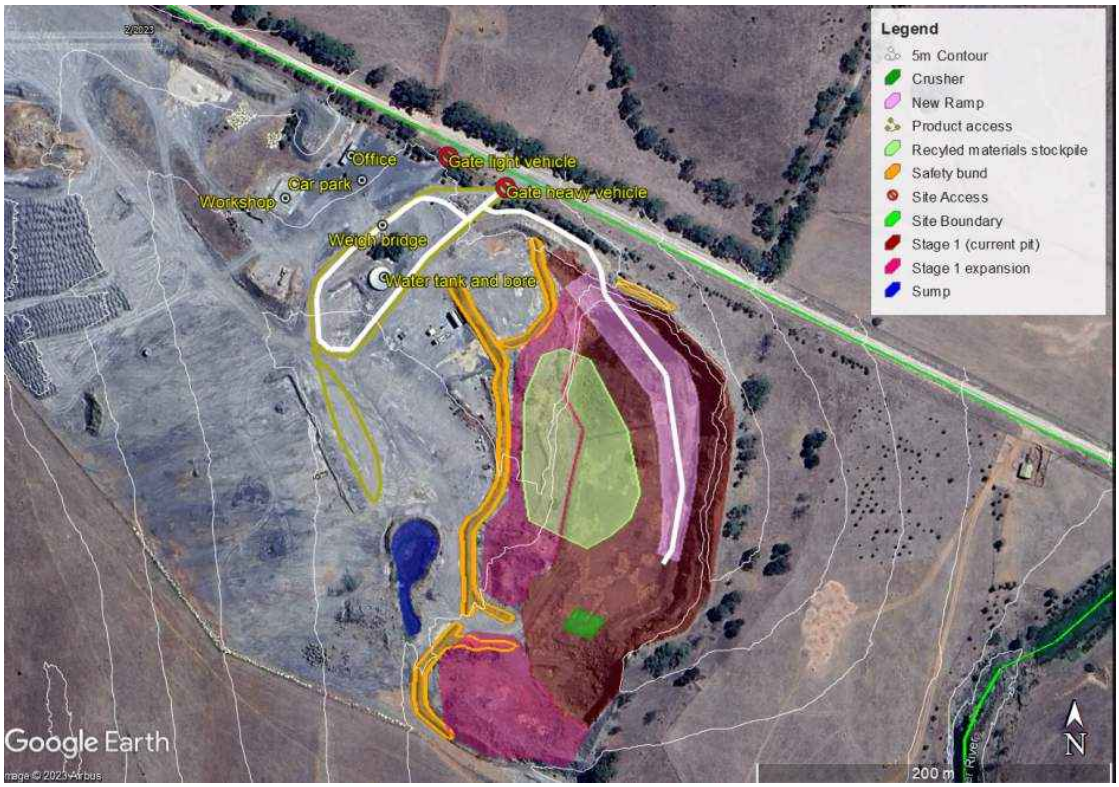

Figure 5 Product Access Road

5.3 Management of Potential Environmental Impacts

There is some environmental impact resulting from traffic entering and leaving the Callington Quarry and Resource Recovery Facility. There is no impact of traffic within the quarry and resource recovery centre.

Tradition Rebuilt will install a wheel wash facility at the weighbridge once sales of product deem it to be commercially viable to do so. Once installed all trucks exiting the site will be required to go through the the wheel wash prior to exiting the site. The wheelwash specifications, design and location have yet to be determined. The purpose of the wheel wash is to wash the wheels and under carriage of vehicles prior to existing the site to avoid the drag out of dirt and mud. Depending on the design and specifications of the wheelwash a subsequent development application may be required and amendments to existing site infrastructure such as water supply and wastewater disposal.

Samuels Road is an unsealed road. Trucks exiting the site will be required to transverse approximately 1km of the unsealed road to arrive at the Bremer Road intersection. On days where truck movements

are to exceed 15 movements a day, or windy and dry conditions prevail, vehicle movements will be reduce or cease to minimise dust generation alonmg Samuels Road.

Generally product access roads are located within the site and below the surrounding level, and therefore not visible beyond the site.

Trucks transporting products from the site will employ dust covers, operate within specified hours, and adhere to acceptable volume limits (averaging 10-15 movements per day).

Dust suppression techniques, including water spraying product access roads on windy days using a water truck, will be implemented.

Wind speeds, measured with a handheld wind speed meter, will determine trigger and response actions as outlined in Table 1.

Table 1 Trigger Level and Response

Trigger Level	Conditions	Response
Normal State	Calm to moderate winds Calm wind = 0 knots Light wind = 10 knots or less Moderate winds = 11 – 16 knots Predominantly westward wind direction No visible dust leaving the site	Normal operation Maintain standard dust suppression activities Monitor meteorological conditions to time activities with favourable weather conditions Operate in accordance with air quality and dust management measures outlined in Section 7 of the DMMP
Level 1	Fresh winds = 17-21 knots Predominantly westward wind direction No rain in the past 12 hours Dust has potential to leave the site	Operator identifies activity(s) causing dust and applies appropriate control measures, e.g., deploying water cart, dampening areas with water or chemical suppressants, reducing activity intensity Restrict vehicle and machinery movements to designated routes and areas to the extent practicable Continue controls until conditions return to Normal State
Level 2	Strong winds = 22 – 27 knots Predominantly westward wind direction No rain in the past 12 hours	Operator confirms dust leaving the site Further reduce activity intensity Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles

	Dust has potential to leave the site	Restrict onsite vehicle and machinery movements to designated routes and areas to the extent practicable Cease all delivery vehicle movements to and from the site to minimise dust generation on. Samuels Road. Continue controls until conditions return to Normal State Record event in Mine Logbook
Level 3	Near gale winds = 28 or higher Predominantly westward wind direction No rain in the past 12 hours Visible dust leaving the site	STOP identified activity(s) until wind conditions change Record event in Mine Logbook

6 ENQUIRIES AND COMPLAINTS

Concerns raised by affected parties regarding the existing operations primarily involve complaints about traffic movements and dust generated by heavy vehicle movements along the unsealed Samuels Road. These complaints have been received from adjacent landowners, who are the closest sensitive receptors. The Communications and Engagement Plan describes how communication with adjacent land owners will be conducted.

To mitigate complaints as a result of vehicle movement the Site Operator Operator will:

- Maintain open lines of communication with sensitive receptors to engage and receive feedback on concerns.
- Collaborate with complainants and the DEM (Department of Environmental Management) to determine best practices for noise and dust reduction.
- Ensure trucks transporting product are equipped with dust covers and restrict truck movements to operating hours and acceptable levels (currently averaging 10-15 truck movements per day).
- Enforce the maximum speed limit of 25 kph within the site.
- Coordinate with the Council to upgrade and maintain Samuels Road and its signage.
- Collaborate with complainants and the DEM to determine best practices for mitigating concerns related to heavy vehicle movements.

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Mains power and telephone landline connection services are currently available to the site.

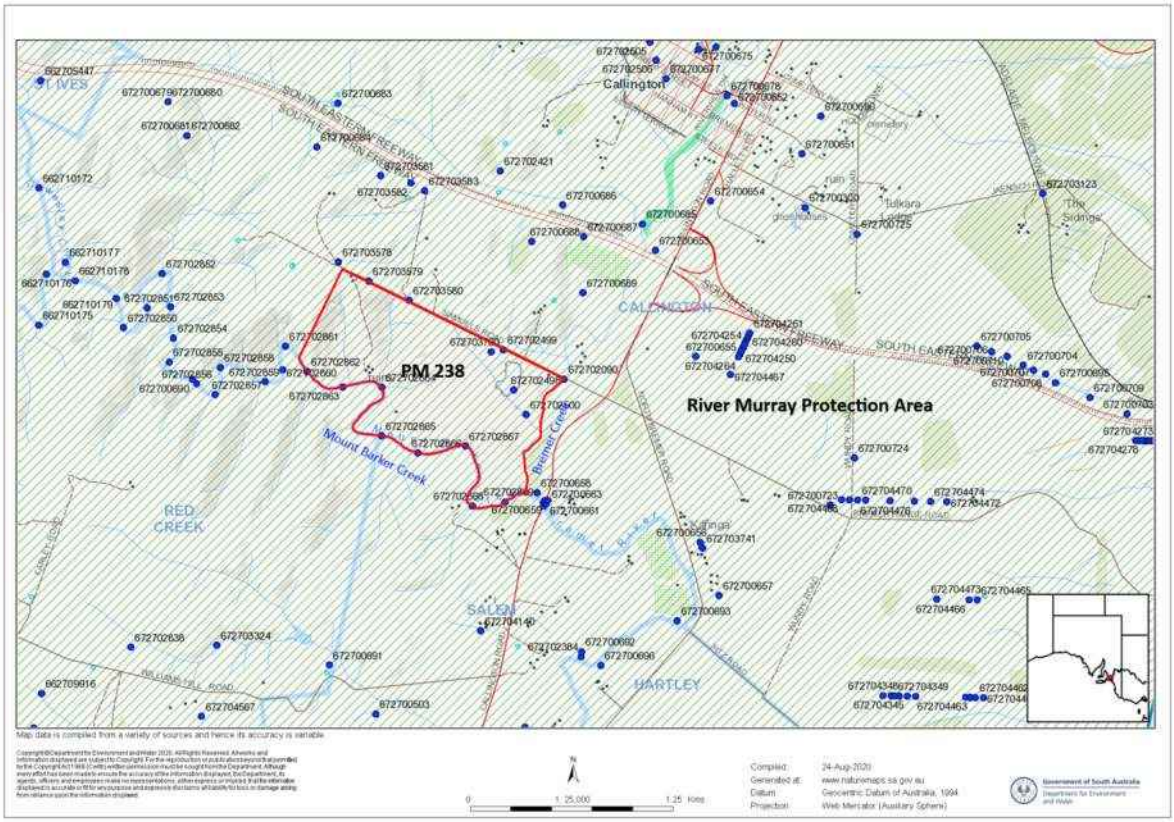

Figure 1 Site Location

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The existing quarry pit also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

The Main Office is a transportable building office block located at the quarry entrance off Samuels Road, as illustrated in Figure 2 the Main Office provides administrative facilities and contains single-phase power. There are no accommodation facilities on site.

The Laydown Area comprises four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to facilitate use as an all-weather on-site maintenance yard.

The types of vehicles and mobile plant that enter or operate on this site range from light vehicles, road trucks, dump trucks, front end loaders, articulated / ridged haul trucks, graders, drill rigs, excavators, and scrapers.

Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

There is no power connected to the site. A diesel generator facilitates power at the quarry.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the Main Office.

The Main Office, Laydown Area and Weighbridge are currently monitored using a 24-hour video surveillance system.

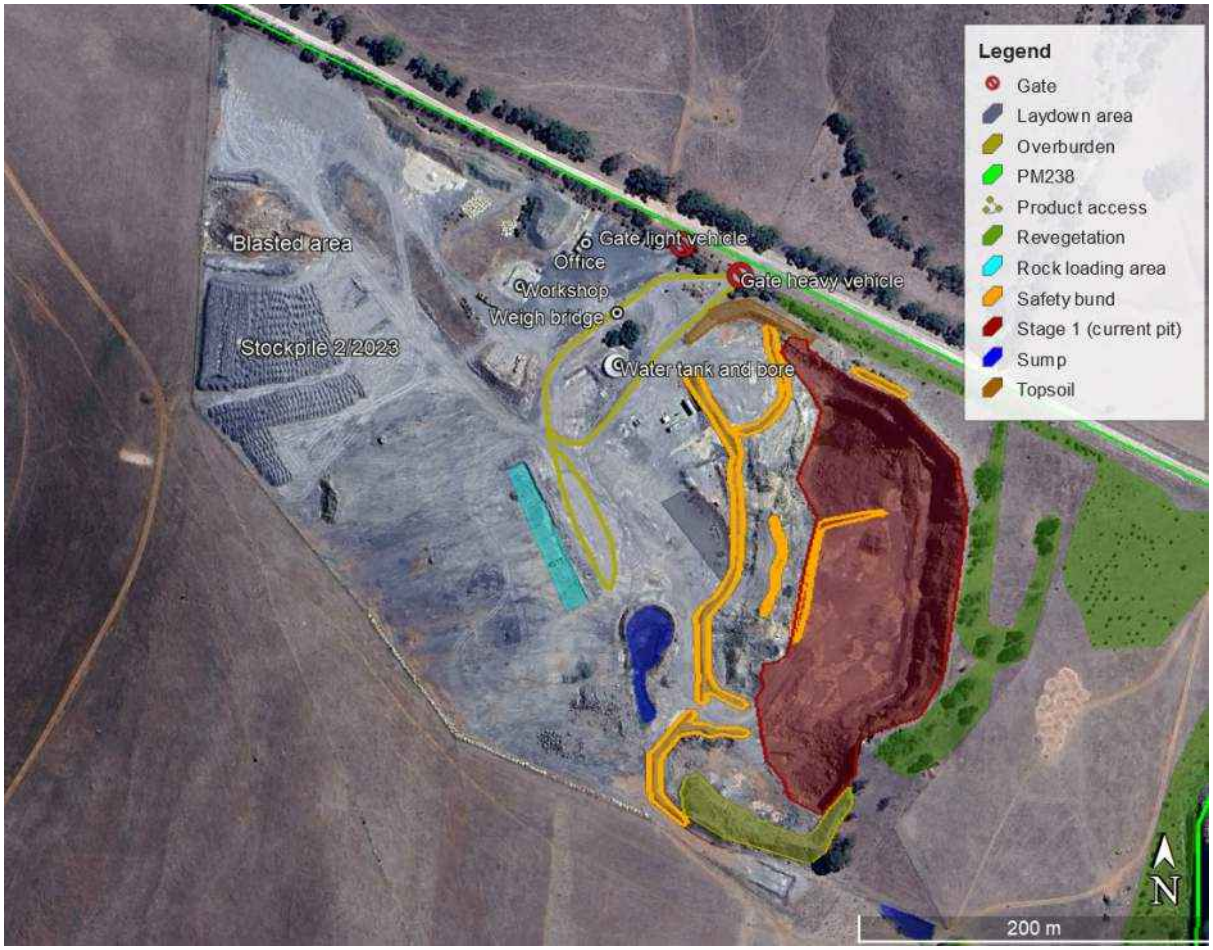

Figure 2 Site Layout

Tradition Rebuilt is proposing to expand quarry operations at the site and to include resource recovery.

4.1 Hours of Operation

Hours of operations will be during daylight hours (sunrise to sunset), between 7:00 am till 6:00 pm ACST, Monday to Saturday. The quarry is open to the public between 7:00 am and 5:00 pm Monday – Friday and by appointment only on Saturdays. Operations will not be conducted on Sundays or total fire ban days.

4.2 Expansion of Site Activities

Tradition Rebuilt proposes to excavate materials buried by the previous operator in the floor of the current pit.

The planned activities will:

- Re-establish the ramp to the northwest corner by pushing imported fill material from the existing pit against the north wall to establish the ramp to the northwest corner.
- Stabilising the pit wall and leveling the surface to use as a work base.
- Expanding the current pit to tidy up the east face,
- Finalise the south to southeast face of the pit and

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Care Of Our Environment

CALLINGTON QUARRY (PM238) AND RESOURCE

COOE Pty Ltd ABN 65 147 909 751

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Commercial in Confidence

Front cover photo - Callington Quarry

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Communication and Engagement Plan - Quarry and Resource Recovery Operations

Callington Quarry (PM238) and Resource Recovery Operations

Tradition Rebuilt Quarries Pty Ltd

3/10/2025

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Document Information	
Client	Tradition Rebuilt Quarries Pty Ltd
Project	Callington Quarry (PM238) and Resource Recovery Operations
Document Title	Communication and Engagement Plan - Quarry and Resource Recovery Operations
Date of this Version	3/10/2025
Document Version	V1.2 – Final
File Name	TRQ.CAL.005 Communication and Engagement Plan V1.2 FINAL

Document Control				
Version	**Issue Date**	**Author/s**	**Reviewer/s**	**Description**
V1.0	23/10/2023	Carol Muzyk	Jose José Paim de Bruges	Communication and Engagement Plan
V1.1	28/12/2023	Carol Muzyk	Jose José Paim de Bruges	Communication and Engagement Plan
V1.1 - FINAL	28/12/2023	Carol Muzyk	N/A	Communication and Engagement Plan
V1.2 - FINAL	3/10/2025	Carol Muzyk	N/A	Amended to include revised crusher location

Distribution			
Version	**Date of Issue**	**Copies, Format**	**Recipient/s**
V1.0	23/10/2023	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V1.1 - FINAL	28/12/2023	Soft copy via SA Planning Portal	SA PLANNING PORTAL
V1.2 - FINAL	2/10/2025	Soft copy via SA Planning Portal	MBDC

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1 BACKGROUND

Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) is a registered company that owns Private Mine (PM) 238, located on the outskirts of the township of Callington, Eastern Mount Lofty Ranges, South Australia. Tradition Rebuilt specialise in extracting high-quality metasiltstone-greywacke, commonly known as bluestone.

Tradition Rebuilt is proposing to expand quarry operations at the site and to include resource recovery activities to enable the sorting and process existing building demolition materials left on site by the previous operator, and to sort and process incoming building demolition materials for recovery of bluestone, concrete and bricks that may be resold for building renovation works or crushed for road base or other earthworks. .

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The existing quarry pit also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

The proposed operations involve the further expansion and remediation of the current pit, including the repurposing of construction waste left in the pit by the previous operator to stabilise the pit wall and prepare the area for future rock processing. A new mine pit will be opened west of the current pit using the existing pit as a processing area and the current stockpile area again as a stockpile area after quarry activities in that area are completed. The proposed new mine pit is currently being assessed by Department for Energy and Mines (DEM) and an amended Mine Operation Plan (MOP) has been submitted to DEM for approval.

Hours of operations will be during daylight hours (sunrise to sunset), between 7:00 am till 6:00 pm ACST, Monday to Saturday. The quarry is open to the public between 7:00 am and 5:00 pm Monday – Friday and by appointment only on Saturdays. Operations will not be conducted on Sundays or total fire ban days.

1.1 Property and Ownership of the Callington Quarry.

The site has been mined using open cut methods for bluestone extraction since 1970.

The ownership of site was transferred to the Paim de Bruges Family Trust in 2011. Table 1 provides the property and ownership details.

Table 1 Property Details

Item	Description
Landowner	The Paim de Bruges Family Trust
Private Mine Operator (PM Operator)	Current PM Operator: Tradition Rebuilt Quarries Pty Ltd
Site Address	
Site Name	Callington Quarry
Legal Area (hectares)	151.31 ha
Current Activities	Bluestone
Proposed activities	Construction materials
Operation Status	Operating / active

1.1.1 Owners of the Callington Quarry

The owners of the quarry and rural property, operating under the company name of Tradition Rebuilt Quarries Pty Ltd, ABN 68 135 405 319, are José Alpoim Meneses Paim de Bruges and Kerrelle Lea Paim de Bruges. José Paim de Bruges serves as the contact person. Table 2 provides the owner details for PM 238.

Table 2 Owner Details

Item	Description
Company Name	The Paim de Bruges Family Trust
Contact Name	José Paim de Bruges
Postal Address	PO Box 740 Stirling, South Australia 5152
Phone	+61 4 1449 0301
Email	traditionrebuilt@gmail.com

As illustrated in **Error! Reference source not found.** the site boundary aligns with Deposited Plan 66427 Allotment 21 (CT/5936/419) and Allotment 22 (CT/5936/420) in the Hundred of Kanmantoo, located in the suburb of Callington and area of Mount Barker District Council. The general land use in the area is livestock, and it is zoned Primary Production.

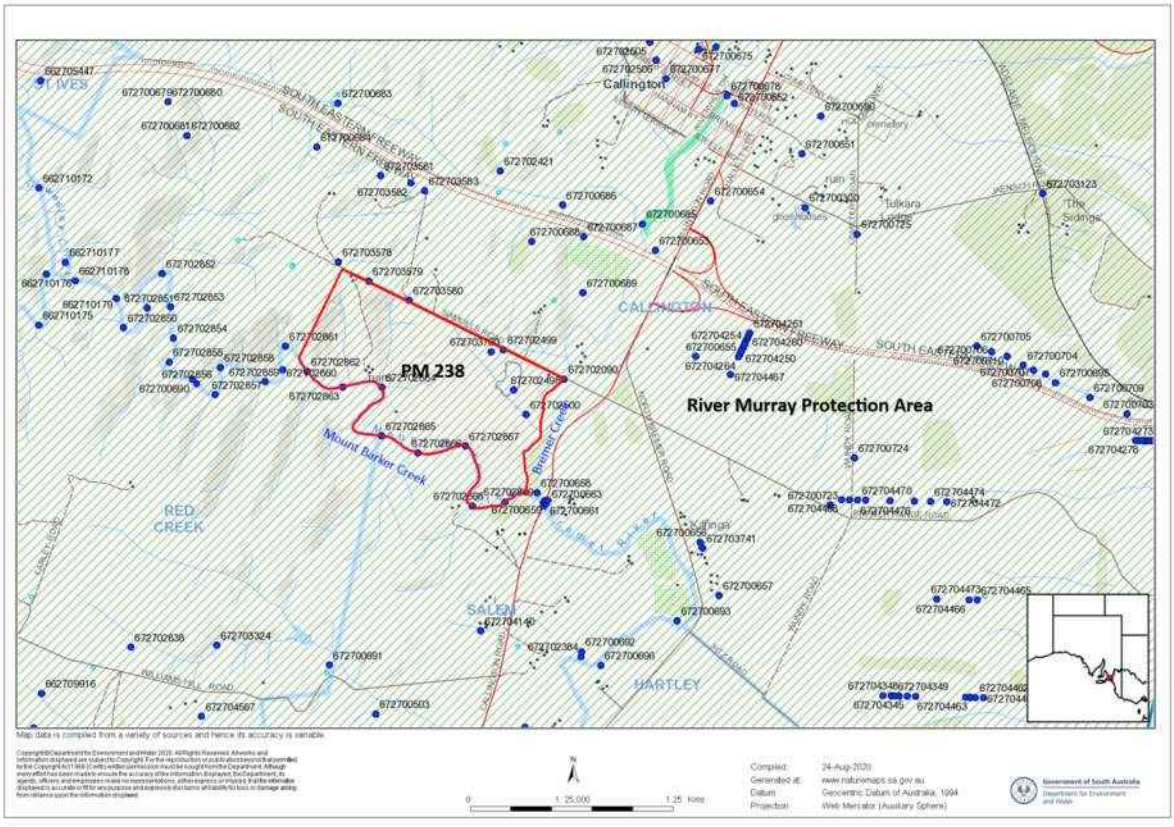

Figure 1 Site Location

1.1.2 Operator of the Callington Quarry

As of May 2023, Traditional Rebuilt is both the current owner and operator of Private Mine 238. Prior to that, from May 2019 to May 2023, the operator was Southern Contracting Group Pty Ltd (SCG), a family-

owned and operated business based in Lameroo, South Australia. During that time, SCG was operating at the Callington Quarry. For more information about the PM Operator details for PM 238, please refer to **Table 3**

Table 3 Operator Details

Item	Description
Company Name	Tradition Rebuilt Pty Ltd, ABN: 68 135 405 319 Wholly owned by The Paim de Bruges Family Trust
Contact Name	José Paim de Bruges
Postal Address	PO Box 740 Stirling, South Australia 5152
Phone	+61 4 1449 0301
Email	traditionrebuilt@gmail.com

1.2 Site Infrastructure

1.2.1 Accommodation and offices

The Main Office is a transportable building office block located at the quarry entrance off Samuels Road, as illustrated in Figure 2, the Main Office provides administrative facilities and contains single-phase power. There are no accommodation facilities on site.

The Laydown Area comprises four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to facilitate use as an all-weather on-site maintenance yard.

Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water tank comprises a manifold of outlets suitable for firefighting hose fittings.

There is no power connected to the site. A diesel generator facilitates power at the quarry.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the Main Office.

The Main Office, Laydown Area and Weighbridge are currently monitored using a 24-hour video surveillance system.

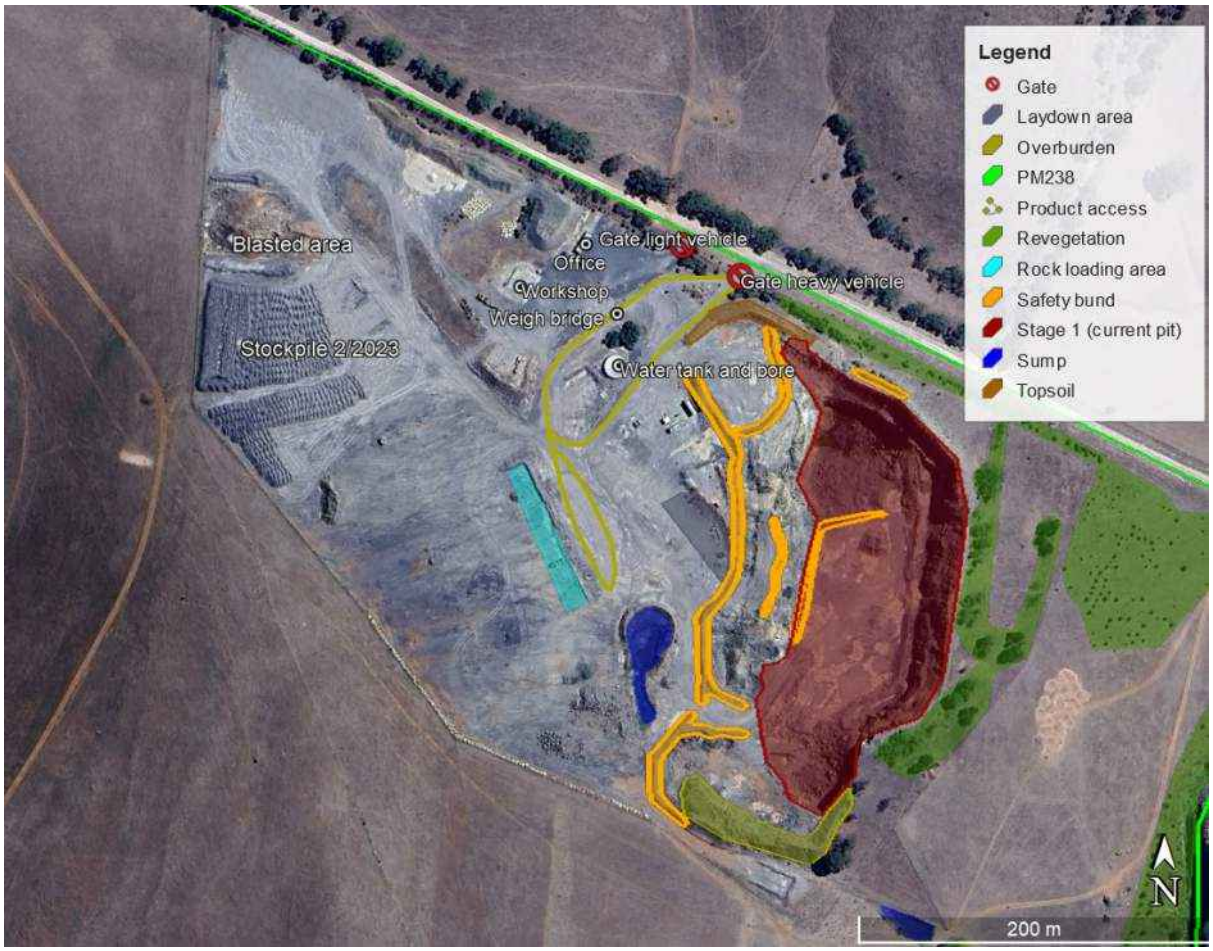

Figure 2 Site Layout

1.2.2 Access, public roads, services, and utilities used by operation.

There are two (2) access entrances into the site, both of which comprise secured locked gates.

- Primary Entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge or car parking area.
- Secondary Entrance is the top entrance, accessed further along off the unsealed Samuels Road. This entrance services the northern licence area and will be used in future to service the site.

There are two (2) designated car-parking facilities within the site, both of which are signposted.

- Car parking facility 1 is a light vehicle car park situated adjacent to the Main Office.
- Car parking facility 2 is a heavy vehicle car parking facility situated adjacent to the weighbridge and water tank.

Truck movements are restricted to operating hours only and truck volumes restricted to acceptable levels, currently operations average 10-15 truck movements per day with a maximum of 20 truck movements during peak times.

Truck movements operate in accordance with the Traffic Management Plan.

Mains power and telephone landline connection services are currently available to the site.

1.2.3 Visual screening and site security

The quarry site is visible from the Callington – Strathalbyn Road and Samuels Road. The existing open pit quarry is well screened from the Callington – Strathalbyn Road by a bunded earth wall and line of eucalyptus trees planted by the owner.

The site is fully fenced along the perimeter of Samuels Road. The two entrances both comprise locked gates, signage, and emergency contact numbers.

1.3 Expansion of Site Activities

1.3.1 Quarry Activities

The proposed operations for the Callington Quarry are as follows:

As illustrated in Figure 3 Expanded Site Activity the ongoing operations within the current pit will consist of the remediation and expansion of the open cut pit for the extraction of metasiltstone-greywacke and preparation of the site for processing rock. It is anticipated this will occur over a three (3) year period from the date of development approval.

The planned activities will:

- Re-establish the ramp to the northwest corner by pushing imported fill material from the existing pit against the north wall to establish the ramp to the northwest corner.
- Stabilising the pit wall and leveling the surface to use as a work base.
- Expanding the current pit to tidy up the east face,
- Finalise the south to southeast face of the pit and
- Quarry the west wall back 10 m meters to recover resource and expand the processing area.

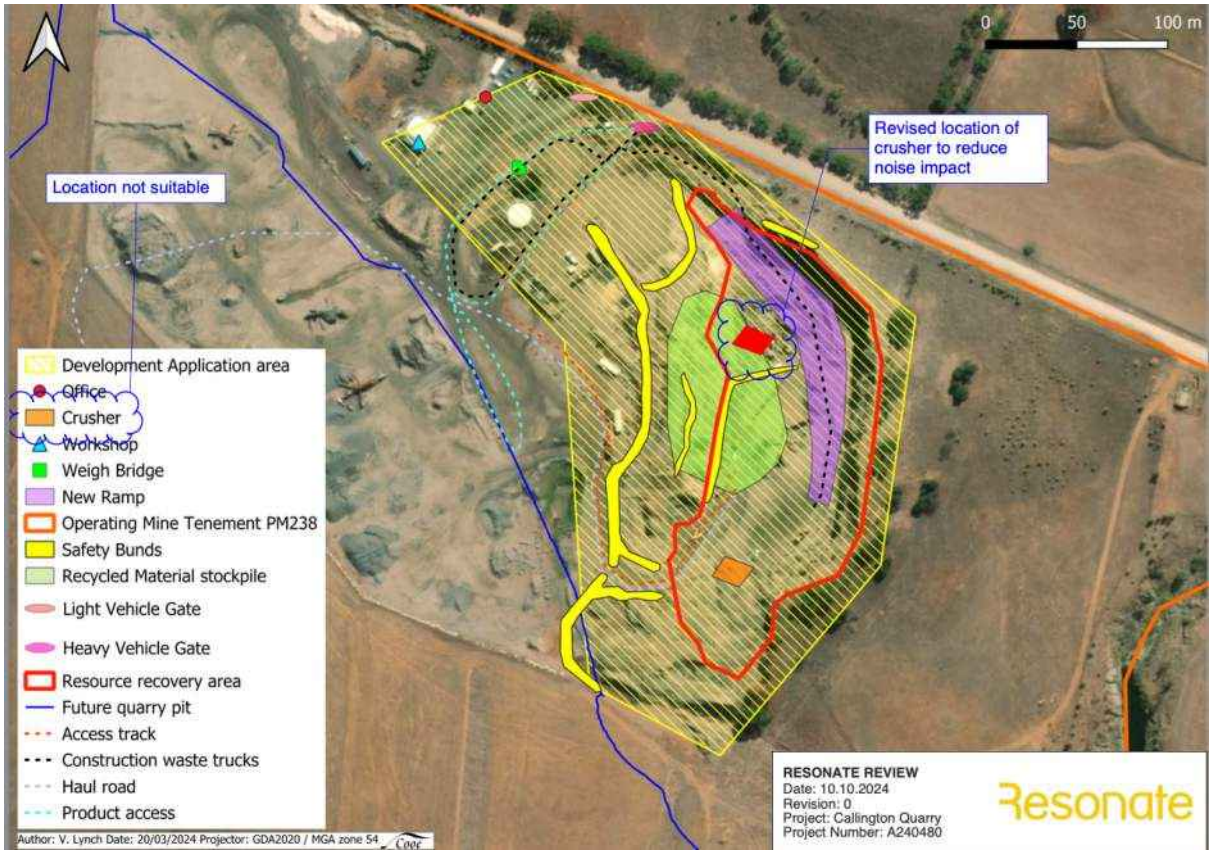

Figure 3 Expanded Site Activity

1.3.2 Resource Recovery Activities

Tradition Rebuilt proposes to excavate materials buried by the previous operator in the floor of the current pit. Excavated materials will be sorted to remove materials not suitable for the construction of the access ramp **Error! Reference source not found.**. All other materials will be transported to a licences waste depot for disposal. Reclaimed stone materials, concrete and bricks will be crushed using a mobile crusher and stockpiled for re-use either on site or to be sold as rubble.

Tradition Rebuilt propose to receive selected recyclable building and demolition material such as bluestone, concrete, bricks, and stone. It is estimated up to 20,000 tpa will be received at the site. Bluestone and other south after building stone will be separated and sold on for offsite renovation works. The remaining stone, concrete and bricks will be graded and sorting prior to crushing. The crushed material will be stockpiled and later sold as rubble materials.

Incoming material will be accepted under strict criteria that it does not contain material known, or suspected, to contain asbestos. In the event asbestos or asbestos containing material is detected at the site, it will be managed, stored, and disposed of in accordance with the Recovered Products Plan.

2 AIM OF ENGAGEMENT

The aims of the communication and engagement activities are as follows.

Through its communications, Tradition Rebuilt aims to ensure that all neighbours are kept informed of operational updates with opportunities for feedback also being sought. In addition to the e regulatory requirements, Tradition Rebuilt aim to achieve:

- Enable community and stakeholder understanding of the current and proposed expanded activities including the proposed site's operations, benefits and changes associated with Callington Quarry.
- Be proactive in setting the narrative in communities regarding the project purpose and any perceived issues, particularly in regard to environmental matters; dust, vibration, noise, and traffic movements.
- Benchmark and foster community and stakeholder support for the Callington Quarry and Resource Recovery Facility.
- Develop consistent timing and key messages to develop community and stakeholder confidence.
- Support construction completion and ongoing operational milestones by utilising appropriate elements of this Plan to build solid working relationships with stakeholders.
- Minimise reputational risk to Tradition Rebuilt by informing nearby residents of changes to operations at the site.

3 STAKEHOLDERS

Through this Plan, Tradition Rebuilt aims to deliver a proactive, transparent program of works and operations, which facilitates meaningful conversations with community and stakeholders.

Tradition Rebuilt considers that the needs and preferences of community and stakeholders are of equal importance when providing information and obtaining feedback. Tradition Rebuilt places a deliberate emphasis on those groups most likely to be influenced or affected by any changes or new proposals, considering their preferred methods of engagement and communication. Table 4 describes the engagement approach that will be undertaken with each identified stakeholder.

Table 4 Stakeholder Engagement Approach

Primary Stakeholder	*IAP 2 Engagement Level*	*Involvement / Key Interests*	*Engagement approach*
Surrounding Community Members - ***Mount Barker District Council*** - ***Alexandrina Council*** - ***Rural City of Murray Bridge***	*Inform/Involve*	*Perceived effects from previous activities on homes* *Residents located around the quarry and resource recovery facility.*	*Community updates delivered as required, via face-to-face conversation, email, phone call, and newsletters.* *Factsheets available on website on dust, noise, and vibration with a focus on Tradition Rebuilt's commitment to minimising impact.* *SMS, email, or phone call for blasting activities.* *Development of online resources such, social media posts of complex processes etc to develop awareness of Tradition Rebuilt's mitigation measures in the face of dust, noise, vibration, controlled blasting, push up quarries.*
Aboriginal and Torres Strait Islander peoples *(Peramangk Heritage Association Inc)*	*Involve*	*To be understood through implementation of C&E Plan*	*Face to face updates on quarry matters as required.* *Consult to develop tangible recognition on site.* *Identify opportunities for partnership for continued Welcome to Country and Smoking Ceremony services for Tradition Rebuilt's engagement/other events where possible.* *Investigate opportunities for partnership to develop meaningful employment opportunities for Aboriginal and Torres Strait Islander peoples.*
Mount Barker District Council. Mayor and Ward Councilors ***Mayor David Leach*** ***North Ward*** ***Cr Harry Seager*** ***Cr Jessica Szilassy*** ***Cr Simon Westwood***	*Involve/Inform*	*Representatives of communities surrounding the site* *Protection of residential amenity and reduction of complaints received by Council concerning site.* *Improved engagement between quarry and surrounding communities as a corporate citizen*	*Provide updates on quarry matters and engagement efforts via face-to-face meetings and presentations.* *Provision of notifications distributed to community.* *Provision of community update in Council offices.* *Joint media opportunities where possible*
Alexandrina Council - ***Mayor Keith Parkes***	*Involve/Inform*	*Representatives of communities surrounding the site* *Protection of residential amenity and reduction of complaints*	*Provide updates on quarry matters and engagement efforts via face-to-face meetings and presentations.* *Provision of notifications distributed to community.*

Primary Stakeholder	IAP 2 Engagement Level	Involvement / Key Interests	Engagement approach
		received by Council concerning site. *Improved engagement between quarry and surrounding communities as a corporate citizen*	*Provision of community update in Council offices.* *Joint media opportunities where possible*
District Council of Murray Bridge - ***Mayor Wayne Thorley***	*Involve/Inform*	*Representatives of communities surrounding the site* *Protection of residential amenity and reduction of complaints received by Council concerning site.* *Improved engagement between quarry and surrounding communities as a corporate citizen*	*Provide updates on quarry matters and engagement efforts via face-to-face meetings and presentations.* *Provision of notifications distributed to community.* *Provision of community update in Council offices.* *Joint media opportunities where possible*
Adrian Pederick - SA Member for Hammond	*Inform*	*Advocate for quarry within State Government* *Protection of residential amenity and reduction of complaints received.* *Preservation of quarry's function for use in critical infrastructure projects*	*Provision of work notifications and community updates distributed to the community for display in office.* *Joint media opportunities where possible.*
Tony Pasin- Federal Member for Barker	*Inform*	*Receives regular complaints about quarry despite not having jurisdiction of resources matters.* *Protection of residential amenity and reduction of complaints received concerning site.* *Perceived effects from previous activities on adjacent properties.*	*Provision of work notifications and community updates distributed to the community for display in office.* *Joint media opportunities where possible*
The Hon Tom Koutsantonis MP. - SA Minister for Energy and Mining ***Hon. Dr. Susan Close MP – Minister for Climate, Environment and Water***	*Inform*	*Recognises quarry as state strategic mineral resource per the 2015 RAMP report.* *Kept well informed about quarry by officers from the Department for Energy and Mining (DEM.)* *Use of quarry resource for critical state infrastructure projects.* *Concerns about residential amenity and effects on properties.*	*Provision of work notifications and community updates distributed to the community for display in office.* *Joint media opportunities where possible.*
SA Department for Energy and Mining	*Collaborate*	*Regulatory authorities for extractive industry in SA*	*Quarterly (or as required) face to face updates on quarry matters and engagement efforts.*

Primary Stakeholder	*IAP 2 Engagement Level*	*Involvement / Key Interests*	*Engagement approach*
Environment Protection Authority SA ***SA Department for Environment and Water***		*Balanced outcome between needs of state/Government and obligations to local community* *Supportive of retention of quarry but requires open and transparent engagement with the community.* *Reduction of complaints about the site – better education about operations.* *Compliance with MOP/PEPR objectives and criteria.*	*Provision of work notifications and community updates distributed to the community for display in office.* *Routine site visits.*

4 ENGAGEMENT ACTIVITIES

The following actions are anticipated to be used to ensure the broadest reach of stakeholders. Channels used during engagement will vary depending on what is most effective with the community and stakeholder groups:

The following channels will be used to ensure the broadest reach of stakeholders can be informed and included:

- Face to Face meetings- casual ad hoc meetings as required by individuals or interest groups.
- **Letters** – formal to key stakeholders, initially to introduce Tradition Rebuilt and the project concept, then to notify ahead of key stages.
- **Site visits/inspections** – will be offered to key stakeholders as an extension of one-on-one briefings or formal presentations, with the aim to allow stakeholders to visualise potential effects of the project on surrounds.
- **Formal presentations** – for larger structured groups such as Councils
- **Site Open Day/experience** –any change at the Quarry will be accompanied by a site 'open day'.
- **Information/fact sheets** – 'dot point' fast facts about the initiative which support other collateral. May include infographics.
- **Community newsletters** – the regular community 'update' newsletter will be continued to raise awareness of the initiative with local residents, as well as opportunities to provide feedback. The large distribution footprint will demonstrate to authorities that Tradition Rebuild is committed to appropriate engagement on the Project.
- **Q&A** – for both internal uses to guide Project Team public interactions and development of stakeholder collateral.
- **Media** – the newspaper for the quarry's local footprint is the Murray Bridge News., The media strategy for the Project will be one of initially reactive, progressing to proactive as the Project moves forward. Efforts will be made to contain media interest to the local area.

The communication timeframe will be aligned to the planned submission to the Mount Barker District Council.

5 KEY MESSAGES

The following key messaged will be conveyed to all interested parties:

- The site will be managed and operated in accordance with a DEM approved Mine Operations Plan
- The site provides a key resource for the local and state-wide building and construction industry.
- Community concerns and complaints will be addressed in a timely and effective manner.
- Tradition Rebuilt will work with key stakeholders to ensure the community are well informed of the current and future operations of the site.
- The site will not receive asbestos or asbestos containing products. In the event asbestos is received at the site it will be managed, stored, and disposed of in accordance with the Recovered Products Plan.

6 RISKS

6.1.1 Crushing, Sorting and Processing

6.1.1.1 Crushing and processing plant

The current operations include an open cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open cut pit was expanded to extract metasiltstone-greywacke. The quarry also serves as a processing area, providing shelter for noise and dust control, and visual amenity.

6.1.1.2 Crushing and processing of quarry wastes

Cuttings will be crushed, processed, and returned to the permanent stockpiles. In future, there may be market demand for the material which may be suitable for road base or other construction material. If no future market is available, cuttings will be used for rehabilitation purposes, shaped, contoured and covered by topsoil.

6.1.1.3 Crushing and processing of incoming building demolition stone, concrete, and bricks

Incoming materials will be selectively sorted and inspected for asbestos or asbestos containing materials. In event asbestos or asbestos containing materials are identified they will be managed stored and disposed of in accordance with the Recovered Products Plan.

6.1.2 Industrial and Domestic Wastes

Industrial and domestic wastes on site will be kept to the minimum. Transport, handling, temporary storage, and disposal of waste will be managed in accordance with EPA guidance on waste types:

- Solid waste
- Oil
- Tyres
- Sewage

Waste oil will be temporarily stored in closed drums, on pallets within a bunded area prior to disposal to an approved EPA licenced waste facility.

For all industrial waste, a skip bin will be hired on demand and removed off site for disposal to an approved EPA licenced waste facility.

Kerbside collection managed by the Mount Barker Council removes domestic and recyclable waste on a weekly or fortnightly schedule.

A small septic toilet system is located near the offices. Sewage waste will be disposed of in the sewerage storage system and the sludge removed when the system reaches design capacity, by an appropriately licenced sewage contractor.

7 ENQUIRIES AND COMPLAINTS

Concerns raised by affected parties regarding the existing operations primarily involve complaints about noise and dust generated by on-site activities and heavy vehicle movements along the unsealed Samuels Road. These complaints have been received from adjacent landowners, who are the closest sensitive receptors.

To mitigate noise the PM Operator will:

- Limit operations to the designated working hours.

- Ensure machinery is equipped with mufflers and noise-reducing devices according to manufacturers' guidelines.
- Restrict truck movements to operating hours and maintain truck volumes within acceptable levels. During periods of production the average daily truck movements range from 10-15.
- Implement the Traffic Management Plan to regulate truck movements.
- Provide prior notification to receptors about significant noise events such as blasting. Blasting activities will adhere to the guidelines specified in AS 2187.2-2006 and the Blast Management Plan provided in the Callington Quarry Mine Operations Plan (MOP), which includes provisions for windy days.
- Maintain open lines of communication with sensitive receptors to engage and receive feedback on noise-related concerns.
- Collaborate with complainants and the Council to determine best practices for noise reduction.

To address the issue of dust, the PM Operator will implement the following measures:

- Conduct operations in accordance with the Dust Management Plan which includes specific measures for managing air quality and dust emissions from various potential sources, including disturbed areas, roads, processing plants, stockpiles, sales/transport trucks, and rehabilitation areas.
- Ensure trucks transporting product are equipped with dust covers and restrict truck movements to operating hours and acceptable levels (currently averaging 10-15 truck movements per day).
- Implement the Traffic Management Plan to regulate truck movements on-site. Speed limits within the site will be restricted to 25 kph.
- Employ dust suppression techniques such as water spraying during material unloading and on high wind days using a water truck.
- Activate sprinkler systems on stockpiles on windy days.
- Monitoring of meteorological conditions to prepare for windy days.
- Plant native grasses to stabilise topsoil stockpiles and rehabilitation areas.
- Maintain open lines of communication with sensitive receptors to engage and receive feedback on air quality-related concerns.
- Collaborate with complainants and Council to determine best practices for dust reduction.

To address concerns related to heavy vehicle movements, the PM Operator will undertake the following measures:

- Ensure trucks transporting product are equipped with dust covers and restrict truck movements to operating hours and acceptable levels (currently averaging 10-15 truck movements per day).
- Regulate truck movements in accordance with the Traffic Management Plan.
- Enforce the maximum speed limit of 25 kph within the site.
- Coordinate with the Council to maintain Samuels Road and its signage.
- Collaborate with complainants and the Council to determine best practices for mitigating concerns related to heavy vehicle movements.

8 MONITORING AND EVALUATION

This communication and engagement plan is a living document. Continual monitoring of stakeholder engagement will be undertaken, and adjustments will be made as required.

Monitoring may include:

- Reactions of, and subsequent feedback and questions from, members of the local community.
- Commentary received from, and queries passed on by, local elected officials at all levels of Government.
- Input from the Council and EPA based on community feedback received, and comments from other sections of their organisations, including Ministerial offices.
- Media attention and resulting editorial.
- Feedback offered directly to Tradition Rebuilt via all available channels.

9 DISTRIBUTION MAP

Callington Quarry is located approximately fifty-five kilometres east of Adelaide in South Australia within the District Council of Mount Barker. Distribution of communication collateral will include all properties within 2 kilometres of the site as illustrated in Figure 4.

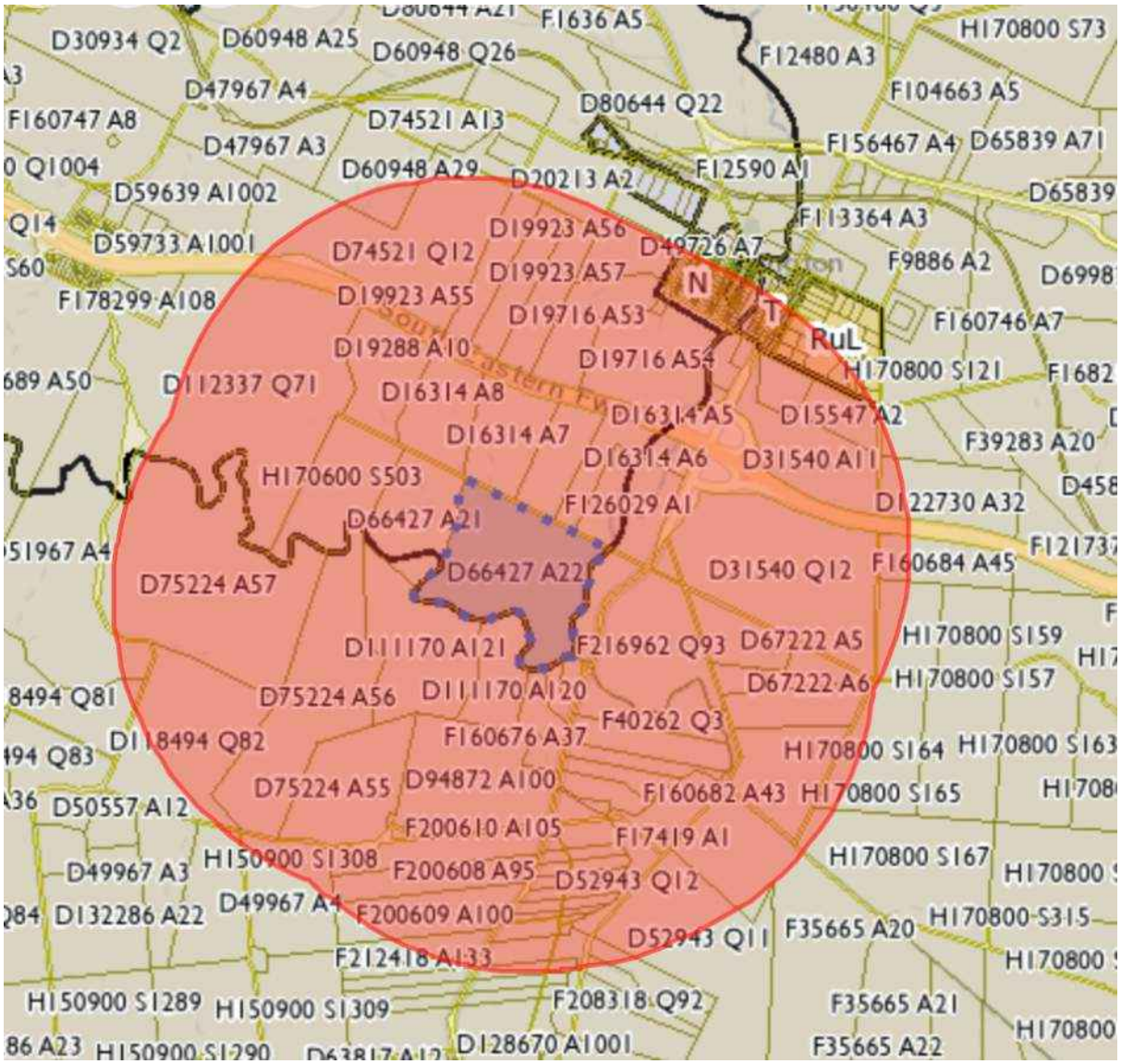

Figure 4 Distribution Area

COOE Pty Ltd ABN 65 147 909 751
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PRIMARY INDUSTRIES AND RESOURCES SA

APPROVED MINING AND REHABILITATION PROGRAM

This Mining Development Programme for **Private Mine 238** is approved in accordance with Regulation 10(4)(a) under the *Mines & Works Inspection Act 1920.*

APPLICANT:	Longs Sand & Metal
OPERATOR:	Longs Sand & Metal
QUARRY:	Callington Quarry
LEASE:	PM 238
SEC/HD	1999 & 503, Hd Kanmantoo
LOCATION:	10 km South of Callington
REGISTERED NO.	ADP NO. **00/09**
REFERENCE	MQ 6727.032

Any significant variations from this program will require further approval.

R Mathews 8/12/2000

R E Mathews
CHIEF INSPECTOR OF MINES

Cooe
Care Of Our Environment

CALLINGTON QUARRY (PM238)

Mine Operations Plan Update and Alterations

PREPARED FOR TRADITION REBUILT QUARRIES PTY LTD

26 MARCH 2025, VERSION 4.1 - FINAL

COOE Pty Ltd ABN 65 147 909 751

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Document Information	
Client	Tradition Rebuilt Quarries Pty Ltd
Project	Callington Quarry (PM238)
Document Title	Mine Operations Plan Update and Alterations
Date of this Version	2/04/2025
Document Version	V4.0
File Name	TRQ.CAL.005_MineOperationsPlan_PM238_v4.2_202500402.docx

Document Control				
Version	**Issue Date**	**Author/s**	**Reviewer/s**	**Description**
V1.0	11/05/2023	Joe Mifsud	José Paim de Bruges	Callington Quarry MOP Update Draft
V2.0	5/12/2023	Joe Mifsud	José Paim de Bruges	Final Draft review for accuracy
V2.1	15/01/2024	Joe Mifsud	Vicki Lynch	Final
V3.0	27/09/2024	Joe Mifsud	José Paim de Bruges	Draft incorporating additional information requested by DEM
V3.1	14/10/2024	Joe Mifsud	José Paim de Bruges	Final Draft for DEM
V3.2	09/12/2024	Joe Mifsud	José Paim de Bruges	Final for DEM
V4.0	10/03/2025	Joe Mifsud	José Paim de Bruges	With DEM Alterations
V4.1	26/03/2025	Joe Mifsud	José Paim de Bruges	With additional alterations from DEM
V4.2	02/04/2025	Joe Mifsud		Final edit and compiling report

Distribution			
Version	**Date of Issue**	**Copies, Format**	**Recipient/s**
V1.0	11/05/2023	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V2.0	5/12/2023	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V2.1	16/1/2024	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V3.0	27/09/2024	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com
V3.1	14/10/2024	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com Dragana Blagojevic (DEM) | Dragana.Blagojevic@sa.gov.au
V3.2	9/12/2024	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com Dragana Blagojevic (DEM) | Dragana.Blagojevic@sa.gov.au
V4.0	10/03/2025	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com Dragana Blagojevic (DEM) | Dragana.Blagojevic@sa.gov.au DEM.MiningRegRehab@sa.gov.au
V4.1	26/03/2025	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com Dragana Blagojevic (DEM) | Dragana.Blagojevic@sa.gov.au
V4.2	02/04/2025	Soft copy via email	José Paim de Bruges | traditionrebuilt@gmail.com Dragana Blagojevic (DEM) | Dragana.Blagojevic@sa.gov.au DEM.MiningRegRehab@sa.gov.au

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ABBREVIATIONS

Abbreviation	*Description*
ACST	*Australian Central Standard Time*
mAHD	*Australian Height Datum (meters)*
AS	*Australian Standard*
bcm	*Bank (or Bulk) cubic meters*
BDSA	*Biological Database of South Australia*
BoM	*Bureau of Meteorology*
CFS	*SA Country Fire Service*
dB(A)	*A-weighted decibel sound pressure level*
DMMP	*Dust Monitoring and Management Plan (Appendix K)*
DEM	*Department for Energy and Mining, South Australia*
DEW	*Department for Environment and Water, South Australia*
EC	*Electrical conductivity*
EMLR	*Eastern Mount Lofty Ranges*
EP Act	*Environment Protection Act 1993*
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
EPA	*Environment Protection Authority, South Australia*
HA	*Heritage Agreement*
kL	*Kilo Litre*
Landscape Act	*Landscape South Australia Act 2019*
MARP	*Mining and Rehabilitation Program*
MOP	*Mine Operations Plan*
mAHD	*meters Above Australian Height Datum*
mBGL	*meters Below Ground Level*
MG	*Minerals Regulatory Guidelines*
NP&W Act	*National Parks and Wildlife Act 1972*
NVC	*Native Vegetation Council*
NVMP	*Native Vegetation Management Plan*
PIRSA	*Primary Industries and Resources South Australia*
PM	*Private Mine*
PMR	*Protected Matters Report*
PMST	*Protected matters search tool*
PWRA	*Prescribed Water Resources Areas*
RL	*Reduced Level*

SAMDB	*South Australian Murray-Darling Basin*
TARP	*Trigger Action Response Plan (Dust)*
TDS	*Total dissolved solids*
WAA	*Water affecting activity*

DECLARATION OF ACCURACY

I, **José Paim de Bruges**, the owner and operator of the Callington Quarry (the applicant), declare under regulation 85 of the Mining Regulations 2020, that I have taken reasonable steps to review the information provided for the Mine Operations Plan for **PM 238** to ensure its accuracy.

SIGNED by:		
Name:	José Paim de Bruges	In the presence of Kerrelle Paim Bruges
Position:	Private mine owner/Proprietor and Operator of the Callington Quarry.	Witness
Company Name:	Tradition Rebuilt Quarries Pty Ltd	
Dated:	08 / 12 / 2024	08/12/2024

1 INTRODUCTION

Tradition Rebuilt Quarries Pty Ltd (Tradition Rebuilt) is a registered company that owns Private Mine (PM) 238, located on the outskirts of the township of Callington, Eastern Mount Lofty Ranges, South Australia. Tradition Rebuilt specialise in extracting high-quality metasiltstone-greywacke, commonly known as bluestone.

The Department for Energy and Mining (DEM) has requested an update of the Mine Operations Plan (MOP) for PM 238, to be submitted by June 2023. In response, Tradition Rebuilt has hired COOE Pty Ltd (COOE) to update the MOP using information provided by Traditional Rebuilt and their consultants. This MOP update outlines the status of the operation and proposed future activities within PM 238.

Tradition Rebuilt has followed the original Mining and Rehabilitation Program (MARP) for PM 238, which was approved by the Department of Primary Industries and Resources SA (PIRSA) in February 2000.

1.1 Background to the Callington Quarry, Private Mine 238

PM 238 has been mined using open cut methods for bluestone extraction since 1970. In 1978, Construction Materials (Aust) Pty Ltd submitted a notice of intent to extract material through quarrying methods, which is documented in Open File Report No. 3277 (ENV03277). PM238 was granted private mine status before the commencement of the Mining Act 1971 by the governor of South Australia.

The ownership of PM 238 was transferred to the Paim de Bruges Family Trust in 2011. Table 1 provides current tenement details for PM 238.

Table 1. Tenement details Private Mine 238

Item	Description
Private Mine Number	238
Private Mine Holder	The Paim de Bruges Family Trust
Private Mine Operator	Current Private Mine Operator: Tradition Rebuilt Quarries Pty Ltd
Operation Name	Callington Quarry
Registration Grant Date	1/08/1974
Expiry Date	-
Legal Area (hectares)	151.31 ha
Commodities	Bluestone and dimension stone
Commodity Categories	Construction materials
Operation Status	Operating / active
Operation Method	Open cut

1.1.1 Owners of the Callington Quarry

The owners of the quarry and rural property, running under the company name of Tradition Rebuilt Quarries Pty Ltd, ABN 68 135 405 319, are José Alpoim Meneses Paim de Bruges and Kerrelle Lea Paim de Bruges. José Paim de Bruges serves as the contact person. Table 2 provides the owner details for PM 238.

PM 238's boundary aligns with Deposited Plan 66427 Allotment 21 (CT/5936/419) and Allotment 22 (CT/5936/420) in the Hundred of Kanmantoo, located in the suburb of Callington and area of District Council Mount Barker. The general land use in the area is livestock, and it is zoned for Primary Production.

Table 2. Owner details for Private Mine 238

Item	Description
Company Name	The Paim de Bruges Family Trust
Contact Name	José Paim de Bruges
Postal Address	PO Box 740 Stirling, South Australia 5152
Phone	+61 4 1449 0301
Email	traditionrebuilt@gmail.com

1.1.2 Operator of the Callington Quarry

Occasionally, Traditional Rebuilt hires a contracting company to operate the quarry through a legal contract. Before starting operations, the operator must notify the DEM, and the owner of the private mine must submit mining returns and pay royalties.

As of May 2023, Traditional Rebuilt is both the owner and operator of Private Mine 238. For more information about the private mine operator details for PM 238, please refer to Table 3.

Table 3. Operator details Private Mine 238

Item	Description
Company Name	Tradition Rebuilt Pty Ltd, ABN: 68 135 405 319 Wholly owned by The Paim de Bruges Family Trust
Contact Name	José Paim de Bruges
Postal Address	PO Box 740 Stirling, South Australia 5152
Phone	+61 4 1449 0301
Email	traditionrebuilt@gmail.com

An Operator Capability Statement as per Regulation 72(2)(h) is included in Appendix P.

1.1.3 Statutory Requirements

This MOP has been developed following the current statutory requirements for conducting quarry operations within a private mine in South Australia. The following legislation and guidelines are relevant to this MOP:

- The Mining Act 1971, specifically section 73G, which pertains to mine operations plans.
- The Mining Regulations 2020 (updated July 2023).
- The Minerals Regulatory Guidelines (MG) that offer additional guidance. Specifically:
    - MG12 Guidelines for miners: preparation of a mine operations plan (MOP).
    - MG30 Development of environmental outcomes for quarrying and mining.

1.1.4 Prescribed Requirements

Under Section 73G of the South Australian Mining Act 1971 (the Mining Act) and Regulation 72 of the Mining Regulations 2020 (the Mining Regulations), all private mines must be operated in accordance with an approved MOP, which must be in place before quarry operations can start (DEM, Mineral Regulatory Guidelines MG12. Mine operations plans (MOPs) , Dec 2021).

This MOP has been prepared with careful consideration of these statutory requirements and guidelines to ensure compliance with the applicable regulations for quarry operations within a private mine in South Australia.

In accordance with section 73G of the Act, a MOP must be in place with an approved set of objectives and criteria before any private mine operations are conducted, as provided by the private mine operator and approved by the Minister who delegates approvals to the Director of Mining Regulation.

Prescribed requirements for the content of MOPs as detailed in MG12 include:

- Description of the environment (Section 2)
- Description of the mining operations (Section 3)
- Objectives for managing potential impacts on the environment for both construction and operation of the mine (Section 4)
- Objectives for final rehabilitation, site closure and future use of the site (Section 5)
- Emergency response actions Section 6)
- Criteria for measuring achievement of the objectives (Section 7).

2 DESCRIPTION OF THE ENVIRONMENT

2.1 Introduction

Callington Quarry is located approximately fifty-five kilometres east of Adelaide in South Australia within the District Council of Mount Barker. The mine is situated in the Bremer Valley, on the eastern slopes of the Mt Lofty Ranges, within Peramangk traditional lands.

During 1972, preliminary geological investigations indicated that the property was one of the few in the area containing massive Greywacke suitable for construction materials due to the massive nature of the stone, its minimal sulphide content and limited number of interbedded schists (Construction Materials (Aust) Pty Ltd, 1978).

Quarrying started in 1978 by Readymix Group to supply bluestone for the construction of the South-Eastern Freeway and for railway ballast production.

Current and proposed site operations outlined throughout this document include:

- expansion of the current quarrying operations using open cut mining methods.
- relocating existing product stockpiles and shallow blasting for levelling and wind protection.
- establishing a fixed crushing plant on site as needed.
- reorienting the quarry to the southern section of the PM238, behind a hill to inhibit noise and significantly reduce impact on public amenity; and
- continue with progressive rehabilitation activities.

2.2 Land Use

Prior to European settlement, the Peramangk people inhabited the eastern Adelaide Hills. In 1849, the township of Callington was established, and it has since become rich in mining and agricultural history. The Bremer Mine began operations in 1857, followed by the Aclare mine in 1859. Today, the remnants of the Aclare mine can be found less than 4 kilometres west of PM238.

Currently, the predominant land use in and around PM238 is grazing for livestock and cereal cropping. The land where the mine is located has a small number of sheep and is occasionally cultivated for cereal crops.

PM238 is situated next to important transportation routes, such as the Trans Australian Railway and the South Eastern Freeway (M1). Notably, the southeast corner of PM238 serves as the meeting point for the Mt Barker Creek, which runs along the southern property boundary, and the Bremer River, which forms the eastern property boundary.

2.3 Proximity to Infrastructure and Housing

PM 238 is located one kilometre southwest of the Callington South-Eastern Freeway interchange, two kilometres southwest of the town of Callington and three kilometres south of the Australian Rail Track Corporation (ARTC) Callington rail siding, (Figure 1). Callington has a small population of around 450 people. The town has a kindergarten and primary school in town and supporting infrastructure. The nearest commercial centres to the mine are Mt Barker 17 kilometres to the northeast, Strathalbyn 18 kilometres to the southwest and Murray Bridge 21 kilometres to the east.

No power, gas or water pipelines run through the property. Groundwater and nearby bores are used for livestock watering. Water well 6737-3760 is located on the property and used mainly for livestock.

There are residential dwellings situated along Samuels Road, the closest residences are located approximately 350 metres to the east and northeast of the existing quarry. With the proposed reorientation of the quarry the nearest house will be more than 400m to the east and sheltered behind a hill.

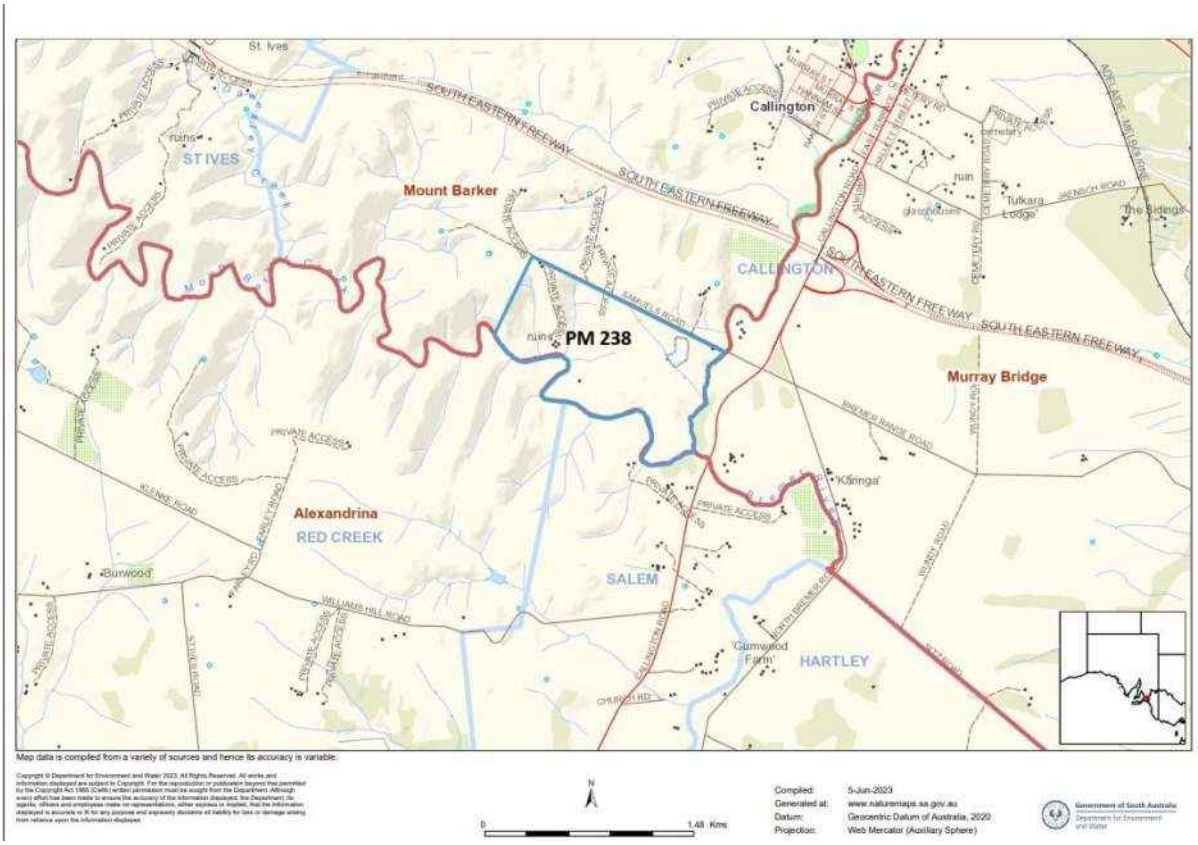


Figure 1. Regional map showing proximity of Private Mine 238 to surrounding residences and infrastructure (NatureMaps, June 2023)

2.4 Amenity

PM 238 is found among the rolling hills on the eastern slopes of the Mount Lofty Ranges. The surrounding district has an agrarian character, with predominantly bare hills comprising cropped pastures. Sparse trees line the Bremer River and Mount Barker Creek. The land experiences dry conditions from December to early June, while winter and spring bring lush greenery.

Quarry operations are situated on the eastern side of a small hill that faces the Bremer River. Visual screening bunds and a line of native trees shield the site from the non-gazetted road (Callington to Strathalbyn). An extensive tree plantation, consisting of 8,000 trees planted by the Private mine owner, provides more visual screening.

Currently, quarry operations are not visible from the Southeastern Highway. There is limited visibility of the quarry from the Callington-Strathalbyn Road, as shown in the attached photos (Appendix A, Photo 1, and Photo 2). Quarry operations can be seen from Samuels Road, near the site entrance. However, the open cut pit is positioned behind a hill and is not visible from the Callington-Strathalbyn Road or Samuels Road.

2.5 Noise, Dust and Air Quality

2.5.1 Noise

The Environment Protection (Noise) Policy 2007 establishes indicative noise levels for different land use categories. For Rural Industry, allowable noise levels are 57 dB(A) during the day and 50 dB(A) at night.

There is a certain level of background noise originating from the SE Freeway to the north. The Hillgrove Resources Kanmantoo Copper Mine, visible to the north, may produce audible operations from the ridges under specific weather conditions.

Anticipated noise impacts from quarrying activities include truck movements to and from the site, operation of excavators and other equipment on-site, and blasting activities. Measures to manage and mitigate noise are outlined in Appendix L.

2.5.2 Dust

The Environment Protection (Air Quality) Policy 2016 requires the private mine operator to ensure that the emission of pollutants into the air from the premises does not result from a failure to adopt reasonable and practical measures.

Dust is generated from exposed land due to dry soil conditions and wind. Dry soil conditions are common in the district, particularly between November and May. Prevailing winds typically come from the northwest to southwest.

Primary sources of dust in the area stem from agricultural activities, including tilling and seeding in autumn, harvesting in summer, and driving on dirt roads during dry conditions from October to May. The Kanmantoo Copper Mine, a large mining operation located approximately 4.5 kilometres northwest of PM 238, also contributes to dust generation.

Expected dust impacts resulting from quarrying activities encompass dust created from disturbed areas, dust generated by traffic on roads and other vehicle operating areas, dust generated by the processing and screening plant, dust produced by blasting, and dust emissions from stockpiles during windy conditions. Measures to manage and mitigate dust are detailed in Appendix K .

2.5.3 Air Quality

Regular vehicle emissions, including particulate and gaseous emissions from diesel-powered heavy vehicles on the highway, are expected, but they are not considered significant public health or environmental hazards. Agricultural spraying, particularly for weed and insect control, may also contribute to reduced air quality. A literature search revealed no concerns or reported environmental or public health issues from air quality by the SA Health Department.

Anticipated air quality impacts from quarrying activities involve an increase in particulate matter from dust and vehicle emissions. Measures to manage air quality are provided in Appendix L.

2.6 Topography and Landscape

PM 238 is situated within the Hills and Fleurieu Landscape Management Region, which is governed by the Landscape South Australia Act 2019 (the Landscape Act), Figure 2.

The site, in line with its location, features rocky, exposed, and steep terrain. Consequently, land use in the local area is limited primarily to grazing (Laut *et al.* 1997). The steep topography has seen minimal development beyond tree removal during the early settlement period and the establishment of watering points for livestock.

The property, encompassing Allotments 21 and 22, consists of undulating hills situated at a relatively high altitude. These hills slope towards the Bremer River and Murray Plains in the south and the Mount Barker Creek in the west. The landscape is highly eroded and characterised by a scarcity of trees. Local knowledge suggests that the predominant casuarina-oaks were harvested for fuel during the early days of copper mining.

Historically, the land has been cleared of native vegetation, resulting in a current landscape classified as Relictual Landscape, where less than 10% of the original habitat remains intact. The Callington district's habitat has undergone significant modifications, and the remaining vegetation fragments are largely isolated (Native Vegetation Council, 2010).

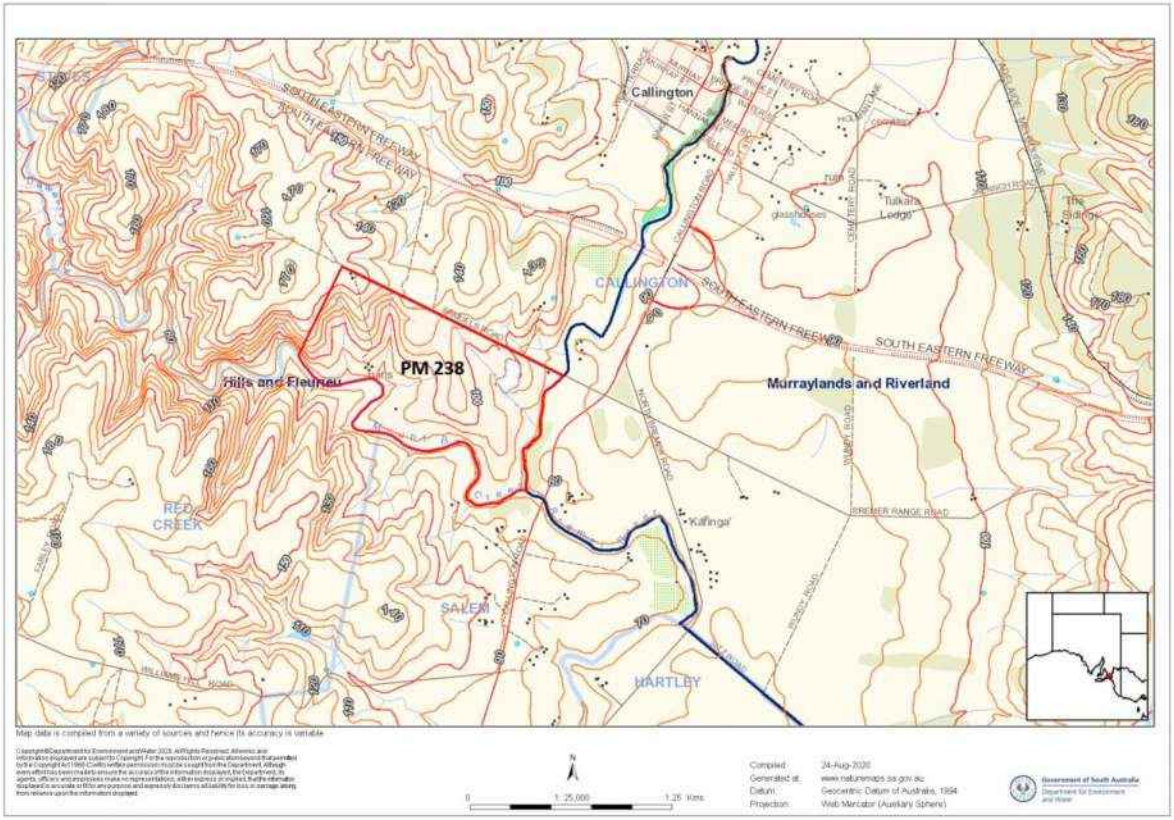


Figure 2. Topographic map of Private Mine 238 and surrounding areas (NatureMaps, 2020)

2.7 Climate

The Adelaide-Mount Lofty Ranges region experiences a warm to hot climate during the summer months and a cool to cold climate in winter. Local winds typically blow from the west to southwest or from the north to northeast.

The Bureau of Meteorology (BoM) Callington Station (024508) is located 1.8-kilometre ENE of the Callington Quarry with continuous rainfall records (with minor gaps) since 1883. The average annual rainfall at the Callington station between 1972 and 2022 is 400.1 mm, with the highest rainfall occurring in winter, (Bureau of Meteorology, 2019). Figure 3 presents the mean monthly rainfall between this period. The Callington station does not record other climatic data.

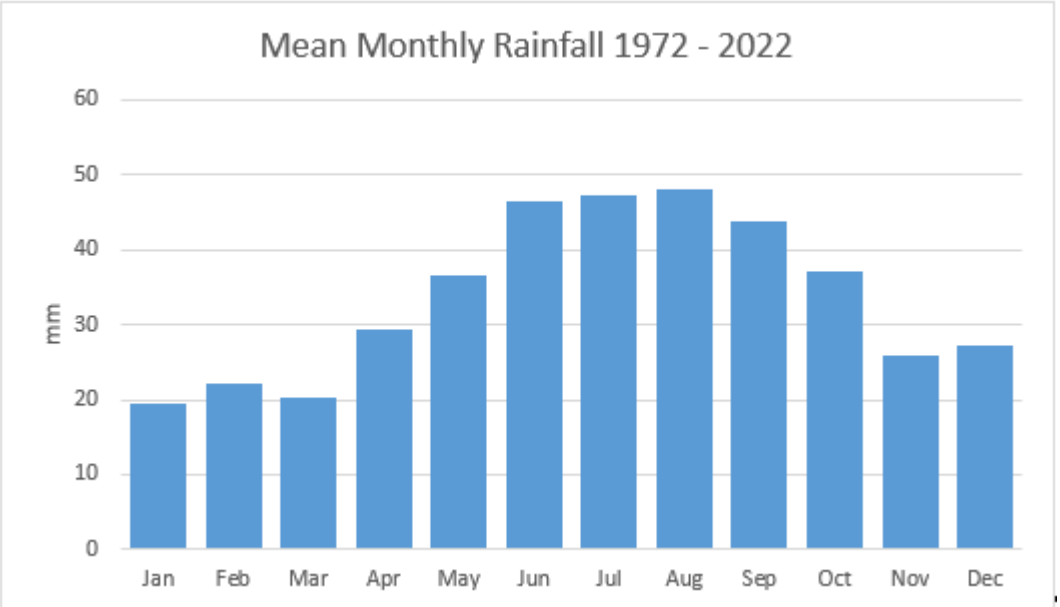


Figure 3. Average monthly rainfall recorded at the Callington BoM station 24508.

The highest mean temperatures at the Callington Quarry are recorded in summer (December to February) and the lowest mean temperature in winter (June to August). The Mount Barker BoM Station (023733) is located 17.5 kilometres NNW, is the nearest station that has a continuous record of temperature and wind speed and direction. Figure 4 shows the monthly mean maximum and minimum temperatures for the district.

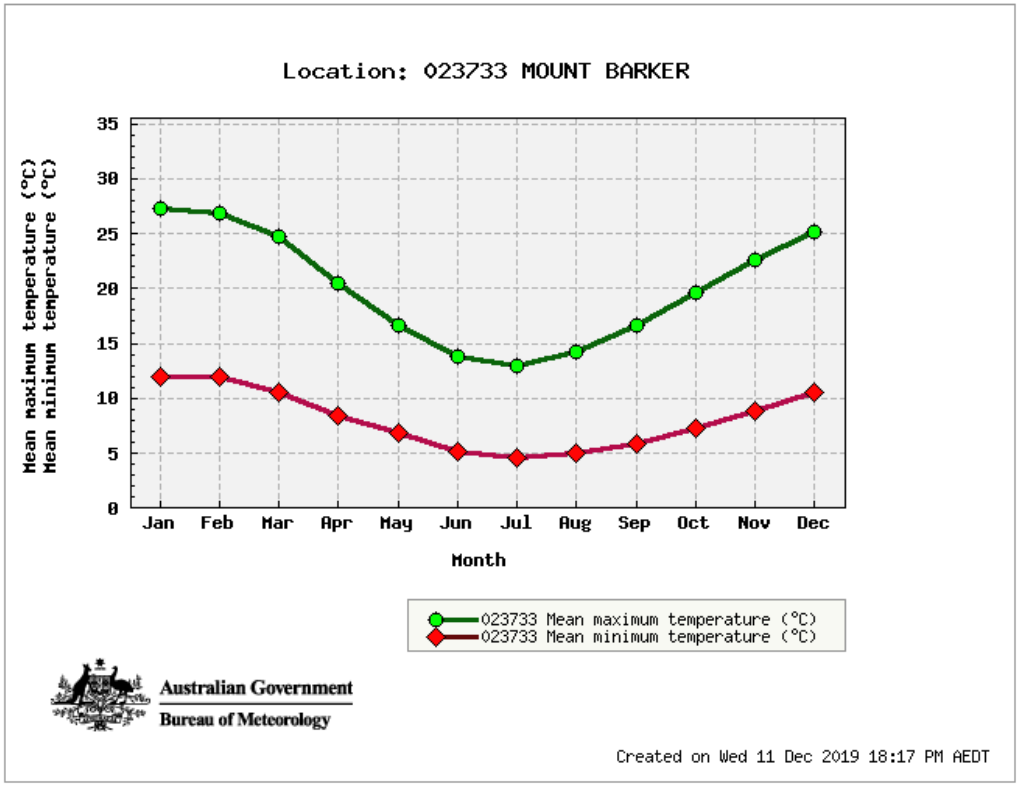


Figure 4. Mean maximum and minimum temperature recorded at the Mount Barker BoM station.

The average wind speeds reported at the Mount Barker BoM Station (Site 023733), range from 9 to 13 km per hour at 9 AM and slightly higher, between 10 and 14 km per hour at 3 PM. The highest average

wind speeds are observed in September, primarily originating from the west, as indicated in the 3 PM wind rose (Figure 5).

Figure 5. September and March average wind rose for Mount Barker (January 1957 to August 2019)

2.8 Geohazards

Most of the seismic activity in South Australia is concentrated in the Flinders and Mount Lofty Ranges. In Adelaide, earthquake activity has reached up to a magnitude of 5.5, as recorded in 1954. The most recent recorded event was a 3.7 magnitude earthquake near Mount Barker on March 5, 2022, 2017. Figure 6 is a map of earthquakes recorded near the Callington Quarry generated from the SAGIC database.

Although the probability is extremely low, it is important to acknowledge that earthquake activity within the vicinity of PM 238 poses a potential geohazard that could affect the structural stability of the quarry, potentially leading to localised rockfall.

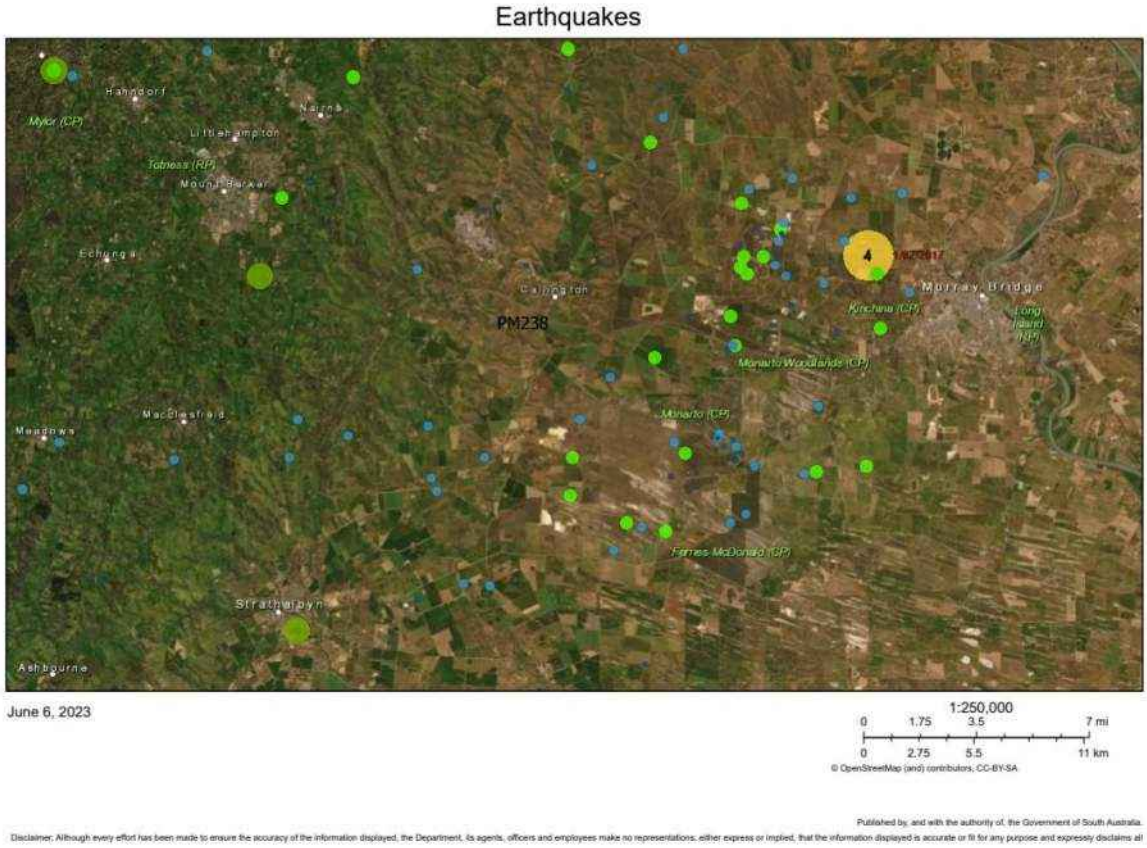


Figure 6. Seismic activity of greater than magnitude 2.0 in district since 2013.

2.9 Hydrology

PM 238 is situated within the Bremer River Surface Water Catchment, River Murray Protection, and Eastern Mount Lofty Ranges Prescribed Water Resources Areas (EMLR PWRA), as well as the Murray-Darling Basin water management area.

The Eastern Mount Lofty Ranges region is located at the lower end of the Murray-Darling Basin River system, which includes the Bremer, Angas, and Finniss rivers. These rivers receive water from runoff in the hills and then flow across the wide Murray Plain towards Lake Alexandrina, forming the eastern and southern boundaries of the Southern Murray-Darling Basin (SAMDB), (Murray-Darling Basin Authority, 2019).

The property drains to the east, with smaller creeks of first and second order feeding into the Bremer and Mount Barker Creek (Figure 7). To address potential sediment runoff, a silt dam has been constructed at the eastern boundary of the claim. This dam is designed to capture any silt that may enter the creek system. For further details, please refer to Section 3.3.11 on Silt Control and Drainage.

2.10 Groundwater

The groundwater within the hills zone of the Eastern Mount Lofty Ranges is confined within fractured rock. Through a search of the South Australian Government groundwater database 'WaterConnect,' one groundwater well, labelled 6727-3760, was found within PM 238. The private mine owner installed this groundwater well in 2010 specifically for site operations. The standing water level (SWL) was recorded at 30 meters below ground level (mBGL), with a yield of 10 litres per second. The depth to groundwater has been estimated to be 70 meters above Australian Height Datum (mAHD). The well was drilled to a depth of 126 meters below ground level and cased to 54 meters. Detailed bore log information can be found in Appendix B.

Salinity and electrical conductivity (EC) levels were recorded on August 4, 2010, showing a total dissolved solids (TDS) concentration of 1,692 mg/L and an EC of 3,051 µS/cm. Subsequent measurements were taken on April 25, 2018, showing a TDS concentration of 1,810 mg/L and an EC of 3,260 µS/cm. No further groundwater chemistry analyses have been conducted beyond these dates.

A search on SA WaterConnect showed ten groundwater wells found along the Mount Barker Creek, with eight of them situated along the southwestern perimeter of PM 238. Groundwater chemistry data can be accessed on WaterConnect, and the results of the database search are provided in Table 4. The locations of the groundwater wells are illustrated in Figure 7.

Table 4. Groundwater well database search results (WaterConnect, 2020)

Groundwater Well	Distance to PM 238	Drill Date	Bore Depth (mBGL)	Reduced level mAHD	SWL (mBGL)	WaterConnect Link
6727-3760	Within PM 238	4/08/2010	126 m	70 m	30 m	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=259451#-
6727-2090	NE corner of PM 238	1/01/1973	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=72562#
Groundwater wells located adjacent to the Mount Barker Creek on the perimeter of PM 238						
6727-2869	SE corner of PM 238	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178123#
6727-2868	SE corner of PM 238	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178122#
6727-2867	S of the quarry	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178121#
6727-2866	S of the quarry	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178120#
6727-2865	SW of the quarry	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178119#
6727-2864	W of the quarry	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178118#
6727-2863	W of the quarry	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178117#
6727-2862	SW corner of the quarry	7/12/1999	-	-	-	https://www.waterconnect.sa.gov.au/Systems/GD/Pages/Details.aspx?DHNO=178116#

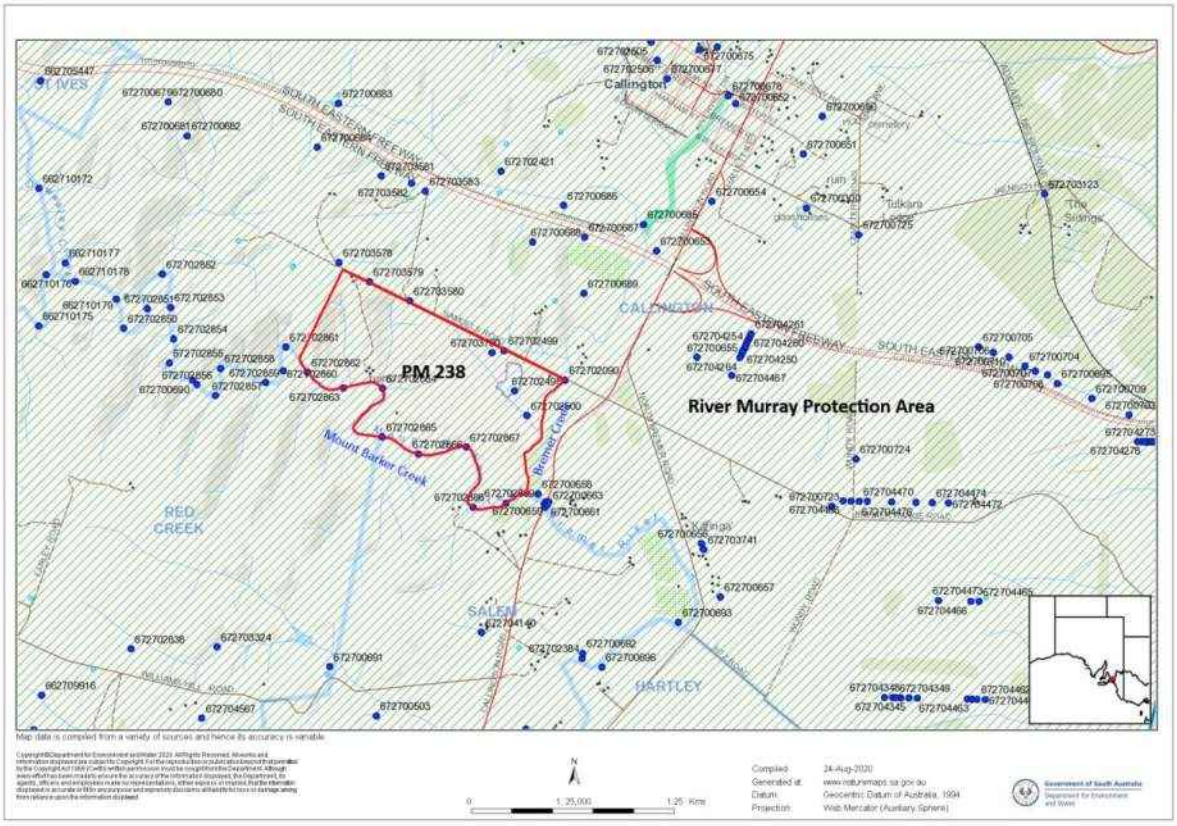


Figure 7. Groundwater wells within and surrounding Private Mine 238 (NatureMaps, 2020)

2.11 Vegetation, Weeds, Plant Pathogens

2.11.1 Native Vegetation

In the late 1800s, the district underwent clearing for cropping and grazing purposes. While pockets of remnant open woodland vegetation and regrowth can still be found scattered throughout the region, extensive grazing within PM 238 has resulted in a reduction of native vegetation. Currently, the area is predominantly covered in grasses on slopes, unimproved pastures, and narrow strips of vegetation along watercourses, with established trees resulting from plantings of Mallee Box *(Eucalyptus porosa)*.

A search conducted on the Biological Database of South Australia (BDBSA) did not yield any records of native flora species or threatened flora species within PM 238.

Additionally, a search using the Protected Matter Search Tool (PMST) of the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 within a 1-kilometer radius of the site, showed ten nationally threatened flora species. Among these, two species are listed as "species or species habitat known to occur within the area," four flora species are listed as "species or species habitat likely to occur within the area," and four flora species are listed as "species or species habitat may occur within the area." Further details can be found in Table 5, and the results of the PMST search are attached in Appendix C.

Table 5. Threatened flora species recorded within a 5-kilometre radius of Private Mine 238 (PMST, June 2020)

Species Name	Common Name	EPBC Act	NPW Act	Habitat description
Known to occur within area				
Caladenia colorata	Coloured Spider-orchid	E	E	Found in woodlands. In South Australia it is found in the Mount Lofty Ranges, in the Murray-Darling basin and in the southeast of the state.
Olearia pannosa subsp. pannosa	Silver Daisy-bush	V	V	Occurs predominantly on slopes and in areas with flat, sandy terrain, and woodland or mallee areas with rocky soils.
Likely to occur within area				
Acacia menzelii	Menzel's Wattle	V	V	
Acacia rhetinocarpa	Neat Wattle	V	V	Found in sandy loams and undulating floors of large, shallow, broad depressions, and on the gentle slopes of low broad ridges.
Caladenia tensa	Greencomb Spider-orchid	E	-	Found in eucalyptus and cypress woodland.
Prasophyllum pallidum	Pale Leek-orchid	V	R	Found on fertile soils of woodland and well-grassed open forests.
May occur within area				
Acacia pinguifolia	Fat-leaved wattle	E	E	Endemic to South Australia, found near Finniss in woodland or open scrub.
Glycine latrobeana	Clover Glycine	V	V	Found across southeastern Australia in native grasslands, dry sclerophyll forests, woodlands and low open woodlands with a grassy ground layer.
Thelymitra epipactoides	Metallic Sun-orchid	E	E	Found growing in mesic coastal heathlands, open forests and woodlands.
Thelymitra matthewsii	Spiral Sun-orchid	V	E	Found in open forests and woodlands in well-drained sand and clay loams, found in disturbed open areas around quarries, tracks and animal trails.

E = endangered, R = rare, V = vulnerable species

2.11.2 Weeds

A search of the BDBSA found two introduced species occurrences within PM 238, Creeping Saltbush (*Atriplex prostrata*) and Wild Gladiolus (*Gladiolus undulatus*).

A search of the *EPBC Act 1999* PMST within five kilometres of the site found thirty-three introduced flora species, listed (Appendix C).

Weeds that are evident throughout the site include Tobacco plants *(Nicotiana glauca),* Wild Onion *(Asphodelus fisulosus)* and Wild Geranium *(Erodium Sp.)*.

Weed management will be conducted per guidelines provided by Landscape South Australia Hills and Fleurieu, available on their website (Fleurieu, 2020). Guidelines include a calendar for weed control, weed management techniques, chemicals and alternatives to chemicals and personal safety.

2.11.3 Fauna

The Biological Database of South Australia (BDBSA) search revealed two occurrences of native fauna species within PM 238, namely the Big-headed Gudgeon (*Philypnodon grandiceps*) and Congolli (*Pseudaphritis urvillii*). These species are both fish species found within the Mount Barker Creek.

Furthermore, a search conducted using the Protected Matter Search Tool (PMST) of the EPBC Act 1999 within a 5-kilometer radius of the site identified four nationally threatened species listed as "species or species habitat likely to occur within the area" and nine species listed as "species or species habitat may occur within the area." More detailed information can be found in Table 6, and the results of the PMST search are attached in Appendix C.

Table 6. Threatened fauna species recorded within a 5-kilometre radius of Private Mine 238

Species Name	Common Name	EPBC Act	NPW Act	Habitat description
Bird Species				
Botaurus poiciloptilus	Australasian Bittern	E	V	Prefers reed beds and vegetation in water such as lignum and sedges.
Calidris ferruginea	Curlew Sandpiper	CE	S	Found in intertidal mudflats, can be found around lakes, dams and floodplains.
Grantiella picta	Painted Honeyeater	V	R	Found in dry open forests and woodlands and on farmland with remnant vegetation, occasionally found in South Australia.
Hirundapus caudacutus	White-throated Needletail	V	S	Almost exclusively aerial, recorded often above wooded areas, hearthland and less often above grassland.
Leipoa ocellata	Malleefowl	V	V	Found in scrubland and woodland dominated by mallee and wattle species.
Numenius madagascariensis	Eastern Curlew	CE	V	A migratory shorebird found in intertidal mudflats.
Pezoporus occidentalis	Night Parrot	E	E	Extinct within area.
Rostratula australis	Australian Painted Snipe	E	V	Found in shallow inland wetlands, either freshwater or brackish, that are either permanently or temporarily filled. Likely to occur in area.
Frog Species				
Litoria raniformis	Growling Grass Frog	V	V	Found among dense reeds or along swampy grasslands.
Mammal Species				
Isodon obesulus	Southern Brown Bandicoot	E	V	Found in area with thick vegetation and constructs nests on ground and uses burrows of other species.
Pteropus poliocephalus	Grey-headed Flying-fox	V	R	Found in vegetation communities including rainforests, open forests, closed and open woodlands, Melaleuca swamps and Banksia woodlands.

E = endangered, CE = critically endangered, R = rare, V = vulnerable species, S = secure

2.11.4 Introduced Fauna

Livestock within PM 238 is predominantly sheep, cattle may be occasionally stocked. Rabbits and foxes are common in the area with potential visitations from feral cats, dogs, mice, and sparrows are amongst the many feral animals commonly found in the Adelaide Hills.

2.12 Topsoil and Subsoil

The soil mapping conducted shows that the area of PM 238 primarily consists of non-arable hills, rises with shallow, and sandy loam soils. There are variable rock outcrops throughout the area, and the drainage areas are composed of loam over clays (NatureMaps, 2020). The depth of the topsoil horizon is between 50 and 100 mm.

A soil characterisation site, CH136, documented by the Department for Environment and Water (DEW) in 2004, is located five kilometres to the northwest of PM 238. The site describes the soil in the area as medium to thick sandy loam with variable gravel. The soil overlies weathering basement rock, which is shallower than 50 cm Appendix D.

In the current disturbance areas, the topsoil and subsoil have been stripped and stockpiled inside the northern fence line, on either side of the main entrance gate, Appendix E-1. Topsoil and subsoil over proposed disturbance areas will be stockpiled for use in the progressive rehabilitation process, as outlined in Section 3.3.7.1 on Topsoil Stockpiles.

2.13 Heritage (Aboriginal, European, Geological)

PM 238 is located within the traditional lands of the Peramangk People, who have historical and cultural connections to the area. There are no known Aboriginal, European, or Geological heritage sites within the boundaries of PM 238.

If any artefacts are discovered within PM 238 during the quarry development process, all operations in the general vicinity will be immediately halted. Notification and proper procedures will be followed per the relevant legislation, such as the Aboriginal Heritage Act 1988 for Aboriginal sites, objects, or remains, or the Heritage Act 1993 for archaeological artefacts, geological, paleontological, or speleological specimens. These acts provide guidelines and requirements for the protection and preservation of cultural and heritage resources.

2.14 Proximity to Conservation Areas

2.14.1 Hills and Fleurieu Landscape Management Region

PM 238 is located within the Hills and Fleurieu Landscape Management Region governed by the *Landscape South Australia Act 2019* (the Landscape Act). There are no protected areas declared under the *National Parks and Wildlife Act 1972*, around PM 238.

2.14.2 River Murray Protection Area - Tributaries

PM 238 is situated within the River Murray Protection tributaries area, part of the Eastern Mount Lofty Ranges consisting of the tributaries that flow into the Lower Lakes and the river itself. The River Murray Act 2003 governs the River Murray Protection Area to protect, restore and enhance the River Murray.

2.14.3 Eastern Mount Lofty Ranges

PM 238 is situated within the Eastern Mount Lofty Ranges area. Three nationally listed threatened ecological communities are found in the Eastern Mount Lofty Ranges; Peppermint Box (*Eucalyptus odorata*) Grassy Woodland of South Australia, Iron-grass Natural Temperate Grassland of South Australia and River Murray and associated wetlands, floodplains and groundwater systems.

2.14.4 Native Vegetation Heritage Agreement

PM 238 is bound on the southern side by an unnamed protected area, a Native Vegetation Heritage Agreement (HA 1583) that was gazetted on 10 July 2017, Figure 8.

A Native Vegetation Heritage Agreement is a conservation area on private land, established between the landholder and the Minister for Environment and Water by recommendations of the Native Vegetation Council (NVC). Once established the area is managed following a Native Vegetation Management Plan (NVMP) and the Agreement lasts in perpetuity.

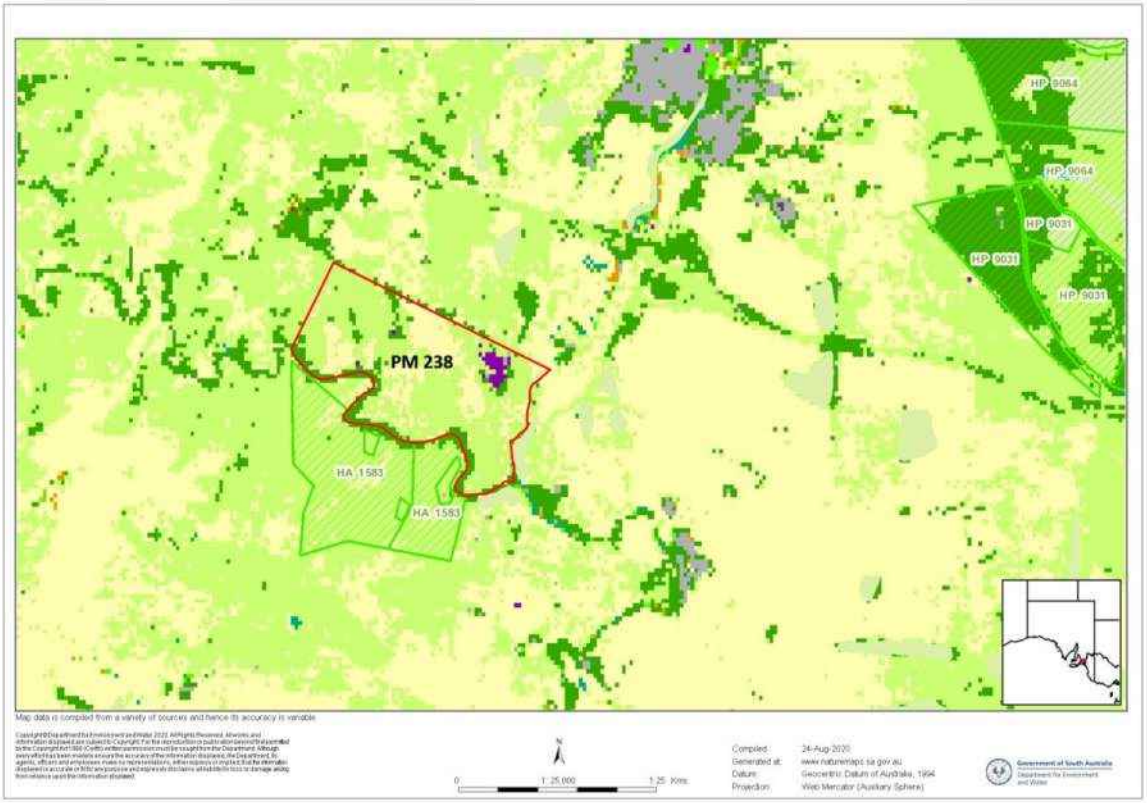


Figure 8. Native vegetation cover and adjacent Heritage Agreement (HA 1583) (NatureMaps, 2020)

2.15 Pre-existing Site Contamination and Previous Disturbance

The private mine owner confirms that there are no known pre-existing site contamination issues within PM 238. Quarrying has been active since 1974, and previous disturbance includes stockpile areas and the open cut mine that have been seasonally active since operations began.

2.15.1 Air quality

The primary agricultural activities in the vicinity of Callington Quarry revolve around wheat and sheep farming, generating dust, particularly during the dry harvest season. Additionally, pollen from canola and similar crops further exacerbates air quality concerns. Within a 5-kilometer radius of Callington Quarry, potential sources of dust include the Kanmantoo Copper Mine and the Adelaide Hill 4WD Park.

Situated less than a kilometre from the quarry, the M1 freeway runs east to west along the northern boundary, serving as a crucial transport route between the eastern States and Adelaide. This freeway constitutes a significant source of particulate emissions from vehicular traffic. The Callington Road, which runs north to south along the eastern boundary, functions as a transport corridor connecting Callington to the wheat and sheep district of Strathalbyn and the coastal towns of Goolwa and Port Elliot. Samuels Road, a dirt road linking the Quarry to Callington Road and the M1 freeway, is a potential primary source of dust generated by quarry activities.

Air quality has emerged as a prominent concern for Callington residents, landowners, and users, primarily attributed to mining activities at the Kanmantoo Copper Mine. Some neighbouring properties

have raised complaints about dust from quarry activities. Unfortunately, baseline concentrations of particles and other air emissions are currently unavailable, hindering a comprehensive assessment of potential air quality impacts and the quarry operation's contribution to the overall air quality in the region. A dust monitoring program is proposed in Section 7.

2.15.2 Noise

The main sources of noise in the district are the M1 Freeway, Callington Road and Agricultural activities. Particularly during harvesting and seeding, which contributes to noise levels in the district, as do the Adelaide Hills 4WD park and Kanmantoo Copper Mine.

3 DESCRIPTION OF MINING OPERATION

3.1 Introduction

The Callington Quarry, PM 238, SA Geodata database, deposit number 5297, is located at 320,210E and 6,110,550N (GDA 2020, zone 54). The Geological Survey's Report Book 2010/00019 to describe hardrock extractive minerals for Adelaide; places PM 238 within the Murray Bridge zone of operational quarries to extract metasiltstone-greywacke from the Balquhidder Formation (Harvey, 2010). The metasiltstone-greywacke extracted from the Callington Quarry has specifications suitable for a diverse range of market products.

The quarry operates year-round in response to product demand. This proposed expansion includes exploring new areas along the metasiltstone-greywacke units and tapping into undeveloped geological units with similar characteristics.

3.1.1 General Description of Operations

The current operations encompass an open-cut pit, product stockpiles, topsoil stockpiles, a weighbridge, workshop, and offices. The existing open-cut pit, expanded for metasiltstone-greywacke extraction, also serves as a processing area, offering noise and dust control as well as visual amenity.

The proposed operations involve further expanding and remediating the current pit, addressing construction waste left by the previous operator to stabilise the pit wall and prepare for future rock processing. The current product stockpile will transform into a future product stockpile area, and a new mine pit will appear west of the existing one, using the current pit for processing and the stockpile area for future use after completing quarry activities in that section.

The environmental footprint resulting from both current and proposed operations is thoroughly discussed throughout this report, with Appendix E providing detailed site plans illustrating the current quarry and safety bunds, as well as the proposed future quarry pits, safety bunds, and cross-sections at abandonment within PM 238.

3.2 Reserves and Products

3.2.1 Geological environment

Situated within the Barker 250k mapsheet (SI5413) and the Mobilong 100k mapsheet (6727), PM 238 resides in the Kanmantoo Group (Figure 9), a meta-sedimentary unit deposited within the fault-controlled basin, the Kanmantoo Trough, during the Early Cambrian (526 to 514 Ma).

The Kanmantoo Group includes a thick succession of siltstones, sandstones and greywacke of variable grain size with minor quantities of conglomerates and calcium carbonate. Iron minerals including pyrite are common, disseminated within iron rich facies. Greywacke is a grey earthy sandstone characterised by its hardness, dark colour and poorly sorted angular grains of quartz, feldspar and small rock fragments or lithic fragments set in a compact, clay-fine matrix (Cooper & Jago, 2016). Deposition ended by the onset of deformation during the Delamerian Orogeny (514 to 485 Ma) resulting in meta-sediments classified as andalusite-biotite schists.

PM 238 comprises units of the Bollaparudda Subgroup, the Tapanappa Formation consists of massive and laminated greywacke and laminated siltstones (which typically host stratabound base-metal mineral deposits) overlain by the Tunkalilla Formation that consists mainly of siltstones with minor coarse-grained sandstones, overlain by the Balquhidder Formation, which comprises similar sediments to the Tapanappa Formation comprising greywackes interbedded with sandstones, siltstones and pyritic, carbonaceous mudstones.

Metasiltstone-greywacke of the Balquhidder Formation that host the Callington Quarry includes dark grey, massive to laminated greywacke interbedded with laminated, schistose meta-siltstones, minor thin sulphidic siltstones and lenticular grit to conglomerate beds. Scour and fill channels and rare cross bedding can be found (Callington Bluestone Quarry 2009). However, no mapping of the Nairne Pyrite Member or other pyrite units has been conducted within the license area.

Figure 9, a regional geology map (SARIG), displays the geological units, including Elt = Tapanappa Formation, Elu = Tunkalilla Formation, Elb = Balquhidder Formation, py = pyritic units, and Q = quaternary sediments.

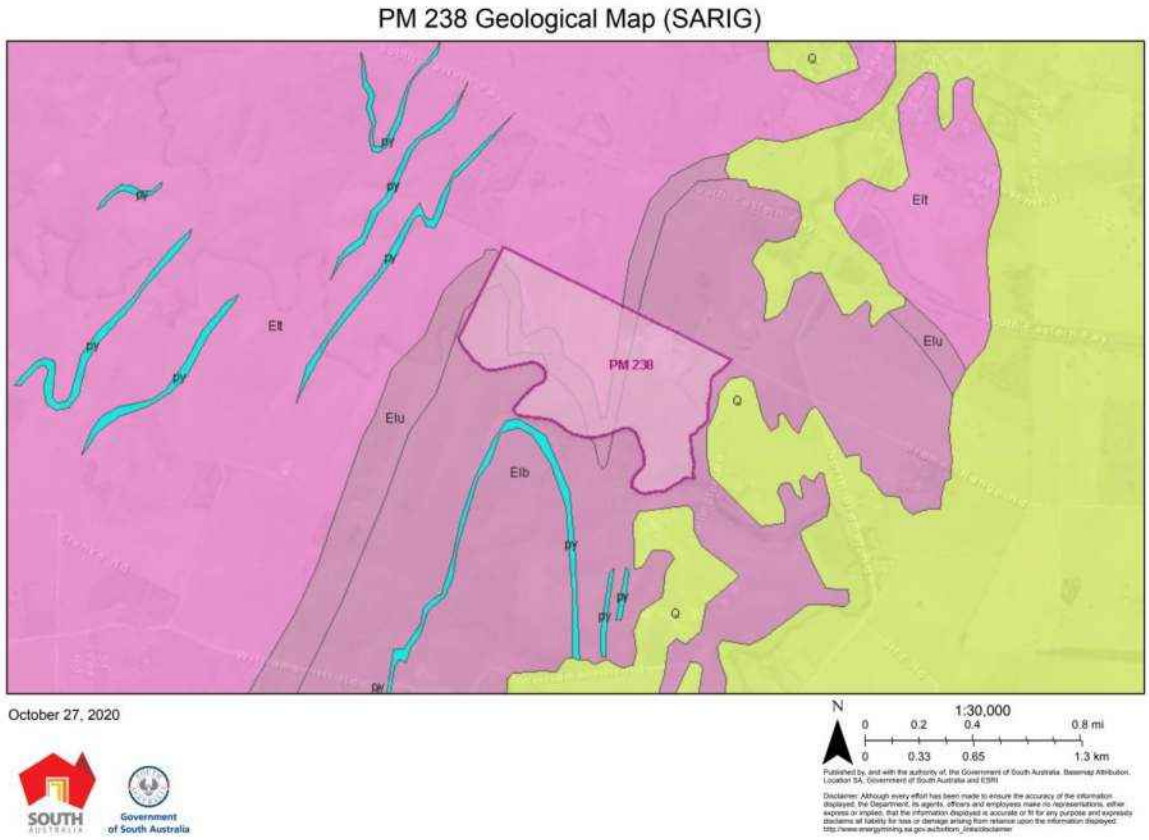


Figure 9. Regional geology map (SARIG)

3.2.2 Material to be recovered.

The primary extractive commodity is Metasiltstone-greywacke, commonly known as bluestone. Our quarrying operations yield a diverse range of market products, including concrete aggregates, road base materials, spalls, gabion rock, railway ballast, landscaping rocks, and sand. Each product adheres to precise specifications, reflecting our commitment to delivering high-quality materials to the market.

3.2.3 Reserves and Resource Estimate

According to the South Australian Geodata database, the Callington Quarry's historical production and reserve estimates are as follows:

- Opportunistic production from 1978 to 2013, estimated to be 535,000 tonnes (DEM, SARIG, 2020).
- Earlier estimate (MARP,2000) reserve estimate of 3,000,000 to 4,000,000 tonnes, based on assessments conducted by Construction Materials (Aust) Pty Ltd in 1978. Earlier documentation from this time shows a 7,000,000 tones reserve.
- Appendix F provides historical site plans and cross sections from Readymix for the area around the existing open cut pit.
- The resource estimate for the final pit 4 design is approximately 12 million tonnes (Table 10). Apart from a very thin layer of skeletal soil (0.1m) which will used to construct the safety berms, all quarried rock is assumed to be marketable.
- Life of mine estimate is 49 years. Note this estimate is very dependent on market conditions over the 49-year mine life estimate.

3.2.4 Current and Proposed Operations

The quarry's operational focus includes progressive rehabilitation of the existing open-cut pit, previously mined for metasiltstone-greywacke extraction. The aim is to stabilise the pit walls, expand extraction areas, and prepare the site for a proposed construction waste recycling facility. This phased approach ensures sustainable resource recovery while minimising environmental impacts. Appendix A, Photo 3, show the quarry face with a temporary product stockpile (May 2020). Appendix E-1 offers a view of the quarry as of December 2023.

Current Quarry Pit: This undated MOP outlines a forward-looking approach to repurpose the old quarry pit for a new land-use. The key aims are:

- Stabilising the pit wall and ensuring structural integrity.
- Expanding the pit westward and southward (Appendix E-2) to integrate with future quarrying plans.
- Constructing an access ramp to support the proposed waste treatment facility.
- Preparing a safe working platform for future construction waste recycling operations (Appendix E-3)

3.2.5 Proposed Operations

The proposed operations, aligned with sustainable quarrying principles, are outlined in four sequential stages:

Stage 1 (2023 – 2026)

- Push back and stabilise the pit wall to remove loose rock.
- Reestablish the northwest ramp by using fill material from the existing pit.

- Expand the pit westward and southward for resource recovery.
- Level the surface for processing activities and construction materials storage.

Stage 2 (2023 – 2025)

- Recover rock from the recently blasted area in Cell 1 (Appendix E-4).
- Continue quarrying into Cell 2 using blasting and efficient material transport.
- Stabilise the pit walls for safe access and stockpile management.
- Initiate safety bund construction and revegetation efforts.

Stage 3 (2025 – 2035)

- Relocate stockpiled material to cleared Stage 2 areas (Appendix E-5).
- progressively quarry Cell 3 and 4 through a controlled blasting and excavation.
- Establish access roads and additional stockpile zones.
- Expand revegetation and safety bund measures.

Stage 4 (2030 – 2060)

- Implement a 10-metre benching system working downwards from the hilltop to RL 88 (Appendix E-6).
- Remove skeletal topsoil and strategically redistribute it for revegetation.
- Conduct staged blasting and excavating with efficient material transport.
- Ensure pit wall stability with 65-degree faces and 10-metre-wide berms.
- Maintain safety bunds at designated intervales.

3.2.6 Rational for the Proposed Mining Operations

The proposed mining strategy ensures safe, efficient, and environmentally responsible extraction:

Stage 1: Expanding and rehabilitating the existing pit to enhance safety, dust and noise control, and operational efficiency. The processing of construction waste will be subject to a separate approval process.

Stage 2 and 3: Sequential quarrying of the Product Stockpile Area to maximise resource recovery, improve site access, and create protective wind barriers. Cross-sections and mine planning details, are provided in Appendix E 7 to 10.

Stage 4: Large-scale extraction based on detailed mine planning, using the hill as a natural noise and dust barrier while optimising resource recovery.

A Lidar survey (July 2023) serves as a baseline for checking progress and refining future mine plans. The estimated resource in the Product Stockpile Area is 993,775 tonnes, while Stage 4's ultimate pit is expected to yield 4.59M bcm, assuming 100% recovery. Geological assessments show high-quality metasiltstone-greywacke within the Balquhidder Formation, with potential for more resource delineation.

The design includes three 10m benches, starting from the top of the hill at approximately 113 metres ADH. The plan allows for flexibility after completing Stage 3, subject to geotechnical assessment, starting from the northern corner at the 110-metre contour. The proponent assumes that all rock within Stage 4 will be of suitable quality for their product line, though no exploration drilling is currently planned.

Stage 4 will feature three 10 metre faces at a 65-degree angle with a 10-metre-wide berm. A safety bund, positioned 10 metres back from the crest, will be constructed. The ultimate Mine Pit design and cross-sections, prepared using Surpac software, are outlined in Appendix E-11 to 13.

The proposed resource estimate for the ultimate pit of Stage 4 is 4.59M bcm, with an estimated 38k bcm to the first berm at the 110 metre RL level, assuming 100% recovery. Preliminary estimates, based on field reconnaissance and discussions, suggest no overburden, a product to waste ratio of 1:0, a density of 2.7 g/cm^3, and a resource primarily within the Balquhidder Formation, aligned along the strike of the existing quarry in a southerly direction.

Exposed rock outcrops over the potential tenement area show the presence of more rock formations, including the Tunkalilla Formation and the Tapanappa Formations (DEM, SARIG, 2020). However, no test drilling has confirmed the geological composition within PM 238.

3.2.7 Production Rate and Products

The annual production of saleable product from the quarry varies depending on market demand, with previous years ranging up to 84,000 tonnes per year. Based on this production rate, the estimated life of the mine is approximately 49 years, subject to exploration drilling results from the proposed new areas and fluctuations in annual demand.

Currently, the quarry keeps an average monthly material sales volume of around 7,000 tonnes, equating to a daily throughput of 350 tonnes based on a standard five-day workweek. This operational cadence results in an average of 10-15 truck movements leaving the site daily. These figures are subject to variation depending on market supply and demand conditions.

Table 7 presents a theoretical materials balance sheet. Stage 1 will virtually have no overburden as the site has already been cleared and ready for working. Stages 2 and 3 are integrated in Stage 4, as the Stage 4 pit will be extended to encompass these areas.

There is shortage of topsoil/overburden for rehabilitation, as the current topsoil/overburden cover is estimated at 0.05m while the proposed rehabilitation cover is 0.1m thick. To address this deficit, material will either be imported or sourced from the construction material recycling centre, pending EPA approval.

Table 7 Materials balance

Stage of mining	total materials to be extracted	estimated product	estimated overburden	estimated for rehabilitation	estimated waste
Stage 1	65.1 m^3	65.1 m^3	0	0.9 m^3	0
Stage 4 (includes stage 2 and 3)	4,587 m^3	4,575 m^3	12.3 m^3	24.6 m^3	0

3.3 Mining Operations

This is an open cut quarry, which involves blasting, excavation and processing through a mobile crusher and grinder.

3.3.1 Mine Operations Equipment

The mining operations at the Callington Quarry will use the equipment similar to what is listed in Table 8. This equipment has been or will be brought to the site to support the current and planned activities.

To make sure the equipment functions well and lasts, the maintenance schedule and activities will follow the manufacturers' guidelines. Regular checks and maintenance tasks will be done in the onsite workshop, at scheduled intervals. This includes finding and fixing any leaks and general maintenance to keep the equipment working.

If significant repairs are needed, the equipment will be sent off-site for the necessary servicing and restoration.

Table 8. Proposed Equipment Inventory

Equipment Make and Model	Number of Units	Size & Capacity	Fuel Type
Hitachi ZX330 Digger	1	Thirty-five tonnes	Diesel
Volvo A30 Dump Truck	1	Forty tonnes	Diesel
Terex 694 Screen	1	(X3) 20 x 5 Decks	Diesel
Terex C-1540 Cone Crusher	1	1,000mm Cone	Diesel
Terex 883 Screen	1	(X2) 14 x 5 decks	Diesel
Terex J1175 Jaw Crusher	2	48-inch Jaques	Diesel
Mack Prime Mover Truck & Hamelex Dog Trailer	1	29 Tonne	Diesel
Cat 950H Loader	1	$4m^3$	Diesel
Volvo L120F Loader	1	$4m^3$	Diesel
Volvo L150G Loader	1	$5m^3$	Diesel
Hino Water Truck	1	8,000 litres	Diesel
Light Vehicle	3	4WD Utility	Diesel

3.3.2 Sequence of operation

Rock blasting is performed according to the Blast Management Plan (Appendix G). An excavator then rips the blasted rock, which is loaded onto dump trucks and transported to the crusher. The mobile crusher is initially set up in the old pit, where it processes the rock. The crushed material is then loaded onto trucks by a front-end loader and moved to the product stockpiles.

Stage 1: Existing Quarry and Expansion:

Site Preparation and Expansion: Rubble and materials left by the previous operator will be removed, and the quarry will be extended westward by approximately 10 meters. The pit will be cleaned and reprofiled to a 1:3 slope over an area of about 0.93 hectares. The recovered rock will be crushed and sold.

Temporary Use of Existing Pit: As the new pit opens, the existing pit will temporarily store product stockpiles and serve as a processing area, benefiting from its dust control and visual amenity.

Future Use and Rehabilitation: The existing pit is intended to remain open for future land use (detailed in Section 5.1.1). Rehabilitation will focus on stabilising pit walls and integrating landforms with the surrounding landscape in consultation with an Independent Geotechnical Engineer and DEM.

Stages 2 (Cells 1 & 2) and **Stage 3** (Cells 3 & 4):

Quarrying will begin at the existing product stockpile area, as detailed in Section 3.3.7. Currently, the stockpiles are positioned along the natural slope of the topography (refer to Appendix A, Photo 6).

Safety and Stability: The current slope presents significant risks to both equipment and personnel during loading operations due to its steep angle. It also leaves the stockpiles exposed to wind. The primary goal of early quarrying in this area is to create a safer working environment and to cut back the slope, providing a natural windbreak for the stockpiles.

Construction Activities: These will include blasting and/or scraping to level the area for safe access and egress. The material generated will be used as saleable product and to create a windbreak for future stockpiles. Approximately 675,000 tonnes of material will be processed using a mobile crusher, moving in a cell-by-cell approach from north to south.

Cell Areas: Four cell areas have been defined, each having a series of cells. These areas are shown in a drone aerial image (see Appendix A, Photo 9). Mining will start at cell area 1 and progress toward cell area 4. Cell 1 has already been blasted and is ready for excavation.

Stockpile Relocation: Existing stockpiles are being progressively moved through product sales to prepare the area for mining. Any remaining stockpile material will be moved to the nearest cell.

Cell Details: Dimensions and tonnage of individual cells are summarised in Table 9 and illustrated in Figure 10. As each cell area is blasted, it will be levelled to ensure safe working conditions, keeping a minimum slope of 1:3.

Wind Break: The western and northern margins will keep a face that will function as a windbreak for the stockpiles.

Example Mine Plan for a Cell Area:

1. Remove the product stockpile, either through sales or relocation.
2. Blast the area according to the Blast Management Plan.
3. Position the mobile crusher on the eastern side of the cell area.
4. Feed the blasted material into the mobile crusher.
5. Level and stabilise the area.
6. Stockpile the product within the newly defined area.
7. Deploy a mobile sprinkler system near the stockpiles for dust control.

Access: Access to the cells will be via existing tracks (see Appendix A, Photo 10).
To illustrate the varying depths from the northern section to the southern section, cross sections of cells (1) a4 to de4, (2) a8 to de8 and (3) a13 to de13 are provided, (Appendix E- 7 to 10).

Table 9. Cell dimensions and tonnage of product stockpile area

Cell	Square Metres	Depth Meters	Cubic Metres	Density	Total Tonnes
a3	24.5	19	465.5	2.7	1,256.85
a4	471.8	18.5	8,728.3	2.7	23,566.41
a5	625	17.5	10,937.5	2.7	29,531.25
a6	625	17	10,625	2.7	28,687.5
a7	625	17	10,625	2.7	28,687.5
a8	625	15	9,375	2.7	25,312.5
a9	625	13	8,125	2.7	21,937.5
a10	625	13	8,125	2.7	21,937.5
a11	625	11	6,875	2.7	18,562.5
a12	625	8	5,000	2.7	13,500
a13	625	8	5,000	2.7	13,500
ab2	24.5	16.5	404.25	2.7	1,091.475
ab3	471.8	18.5	8,728.3	2.7	23,566.41
ab4	625	17	10,625	2.7	28,687.5
ab5	625	15	9,375	2.7	25,312.5
ab6	625	13	8,125	2.7	21,937.5
ab7	625	14	8,750	2.7	23,625
ab8	625	12.5	7,812.5	2.7	21,093.75
ab9	625	12	7,500	2.7	20,250
ab10	625	11	6,875	2.7	18,562.5
ab11	625	9	5,625	2.7	15,187.5
ab12	625	6.5	4,062.5	2.7	10,968.75
ab13	625	6.5	4,062.5	2.7	10,968.75
bc1	24.5	19	465.5	2.7	1,256.85

Cell	Square Metres	Depth Meters	Cubic Metres	Density	Total Tonnes
bc2	471.8	18.5	8,728.3	2.7	23,566.41
bc3	625	17	10,625	2.7	28,687.5
bc4	625	15	9,375	2.7	25,312.5
bc5	625	14.5	9,062.5	2.7	24,468.75
bc6	625	12.5	7,812.5	2.7	21,093.75
bc7	625	11	6,875	2.7	18,562.5
bc8	625	10	6,250	2.7	16,875
bc9	625	8	5,000	2.7	13,500
bc10	625	8	5,000	2.7	13,500
bc11	625	7	4,375	2.7	11,812.5
bc12	625	5	3,125	2.7	8,437.5
bc13	625	5	3,125	2.7	8,437.5
cd1	468.75	18	8,437.5	2.7	22,781.25
cd2	625	17.5	10,937.5	2.7	29,531.25
cd3	625	14	8,750	2.7	23,625
cd4	625	13	8,125	2.7	21,937.5
cd5	625	12.5	7,812.5	2.7	21,093.75
cd6	625	10	6,250	2.7	16,875
cd7	625	9	5,625	2.7	15,187.5
cd8	625	8	5,000	2.7	13,500
cd9	625	7	4,375	2.7	11,812.5
cd10	625	6	3,750	2.7	10,125
cd11	625	5.5	3,437.5	2.7	9,281.25
cd12	625	3.5	2,187.5	2.7	5,906.25
cd13	625	3.5	2,187.5	2.7	5,906.25
de1	24.5	16.5	404.25	2.7	1,091.475
de2	468	16.5	7,722	2.7	20,849.4
de3	437.5	12	5,250	2.7	14,175
de4	437.5	10.5	4,593.75	2.7	12,403.125
de5	430	10	4,300	2.7	11,610
de6	437.5	8	3,500	2.7	9,450
de7	437.5	7	3,062.5	2.7	8,268.75
de8	550	6	3,300	2.7	8,910
de9	625	5	3,125	2.7	8,437.5
de10	625	4	2,500	2.7	6,750
de11	625	4	2,500	2.7	6,750
de12	550	2.5	1,375	2.7	3,712.5
de13	625	2	1,250	2.7	3375
ef9	75	3	225	2.7	607.5
ef10	125	2	250	2.7	675
ed13	437.5	5	2,187.5	2.7	5,906.25

Adapted from hand drawn map by tradition rebuilt quarries

Figure 10. Cell layout of production stockpile area showing directions of extraction (March 2022)

Proposed Stage 4 includes the following:

The Proposed Stage 4 was presented in the original MOP as a conceptual pit in Area B and Area C. This MOP update presents a more advanced quarry mine plan based on a detailed drone survey and engineering design by a qualified mine engineer using Surpac software.

- Prior to mining, topsoil will be stripped and stockpiled in mounds no greater than four metres in areas that are protected from surface runoff. Topsoil stockpiles will be stabilised with grasses to ensure topsoil preservation.
- Surficial weathered rock is ripped using an excavator.
- Rock is blasted following the practices outlined in the Blast Management Plan (Appendix G). A new blasting plan will be sent prior to any blasting in Stage 4.
- An excavator rips the blasted rock.
- The mobile crusher is positioned next to the blasted rock and the excavator feeds the mobile crusher.
- The crushed rock is loaded onto trucks by a front-end loader for transportation to the product stockpiles.
- Benches will have a 10-metre face at 65 degrees with a 10-metre-wide berm as designed by a qualified mine engineer.
- Quarrying will begin in the northern corner aligning with the northern end of Stage 2 Cell 1 working from the hilltop layer by layer to the 88 metre RL contour.

- Volumes of product are shown in Table 10

An abandonment safety bund will be constructed no greater than three metres high and 10 metres back from the potentially unstable pit edge (DIR, 1997) along the northern boundary, the bund will be constructed of imported topsoil from local urban developments. new vegetation will be planted and kept.

- Appendix E-11, shows the design to allow for adequate surface water movement, visual screening and contoured for future land use such as grazing.
- Progressive rehabilitation will involve covering the stockpile barrier with topsoil and planted with tube-stock for visual screening, erosion control and wind protection.

Table 10. Stage 4 Total Volumes by Elevation

From (mRL)	To (mRL)	Avg. Horizontal Area (m^2)	Surface Area (m^2)	Volume* (m3)	Cumulative Volume (m3)
120	125	0	0	0	0
115	120	9	84	43	43
110	115	7,589	33,649	37,943	37,986
105	110	47,234	38,734	236,171	274,157
100	105	84,271	46,320	421,357	695,514
95	100	127,930	57,790	639,652	133,5166
90	95	182,116	61,021	910,580	2,245,746
85	90	233,175	45,624	1,165,877	3,411,623
80	85	235,054	24,4786	1,175,269	**4,586,892 (bcm)**
				Density 2.7	**12,384,608 (Tonne)**

* This includes volumes for Stages 2 and 3. At a density of 2.7 the total tonnage is 12,384,608

3.3.3 Modes and hours of operation

Hours of operations will be during daylight hours (sunrise to sunset), between 7:00 am till 6:00 pm ACST, Monday to Saturday. The quarry is open to the public between 7:00 am and 5:00 pm Monday – Friday and by appointment only on Saturdays. Operations will not be conducted on Sundays or total fire ban days.

3.3.4 Use of explosives

Blasting is conducted on a campaign basis, two (2) to four (4) times per quarter. All blasting on site will be conducted by an appropriately licenced (Explosives licence) blasting contractor by the following:

- *Explosives Regulations 2011*
- *Australian Standard (AS) 2187.2-2006*
- Blast Management Plan

A copy of the Blast Management Plan is attached, (Appendix G) which includes specific aims in consideration to the proximity to nearby sensitive receptors by implementing the following:

- Site risk review
- Risk assessment
- Shotfirers work instructions

- Surveyor's work instructions.

3.3.5 Overburden storage

There is minimal overburden waste material associated with mining as topsoil covers, relatively fresh rock, suitable for mining.

Currently there is one permanent overburden stockpile that was deposited from activities during the 1970s. The stockpile is located on the western margin of the main quarry, situated between the two silt retention dams, forming a bund/screen landscape feature to the west.

Dimensions are approximately 100 metres in length by 40 metres in width, variable height, estimated to hold 50,000 – 60,000 tonnes overburden waste material. Proposed activities include screening of the overburden stockpile to remove the rocks, and the screened silt will be used for progressive rehabilitation. No permanent overburden stockpile will remain post closure.

3.3.6 Exploration Activities

No more exploration activities will be undertaken. The quarry will be mined progressively until its final shape. Different rock types will be used and commercialised according to their quality.

3.3.7 Stockpiles

Topsoil stockpiles

The topsoil profile has a depth of less than 100mm on average above rock, with little to no overburden. Existing stockpiles of topsoil are positioned adjacent to the entrance of the mine, off Samuels Road Appendix E-1. These stockpiles remain from earlier mining activities and will be used opportunistically for the rehabilitation and revegetation of stage one. No further topsoil will be stored in this area.

As the mine progresses into subsequent stages of mining, topsoil will be stripped and stockpiled in rounded mounds to no greater than three metres high to act as temporary bunding around a portion of the perimeter of that stage of mining or placed in designated area north of Stage 2, Appendix E-2 to 6. The topsoil stockpiles will be seeded with native species to protect loss of topsoil from wind erosion and to reduce dust.

Permanent stockpiles

Permanent rock stockpiles will be placed around the proposed Stage 4, to form a barrier situated along the northern margin of the open cut pit. The permanent stockpile will provide visual amenity, wind protection and will be shaped and contoured to allow for future grazing. The permanent stockpiles will most likely remain in perpetuity as landforms so as they are formed, stabilisation of the features will be achieved by the dressing with topsoil and the planting of native species. Ongoing erosion monitoring and control in the construction and operation stages will be needed until natural and stable features are formed.

Product stockpiles

Product stockpiles are an integral feature of the site as there are up to sixteen different product materials available for sale, either on order and delivery or by customer pick-up.

A semi-permanent weighbridge is situated past the entrance to weigh outgoing tonnages.

- Product stockpiles will be clearly defined as per type.
- Product stockpiles will include no more than 20,000 tonnes of material per stockpile.

A mobile sprinkler system is set up to spray water onto the product stockpiles. This occurs during unloading of fresh material, whereby spraying, forms a stable crust on the stockpile, which significantly reduces dust emissions. Additional spraying is conducted on dry days during high wind speed days.

3.3.8 Crushing and Processing

Crushing and processing plant

Crushing and processing will be conducted using a mobile crushing plant consisting of primary jaw crusher, secondary gyro crusher and tertiary gyro or hammer mill. The mobile crushing plant will be centred around a triple deck-vibrating screen to obtain required product sizes.

Plant and transport hours of operation

Processing will be done only within the hours specified in Section 3.3.3.

Crushing and processing wastes

There will be no processing wastes generated other than cuttings which will be returned to the permanent stockpiles. In future, there may be market demand for the material which may be suitable for road base or other construction material. If no future market is available, cuttings will be used for rehabilitation purposes, shaped, contoured and covered by topsoil.

3.3.9 Industrial and Domestic Wastes

Industrial and domestic wastes on site will be kept to the minimum. Transport, handling, temporary storage, and disposal of waste will be managed in accordance with EPA guidance on waste types:

- Solid waste
- Oil
- Tyres
- Sewage

Waste oil will be temporarily stored in closed drums, on pallets within a bunded area prior to disposal to an approved EPA licenced waste facility.

For all industrial waste, a skip bin will be hired on demand and removed off site for disposal to an approved EPA licenced waste facility.

Kerbside collection managed by the Mount Barker Council removes domestic and recyclable waste on a weekly or fortnightly schedule.

A small septic toilet system is located near the offices. Sewage waste will be disposed of in the sewerage storage system and the sludge removed when the system reaches design capacity, by an appropriately licenced sewage contractor.

3.3.10 Hydrocarbon Spills

A designated area for hydrocarbon storage will be located at the Laydown area Appendix E-2. Spill kits will be located on site.

Hydrocarbons will be stored following the *EPA Guideline 080/16 – Liquid storage, Bunding and spill management May 2016,* attached, (Appendix H).

Small amounts of contaminated soil will be scraped and placed in an HDPE-lined area in the laydown zone for solar (UV) degradation. If UV treatment is unsuccessful, bioremediation will be used to

accelerate biodegradation. If neither method is effective, the soil will be disposed of at a licensed EPA-approved facility.

In the event of a major >50 L hydrocarbon spillage, EPA will be notified within 24 hours.

3.3.11 Silt Control and Drainage

The *Environment Protection (Water Quality) Policy 2015* (Water Quality Policy) prohibits the pollution of stormwater systems and natural waters. Potential pollutants associated with proposed operations within PM 238 include:

Schedule 2 – Class 1 pollutants

- Oil, grease, or lubricants,
- Rubbish and litter,
- Wash-down water from cleaning vehicles, plant, or equipment.

Schedule 3 – Class 2 pollutants

- Soil, clay, gravel, or sand.

There are two (2) silt retention dams (sumps) located within PM 238 (Appendix E-5) which will be used as monitoring points to determine whether pollutants associated with mining activities are entering the natural waters.

- Silt retention dam 1 is located next to the existing overburden stockpile near the quarry ramp and has a surface water capacity of approximately 200,000 L.
- Silt retention dam 2 is located 150 metres downstream from the above retention dam, situated along the natural drainage flow path and has a surface water capacity of approximately 112,000 L.

Surface Water Management

Existing surface water controls will be maintained, and added measures, such as diversion drains and contour bunding, will be installed to manage water flow. Final designs will be informed by hydrological investigations before Stage 4 work begins.

Regulatory Compliance

Under Section 102(3) of the Landscape South Australia Act 2019, a Water Affecting Activity (WAA) permit may be needed for certain works. Since Project PM 238 falls within the Hills and Fleurieu Landscape Management Region's authority, permits will be obtained for:

- Constructing or enlarging dams or water diversion structures.
- Building proposed silt retention dams.

Permit Submission Timeline

WAA permit applications will be submitted to the Hills and Fleurieu Landscape Management Region at least two months before starting any relevant activities

3.3.12 Supporting Infrastructure

Accommodation and offices

The site office is a transportable building office block located at the quarry entrance off Samuels Road, photo attached (Appendix A, Photo 7*)*. The Main Office provides administrative facilities and has single-phase power. There are no accommodation facilities on site.

The laydown area includes four sheds/containers that provide machinery storage, generator, and workshop use. Dome shelters will be installed across the containers to be used for an all-weather on-site maintenance yard.

Water is pumped from the groundwater well Water Licence number WL-227057 (up to 20,000 kL/a) into an adjacent water tank with a capacity of 260 kL. Water flow is pumped at approximately 38 kL/hr when pumping. The water tank comprises of:

- A manifold of outlets suitable for firefighting hose fittings.
- A diesel generator facilitates power at the quarry.

A weighbridge is located near the entrance off Samuels Road and is used by heavy trucks using a sensor recognition and weighing system, operated from the site office.

The site office, laydown area, and weighbridge are currently watched using 24-hour video surveillance.

Access, public roads, services, and utilities used by operation

There are two (2) access entrances into PM 238, both of which comprise secured locked gates, Appendix E-1.

- Primary entrance is the main entrance, accessed off the unsealed Samuels Road into the weighbridge and stockpiles for trucks, secondary entrance is for light vehicles and office and staff access or car parking area.

There are two (2) designated car-parking facilities within PM 238, both of which are signposted.

- Car parking facility one is a light vehicle car park situated next to the site office.
- Car parking facility 2 is a heavy vehicle car parking facility situated next to the weighbridge and water tank.

Truck movements are restricted to operating hours only, and truck volumes are restricted to acceptable levels, currently operations average 10-15 truck movements per day.

- Truck movements run following the Traffic Management Plan (Appendix I).
- Access tracks and locked entrances are illustrated on the Callington Quarry Site Plan, (Appendix E-1).

Fuel storage

There is an existing fuel storage tank currently on site.

- Fuel storage 1 is a semi-permanent unit holding maximum capacity of 30 kL, including signs and spill kits.
- Fuel storage 2 is a mobile unit holding maximum capacity of 1 kL and is used to shuttle fuel around to equipment on site.
- Spill kits are located and maintained with all fuel storage tanks.
- Fire equipment is located next to the water tank, which includes a 38 mm diameter fire hose fitting.
- There are no chemicals permanently stored on site.

Dimension Stone Cutting Plant

The stone cutting facility is located on the former site of the previous operator's concrete batch plant. The saw is positioned behind the existing retaining wall (refer to Appendix E-2 for site layout). More details are provided in Appendix J.

Key Features & Operations

- *Cutting Equipment*: A Toolstar wire saw machine is already installed and operational.
- *Power Supply*: A 37 kVA Isuzu generator will provide electricity for the stone cutting operations.
- *Water Management*:
    - A 100-kL water tank will supply the machine, which consumes 50 litres per minute.
    - Process water will be recirculated through settling ponds, filtered, and reused.
    - The quarry operator will repurpose stone sludge to produce quick lime for the stone restoration industry

3.3.13 Services

Mains power and telephone landline connection services are currently available to the site.

3.3.14 Visual screening and site security

The active quarrying area within PM 238 is visible from the Callington-Strathalbyn Road and sections of Samuels Road, mitigation measures include:

- A bunded earth wall located along the Callington-Strathalbyn Road boundary.
- An existing line of eucalyptus trees planted by the owner, which further obscures the view from this vantage point.

4 MANAGEMENT OF POTENTIAL IMPACTS

Section 73H of the Mining Act places a general obligation on the holder of a mining tenement to prevent undue environmental harm during mining operations. Regulation 72 (2)(c) requires that *a mine operations plan must include a description of the environmental impacts that may reasonably be expected to occur*. The identification of potential impacts was informed by the preceding description of the existing environment (Section 2), the description of operations (Section 3), and consultation with stakeholders (outcomes of community engagement are presented in Section 4.2.1).

The environmental impact assessment process identified potential impact sources, pathways, receptors and control measures to minimise impacts. The following environmental elements (aspects) were considered in identifying the sources potential impacts.

1. Air Quality (emissions and dust generation):
    - Emissions from machinery and vehicles.
    - Dust generation during blasting, crushing, and transportation.
2. Surface Water Quality (runoff and pollution):
    - Runoff from the quarry site affecting nearby water bodies.
    - Discharge of sediment and pollutants into water sources.
3. Groundwater (volume and flow)
    - Intersecting groundwater reducing the availability of stock water
4. Landform (landform stability and soil erosion)
    - Rockfall from seismic event
    - Landslides from significant storm events
5. Soil (soil quality and soil loss):
    - Disturbance and degradation of soil quality from quarrying activities.
    - Potential for erosion and sedimentation.
6. Biodiversity (habitat and species disruption):
    - Impact on flora and fauna in the quarry area.
    - Disruption of habitats and ecosystems.
7. Noise and Vibration (public nuisance and wildlife disturbance):
    - Noise generated by heavy machinery and blasting.
    - Vibration impacts on nearby structures and ecosystems.
8. Visual Impact (landscape alteration):
    - Alteration of the landscape and scenic views.
    - Changes in the visual character of the area.
9. Social and Cultural Impacts (community and cultural heritage)
    - Displacement of agriculture and traditional livelihoods.
    - Job creation and increased local business.
    - Impact on sacred or heritage sites.

10. Traffic (Increased traffic and road safety):
    - Increased traffic leading to congestion and safety concerns.
    - Impact on local road infrastructure.
11. Waste Generation (Quarry waste production and management):
    - Production of quarry waste, such as overburden and tailings.
    - Disposal and management of waste materials.

The quarry has been running since 1972 with established control measures, and efforts have been made to enhance environmental and social impact management in response to technological advancements, evolving social expectations, and changing legislative requirements.

Section 3 details the current and proposed mining activities, outlining measures to prevent or mitigate potential environmental impacts in Section 3.3. These measures are designed to align with the obligations specified in Section 73H of the Mining Act, emphasising responsible and environmentally conscious mining practices.

4.1 Environmental Risk Assessment

The environmental risk assessment for Private Mine 238 was conducted using the following method:

1. Identify potential impacts of the proposed activities and find the potential risks or hazards.
2. Estimate the likelihood of each risk event occurring (rare, unlikely, possible, likely, almost certain).
3. Estimate the potential consequences (insignificant, minor, moderate, major, catastrophic).
4. Assess the overall risk level by combining the likelihood and consequence scores, using the Risk Assessment Matrix.
5. Classify risks into categories (low, medium, high, extreme).
6. Develop mitigation strategies prioritising the highest risks.
    - Low risk: Acceptable, no immediate action needed.
    - Medium risk: Requires monitoring and may require mitigation measures.
    - High risk: Action must reduce the risk.
    - Extreme risk: Immediate and significant action needed.

The mitigation strategies developed by the Mine Operator followed the hierarchy of controls in the following order: elimination of activities that resulted in extreme risk, designed and engineering controls for medium to high risks and management systems for low-risk activities. A summary of the Environmental Risk Assessment is provided in Appendix L.

Risk Assessment Matrix

Likelihood / Consequence	Insignificant (1)	Minor (2)	Moderate (3)	Major (4)	Catastrophic (5)
Almost Certain (5)	Medium	High	High	Extreme	Extreme
Likely (4)	Medium	Medium	High	High	Extreme
Possible (3)	Low	Medium	High	High	Extreme
Unlikely (2)	Low	Low	Medium	Medium	High
Rare (1)	Low	Low	Low	Medium	High

4.2 Response to stakeholder feedback

Callington Quarry has been running since 1974, with a peak intensity of activity between 2018 and 2023. Over this period the management of potential social and environmental impacts have been closely monitored and duly addressed. The following sub-sections provide evidence of responsible management and implementation of measures to improve performance.

4.2.1 Concerns of Affected Parties

Affected parties have raised concerns about the ongoing operations, primarily related to noise and dust resulting from on-site activities and heavy vehicle movements along the unsealed Samuels Road. These concerns have been expressed by neighbouring landowners, who are the nearest sensitive receptors.

Mitigation Measures for Noise:

To address noise-related concerns, the private mine operator has implemented the following actions:

- Operations are and will remain confined to specified working hours as outlined in Section 3.3.3.
- Machinery is equipped with mufflers and noise-reducing devices according to manufacturers' guidelines.
- Truck movements are limited to operating hours, with volumes of traffic kept within acceptable levels (10-15 average daily).
- The Traffic Management Plan (Appendix I) regulates on-site truck movements.
- Prior notification is and will continue to be provided to neighbours (receptors) for potentially significant noise events, such as blasting, following AS 2187.2-2006 guidelines and the Blast Management Plan (Appendix G).
- Open communication channels are and will be kept with sensitive receptors to address and receive feedback on noise-related concerns.
- Collaboration with complainants and the Department of Environmental Management (DEM) to continue to implement the best practices for noise reduction.

Mitigation Measures for Dust:

To address concerns related to dust, the private mine operator implements and will continue to implement the following measures:

- Operations follow the Dust Monitoring and Management Plan Appendix K guidelines, covering air quality and dust emissions.
- AS 2187.2-2006 and the Blast Management Plan (Appendix G) guides blasting activities, factoring in windy conditions.
- Trucks transporting products will be equipped with dust covers, with movements restricted to operating hours and acceptable levels (10-15 average daily movements during production).
- The Traffic Management Plan (Appendix I) regulates on-site truck movements, keeping speed limits at 25 kph.
- Dust suppression techniques, including water spraying during material unloading and using a water truck on windy days, is currently employed and will continue to be employed.
- Sprinkler systems on stockpiles are activated during windy conditions.
- Meteorological conditions are watched to prepare for windy days.
- Pasture and native species are planted to stabilise topsoil stockpiles and rehabilitation areas.

- Open communication channels will be maintained with stakeholders to address and receive feedback on air quality related concerns.
- Collaboration with complainants and the DEM will determine best practices for dust reduction.
- For timely detection and control of dust-related impacts, a Trigger Action Response Plan (TARP) for dust has been developed, complementing the strategies outlined in Section 7 and supplementing the Dust Monitoring and Management Plan, Appendix K.

Mitigation Measures for Heavy Vehicle Movements:

To address concerns related to heavy vehicle movements, the private mine operator will take the following measures:

- Trucks transporting products will be equipped with dust covers, with movements restricted to operating hours and acceptable levels (10-15 average daily movements during production).
- Truck movements will be regulated following the Traffic Management Plan (Appendix I).
- A maximum speed limit of 25 kph will be enforced within the site.
- Coordination with the Council will ensure the upgrade and maintenance of Samuels Road and its signage.
- Collaboration with complainants and the DEM will determine best practices for mitigating concerns related to heavy vehicle movements.

Blasting Activity Preparations:

On blasting activities, the operator will adhere to the following preparations

- Blast Notifications: Residents will receive information about road closures and blasting activities one week in advance through door-to-door notifications and distribution of letters detailing start dates and times. This process will be repeated on the morning of the blast, with road closures limited to a maximum duration of 15 minutes.
- Blasting activities will adhere to the guidelines specified in AS 2187.2-2006 and the Blast Management Plan (Appendix G) to ensure compliance with safety protocols and standards.

4.3 Environmental Impact Management and Monitoring

The quarry's environmental monitoring program has been designed to meet all regulatory requirements by addressing:

1. Measurement Parameters: Specific environmental indicators and methodologies (detailed in Appendix M)
2. Monitoring Locations: Fixed points (e.g. Table 11) and event-determined sites (e.g., blast-affected areas)
3. Compliance Criteria: Quantitative thresholds and qualitative benchmarks, accounting for measurement tolerances
4. Monitoring Frequency: Scheduled (e.g., quarterly soil inspections) and triggered (e.g., post-rainfall sump checks)
5. Baseline Data: Pre-operational conditions and control references where applicable

Air Quality

- Objective: Prevent public health/nuisance affects from dust
- Monitoring:

- Dust deposition (≤4g/m²/month), monthly.
- PM10 (≤50µg/m³ 24hr avg), as needed
- Respirable crystalline silica (≤3µg/m³), as needed
- Complaint resolution within 7 days (Site Office register), as needed

- Locations: Figure 13 for deposition and Sensitive receptors at regulator-agreed sites
- Responsibility: The mine operator and contractors.
- Reporting Requirements:
  - The Mine Logbook to record all TARP trigger events and dust control actions.
  - The Complaints Register to document all air quality-related complaints and their resolution.
  - A Quarterly Inspection Record.
  - If complaints are still unresolved, more air quality monitoring must be conducted in consultation with an Authorised Officer.

Surface Water

- Objective: Protect Mount Barker Creek & Bremer River
- Monitoring:
  - Silt dam inspections post-rainfall
  - Zero visible sediment discharge
- Locations: Silt retention dams, diversion drains (PM238)
- Responsibility: The private mine operator and contractors.
- Reporting Requirements:
  - Inspection Records (Stormwater) to document inspection results and corrective measures.
  - Incident Reports to record spills, containment actions, and remediation efforts.

Groundwater

- Objective: Maintain 2m buffer to seasonal high-water table
- Monitoring:
  - Pit floor level (88mAHD closure target)
  - Compliance with licence WL-227057 (Appendix B)
- Locations: Excavation areas, Well WL-227057
- Responsibility: The private mine operator and contractors.
- Reporting Requirements:
  - Water extraction records (Stormwater).
  - Report with respect to Water Licence conditions.

Soil & Topsoil

- Objective: Preserve quantity/quality for rehabilitation
- Monitoring: Quarterly inspections & photographic records

- Locations: Topsoil stockpiles
- Responsibility: The private mine owner, mine operator, and contractors.
- Reporting Requirements:
    - Annual Inspection Report to document topsoil stockpile conditions including volume, erosion, contamination, and availability for rehabilitation.
    - Photographic record of stockpiles.

Native Vegetation

- Objective: No unauthorised clearance
- Monitoring: Stage-end inspections of undisturbed zones
- Locations: PM238 (per Appendix E plans)
- Responsibility: The Private mine owner, PM Operator, and contractors.
- Reporting Requirements: Annual Inspection Record to document native vegetation status and management actions.

Noise

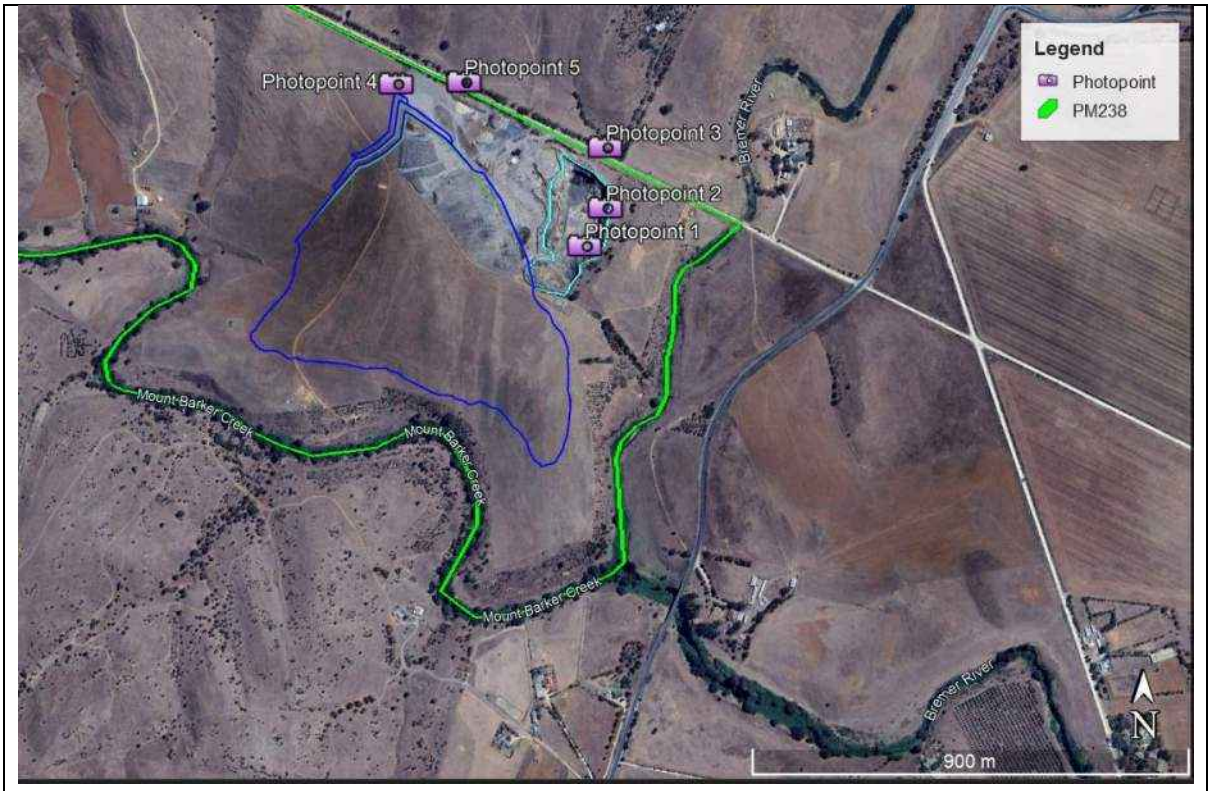
- Objective: Prevent public nuisance
- Monitoring:
    - Complaint resolution within 7 days
    - Event-based measurements per EPA Policy 2007
- Locations: Sensitive receptors
- Responsibility: The private mine operator and contractors.
- Reporting Requirements:
    - A Complaints Logbook to record all noise-related complaints and mitigation actions.
    - Noise monitoring results to be documented and reviewed periodically.
    - Community notification records to be kept for regulatory compliance.

Visual Amenity

- Objective: Minimise landscape contrast
- Monitoring: Annual/stage-end photographic assessments
- Locations: Coordinates in Table 11 and Figure 11
- Responsibility: The private mine owner and private mine operator.
- Reporting Requirements:
    - Complaints Register to records of complaints and corrective actions taken.
    - Annual Inspection Record to documentation of visual amenity.
    - Annual Photographic Records as collected at permanent monitoring sites.

Table 11. Permanent photo point monitoring coordinates

Permanent Photo point	Description	Latitude / Northing GDA94 Z54	Longitude / Easting GDA94 Z54
Photo point Mark 1	Eastern wall south	35°7.988'S / 6,110,410N	139°1.594'E / 320,201E
Photo point Mark 2	Eastern wall north	35°7.946'S / 6,110,488N	139°1.622'E / 320,241E
Photo point Mark 3	Northern wall	35°7.879'S / 6,110,611N	139°1.592'E / 320,193E
Photo point Mark 4	Western paddock	35°7.809'S / 6,110,733N	139°1.339'E / 319,807E
Photo point Mark 5	Northwest paddock	35°7.807'S / 6,110,740N	139°1.431'E / 319,946E



Location: Callington Quarry, South Australia
Title: Photo-point Monitoring
Datum: World Geodetic System 1984

Source: Google Map Pro
Author: Joe Mifsud
Date: 11 December 2023

Figure 11. Permanent photo-monitoring sites (Mark 1 to 5) (Google Earth imagery, February 2022)

Heritage

- Objective: Protect Aboriginal/non-Aboriginal heritage
- Monitoring: Work stoppage upon discovery
- Locations: PM238
- Responsibility: The private mine owner, operator, and contractors will ensure compliance with heritage protection procedures
- Reporting Requirements: Heritage Records to document inspections, discoveries, notifications, and any required approvals before work resumes.

Traffic & Road Safety

- Objective: Prevent avoidable accidents
- Monitoring: Investigation of incidents near access points
- Responsibility: The private mine owner, operator, and all employees
- Reporting Requirements: Records to document vehicular incidents and actions taken.

Waste Management

- Objective: EPA-compliant disposal
- Monitoring: Bunded chemical storage, spill records
- Responsibility: The private mine operator and contractors.
- Reporting Requirements:
    - Annual Inspection Report to document waste management activities, including storage, containment, and disposal records.
    - Retention of Waste Transfer Receipts: All disposal receipts will be kept for compliance verification.

Weeds/Pests

- Objective: Prevent new introductions
- Monitoring: Annual spring inspections
- on demand. Immediately following spills.
- Background/control data: Not applicable.
- Responsibility: The private mine operator and contractors.
- Reporting Requirements: Documentation of weed and pest inspections, control actions, and compliance with regional guidelines.

Public Safety

- Objective: Prevent unauthorised access injuries
- Monitoring: Weekly fence/gate inspections
- Responsibility: The PM operator and contractors.
- Reporting Requirements: Documentation of site safety inspections, incidents, and corrective actions taken.

Blasting

- Objective: Hold impacts within PM238
- Monitoring:
    - Vibration (≤5mm/s) & overpressure (≤115dB)
    - Flyrock exclusion verification
- Locations: Regulator-agreed points per blast
- Responsibility
- The PM operator, Shotfirer, and contractors.
- Reporting Requirements:

- Blasting Records:
- Records of blast notifications.
- Clearance and exclusion zone verification.
- Monitoring data (vibration, overpressure).
- Post-blast inspections and corrective actions.

Third-Party Property

- Objective: Prevent damage
- Monitoring: 48hr incident resolution
- Responsibility: The private mine owner and contractors.
- Reporting Requirements:
  - Infrastructure & Dimension Stone Facility Records:
  - Security and access control logs.
  - Equipment maintenance and shut-down records.
  - Water recycling and silt management data.
  - Dust control and air quality monitoring.
  - Fuel consumption and emissions reduction tracking.
  - Annual Compliance Report: Documentation of infrastructure performance against safety and environmental standards.

5 MINE REHABILITATION AND CLOSURE

The primary stakeholders potentially affected by the closure of operations at Private Mine 238 are the owners of the property where the mine is situated. Other stakeholders facing potential impacts include neighbouring properties, the Mount Barker Council, and the Department of Environment and Minerals (DEM). A consultative process has been started and will persist throughout the mine's operational lifespan, extending to the period preceding the closure of any mine section.

The ongoing mine rehabilitation entails various activities, such as stabilising pit walls, maintaining sumps, safety bunds (see Section 3.3.2), and infrastructure, all aimed at ensuring a secure and stable working environment for efficient operations. Simultaneously, progressive rehabilitation efforts are underway, involving extensive revegetation of strategic areas with native species specific to the eastern Mount Lofty Ranges Province. Figure 12 illustrates the ongoing progressive revegetation initiative, contributing to enhanced visual aesthetics and habitat creation.

This continuous site rehabilitation and revegetation endeavour will persist, targeting specific areas strategically to enhance visual aesthetics until Mine Closure, at which point the Mine Closure Plan will be implemented for the final stages of the rehabilitation process.

Location: Callington Quarry, South Australia	*Source: Google Map Pro*
Title: Progressive Mine Revegetation	*Author: Joe Mifsud*
Datum: World Geodetic System 1984	*Date: 11 December 2023*

Figure 12 Callington Quarry, Progressive Mine Revegetation

5.1 Mine Closure Plan

The current strategy for mine closure involves the expansion and land-forming of the existing pit to prepare the area for the proposed Construction Waste Recycling facility, pending Environmental Protection Agency (EPA) approval. Stages 2 and 3 quarries are designated to serve as sheltered workspaces for product stockpiles over the coming decade, with plans to eventually incorporate these into the larger Stage 4 pit. The Stage 4 pit is expected to remain operational until at least 2040, depending on market demand for quarry products.

The original post mining land use plan designates the site for grazing. Upon closure, the quarry will yield 25 hectares of level ground. Further evaluation of alternative land uses suggests that, if the demand for residential property continues to grow, the flat quarry surface could be converted into a residential development, pending community consultation and Development Approval.

A residential development is strategically appealing due to the sit's proximity to key transport links, within one kilometre of the M1 Callington turn-off, 53 kilometres from Adelaide's CBD, and 24 kilometres from both Murray Bridge to the East and Mount Barker to the northwest.

If approval of the Waste Recycling Facility or Residential Development is not granted a contingency plan will involve covering the site with soil from stockpiled topsoil and subsoil, returning the land to pasture for grazing.

The office, car park, loading facility, bore and water tank, workshop and stone cutting facility will remain as the owner's ongoing business. The crusher will remain to service the Construction Waste Recycling Facility or sold if the recycling facility is not approved.

5.1.1 Goals of Mine Closure

The following Mine Closure Objectives are designed to deliver outcomes that benefit the owner, and the community, and conform to the mining regulations.

1. Facilitate Seamless Transition: Ensure a smooth transition from mining operations to the designated final land uses, namely the Construction Waste Recycling facility and the Residential Development, adhering to regulatory requirements and obtaining necessary approvals.

2. Environmental Rehabilitation: Implement measures for the environmental rehabilitation of the quarry, including the expansion and land forming of the existing pit, stabilisation of slopes, and progressive rehabilitation efforts such as revegetation to enhance biodiversity.

3. EPA Compliance: Obtain formal approval from the Environmental Protection Agency (EPA) for the proposed Construction Waste Recycling facility, showing compliance with environmental standards and regulations.

4. Quarry Integration: Strategically incorporate Stages 2 and 3 quarries into the larger Stage 4 pit, providing a sheltered work area for product stockpiles over the next decade, thereby optimising operational efficiency and minimising environmental impact.

5. Land-Use Diversification: Evaluate and pursue alternative land uses that align with community needs and aspirations. The proposed conversion of the quarry into a Residential Development reflects a commitment to sustainable and beneficial post-mining land use.

6. Community Engagement: Engage with the local community through transparent and inclusive consultation processes to gather feedback on the proposed Residential Development, ensuring community concerns and preferences are considered in decision-making.

7. Development Approval: Seek and obtain necessary Development Approval for the Residential Development, showing adherence to zoning regulations, infrastructure requirements, and community planning considerations.

8. Optimise Location Benefits: Use the quarry's proximity to key infrastructure, such as the M1 Callington turn-off, to enhance the attractiveness and accessibility of the proposed Residential Development.

9. Market-Driven Operations: Align the continuation of mining activities in the Stage 4 pit with market demand for quarry products, ensuring economic viability while responsibly managing the resource.

10. Contingency Planning: Develop a robust fallback plan that involves covering the site with topsoil and subsoil from stockpiles, returning the land to pasture for grazing if either the Waste Recycling Facility or Residential Development is not approved, showing flexibility in response to regulatory and community considerations.

11. Waste-Derived Fill Utilisation: Evaluate the feasibility of using Waste-Derived Fill (WDF) in site rehabilitation, ensuring compliance with the EPA Standard for the Production and Use of Waste Derived Fill (October 2013). If possible, implement WDF in areas to support environmental restoration and land stability, subject to regulatory approval.

5.1.2 Proposed Actions for Mine Closure

These aims will be addressed and implemented progressively with the following actions:

1. Future Land Use Agreement: The existing pit will be kept and used for future land use, following consultations between the private mine owner and the DEM, aligning with the aims of community and environmental considerations.

2. Pit Wall Stabilisation: Implement battering down of pit walls (1:3, Section 3.3.2) to achieve physical stability, mitigating the risks of erosion, slumping, and potential silt runoff into water courses. This process will be conducted following expert advice obtained through a geotechnical assessment by an Independent Geotechnical Engineer, ensuring public and fauna health and safety are prioritised.

3. Infrastructure Removal: Subject to approval from the Director of Mines and in consultation with relevant stakeholders, all mine-related infrastructure will be removed, contributing to the restoration of the site, and minimising any potential impact on the surrounding environment.

4. Visual Amenity Compliance: Visual amenity considerations will be aligned with the reasonable expectations of relevant stakeholders, ensuring that the appearance of the closed mine site is in harmony with the surrounding landscape and community preferences.

5. Water Management: Prevent contamination to groundwater and surface water beyond the PM boundary, adhering to strict environmental standards and mitigating any potential adverse effects on water quality.

6. Retention of Silt Dams: Existing and proposed silt retention dams within PM 238 will be kept indefinitely to ensure continued effectiveness in managing silt runoff and safeguarding water quality.

7. Chemical Stability of Waste Material: Any waste material approved to still be on-site will be chemically stable, emphasising non-acid forming characteristics to prevent environmental harm.

8. Legislative Compliance: Adhere to all legislative requirements, including but not limited to the Environment Protection Act, ensuring full compliance with environmental regulations and standards.

9. Ecosystem Restoration: Ecosystem and landscape restoration efforts will focus on creating a resilient, self-sustaining environment that closely mirrors the pre-mining ecosystem.

10. Community Engagement: Engage in ongoing consultations with relevant stakeholders, including the local community, to gather input, address concerns, and ensure that the mine closure process aligns with community expectations and aspirations.

11. Risk Assessment and measurement criteria are reported in Appendix L and Appendix M

12. Waste-Derived Fill Application: Where proper and compliant with the EPA Standard (2013), integrate Waste-Derived Fill as part of site rehabilitation to stabilise land, support revegetation, and enhance environmental outcomes. Conduct soil assessments and monitoring to ensure the long-term sustainability and safety of using WDF materials.

5.1.3 Rehabilitation Strategies

The mine rehabilitation strategy is following the mine closure aims, emphasising the safe and environmentally conscious transition of the site. It also accommodates the newly proposed Residential Development, fostering a sustainable and harmonious post-mining landscape.

The private mine owner is committed to the progressive and final rehabilitation of the land, culminating in a written agreement with the PM Operator, supporting the future land use determined in consultation with the DEM. A comprehensive closure report, inclusive of an assessment by an Independent Geotechnical Engineer, will be submitted to the Director of Mines to ensure the safety and geotechnical stability of the final landform. Emphasis will be placed on integrating rehabilitated landforms around the pit area with the surrounding landscape.

Future Land Use Planning

- The existing pit will be preserved for future land use, with ongoing consultations between the private mine owner and DEM to determine the most suitable utilisation, including the proposed Residential Development.

Progressive Rehabilitation

- Progressive rehabilitation of the existing pit has begun to keep its physical stability.
- An Independent Engineer conducted a geotechnical investigation in December 2020, providing recommendations for pit wall stabilisation, Appendix N.
- Remediation measures have been implemented, with ongoing assessments planned as quarry faces reach completion.

Earthworks and Contouring

- Progressive earthworks will be conducted to ensure safe access, move or flatten overburden, contour surface drainage to silt retention dams, and move topsoil for rehabilitation.
- Battering of terminal mining faces will be executed for stabilising pit walls, aligning with proposed final landform features in consultation with an Independent Geotechnical Engineer.

Geotechnical Investigations

- Geotechnical investigations will show unstable areas, allowing for perpetual control measures like bunds in the pit floor to capture falling rocks.
- Following required pit wall remediation, a final geotechnical investigation by an Independent Engineer will verify stability, providing a report for the Director of Mines.

Stockpile Area Recontouring

- The product stockpile area will be recontoured to blend with natural contours, ensuring natural surface drainage and preventing erosion. Excavated faces will be rehabilitated with a stable slope and revegetated for ecosystem sustainability.

Topsoil Usage and Revegetation

- Topsoil from pre-mining will cover permanent safety (abandonment) bunds and rehabilitation areas, followed by grass seeding to reduce wind-blown soil.

- Revegetation will be monitored for ecosystem sustainability, using pasture species over the pastured areas and local provenance seeds, and evaluating risks associated with weed species.
- Progressive rehabilitation of the existing pit will occur throughout the quarry mine life to ensure the pit stays physically stable.

Waste-Derived Fill Implementation

- Investigate the potential benefits and limitations of using WDF in rehabilitation efforts, including soil stability, contamination risks, and vegetation support.
- Conduct environmental impact assessments to ensure compliance with DEM and EPA regulations.
- Implement monitoring programs to track the effectiveness of WDF in site rehabilitation and adjust management practices accordingly.
- Engage with relevant stakeholders, including DEM, EPA, and local community groups, to ensure transparency and alignment with environmental and regulatory expectations.

Photo point Monitoring

- Annual photo point monitoring at permanent sites, documented in the Mine Logbook, will track visual amenity and progressive rehabilitation. Monitoring sites are shown in Table 11 and depicted in Figure 11.

6 PROCEDURES AND ACTION TO BE TAKEN IN THE EVENT OF AN EMERGENCY OR INCIDENT

6.1.1 Introduction

This section delineates the procedures to be adhered to in case of an incident or situation that may lead to, or adversely impact, a matter of environmental significance. An environmental incident, for the purpose of this document, is defined as an occurrence resulting in an adverse impact on the environment.

6.1.2 Potential Emergency Situations or Incidents

A concise summary of potential incidents or events associated with mine operations that may lead to an emergency includes the following:

- Significant rainfall event causing erosion, landslip, or silt build-up
- Severe electrical storm
- Major bushfire
- Hydrocarbon spill exceeding 50 litres
- Building/plant fire
- Detection of a new pest, disease, or pathogen within PM 238
- Uncovering or affecting on an Aboriginal object, site or remains during operations
- Injury to a member of the public caused by operations or truck movements
- Unauthorised entry by a member of the public.

Additionally, the Workplace Emergency Plan for Callington Quarry identifies further potential emergency situations or incidents to encompass:

- Major earthquake/seismic event
- Severe electrical storm
- Flood
- Bushfire
- Vehicle accidents
- Release of hazardous substances and explosions
- Explosives truck accident
- Pit wall/ramp failure
- Rock fall or ground collapse.

Refer to Appendix O for the current Workplace Emergency Plan for Callington Quarry.

6.1.3 Procedures in Case of an Environmentally Significant Incident

A Response Plan is presented to ensure that in case of an environmental emergency or incident, proper action is taken to:

- Identify the source or cause of event and prevent or minimise the effect of the incident.
- Remediate as far as practical in a prompt response to prevent further impacts.

- Modify the management system to prevent a recurrence.

Procedures for the emergency situations or incidents outlined in Section 6.1.2 are as follows:

a) Report all near misses, damages, and environmental events to the Operations Manager promptly, or within 24 hours.

b) Use a 'bridging document' for contractor response plans, identifying site and activity-specific response plan details and their connection to operational procedures.

c) Complete preliminary investigations within 24 hours of the incident being reported.

d) Initiate remediation as soon as practical to prevent further impacts.

e) Record the emergency/incident in the Mine Logbook, including incident details, personnel involved, location, date, time, weather conditions, remediation and response details, and any further monitoring or remediation needed. Notify relevant authorities and stakeholders.

f) The PM operator manages notifying relevant authorities and stakeholders promptly after an event.

g) Conduct an incident investigation and analysis to find improvements to the response plan.

6.1.4 Objectives and Measurement Criteria in Case of an Emergency Situation

The PM operator will keep an Incident/Complaints Register, ensuring resolution or remediation to the satisfaction of the complainant or DEM within 7 days, or a longer period as agreed with the DEM.

The register includes details such as date, time, and location of the incident or complaint, details of involved parties, remediation measures, records of communications, outcomes, and details of the review process.

Additionally, the Private Mine operator will conduct an annual drill to respond to an environmental emergency to ensure the efficacy of systems.

6.1.5 Summary of Objectives and Criteria

Environmental impact events, risks, aims, measurable criteria, and residual risk are provided in Appendix M.

7 TRIGGER ACTION RESPONSE PLAN

Dust management is proactively addressed through the implementation of a Trigger Action Response Plan (TARP). This plan, designed to complement existing strategies outlined in Appendix K and Appendix J, ensures the early detection and efficient control of dust-related impacts.

7.1 Control and management strategies

1. Operations adhere to the Dust Monitoring and Management Plan (Appendix K), incorporating air quality and dust management measures for potential emission sources such as disturbed areas, roads, processing plants, stockpiles, transport vehicles, and rehabilitation zones.
2. Wind speeds will be continuously monitored using a fixed meteorological station installed near the Site Office to ensure accurate, real-time data collection. This station will have remote access capabilities for consistent monitoring and response.
3. Handheld wind speed meters will be used at multiple site locations to supplement fixed station data and account for local variations.
4. The frequency of wind speed monitoring will be every hour during operations, with data recorded in the site logbook and reviewed for compliance.
5. A mechanism to trigger actions based on wind speed and direction is set up through automated alerts from the fixed meteorological station, notifying site personnel when threshold conditions are met.
6. Trucks transporting products will employ dust covers, run within specified hours, and adhere to acceptable volume limits (10-15 movements per day).
7. Truck movements will follow guidelines outlined in the Traffic Management Plan (Appendix I), with on-site speed limits capped at 25 kph.
8. Dust suppression techniques, including water spraying during material unloading and on windy days using a water truck, will be implemented.
9. Sprinkler systems on stockpiles will run during windy conditions, with activation based on wind speed triggers.
10. Meteorological conditions will be continuously monitored to prepare for windy days.
11. Native grasses will be planted to stabilise topsoil in stockpile and rehabilitation areas.
12. Clear communication channels will be maintained with sensitive receptors to engage and receive feedback on air quality-related events.

The TARP is aligned with the South Australian Environment Protection (Air Quality) Policy (2016) and sets specific trigger levels and corresponding actions in response to deviations from normal working conditions.

7.1.1 Dust Trigger Levels in Relation to Risk

The dust trigger levels have been evaluated in terms of risk by assessing the likelihood of dust generation and its potential impact on the environment and human health. The revised windspeed thresholds reflect industry standards and the site-specific conditions of a hard rock quarry.

Low Risk (Wind Speeds Below 15 km/h)

- Likelihood: Low potential for dust generation, especially with regular sprinkler system usage.
- Impact: Minimal environmental or health impact.

- Control Measures: Keep routine dust suppression practices.

Moderate Risk (Wind Speeds 15-30 km/h)

- Likelihood: Increased potential for dust generation.
- Impact: Moderate environmental impact, potential for local nuisance.
- Control Measures: Increase frequency of sprinkler system operation and monitor conditions.

High Risk (Wind Speeds 30-45 km/h)

- Likelihood: High likelihood of significant dust generation.
- Impact: Potential complaints from nearby communities and visibility reduction.
- Control Measures: Cease or modify dust-generating activities.

Very High Risk (Wind Speeds Above 45 km/h)

- Likelihood: Severe dust generation, likely to spread off-site.
- Impact: Major environmental and health risks.
- Control Measures: Suspend all non-essential dust-generating activities.

7.1.2 Additional Risk Mitigation Strategies

- Rainfall Integration: Adjust risk levels based on rainfall to account for natural dust suppression.
- Surface Treatment: Investigate the use of chemical stabilisers on exposed surfaces.
- Barriers: Use temporary wind barriers where practical.

7.1.3 Dust Monitoring

- A fixed meteorological station with remote access will be installed near the Site Office.
- Four dust deposition gauges will be placed at key locations (Figure 13) to measure dust levels in accordance with AS/NZ 3580.10.1:2003.
- Wind speed and dust data will be logged electronically and reviewed monthly.
- Data will inform ongoing adjustments to the TARP to ensure compliance with environmental regulations.

The TARP outlined in Table 12 is designed to the specific conditions of the quarry operation. It is important to note that level 3, the High-Risk level, serves as a cutoff point for activities, at this level all operations must cease, except for those emergency activities specifically named in the risk assessment.

Table 12. Dust Trigger Action Response Plan (TARP)

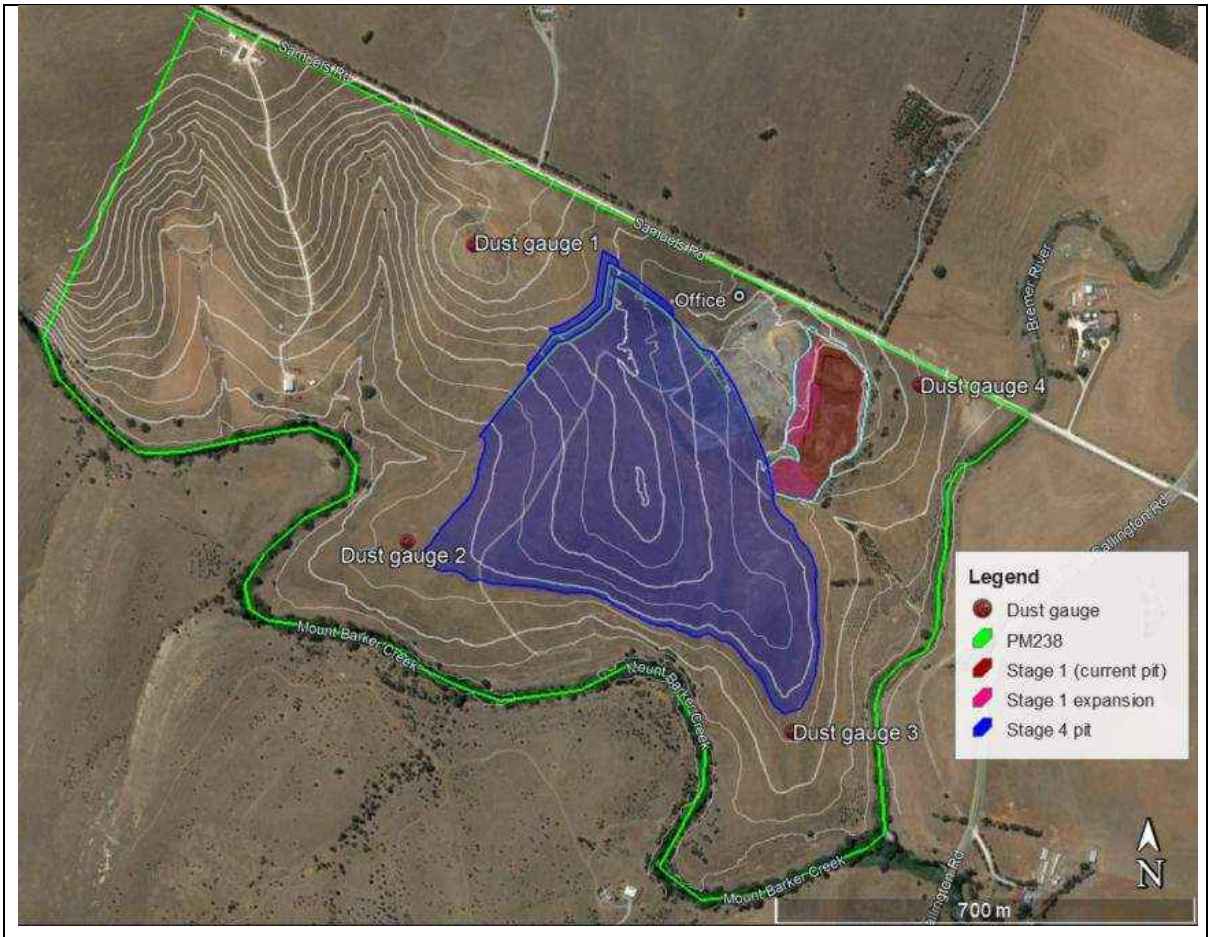
Trigger Level	Conditions	Response
Level 1 - Low-Risk	Light Breeze (15-30 km/h), no recent rainfall, dust potentially leaving site	Increase watering frequency, restrict vehicle movements where practical, postpone high-dust activities like drilling, blasting, crushing, and processing.
Level 2 - Medium-Risk	Fresh Breeze (30-45 km/h), no significant rain in past 12 hours, confirmed dust leaving site.	Activate sprinkler systems, restrict vehicle movements, cease high-dust activities such as drilling, blasting, crushing, processing, and tipping. Record event in site logbook.
Level 3 - High-Risk	Strong Breeze (40-55 km/h), predominantly westward wind direction, no rain in the past 12 hours	Cease or heavily modify dust generating activities such as drilling, blasting, crushing, processing, and tipping. Record event in Mine Logbook.

Trigger Level	Conditions	Response
Level 4 - Extreme-Risk	Wind speeds above 55 km/h	Suspend all non-essential dust-generating activities. Implement emergency dust suppression measures using the sprinkler system. Increase communication with stakeholders and authorities.

7.1.4 Dust Monitoring

In October 2024, the proponent will install four strategically located (Figure 13) deposition gauges to measure dust levels, following the Australian Standard AS/NZ 3580.10.1:2003 for Determination of Particulate Matter - Deposited Matter - Gravimetric method. The aim is to establish a baseline for depositional dust. Dust particles settling from the air, along with rainwater, will be collected in a gauge placed at each location. The mass deposition rate will then be calculated based on the total solids' mass and the exposure time. The analysis will also identify Insoluble Solids & Soluble Solids.

The program will run for at least three months before quarry operations resume, allowing the proponent to compile a database of background dust levels. This information will serve as a reference for comparing future dust measurements. Monthly monitoring of depositional dust will assess the effectiveness of the client's dust control measures.



Location: Callington Quarry, South Australia	*Source: Google Map Pro*
Title: Dust Deposition Monitoring	*Author: Joe Mifsud*
Datum: World Geodetic System 1984	*Date: 11 December 2023*

Figure 13 Dust Deposition Monitoring Locations

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Appendix A - Site Photos of Private Mine 238

Visual amenity

Photo 1. Callington Quarry viewpoint from the Callington – Strathalbyn Road (August 2020)

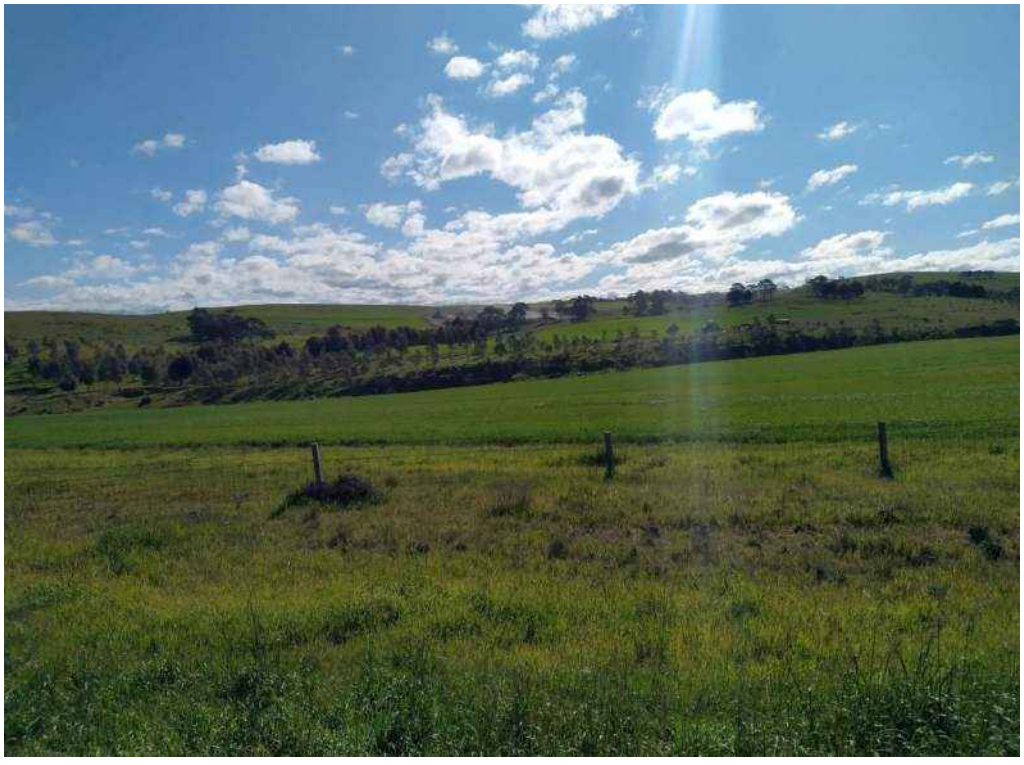


Photo 2. Callington Quarry viewpoint from the Callington – Strathalbyn Road (August 2020)

Existing quarry

Photo 3. Existing quarry with temporary product stockpile (June 20230)

Proposed Quarry

Photo 4. Stage 4 looking north-northwest toward Mount Barker Creek (June 2023)

Stockpiles

Photo 5. Existing site operations and product stockpiles, looking northeast (June 2023)

Photo 6. Existing site product stockpiles, looking north (June 2023)

Site infrastructure

Photo 7. Site office and workshop (October 2020)

Production stockpile area

Photo 8. Proposed cells for mining sequence of the production stockpile area (February 2022)

Photo 9. Existing access track for the production stockpile area (February 2022)

Photo 10. Example of removal of product stockpiles in areas ready for mining, levelling and to provide windbreak (February 2022)

Appendix B - Groundwater Well 6727-3760 Bore Log Information

Frank Walsh Drilling
BORE LOG INFORMATION

Job ID: 497

Customer: **Jose BRUGES** Bore Type: **Agricultural**
Address: **, P.O Box 740, STIRLING, SA, 5152.**
Work Phone: Home Phone: Mobile Phone: **0414 490301**

BORE SITE Street: **Samuels Road** Suburb: **CALLINGTON SA 5254**
Hundred: **Kanmantoo** Section: Lot: **22** C of T: **5936 / 420**
GPS E: **54H 0320058** GPS N: **UTM 6110644** GPS Elevation: **104m**
Identification: **Bore Site: Old Council Quarry, Samuels Road, Callington**

BORE DETAIL: Driller: **P Williamson** Rig: **RFW 8x8** Permit Number: **186242**
Date Started: **3 Aug 2010** Date Finished: **4 Aug 2010** Depth: **126 Metres** SWL: **30**

Start Depth	End Depth	Diameter
0	6	254
6	126	203

CASING DETAILS

Material	Start Depth	End Depth	Diameter
PVC	-0.5	54	Cl 10 x 155mm
Steel	0.5	6	203.2mm x 6.4

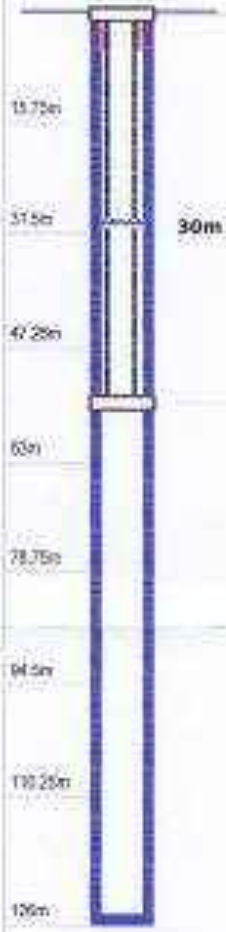
Ring: ✓ Clamp: ☐ Shoe: ✓
Slots:

WATERCUT

Start Depth	End Depth	Gallons /Hr	Litres /Sec	Sample Taken	Salinity
47.5	48.5	300	0.38	49	1700
118	122	8000	10	126	1700

AIR RIG TEST

Depth (Metres)	Supply (GPH)	Supply (LPS)
126	8000	10.000
63	5000	6.250
56	3000	3.750
49	2000	2.500



Casings to 6m and 54m
Shoe: PVC Shoe
(Not to scale)

126m deep
203mm Diameter at bottom.

Waterfind Trade Progress for trade [31869]

18 Jul 2024

Report Created For : Jose Paim Bruges
Company Name :
Trade Date : 03 Jun 2024
Trade Number : 31869

Your Broker : Dion Martin
(p) 1800 890 285
(m) 0447119980
(e) dion.martin@waterfind.com.au

Purchase of 20ML of FINNISS PERMIAN 1 UNDERGROUND WATER MANAGEMENT ZONE at $1,250 pe ML

Transfer Type : Permanent

Application Number : SA Groundwater

Thank you for choosing to trade through Waterfind. Your water transaction is being processed in accordance with the following procedure :

Contracted Date : 03 Jun 2024

Step	Item	Responsibility	Time Allowed (days)	Time Taken (days)
1	Trade Due Diligence	Waterfind	2	Completed (1 day)
2	Trade Due Diligence & Preparation of Trade Documentation	Waterfind	1	Completed (1 day)
3	Buyer's Payment Received (2nd Payment - Balance of Funds)	Purchaser	7	Completed (8 days)
4	Buyer's Deposit Received (1st Payment)	Purchaser	7	Completed (8 days)
5	Vendor's Meter Reading Received	Vendor	2	Completed (-7 days)
6	Executed Transfer Documentation Received from the Buyer	Purchaser	7	Completed (8 days)
7	Executed Transfer Documentation Received from the Seller	Vendor	7	Completed (1 day)
8	Lodgement of Transfer Documentation with the Water Authority	Waterfind	1	Completed (1 day)
9	Water Authority - Trade Reviewed & Approval	Water Authority	56	In Progress (37 days)
10	Transfer Completion	Waterfind	3	

= Completed within the last 7 days

Original Expected Completion Date : 12 Aug 202
Current Expected Completion Date : 09 Aug 202

Latest Comment

6/3/24 4:45 PM Transfer Forms sent to both parties

16 Aug 2024 4:15 PM

mywater

Government of South Australia
Department for Environment and Water

Extract from the South Australian Water Register

Water Licence

Water Licence number	**WL-227057**
Water Licence Type	**Transitional water licence**
Water area	**Eastern Mt Lofty Ranges PWRA WAP**
Date of issue	**01 Jul 2020**
Date of expiry	
Security Interest on licence or its entitlements	**No**

Entitlements

Total active entitlement: 20500

Entitlement number	Management Unit	Entitlement Pool	Allocation Category	Quantity	Expiry Date
E-011142	Bremer Kanmantoo	Eastern Mt Lofty Ranges groundwater	Taking	500 kL	N/A
E-600534	Finniss Permian_1	Eastern Mt Lofty Ranges groundwater	Taking	20000 kL	N/A

Allocation Transactions (year to date)

Entitlement number	Quantity	Date Allocation	Transaction Type
E-011142	500 kL	01 Jul 2024	Announcement
E-600534	20000 kL	01 Jul 2024	Announcement

Works for the taking of water

Works number	Management Unit	Location	Works Type	Works Description
WKD-024227	Bremer Kanmantoo		Well	113375 WILMA ID Metering Deferred - No Flexibility

Site Use

Site Use number	Management Unit	Site	Use Limit	Purpose

		Site Map		
SUD-008651	Bremer Kanmantoo		0 kL	Irrigation

Conditions

Conditions on the Water Licence

138532	WL1-04 - Meters used to measure water used at the site(s) specified on this licence must be installed consistent with the South Australian Licensed Water Use Metering Specification published on the Department's website.
138533	WL4-01 - The licensee must collect a water sample from all wells from which water is taken pursuant to this water licence at the start, or as close as reasonably practicable to the start of the irrigation season (September); and at the end, or as close as reasonably practicable to the end of the irrigation season (March). The sample must be collected in the method approved by the Minister. The sample must be submitted to the Landscape Board for salinity analysis as soon as possible after it is collected.
138534	WL7-01 -The licensee must complete an Annual Water Use Report in a form approved by the Minister for each water use year. The report must be submitted to the Landscape Board at an address specified in the Report on or before 31 July after the end of the water use year to which the report relates.

Conditions on the Entitlement(s)

Conditions on the Works for the taking of water

WKD-024227	195832	WKD2-01 - Annual meter readings must be taken during the first fourteen calendar days following the reporting period. These meter readings must be provided to the Department by the end of the month that they are required to be taken, in a form specified by the Minister or the Minister's authorised representative.

Conditions on Site Use

SUD-008651	166678	SUD1-01 - The application of water at the site(s) specified on this approval can only be for the following purpose(s): Irrigation
SUD-008651	166679	SUD1-03 - The water allocation(s) on this licence must only be used on the following land: CT5936/420 D66427 A22
SUD-008651	166680	Water must be used or applied using water efficient technologies and techniques, appropriate for the particular circumstances and in accordance with industry best practice standards.

About this extract

The information in this extract is as recorded at the time of retrieval. Current information should be obtained by a search of the register.The State of South Australia does not warrant the accuracy or completeness of this information and accepts no responsibility for any subsequent release, publication or reproduction of this information.

Appendix C – Protected Matters Report (*EPBC Act 1999*)

Australian Government
Department of the Environment and Energy

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected.

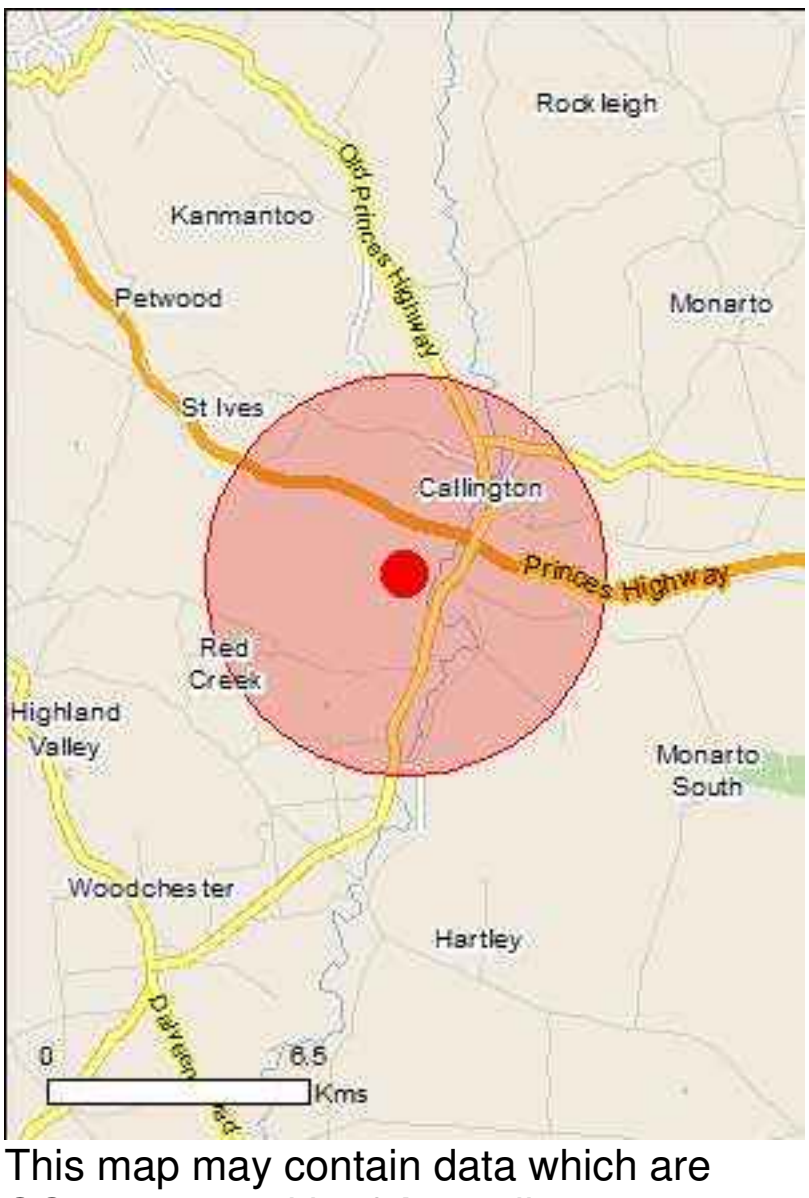
Information on the coverage of this report and qualifications on data supporting this report are contained in the caveat at the end of the report.

Information is available about Environment Assessments and the EPBC Act including significance guidelines, forms and application process details.

Report created: 23/06/20 10:12:23

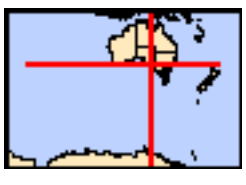
Summary
Details
- Matters of NES
- Other Matters Protected by the EPBC Act
- Extra Information

Caveat
Acknowledgements



This map may contain data which are ©Commonwealth of Australia (Geoscience Australia), ©PSMA 2010

Coordinates
Buffer: 5.0Km



Summary

Matters of National Environmental Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the Administrative Guidelines on Significance.

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance:	1
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	24
Listed Migratory Species:	13

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at http://www.environment.gov.au/heritage

A permit may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Land:	1
Commonwealth Heritage Places:	None
Listed Marine Species:	19
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have nominated.

State and Territory Reserves:	2
Regional Forest Agreements:	None
Invasive Species:	33
Nationally Important Wetlands:	None
Key Ecological Features (Marine)	None

Details

Matters of National Environmental Significance

Wetlands of International Importance (Ramsar) [Resource Information]

Name	Proximity
The coorong, and lakes alexandrina and albert wetland	10 - 20km upstream

Listed Threatened Ecological Communities [Resource Information]

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Name	Status	Type of Presence
Iron-grass Natural Temperate Grassland of South Australia	Critically Endangered	Community likely to occur within area
Peppermint Box (Eucalyptus odorata) Grassy Woodland of South Australia	Critically Endangered	Community likely to occur within area
River Murray and associated wetlands, floodplains and groundwater systems, from the junction with the Darling River to the sea	Approval Disallowed	Community likely to occur within area

Listed Threatened Species [Resource Information]

Name	Status	Type of Presence
Birds		
Botaurus poiciloptilus Australasian Bittern [1001]	Endangered	Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Grantiella picta Painted Honeyeater [470]	Vulnerable	Species or species habitat may occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area
Leipoa ocellata Malleefowl [934]	Vulnerable	Species or species habitat likely to occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pezoporus occidentalis Night Parrot [59350]	Endangered	Extinct within area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area
Fish		
Craterocephalus fluviatilis Murray Hardyhead [56791]	Endangered	Species or species habitat may occur within area

Name	Status	Type of Presence
[Galaxias rostratus](#)		
Flathead Galaxias, Beaked Minnow, Flat-headed Galaxias, Flat-headed Jollytail, Flat-headed Minnow [84745]	Critically Endangered	Species or species habitat may occur within area
[Maccullochella peelii](#)		
Murray Cod [66633]	Vulnerable	Species or species habitat may occur within area
Frogs		
[Litoria raniformis](#)		
Growling Grass Frog, Southern Bell Frog, Green and Golden Frog, Warty Swamp Frog, Golden Bell Frog [1828]	Vulnerable	Species or species habitat likely to occur within area
Mammals		
[Isoodon obesulus obesulus](#)		
Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern) [68050]	Endangered	Species or species habitat may occur within area
[Pteropus poliocephalus](#)		
Grey-headed Flying-fox [186]	Vulnerable	Foraging, feeding or related behaviour likely to occur within area
Plants		
[Acacia menzelii](#)		
Menzel's Wattle [9218]	Vulnerable	Species or species habitat likely to occur within area
[Acacia pinguifolia](#)		
Fat-leaved Wattle, Fat-leaf Wattle [5319]	Endangered	Species or species habitat may occur within area
[Acacia rhetinocarpa](#)		
Neat Wattle, Resin Wattle (SA) [11282]	Vulnerable	Species or species habitat likely to occur within area
[Caladenia colorata](#)		
Coloured Spider-orchid, Small Western Spider-orchid, Painted Spider-orchid [54999]	Endangered	Species or species habitat known to occur within area
[Caladenia tensa](#)		
Greencomb Spider-orchid, Rigid Spider-orchid [24390]	Endangered	Species or species habitat likely to occur within area
[Glycine latrobeana](#)		
Clover Glycine, Purple Clover [13910]	Vulnerable	Species or species habitat may occur within area
[Olearia pannosa subsp. pannosa](#)		
Silver Daisy-bush, Silver-leaved Daisy, Velvet Daisy-bush [12348]	Vulnerable	Species or species habitat known to occur within area
[Prasophyllum pallidum](#)		
Pale Leek-orchid [20351]	Vulnerable	Species or species habitat likely to occur within area
[Thelymitra epipactoides](#)		
Metallic Sun-orchid [11896]	Endangered	Species or species habitat may occur within area
[Thelymitra matthewsii](#)		
Spiral Sun-orchid [4168]	Vulnerable	Species or species habitat may occur within area

Listed Migratory Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Migratory Marine Birds		
[Apus pacificus](#)		
Fork-tailed Swift [678]		Species or species habitat likely to occur within area

Name	Threatened	Type of Presence
Migratory Terrestrial Species		
[Hirundapus caudacutus](#) White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area
[Motacilla cinerea](#) Grey Wagtail [642]		Species or species habitat may occur within area
[Motacilla flava](#) Yellow Wagtail [644]		Species or species habitat may occur within area
[Myiagra cyanoleuca](#) Satin Flycatcher [612]		Species or species habitat may occur within area
Migratory Wetlands Species		
[Actitis hypoleucos](#) Common Sandpiper [59309]		Species or species habitat may occur within area
[Calidris acuminata](#) Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
[Calidris ferruginea](#) Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
[Calidris melanotos](#) Pectoral Sandpiper [858]		Species or species habitat may occur within area
[Gallinago hardwickii](#) Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
[Numenius madagascariensis](#) Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
[Pandion haliaetus](#) Osprey [952]		Species or species habitat may occur within area
[Tringa nebularia](#) Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Other Matters Protected by the EPBC Act

Commonwealth Land [Resource Information]

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Name
Commonwealth Land - Australian National Railways Commission

Listed Marine Species [Resource Information]

* Species is listed under a different scientific name on the EPBC Act - Threatened Species list.

Name	Threatened	Type of Presence
Birds		
[Actitis hypoleucos](#) Common Sandpiper [59309]		Species or species habitat may occur within area

Name	Threatened	Type of Presence
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area
Ardea alba Great Egret, White Egret [59541]		Species or species habitat likely to occur within area
Ardea ibis Cattle Egret [59542]		Species or species habitat may occur within area
Calidris acuminata Sharp-tailed Sandpiper [874]		Species or species habitat may occur within area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area
Chrysococcyx osculans Black-eared Cuckoo [705]		Species or species habitat known to occur within area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]		Species or species habitat may occur within area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat likely to occur within area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat may occur within area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat may occur within area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat may occur within area
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat may occur within area
Pandion haliaetus Osprey [952]		Species or species habitat may occur within area
Rostratula benghalensis (sensu lato) Painted Snipe [889]	Endangered*	Species or species habitat likely to occur within area
Tringa nebularia Common Greenshank, Greenshank [832]		Species or species habitat likely to occur within area

Extra Information

State and Territory Reserves [Resource Information]

Name	State
Unnamed (No.HA1541)	SA
Unnamed (No.HA1583)	SA

Invasive Species [Resource Information]

Weeds reported here are the 20 species of national significance (WoNS), along with other introduced plants that are considered by the States and Territories to pose a particularly significant threat to biodiversity. The following feral animals are reported: Goat, Red Fox, Cat, Rabbit, Pig, Water Buffalo and Cane Toad. Maps from Landscape Health Project, National Land and Water Resouces Audit, 2001.

Name	Status	Type of Presence
Birds		
Alauda arvensis Skylark [656]		Species or species habitat likely to occur within area
Anas platyrhynchos Mallard [974]		Species or species habitat likely to occur within area
Carduelis carduelis European Goldfinch [403]		Species or species habitat likely to occur within area
Carduelis chloris European Greenfinch [404]		Species or species habitat likely to occur within area
Columba livia Rock Pigeon, Rock Dove, Domestic Pigeon [803]		Species or species habitat likely to occur within area
Passer domesticus House Sparrow [405]		Species or species habitat likely to occur within area
Pycnonotus jocosus Red-whiskered Bulbul [631]		Species or species habitat likely to occur within area
Streptopelia chinensis Spotted Turtle-Dove [780]		Species or species habitat likely to occur within area
Sturnus vulgaris Common Starling [389]		Species or species habitat likely to occur within area
Turdus merula Common Blackbird, Eurasian Blackbird [596]		Species or species

Name	Status	Type of Presence
		habitat likely to occur within area
Mammals		
Bos taurus Domestic Cattle [16]		Species or species habitat likely to occur within area
Canis lupus familiaris Domestic Dog [82654]		Species or species habitat likely to occur within area
Capra hircus Goat [2]		Species or species habitat likely to occur within area
Felis catus Cat, House Cat, Domestic Cat [19]		Species or species habitat likely to occur within area
Lepus capensis Brown Hare [127]		Species or species habitat likely to occur within area
Mus musculus House Mouse [120]		Species or species habitat likely to occur within area
Oryctolagus cuniculus Rabbit, European Rabbit [128]		Species or species habitat likely to occur within area
Rattus norvegicus Brown Rat, Norway Rat [83]		Species or species habitat likely to occur within area
Rattus rattus Black Rat, Ship Rat [84]		Species or species habitat likely to occur within area
Vulpes vulpes Red Fox, Fox [18]		Species or species habitat likely to occur within area
Plants		
Asparagus asparagoides Bridal Creeper, Bridal Veil Creeper, Smilax, Florist's Smilax, Smilax Asparagus [22473]		Species or species habitat likely to occur within area
Chrysanthemoides monilifera subsp. monilifera Boneseed [16905]		Species or species habitat likely to occur within area
Cytisus scoparius Broom, English Broom, Scotch Broom, Common Broom, Scottish Broom, Spanish Broom [5934]		Species or species habitat likely to occur within area
Genista monspessulana Montpellier Broom, Cape Broom, Canary Broom, Common Broom, French Broom, Soft Broom [20126]		Species or species habitat likely to occur within area
Lycium ferocissimum African Boxthorn, Boxthorn [19235]		Species or species habitat likely to occur within area
Nassella neesiana Chilean Needle grass [67699]		Species or species habitat likely to occur within area
Opuntia spp. Prickly Pears [82753]		Species or species habitat likely to occur within area

Name	Status	Type of Presence
Pinus radiata Radiata Pine Monterey Pine, Insignis Pine, Wilding Pine [20780]		Species or species habitat may occur within area
Rubus fruticosus aggregate Blackberry, European Blackberry [68406]		Species or species habitat likely to occur within area
Salix spp. except S.babylonica, S.x calodendron & S.x reichardtii Willows except Weeping Willow, Pussy Willow and Sterile Pussy Willow [68497]		Species or species habitat likely to occur within area
Solanum elaeagnifolium Silver Nightshade, Silver-leaved Nightshade, White Horse Nettle, Silver-leaf Nightshade, Tomato Weed, White Nightshade, Bull-nettle, Prairie-berry, Satansbos, Silver-leaf Bitter-apple, Silverleaf-nettle, Trompillo [12323]		Species or species habitat likely to occur within area
Tamarix aphylla Athel Pine, Athel Tree, Tamarisk, Athel Tamarisk, Athel Tamarix, Desert Tamarisk, Flowering Cypress, Salt Cedar [16018]		Species or species habitat likely to occur within area
Ulex europaeus Gorse, Furze [7693]		Species or species habitat likely to occur within area

Caveat

The information presented in this report has been provided by a range of data sources as acknowledged at the end of the report.

This report is designed to assist in identifying the locations of places which may be relevant in determining obligations under the Environment Protection and Biodiversity Conservation Act 1999. It holds mapped locations of World and National Heritage properties, Wetlands of International and National Importance, Commonwealth and State/Territory reserves, listed threatened, migratory and marine species and listed threatened ecological communities. Mapping of Commonwealth land is not complete at this stage. Maps have been collated from a range of sources at various resolutions.

Not all species listed under the EPBC Act have been mapped (see below) and therefore a report is a general guide only. Where available data supports mapping, the type of presence that can be determined from the data is indicated in general terms. People using this information in making a referral may need to consider the qualifications below and may need to seek and consider other information sources.

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species distributions have been derived through a variety of methods. Where distributions are well known and if time permits, maps are derived using either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc) together with point locations and described habitat; or environmental modelling (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where very little information is available for species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc). In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More reliable distribution mapping methods are used to update these distributions as time permits.

Only selected species covered by the following provisions of the EPBC Act have been mapped:

- migratory and
- marine

The following species and ecological communities have not been mapped and do not appear in reports produced from this database:

- threatened species listed as extinct or considered as vagrants
- some species and ecological communities that have only recently been listed
- some terrestrial species that overfly the Commonwealth marine area
- migratory species that are very widespread, vagrant, or only occur in small numbers

The following groups have been mapped, but may not cover the complete distribution of the species:

- non-threatened seabirds which have only been mapped for recorded breeding sites
- seals which have only been mapped for breeding sites near the Australian continent

Such breeding sites may be important for the protection of the Commonwealth Marine environment.

Coordinates

-35.13266 139.02183

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

-Office of Environment and Heritage, New South Wales
-Department of Environment and Primary Industries, Victoria
-Department of Primary Industries, Parks, Water and Environment, Tasmania
-Department of Environment, Water and Natural Resources, South Australia
-Department of Land and Resource Management, Northern Territory
-Department of Environmental and Heritage Protection, Queensland
-Department of Parks and Wildlife, Western Australia
-Environment and Planning Directorate, ACT
-Birdlife Australia
-Australian Bird and Bat Banding Scheme
-Australian National Wildlife Collection
-Natural history museums of Australia
-Museum Victoria
-Australian Museum
-South Australian Museum
-Queensland Museum
-Online Zoological Collections of Australian Museums
-Queensland Herbarium
-National Herbarium of NSW
-Royal Botanic Gardens and National Herbarium of Victoria
-Tasmanian Herbarium
-State Herbarium of South Australia
-Northern Territory Herbarium
-Western Australian Herbarium
-Australian National Herbarium, Canberra
-University of New England
-Ocean Biogeographic Information System
-Australian Government, Department of Defence
Forestry Corporation, NSW
-Geoscience Australia
-CSIRO
-Australian Tropical Herbarium, Cairns
-eBird Australia
-Australian Government – Australian Antarctic Data Centre
-Museum and Art Gallery of the Northern Territory
-Australian Government National Environmental Science Program
-Australian Institute of Marine Science
-Reef Life Survey Australia
-American Museum of Natural History
-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania
-Tasmanian Museum and Art Gallery, Hobart, Tasmania
-Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the Contact Us page.

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Appendix D – Soil Characterisation Site Data Sheet CH136 (DEW)

SHALLOW SANDY LOAM ON ROCK

General Description: *Medium to thick sandy loam with variable gravel, overlying weathering basement rock shallower than 50 cm*

Landform: Rolling to steep low hills and hills.

Substrate: Weathering medium to coarse grained metamorphosed basement rock (Tappanappa Formation schist at this site)

Vegetation:

Type Site:

Site No.:	CH136	1:50,000 mapsheet:	6627-1 (Echunga)
Hundred:	Kanmantoo	Easting:	316780
Section:	-	Northing:	6114110
Sampling date:	16/12/04	Annual rainfall:	465 mm average

Midslope of steep low hill, 40% slope. Firm surface with 10-20% schist and quartzite stones to 200 mm, and 2-10% quartzite and metasandstone rock outcrop.

Soil Description:

Depth (cm)	*Description*
0-15	Dark reddish brown friable massive fine sandy loam. Gradual to:
15-35	Reddish brown friable massive fine sandy loam with 10-20% schist gravel to 60 mm. Abrupt to:
35-100	Weathering schist, with minor clay development in some cleavages.

Classification: Basic, Paralithic, Leptic Tenosol; medium, gravelly, loamy / -, shallow

Summary of Properties

Drainage: Rapidly drained. The soil rarely remains wet for more than a few hours following heavy or prolonged rainfall.

Fertility: Inherent fertility is moderate, as indicated by the exchangeable cation data. These soils have about 15% clay, the minimum required to retain adequate levels of nutrient. Only phosphorus is deficient at the sampling site.

pH: Neutral (note that elevated surface pH due to dust from nearby lime rubbled road).

Rooting depth: 70 cm in exposure, but roots only in cleavage planes of rock below 35 cm.

Barriers to root growth:

Physical: The strength and depth of the underlying rock is the only limitation. Depending on the type of rock and orientation of bedding planes, significant root growth can occur below the main part of the soil profile. More root growth can be expected in a schist (as at this site) than in a massive sandstone giving rise to a similar soil.

Chemical: There are no apparent chemical limitations.

Waterholding capacity: Approximately 70 mm in the potential rootzone of annual pasture plants.

Seedling emergence: Fair to good, depending on degree of surface sealing and hard setting.

Workability: Soil itself is easily worked, but steep slopes and rocky outcrops preclude cultivation.

Erosion Potential:

Water: Very high due to the slope.

Wind: Low.

Laboratory Data

Depth cm	pH H_2O	pH $CaCl_2$	CO_3 %	EC 1:5 dS/m	ECe dS/m	Org.C %	Avail. P mg/kg	Avail. K mg/kg	Cl mg/kg	SO_4 mg/kg	Boron mg/kg	Trace Elements mg/kg (EDTA)				Sum cations cmol (+)/kg	Exchangeable Cations cmol(+)/kg				Est. ESP
												Cu	Fe	Mn	Zn		Ca	Mg	Na	K	
0-15	7.6*	6.8*	0	0.16	0.83	2.45	10	447	18	5.2	0.6	2.81	106	68.4	2.18	16.2	11.1	3.72	0.51	0.87	3.2
15-35	6.8	6.0	0	0.25	2.26	0.78	3	352	265	8.7	0.4	1.23	59	14.0	0.34	8.0	4.64	1.62	1.11	0.65	13.8

Note: Sum of cations, in a neutral to alkaline soil, approximates the CEC (cation exchange capacity), a measure of the soil's capacity to store and release major nutrient elements.
ESP (exchangeable sodium percentage) is derived by dividing the exchangeable sodium value by the CEC, in this case estimated by the sum of cations.

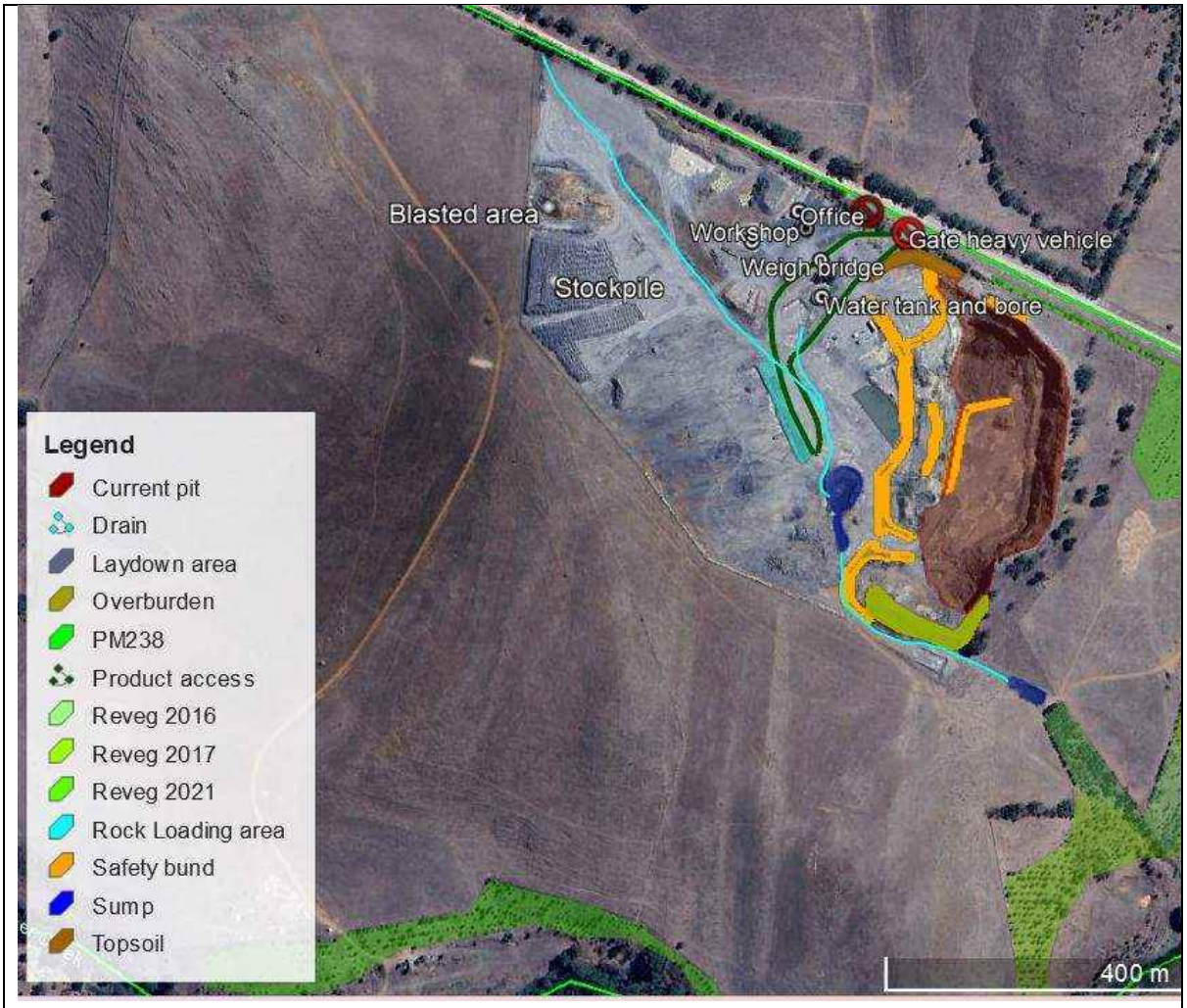
* Elevated surface pH due to proximity of site to a lime rubbled road.

Further information: DEWNR Soil and Land Program

Appendix E – Conceptual Site Plans for Callington Quarry, Private Mine 238

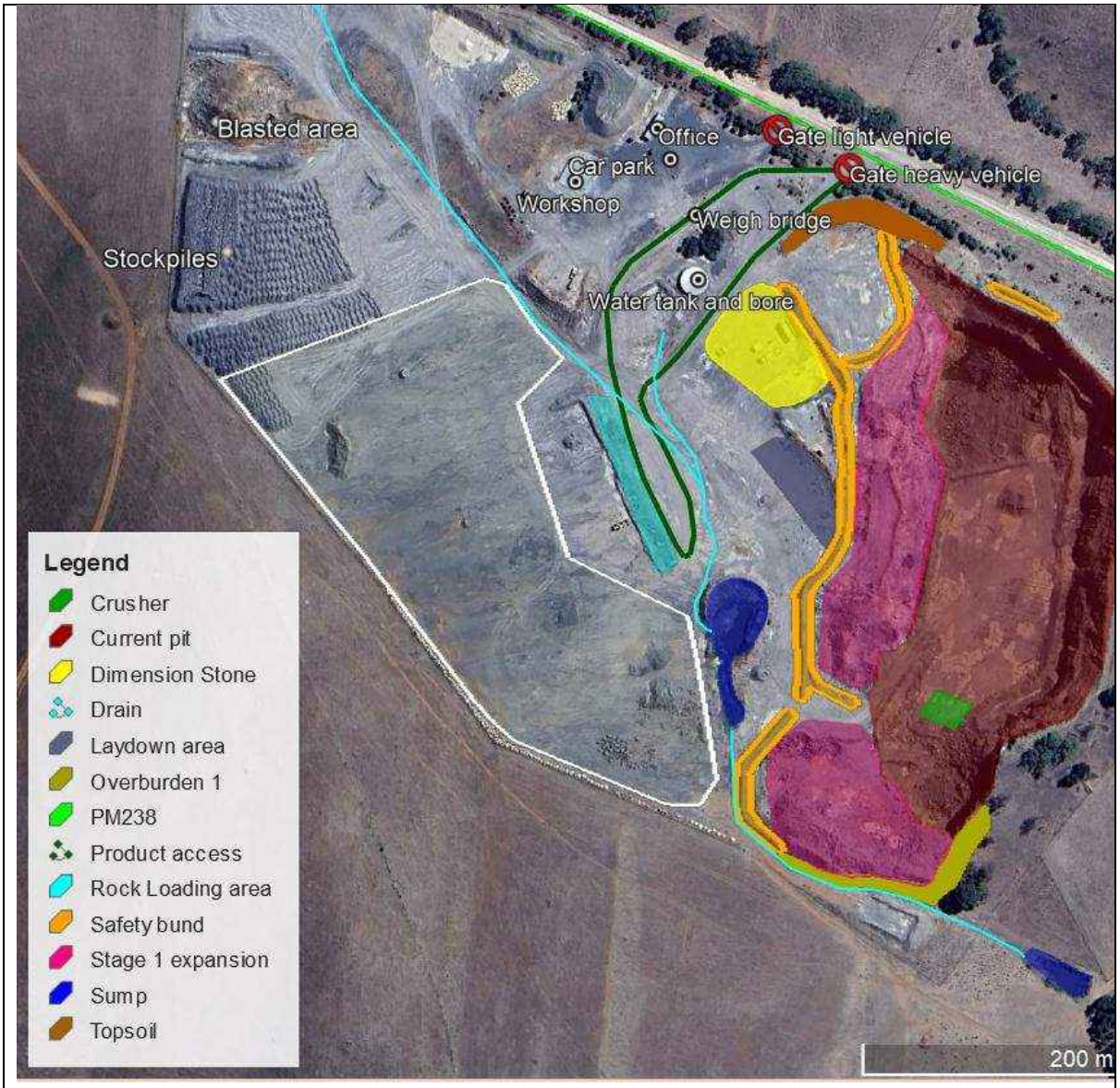
1. PM 238 current site plan .
2. Stage 1 current pit with expansion, showing and dimension stone yard.
3. Stage 1 converting to construction waste recycling facility.
4. Stage 2 quarry showing blasted area.
5. Stage 3 quarry (Cells 3 and 4).
6. Stage 4 Showing large pit, berms and abandonment bund for the ultimate pit.
7. Plan map of existing pit and cross sections.
8. Stage 1 current pit cross sections, showing conceptual push back for final .
9. Plan map for the production stockpile and cross sections.
10. Conceptual cross sections of Stage 2 to 4 (production stockpile area).
11. Mine Plan showing location of cross-sections A-A and B-B for Stage 4.
12. Mine Plan showing cross section A-A looking West.
13. Mine Plan showing cross section B-B looking North.
14. Rehabilitated and revegetated quarry at closure.

1. PM 238 current site plan



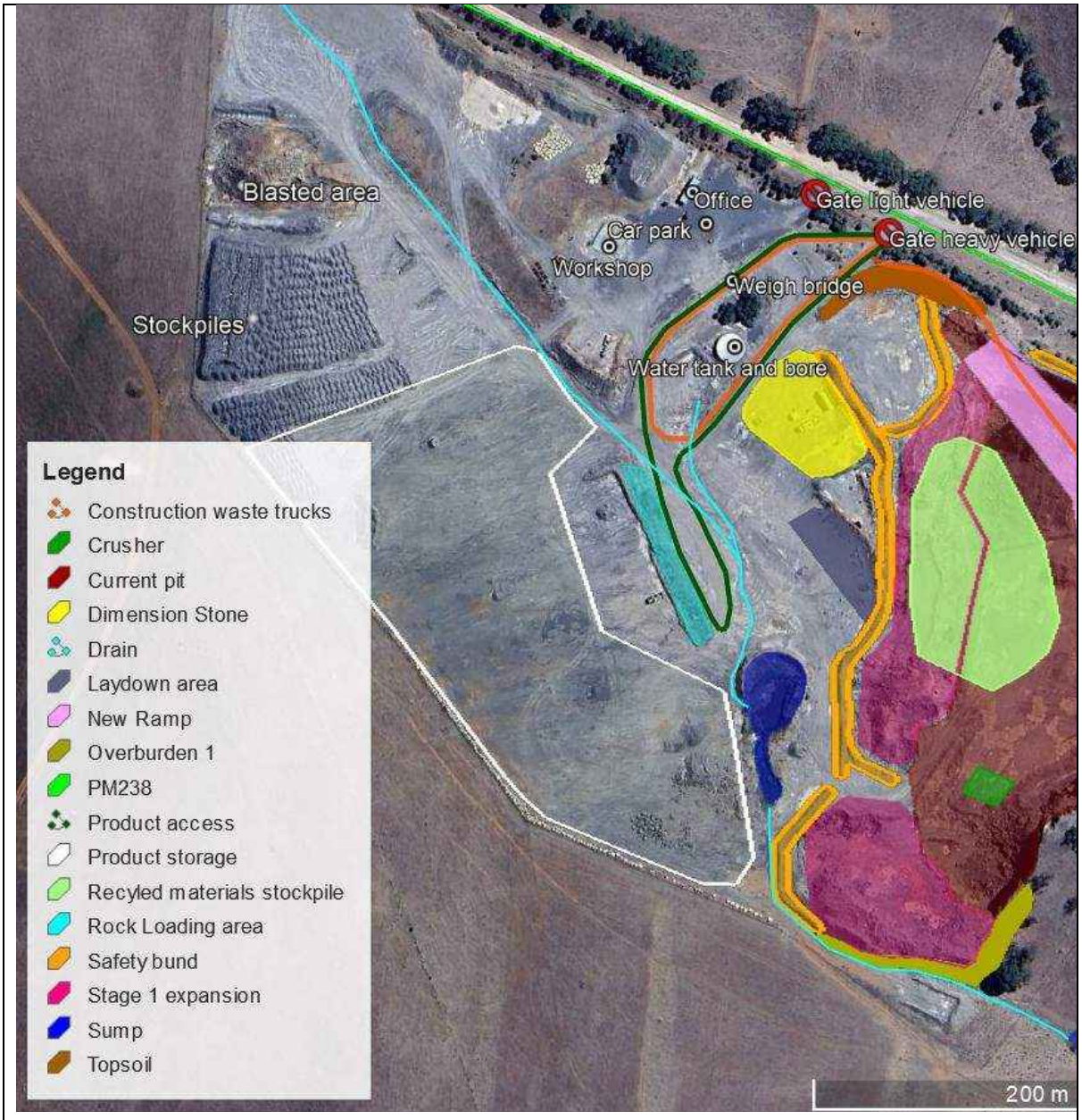
Location: Callington Quarry, South Australia *Title: Callington quarry (2023) showing pit revegetation and safety berms.* *Datum: World Geodetic System 1984*	*Source: Google Map Pro* *Author: Joe Mifsud* *Date: 18 September 2024*

2. Stage 1 current pit with expansion, showing and dimension stone yard



Location: Callington Quarry, South Australia *Title: Stage 1 expanding and stabilising pit wall* *Datum: World Geodetic System 1984*	*Source: Google Map Pro* *Author: Joe Mifsud* *Date: 18 September 2024*

3. Stage 1 converting to construction waste recycling facility



Location: Callington Quarry, South Australia

Title: Stage 1 closure and new land use – construction waste reprocessing (subject to EPA approval)

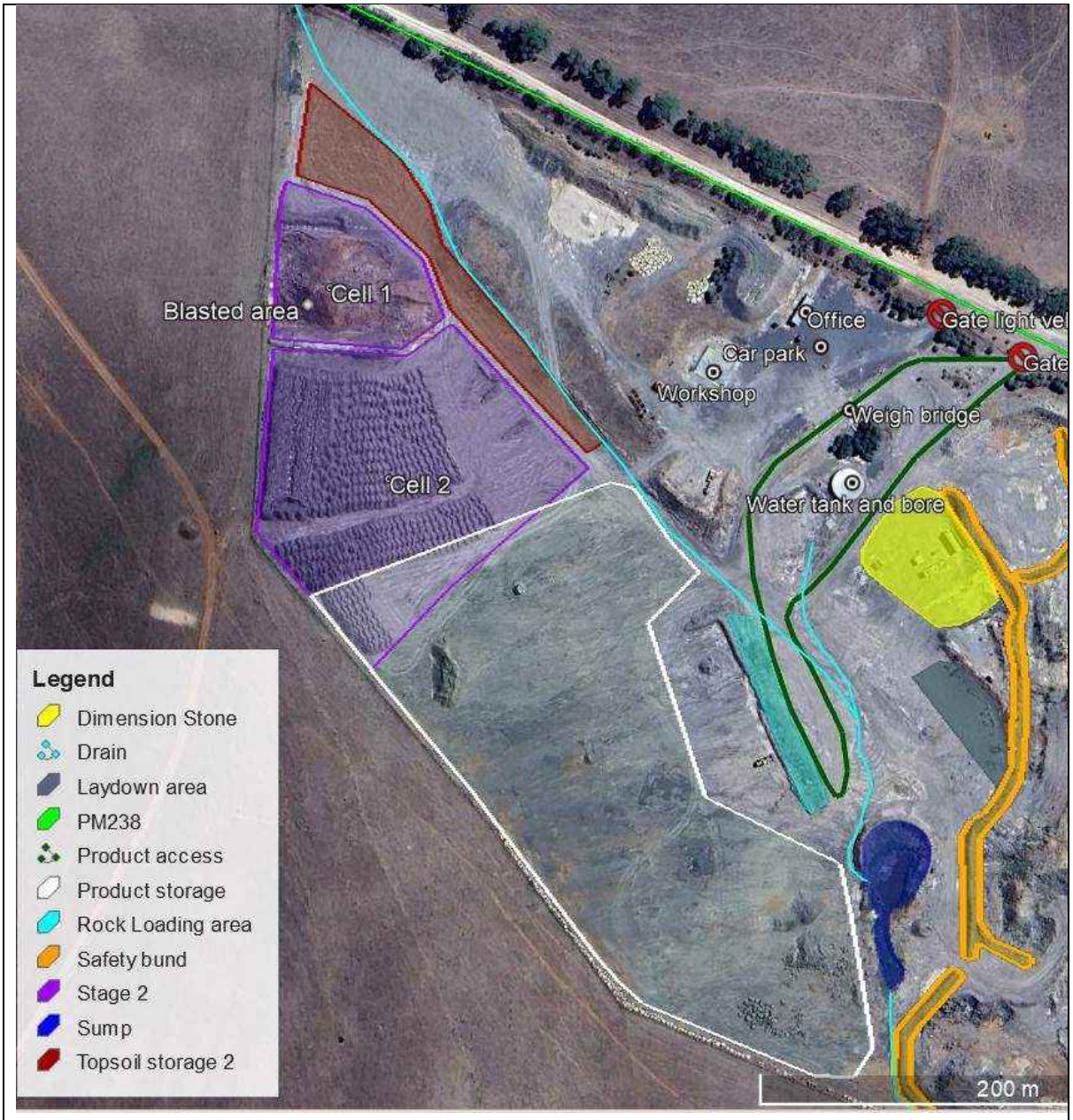
Datum: World Geodetic System 1984

Source: Google Map Pro

Author: Joe Mifsud

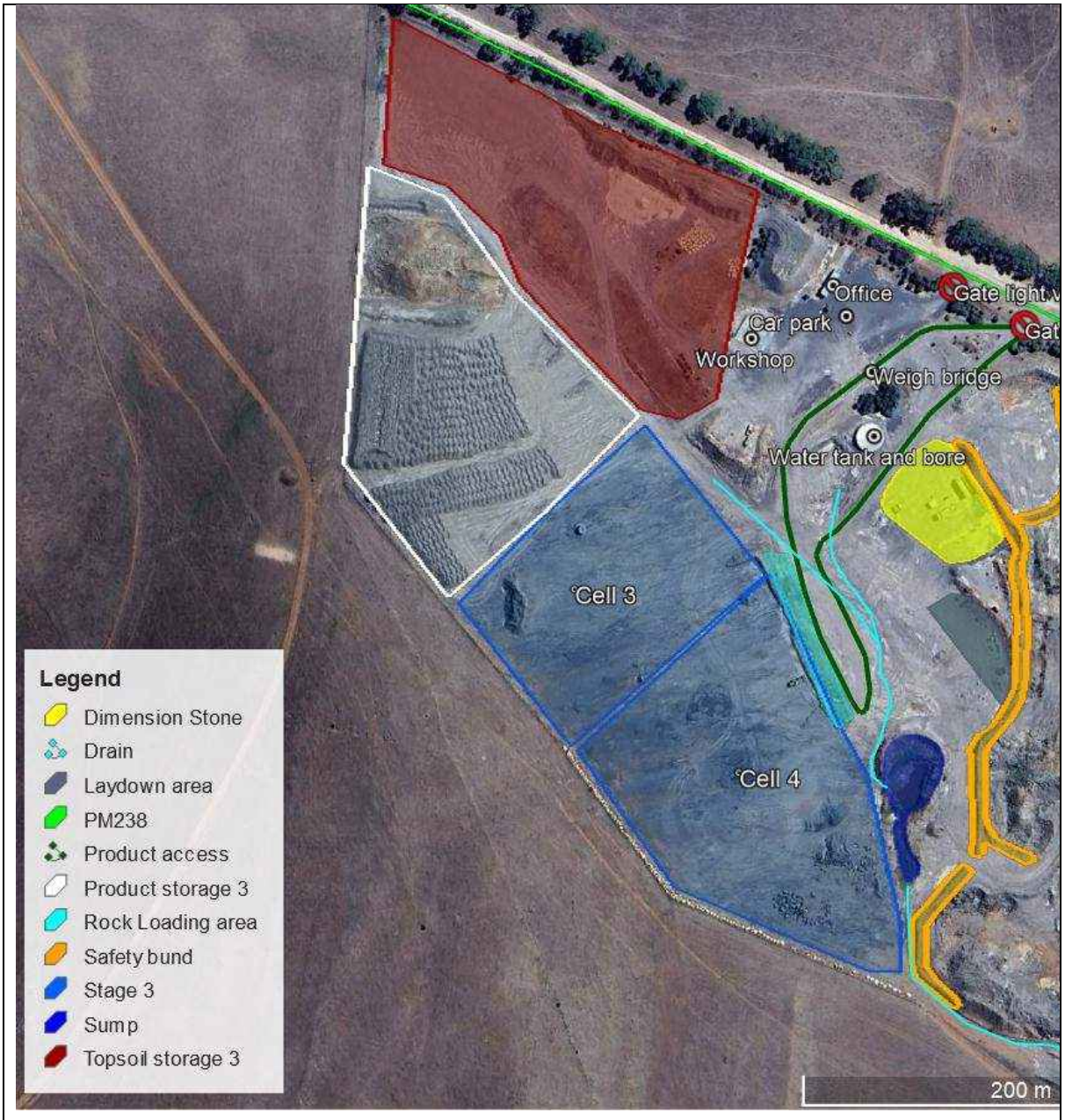
Date: 18 September 2024

4. Stage 2 quarry showing blasted area



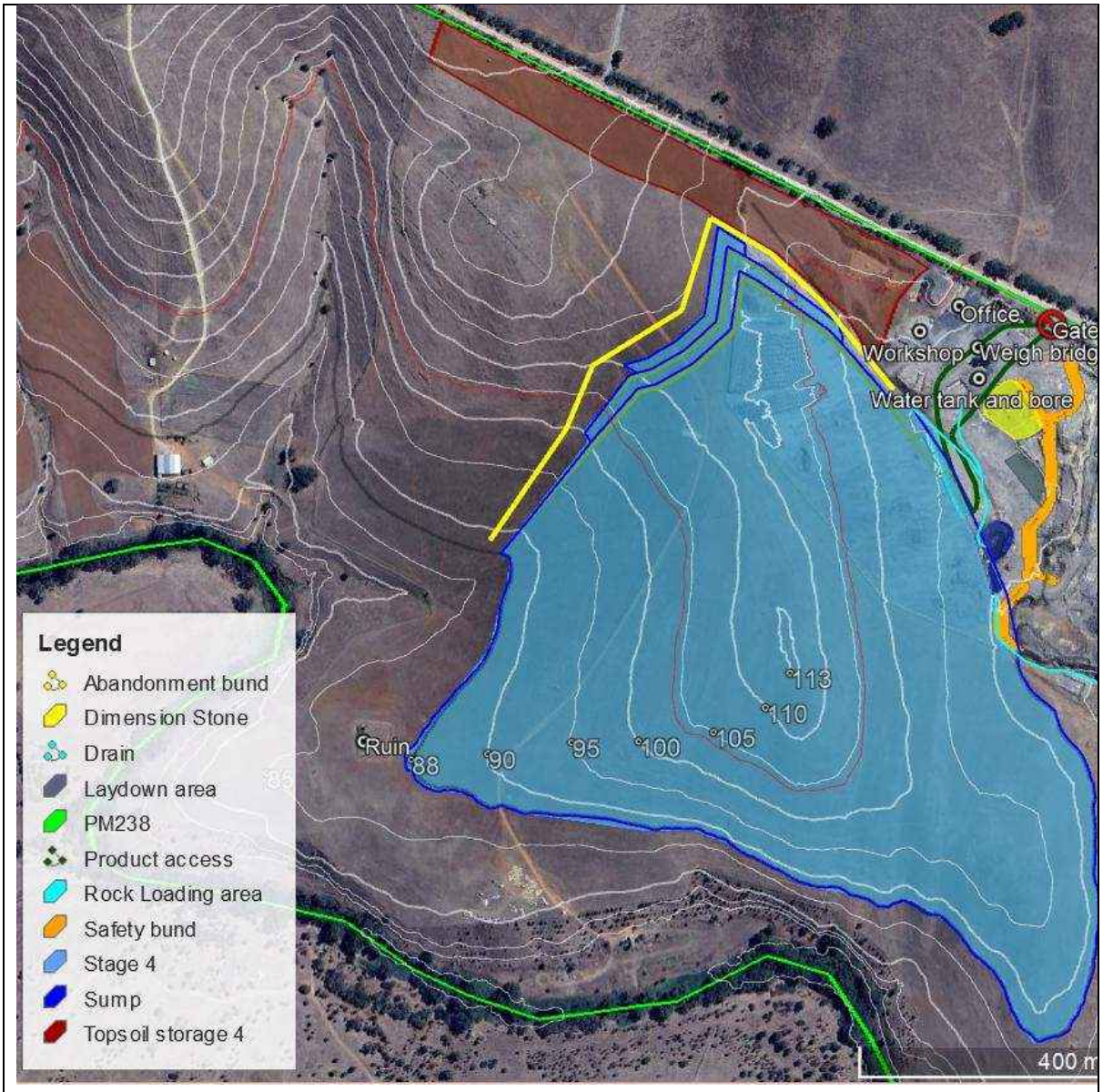
Location: Callington Quarry, South Australia *Title: Stage 2 Quarry and stone cutting facility.* *Datum: World Geodetic System 1984*	*Source: Google Map Pro* *Author: Joe Mifsud* *Date: 18 September 2024*

5. Stage 3 quarry



Location: Callington Quarry, South Australia *Title: Stage 3 Quarry and stone cutting facility.* *Datum: World Geodetic System 1984*	*Source: Google Map Pro* *Author: Joe Mifsud* *Date: 11 December 2023*

6. Stage 4 Showing large pit, berms and abandonment bund for the ultimate pit

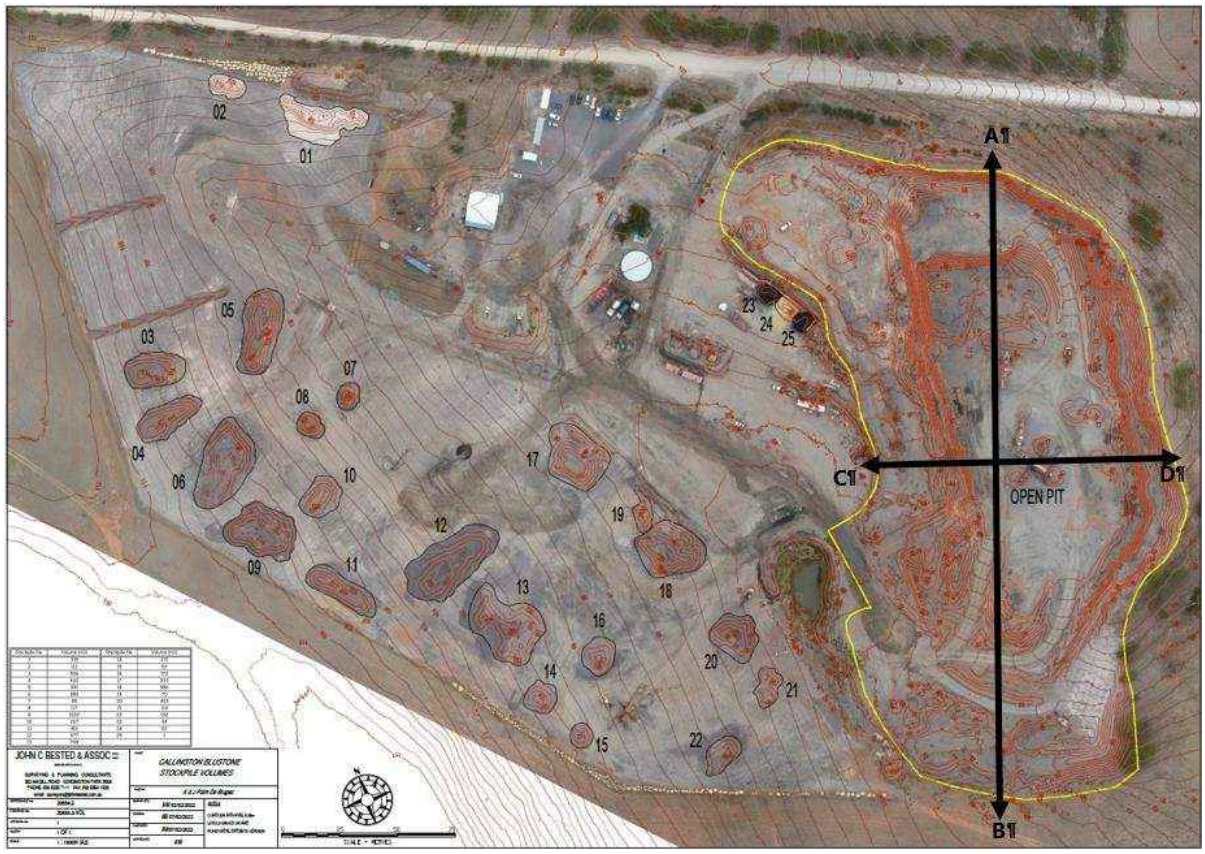


Location: Callington Quarry, South Australia
Title: Ultimate Pit at the end of Stage 4, showing berms and abandonment bund
Datum: World Geodetic System 1984

Source: Google Map Pro
Author: Joe Mifsud
Date: 18 September 2024

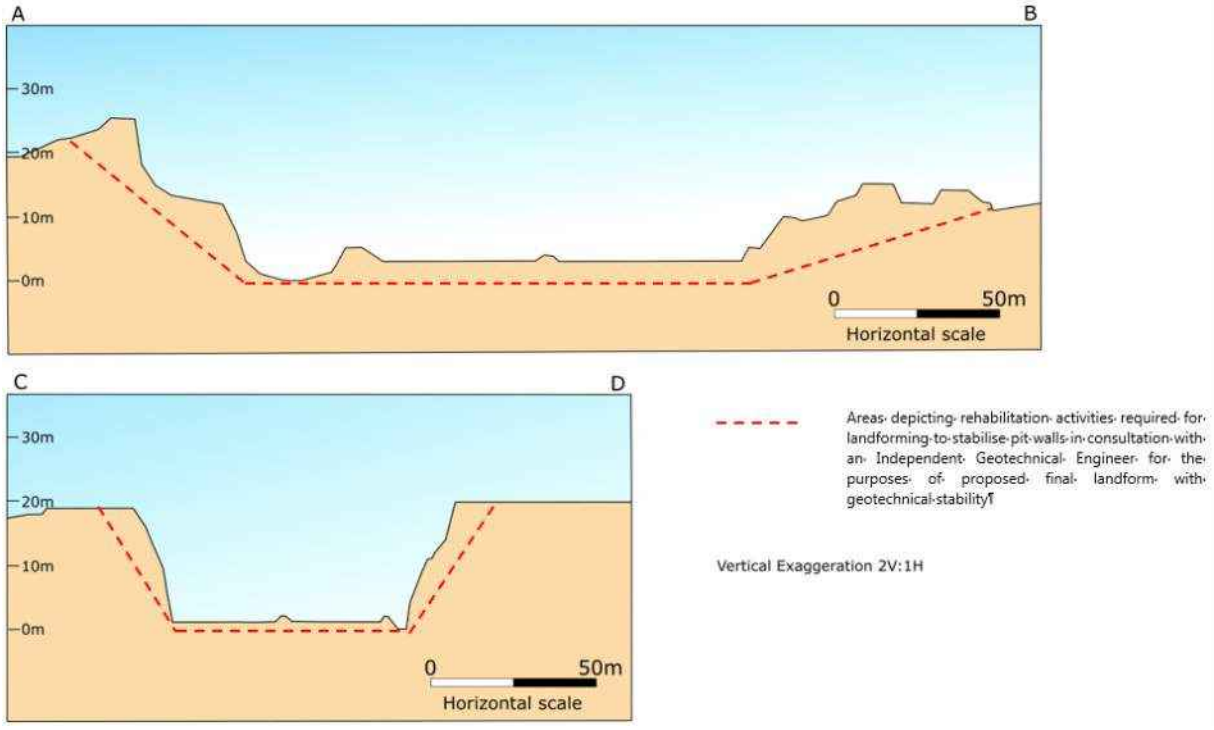
The ultimate mine plan superimposed on 5 metre surveyed contour lines within the PM238 boundary. Key points of interest and elevations are shown on map. Stage 4 will incorporate Stage 2 and 3 pits.

7. Plan map of existing pit and cross sections.

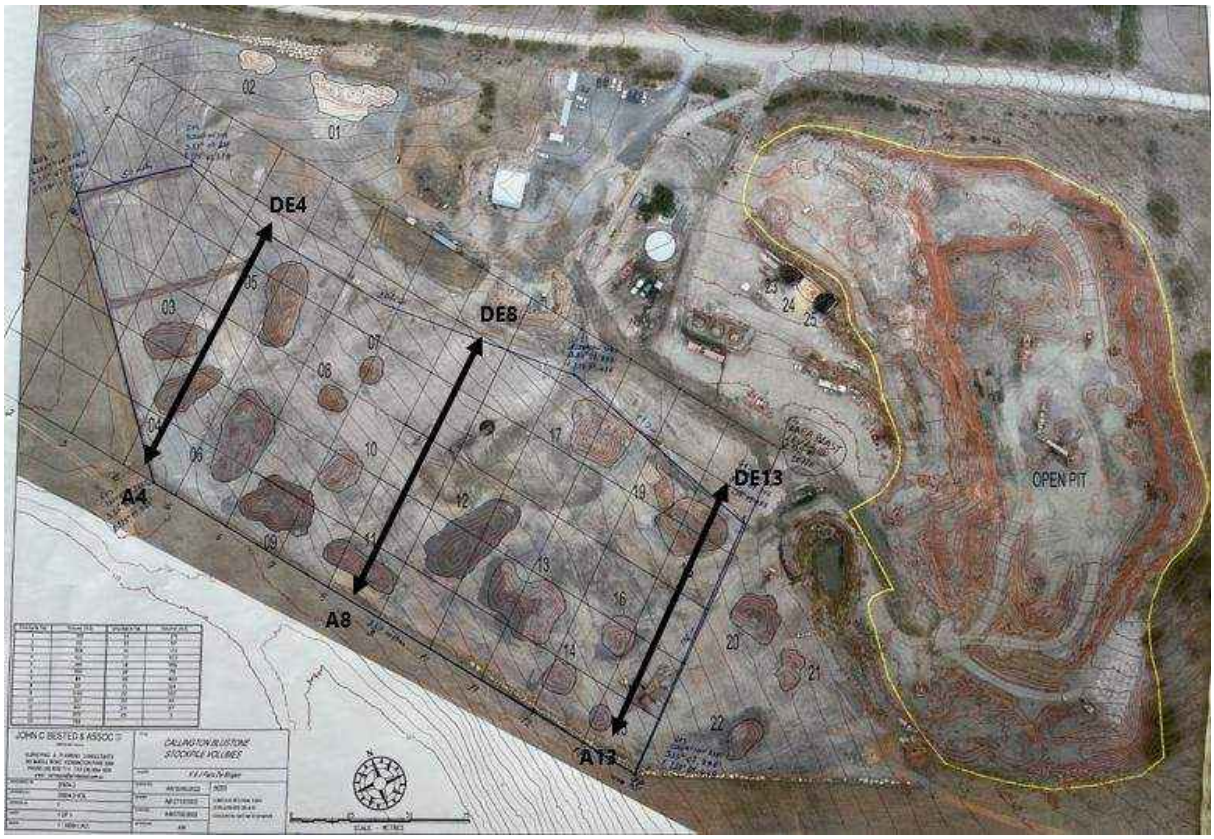


Survey Map, March 2022

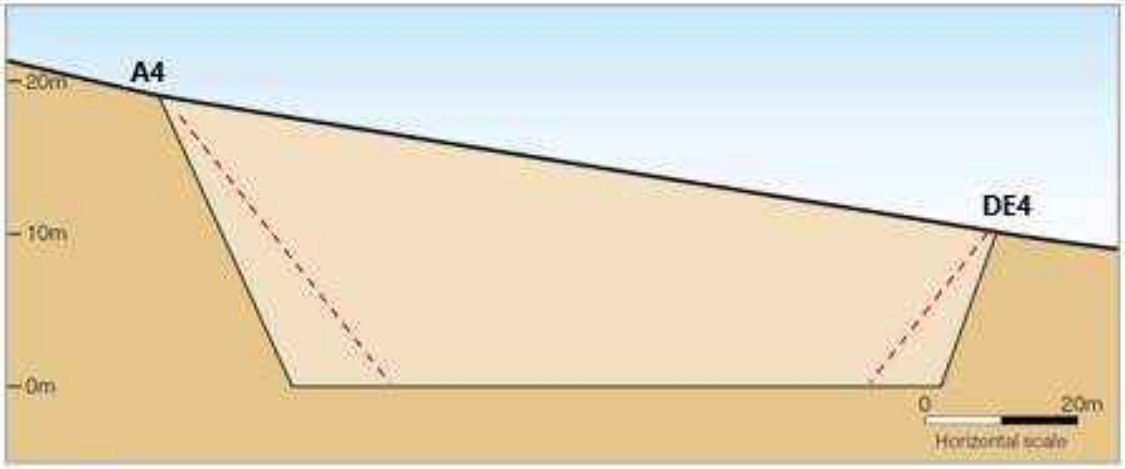
8. Stage 1 current pit cross sections, showing conceptual push back for final landform



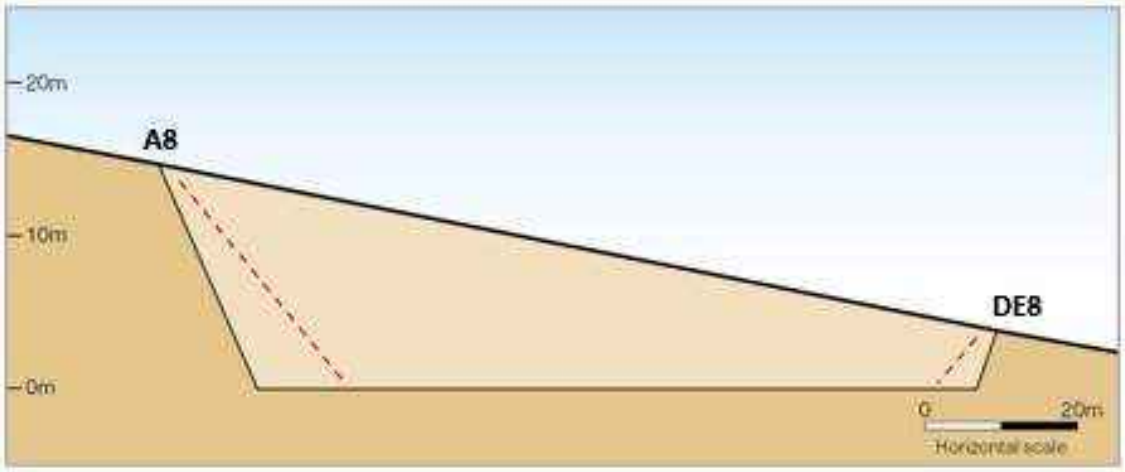
9. Plan map for the production stockpile and cross sections.

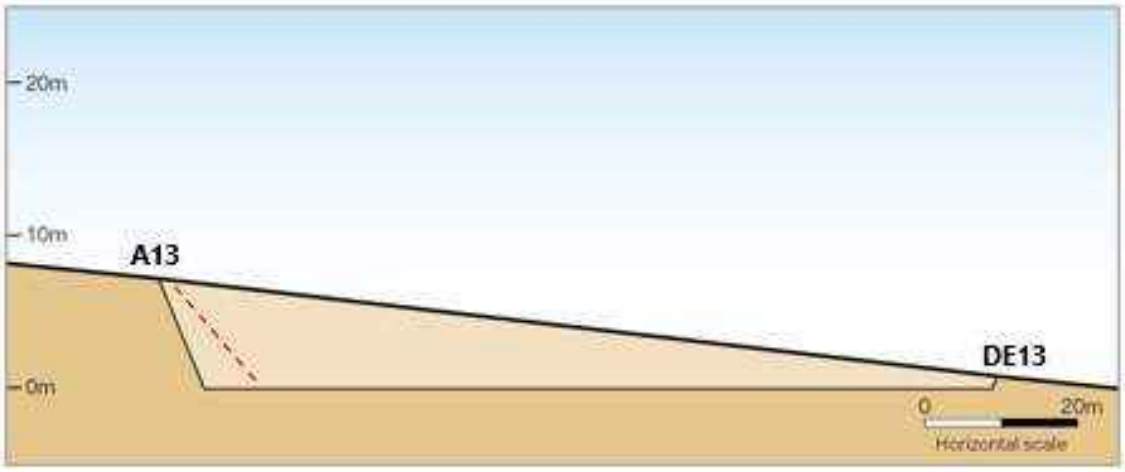


10. Conceptual cross sections of Stage 2 to 4 (production stockpile area).

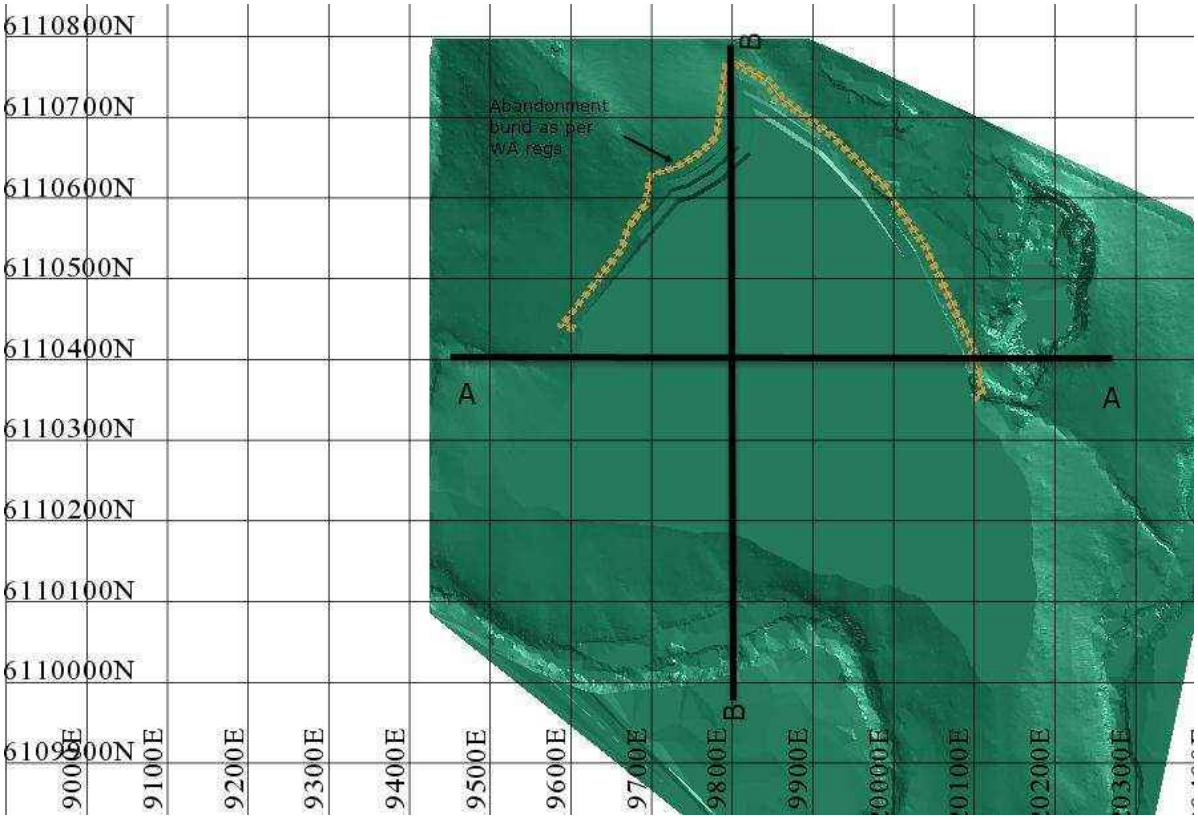


Areas depicting rehabilitation activities required for landforming to stabilise pit walls in consultation with an Independent Geotechnical Engineer for the purposes of proposed final landform with geotechnical stability. Vertical exaggeration V2:H1.



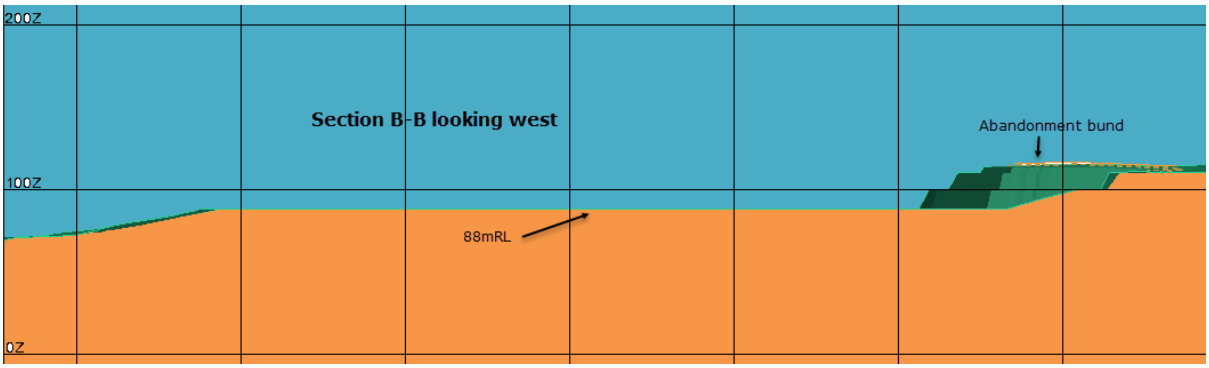


11. Mine Plan showing location of cross-sections A-A and B-B for Stage 4.



12. Mine Plan showing cross section A-A looking West.

13. Mine Plan showing cross section B-B looking North.



14. Rehabilitated and revegetated quarry at closure.

Location: Callington Quarry, South Australia

Title: Rehabilitated and revegetated quarry at closure. Showing new land use – grazing vegetation and recycling facility

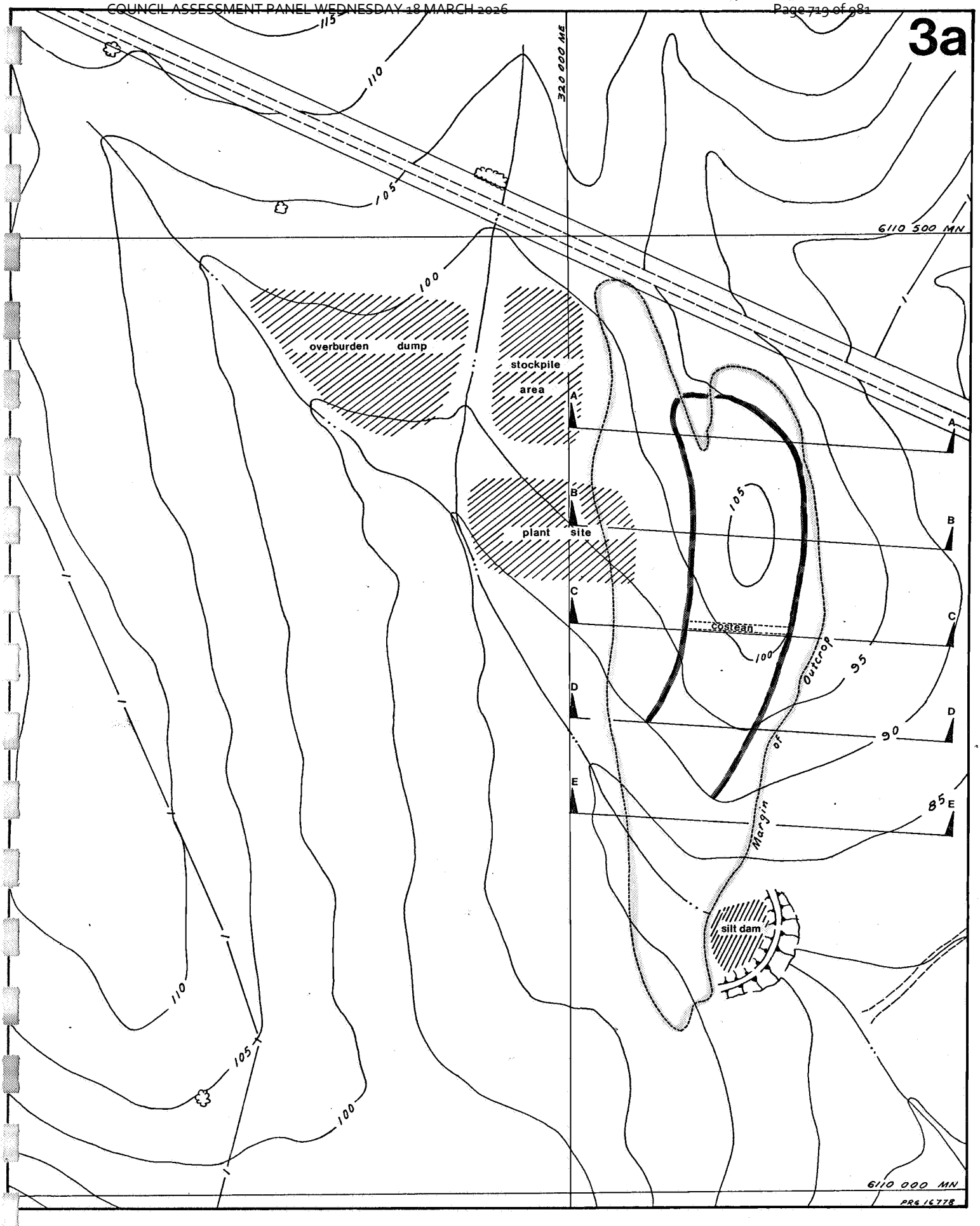
Datum: World Geodetic System 1984

Source: Google Map Pro

Author: Joe Mifsud

Date: 11 December 2023

Appendix F – Historic Maps and Cross sections (Readymix)



QUARRY AREA .....

DEV. CROSS SECTION ..... A

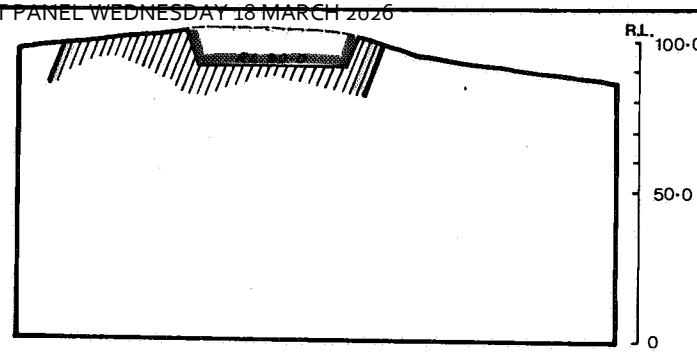
SCALE

100 m 0 100 m

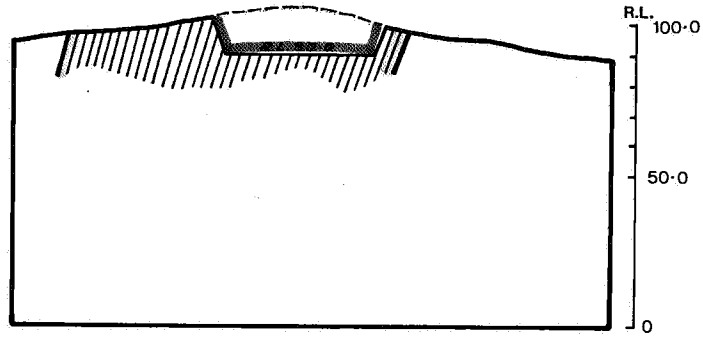
CALLINGTON QUARRY SITE

PROPOSED DEVELOPMENT

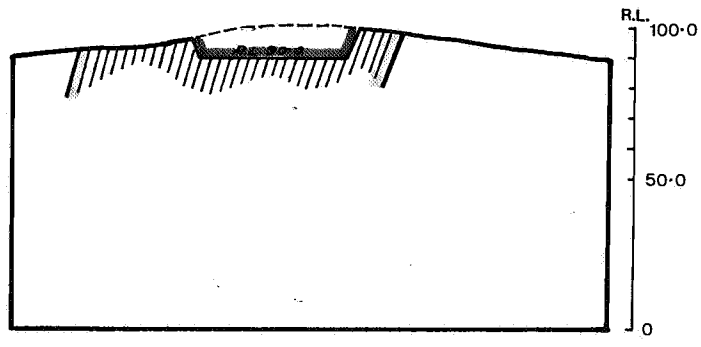
3b



SECTION A-A



SECTION B-B

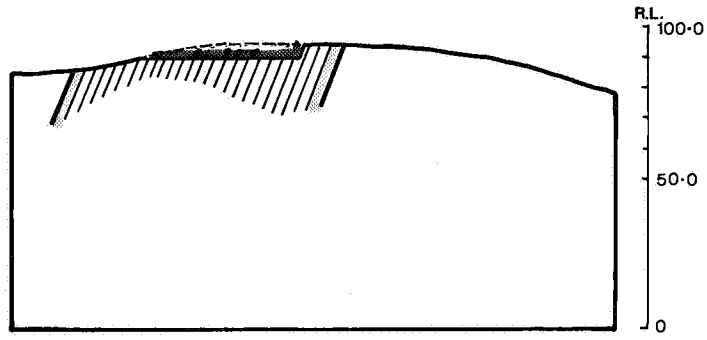


SECTION C-C

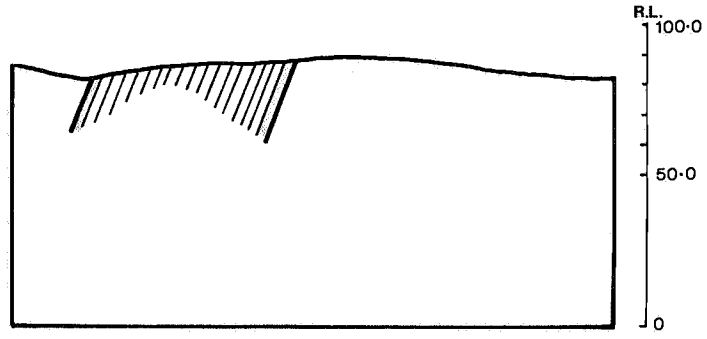
CALLINGTON QUARRY SITE

SCALE
100 m 0 100 m

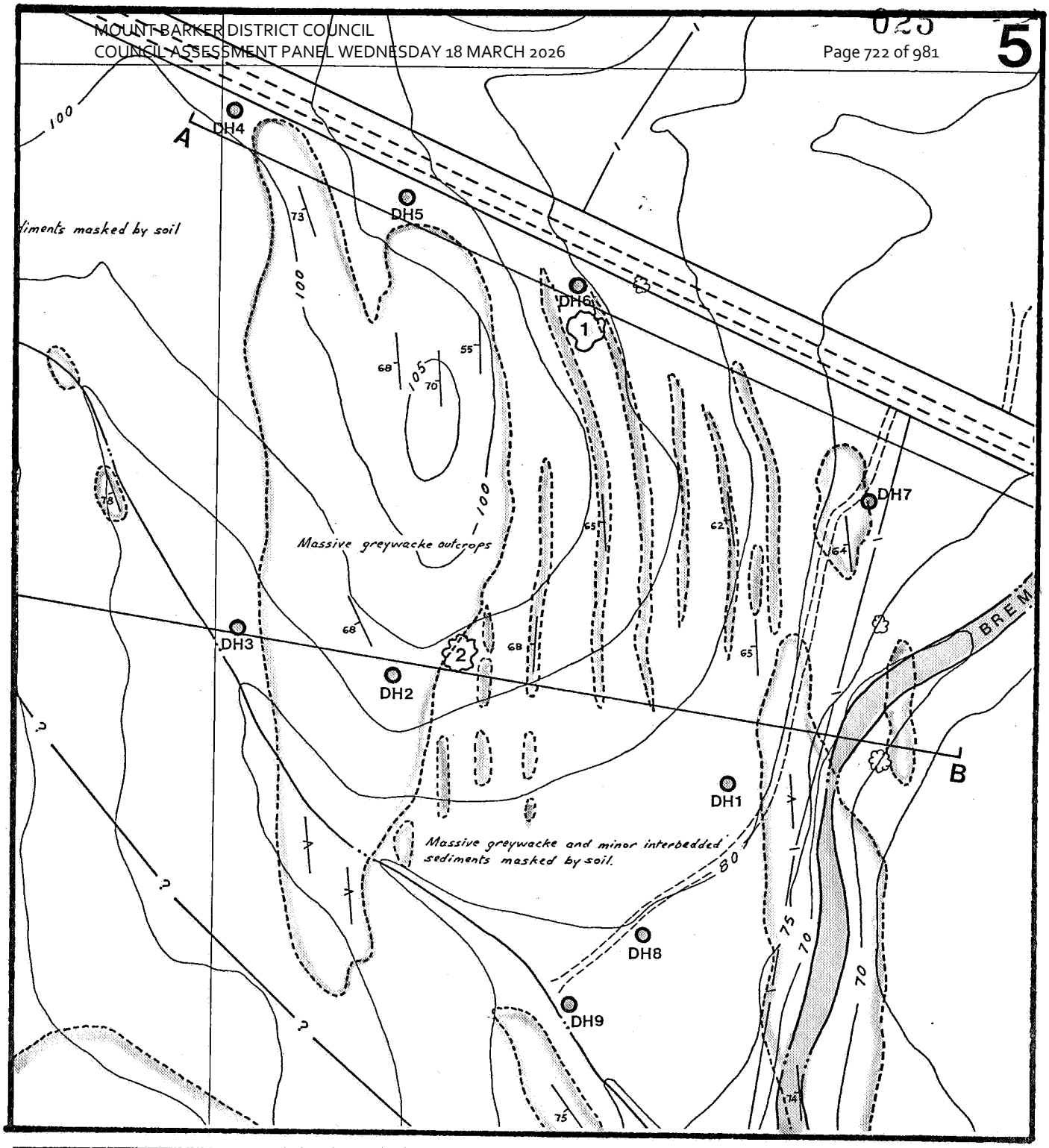
DEVELOPMENTAL CROSS SECTIONS



SECTION D-D



SECTION E E

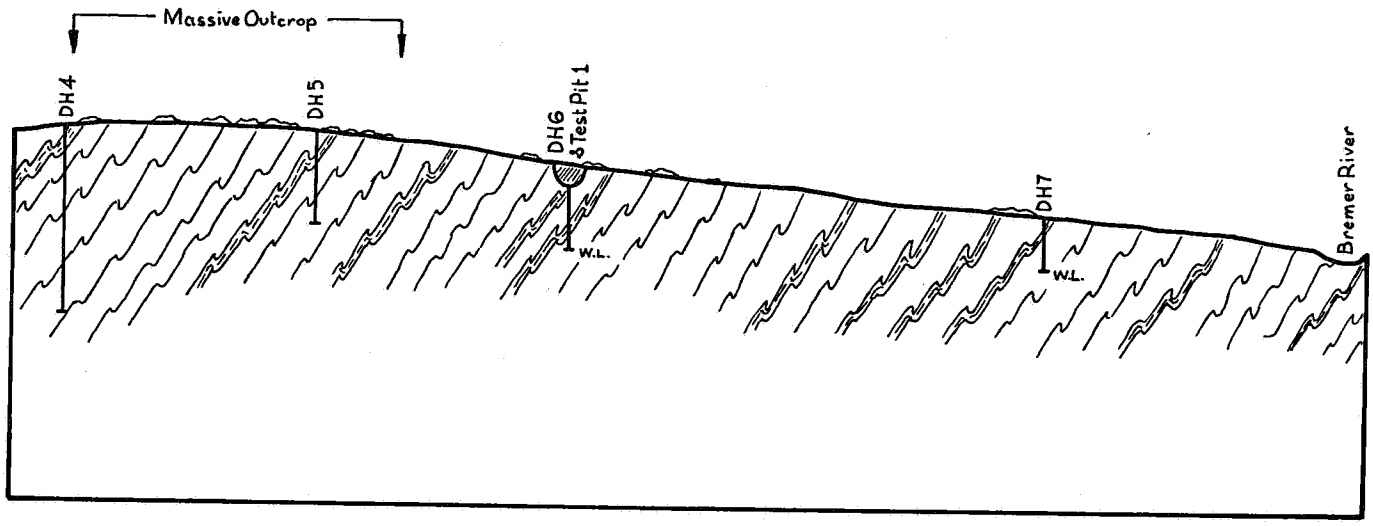


LEGEND

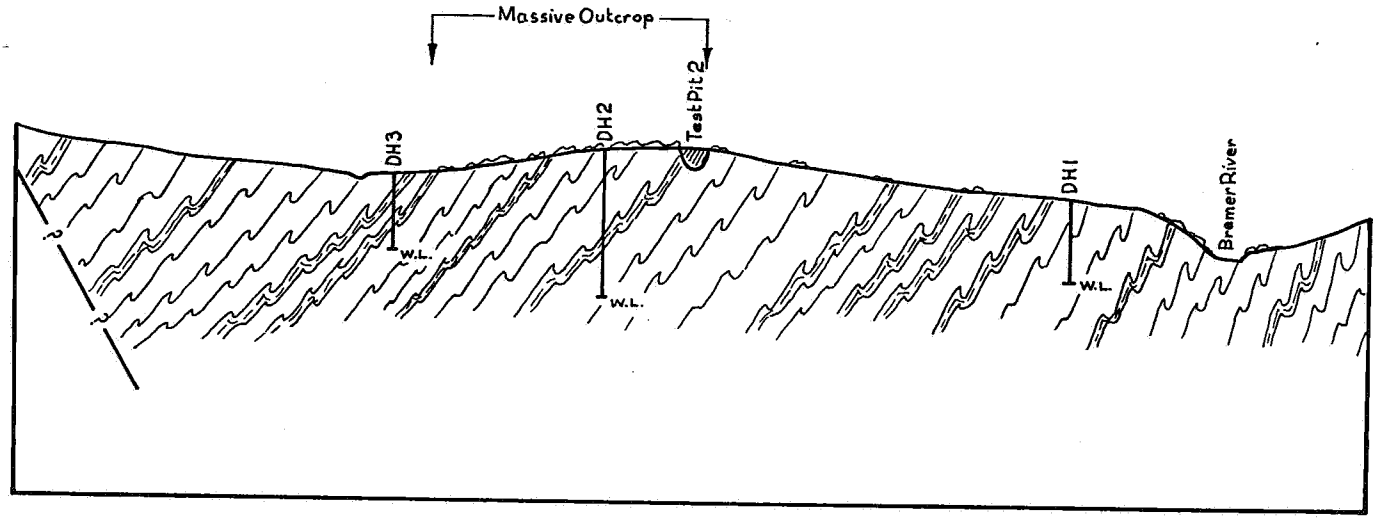
- GREYWACKE — Boldly outcropping-massive-occasional minor interbedded schists.
- GREYWACKE — Predominantly massive in outcop – regular schistosity.
- GREYWACKE — Regular schistosity. Largely soil masked.
- Geological boundary
- Fault-observed
- Fault-inferred
- Strike & dip of bedding
- Vertical bedding
- Stream
- Road
- Track
- Fence
- Contour (metres)
- DH7 Drill hole location
- 1 Geological test pit

CALLINGTON GREYWACKE DEPOSIT geology

SCALE 1:2500



Section A–A



Section B–B

Greywacke – massive

Greywacke – minor interbedded schists

CALLINGTON GREYWACKE DEPOSIT

geological sections

SCALE
Vertical 1:2000
Horizontal 1:2500

Appendix G – Blast Management Plan

Note: The previously approved Blast Management Plan will be replaced by a new plan, which will be prepared by the blast contractors and submitted to DEM for approval prior to any blasting. The new Blast Management Plan will cover a significantly smaller blast size, not exceeding 10,000 tonnes. All blast zone boundaries will be contained within the Mining Lease (ML).

SCG Callington Quarry

Blast Management Plan

Prepared and Authorised by:

Colin Stormonth

Director

Aplus Blast Management

26/08/2020

1. Location of Proposed Blasting (Site location customer details)

Aplus Blast Management– Callington Quarry, Callington SA

2. Description of Proposed Blasting (General type of blasting required)

The Callington Quarry conducts blasting to develop the quarry (development blasting) and production blasts to supply aggregate stone to the primary and secondary crushing circuits. The blasts must comply with environmental blasting limits of 115 dBL 95% limit and 120 dBL 100% limit for airblast and 5mms-1 for 95% limit and 10 mms-1 for the 100% limit. Approximately 50,000 T per annum is blasted.

3. Introduction

The objective of the Blast Management Plan is to ensure the safety of all personnel is maintained and appropriate environmental controls are in place. A Blast Management Plan is required to conform to AS2187.2.

The process of developing the Blast Management Plan commences with a site visit by Aplus Blast Management personnel to record and assess the Site Safety Management Plans already in place on the customer site. Aplus Blast Management personnel conduct a Risk Assessment to identify risks that people may be exposed to while working on the customer site for blasting work only.

The Blast Management Plan comprises the following documents;

- Customer Site Risk Review – A review of safety processes already existing at the site.
- Risk Assessment – Assessment of all risks associated with blasting operations at the site. Identifies site-specific gaps in existing procedures, Customer Site Procedures (ARD).
- Shotfirer's Work Instructions - a set of existing Aplus Blast Management Procedures that are used to manage blasting operations and control blasting risk. A copy of these is carried by the shotfirer at all times.
- Surveyor's Work Instructions

4. Customer Site Risk Review

The attached Customer Site Risk Review specifies the following items required by AS2187.2;

i) Permits/licenses required for the project. [Aplus Blast Management to complete]

Blasting Permit: (Shire/Council/MinesDept.) _____

Extractive License: _____

Environmental License/Conditions: (airblast/vibration): _____

ii) Identification and position of the *person responsible* for the project including project safety and security. Matt Ramke – Callington Quarry Manager

iii) Identification and position of person who has given approval to use explosives on the project. Aplus Blast Management.

iv) Key appointments and responsibilities. Matt Ramke – Callington quarry Manager

v) Shotfirer's details. Colin Stormonth

vi) Production Supervisor Judd Donaldson – Callington Quarry Site Supervisor

5. Site Risk Assessment

The attached Risk Assessment specifies the following information required by AS2187.2;

a. Details of adjacent structures or services that influence the blast design.
b. Details of reports, drawings and records consulted.
c. Environmental considerations for airblast overpressure, ground vibration.
d. Details of communication systems.
e. Warning procedures.
f. Traffic management plan.
g. Details of the exclusion zone.
h. Influence of weather.
i. Loading in poor light conditions or reduced visibility.

6. Customer Site Procedures

The quarry is responsible for procedures relating to the following aspects of the Blast Management Plan;

i) Drilling procedures.

Drill Procedures (Document ID TPA) Adelaide Rock Drilling

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ii) Method of notification to owners and occupiers of structures, and providers of services adjacent to the blast.

All non-blasting personnel evacuated behind blast guards, gate at the entry and rear to the quarry. Blast controller conducts clearance run to ensure that all personnel are cleared from the blast exclusion zone.

7. Aplus Blast Management Shotfirer's Work Instructions (SWI)

The Shotfirer's Work Instructions are a full set of procedures that refer to other important documents generated by the blast design and execution process. These are the Site Data Sheet (SDS), and the Job Pack. The SDS contains the drill and blast design parameters agreed with quarry management, and other important aspects including environmental considerations, MIC, general layout parameters, and tolerances. The Job Pack contains the actual working documents, including survey data, actual blast layout, site plan and Risk Assessment. Together these documents address the following items of the Blast Management Plan specified by AS2187.2;

Blast Management Requirement	Document
Layout plan of the blast including drilling pattern and hole depths.	Job Pack
Detonation sequence/effective charge mass per delay (MIC)/powder factor.	Job Pack
Type of explosive to be used and quantity required.	Job Pack
Method of initiation.	Job Pack
Type of firing equipment	Job Pack
Explosive loading and charging details.	Job Pack
Explosive storage and handling procedures.	
Security procedures for the site and the blast, including explosives.	
Proposed dates and times of blasting.	
Cessation of explosive-related activities during electrical storms.	
Misfire management system.	

Post blast assessment and inspection procedures.	
Provision for post-blast comments.	
Signature spaces for the plan author, shotfirer and person who approves the plan.	
BLAST RECORDS	
Details of the blast should be taken and maintained, including but not limited to the following:	
Environmental conditions at the time of the blast.	
Monitoring equipment including type, serial number and location.	
Details of measurements recorded during the blast.	
Details of flyrock or fly.	
Details of incidents and complaints.	
Comment on the results of the blast.	
Proposed modification to the blast plan for future shots.	

8. Aplus Blast Management Surveyor Work Instructions

The Surveyor Work Instructions are a developing set of procedures that refer to other important documents generated by the blast design and execution process. These are the Site Data Sheet (SDS), and the Job Pack. The SDS contains the drill and blast design parameters agreed with quarry management, and other important aspects including environmental considerations, MIC, general layout parameters, and tolerances. The Job Pack contains the actual working documents, including survey data, actual blast layout, site plan and Risk Assessment. Together these documents address the following items of the Blast Management Plan specified by AS2187.2;

Specific WH&S and Blast Management Items

Legislative References, Codes of Practice and Standards

The following have been identified as specifically relevant to the activities to be undertaken.

- ANZEC Guideline For Blasting 1990
- Australian Standard 2187.2 – 2006 Use of Explosives
- Australian Standard 2187.1 – 1998 Storage, transport and use - Transport
- Australian Explosives Code (AEC) (6th Edition)
- South Australian Explosive Act 1936
- South Australian Explosive Regulations 2011 SA
- Explosives (Security Sensitive Substances) Regulations 2006
- South Australian Work Health and Safety Act 2012
- South Australian Work Health and Safety Regulations 2012

Responsible Persons

Shotfirer	**Colin Stormonth**	**Licence no** **0497 209 336**
Callington **Quarry Manager**	**Matt Ramke**	**0437 597 365**
Quarry Supervisor	**Judd Donaldson**	**0428 300 306**

The shotfirer for each blast in a project may vary from time to time. The responsible shotfirer for each blast is named on the front of the Aplus Blast Management Job Pack Folder.

The Aplus Blast Management shotfirer will provide supervision of Aplus Blast Management activities. The shotfirer will inspect and assess the work area before starting work and will have the final authority regarding all aspects of the work related to Aplus Blast Management contract while onsite.

Electrical Equipment

Aplus Blast Management propose to bring the following electrically powered portable equipment on site:

- nil

Personal Protective Equipment (PPE)

The minimum standard of PPE required by Aplus Blast Managements:

- Hard Hat, Safety Boots, Safety Glasses
- Long sleeves and long trousers (hi-visibility)
- Hearing Protection, Respiratory Protection, Face Shields if required
- Gloves (When manual handling)
- Dust Masks (when required eg. Working near drill)

Hazardous Substances

The Aplus Blast Management will provide Material Safety Data Sheets to the client for all explosives and ancillary chemical items brought on site. Up to date MSDS's for products brought onsite by Aplus Blast Management products can be obtained from

TPA.

Plant

Aplus Blast Management propose to bring light vehicles on to site. Aplus Blast Management will also bring a Mobile Manufacturing Unit to manufacture explosives.

Warning Signs and Control Measures

Warning signs and cones will be erected around the blast area.

Accidents and Incidents

All accidents and incidents are to be reported to Callington Quarry and Aplus Blast Management. See the list in Appendix A for details of contacts to be notified.

Fire Protection

Fire extinguishers on light and heavy vehicles are checked daily as part of the Aplus Blast Management Pre-Start checklist. Light Vehicles are equipped with one 1.5kg dry chemical extinguisher.

Other Procedures and Documents

This section details other Aplus Blast Management documents that form an integral part of the Blast Management Plan. The objective of the Blast Management Plan is to ensure the safety of all personnel is maintained and appropriate environmental controls are in place. Aplus Blast Management Plan is required to conform to AS2187.2.

The process of developing the Blast Management Plan commences with a site visit by Aplus Blast Management personnel to record and assess the Site Safety Management Plans already in place on the customer site. Aplus Blast Management personnel conduct a Risk Assessment to identify risks that people may be exposed to while working on the customer site.

The Blast Management Plan comprises the following documents;

- **Risk Assessment** – Assessment of all risks associated with blasting operations at the site. Identifies site-specific gaps in exiting procedures, including the Shotfirer's Work Instructions. Updated and reviewed as the task, conditions or method of work changes.
- **Aplus Blast Management Uses Work Instructions (WI's)** - a standard set of existing Aplus Blast Management Procedures that are used to manage everyday blasting operations and control blasting risk. A copy of these is carried by the shotfirer at all times.
- Customer Procedures as applicable.

Aplus Blast Management Job Pack

The blast designs and blast records will be contained in the standard Aplus Blast Management "Job pack". A job pack is prepared for each blast and is kept on file by the local Aplus Blast Management plant office. The job pack contains all standard records of the blast including:

- Record of short or blocked blast holes
- As-loaded record of all short or blocked blast holes
- Types and quantities of initiating explosives and packaged explosives used;
- Types and quantities of bulk explosives used;
- Initiation plan including charge mass per delay (MIC) and method of initiation
- Vibration and Air blast records (if required)

Appendix A Personnel List

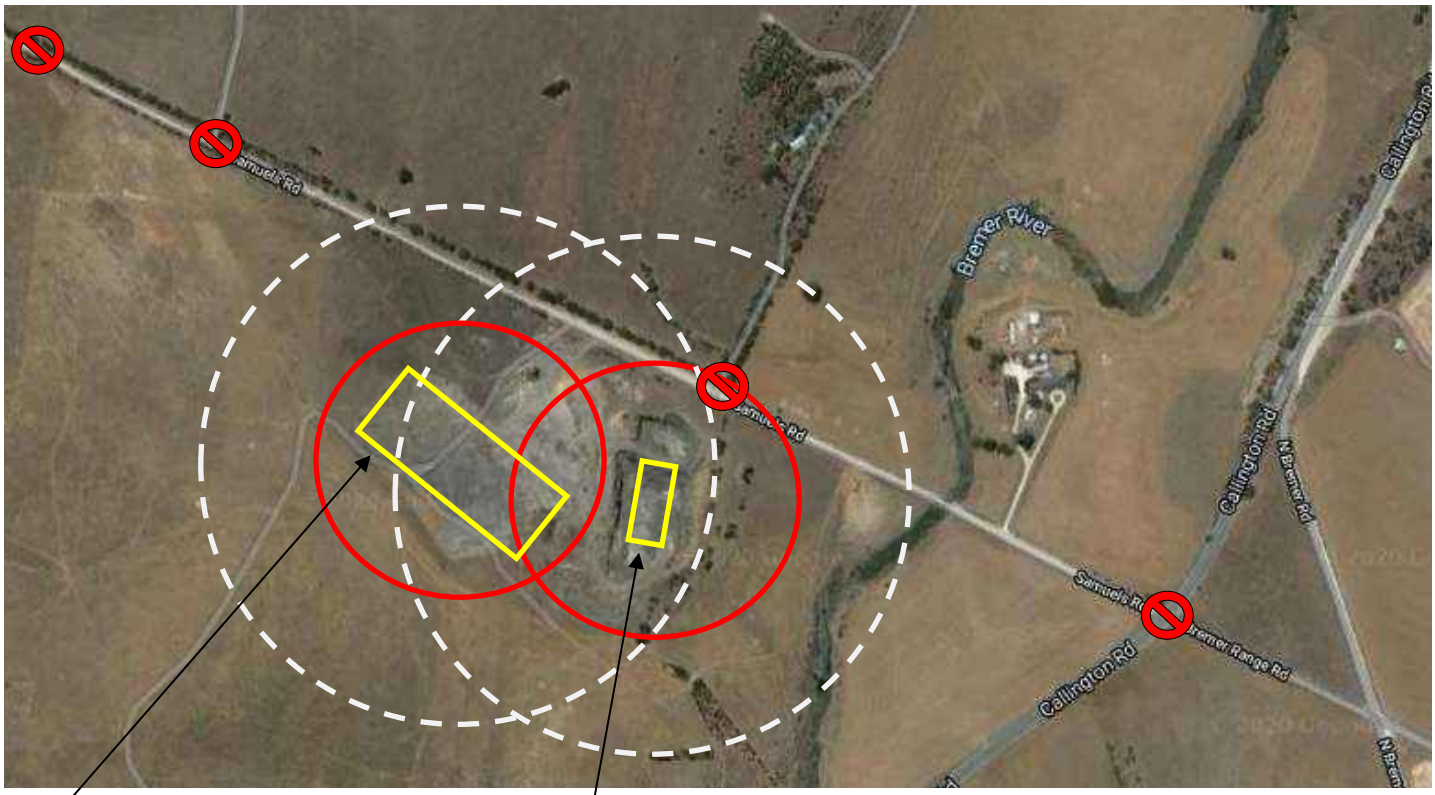
Contact details of people involved in this project. .

Name	Company	Phone
Colin Stormonth *	Aplus Blast Management	0497 209 336
Matt Ramke	Callington Quarry Manager	0437 597 365
Judd Donaldson	Callington Quarry Supervisor	0428 300 306

*** - nominated contacts to be called immediately in the event of an incident**

Appendix B Blast Guard Locations

Callington Quarry



Product Stockpile Area

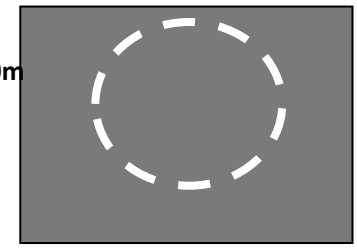
Existing Quarry

Blast Guard Location

Minimum Blast Clearnce Area 150m

Blast Location

Blast clearance Zone all personnel 300m



Risk Assessment

Blasting Operations

Site Identification

Callington Quarry

Attendees and Positions

Customer; Callington Quarry's

Colin Stormonth–Director Aplus Blast Management

Matt Ramke – Callington Quarry Manager

26/08/2020

Principal Risk Assessor Colin Stormonth

Assessment designed to comply with AS / NZS 4360:2004 "Risk Management"

Risk Assessment - Blasting Operations

Main elements: (from AS / NZS 4360:2004)

a) Communicate & Consult

b) Establish Context

c) Identify Risks

d) Analyse Risks

e) Evaluate Risks

f) Treat Risks

g) Monitor & Review

Communicate & Consultation Steps:

- ❑ Consider costs, payment and liability for Aplus Blast Management conducting risk assessment.
- ❑ Physically visit and "walk" the area of any blasting proposal.
- ❑ Convene a meeting in a location with whiteboard / write-up capability.
- ❑ Gather a team of persons familiar with the site and blasting objectives.
- ❑ Review the objectives of any blasting proposal.
- ❑ Specify a "typical" blast design that might be anticipated.
- ❑ List potential hazards associated with setting up, charging and firing such a blast.
- ❑ Describe the expected environmental and other potential effects of such a blast.
- ❑ Locate site plans covering the full potential range of vibrations, airblast, flyrock.
- ❑ Highlight circles of radius around blast site
- ❑ Identify all equipment, services, facilities within target ranges.
- ❑ Use the assessment sheets provided to identify the hazards, determine the risk and identify the controls associated with each potential target or hazard.
- ❑ Document these on the risk management forms.
- ❑ Determine whether each hazard can be safely reduced and managed.

- ❑ Arrange to draft site-specific operational procedures covering all aspects of the blasting process.
- ❑ After completion, have qualified persons review the draft and when completed produce the final operational procedure documentation.
- ❑ Ensure every appropriate person on site is familiar with the assessments and the procedures in place to ensure safety.
- ❑ Measure and record blast outcomes and effects.
- ❑ Complete summary report after blasting as required by law and site procedures.

Context of Risk Assessment

When identifying blast-related hazards, we consider:

- ❑ Regulation requirements
- ❑ Other activities in area
- ❑ Associated tasks
- ❑ Site layout
- ❑ Property in non-safety zone
- ❑ Internal property damage
- ❑ Power lines, underground services
- ❑ All weather conditions
- ❑ Timing of activity
- ❑ Safety equipment needed
- ❑ Visitors and contractors
- ❑ Uneven surfaces
- ❑ Vehicle suitability
- ❑ Operator competence
- ❑ Delays in charging / firing
- ❑ Neighbours
- ❑ Traffic/ Speed limits
- ❑ Restricted areas / Signs
- ❑ Face / ground conditions
- ❑ Geology
- ❑ Off-spec drilling, lost holes
- ❑ Oversize
- ❑ Toe
- ❑ Back break
- ❑ Airblast, Vibration
- ❑ Evacuation areas, Road blocks

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BLASTING RISK ASSESSMENT TABLE

L (Likelihood) X C (Consequence) = R (Risk)

Likelihood of Occurrence	Potential Consequences					
	5 Notable	**10 Significant**	**15 Highly Significant**	**20 Serious**	**25 Very Serious**	**30 Catastrophic**
Probable **A**	25	50	75	100	125	150
Possible **B**	20	40	60	80	100	120
Unlikely **C**	15	30	45	60	75	90
Very Unlikely **D**	10	20	30	40	50	60
Extremely Rare	5	10	15	20	25	30

Potential likelihood

5	**Probable**	A common occurrence. The event is expected to occur in most circumstances.
4	**Possible**	**Event will probably mostly occur - known to have happened in similar situations.**
3	**Unlikely**	**The event could occur but not expected.**
2	**Very Unlikely**	**The event may occasionally occur at some time but rarely**
1	**Extremely Unlikely**	**The event may occur only in exceptional circumstances.**

Note that the risk estimations and “weightings” are subjective and based on the experience and interpretation of those persons contributing to the study. For matters relating to blasting technology and design this is mostly provided by the writer of this report.

Aplus Blast Management takes all reasonable efforts to ensure an accurate understanding of client requirements. The information contained in this report is as accurate and up-to-date as possible based on this understanding. Aplus Blast Management accepts no liability to any person for any injury, loss or damage resulting from the use of or reliance upon the information contained in this report or for any injury, loss or damage resulting from the omission of any information in this report. No expressed or implied warranties are given other than those implied mandatorily by Commonwealth, State or Territory legislation.

Aplus Blast Management Internal Hazard Management Table

Risk	Who Signs Off	Type of Investigation
1-10	Shotfirer / Supervisor	Site visit, sign off note in job pack
11-20	Director	Site visit, report in job pack
21-50	Blast Consultant/Director	Site visit, Risk report in job pack
Over 50	Must be reduced	Unlikely to accept work

Potential Consequence Examples

	Notable	Significant	Highly Significant	Serious	Extremely Serious	Catastrophic
Safety & Health	1 Minor Injury	Single MTI	Single LWC or Multiple MTI	Permanent disability or Multiple LWC	Single Fatality	Multiple Fatality
Environment	Very Minor pollution	Minor Local pollution	Evident Pollution local concern	Significant Local pollution	Major Local pollution	Extremely Severe pollution
Reputation and Image	Minor issue 1 complaint	Local issue 10 complaints	Local media 100 complaints	Regional or state media	National media coverage	Headlines, corporate damage
Services / Business Interruption	Minor re-connection required	Minor temporary loss of resource	Short-term supply loss of major resource	Medium term supply loss for major resource	Long term loss of production and/or major resource	Permanent loss of production and/or major resource
Business Liability	>$5000	>$50,000	>$200,000	>$1m	>$15m	>$50m

BLASTING RISK EVALUATION GUIDE (ISEE)

The Journal of Explosives Engineering, July/ August 2000

Concern	Primary Impacts	Controls
Flyrock	Damage and Injury	Pre-qualification requirements, blasting controls (blast mats-burden requirements) stemming requirement blast plan reviews, and inspection work.
Structural damage to buildings	Damage claims, work delays or suspension	Pre-qualification requirements, blasting controls, blast plan submittals and reviews, careful inspection of work, public education, effects monitoring and pre, blast condition surveys.
Damage to rock slopes and final excavation walls	Rock fall , remedial slope repairs, work disruption	Evaluate in situ condition of slopes and install additional support is needed. Develop blasting controls and carefully monitor the work.
Damage to buried pipes and utilities	Unrealistic restrictions or total ban on blasting	Pre-qualification requirements, blasting(controls, blast plan submittals and reviews, careful inspection of work, effects monitoring and blasting effects evaluation study by expert.
Startled people	Complaints	Inform neighbours before each blast.
Damaged water wells or aquifers	Blasting prohibition or project delays	Blasting controls, pre-blast / post blast inspections, effects monitoring and blasting effects evaluation study by expert

Environmental Impacts or other Animal Effects	Disapproved EIS, blasting prohibition or delays	Blasting controls, pre-blast and/or post. Blast inspections, and blasting impacts and mitigation study by expert.
Work or business disruption	Financial damage claims and/or organised opposition to the work	Public education, blasting controls, monitoring and schedule blasting during non-working hours.
Contractual Claims and Legal Actions	Financial damages	*Owners and Engineers:* Have appropriate experts review contract documents and specifications. Prepare pre-qualification requirements to ensure personnel are capable of performing the work, and carefully inspect and document all non-conforming work. *Contractors:* Carefully evaluate all available documents-including all geotechnical information, attend pre-construction meetings, document all efforts to conform and barriers to conformance

Summary of Risk Brainstorming Points

- Fly rock
- Blast vibration damage
- Airblast damage
- Dust from blast
- Fume from blast
- Bush fire when loading or sleeping shot
- Lightning strike
- Muddy slippery conditions when loading in development areas
- Aeroplanes
- High walls
- Working near open faces
- Lone and isolated worker
- Heat, climatic
- Intruders
- Theft
- Magazines
- MMU moving on blast

- Non blasting personnel on shot during loading and firing process
- Faulty explosives causing misfire
- Misfires

Summary of Risk Matrix and Conclusions

- Blast vibration and perception of neighbours was highlighted as one of the higher risks. This can be managed through notifying neighbours and to reduce the MIC if needed.
- Muddy and slippery condition was another risk that was highlighted as a higher risk activity. When muddy slippery conditions exits then Callington Quarry and Aplus Blast Management will place sheeting over the blast or if not possible to sheet the blast will be postponed until the bench surface dries out.
- Bushfires when sleeping shots was highlighted as a potential higher risk activity. If a bushfire is imminent in the area the local authorities must be informed and blast guards put in place to restrict access to the blast exclusion zone.

Implementation Plans

The following plans and responsibilities have been identifies and must be executed:

Blasting Job Safety & Risk Assessment Form Name; Aplus Blast Management						Page / Date .28/02/2014			
Event or Activity	Potential Hazards & Effects	L	C	R	*Possible Elimination Measures*	Residual Hazard	L	C	R
Flyrock blasting at 5 to 25m	Damage to in pit mobile and fixed plant.	A	10	50	Unessential equipment should be removed from in pit location. Control stemming heights Ensure correct design and blast loading, experienced supervision. Ensure Drill & Blast procedure includes the driller completing a Drill Log Sheet, which details ground conditions and cavities.	Design to “No significant flyrock” beyond 40m Expect equipment closer than 50m to be damaged.			

Flyrock – blasting to 100m	Damage to in pit mobile and fixed plant.				Unessential equipment should be removed from in pit location. Control stemming heights Ensure correct design and blast loading, experienced supervision. Ensure Drill & Blast procedure includes the driller completing a Drill Log Sheet, which details ground conditions and cavities.	Design to "No significant flyrock" beyond 40m. Expect equipment closer than 40m to be potentially damaged.			
Flyrock beyond blast clearance area	Personnel Injury, Possible fatality				Blast management plan enforced Blast Guard training and assessment of understanding. Ensure correct design techniques (survey and bore tracking) and blast loading, experienced operators and supervision Ensure that any exploration hole coordinates are supplied to blasting contractor to be used when designing shots if used. Ensure Drill & Blast procedure includes the driller completing a Drill Log Sheet, which details ground conditions and cavities	Whole quarry site shut down during blasting process. Non-essential personnel to remain behind blast guards.			

Airblast damage from normal blast	Break residential windows (133 dBL) Shed panels buckle (>133 dBL)				Control stemming heights Reduce charge mass per hole and ensure single hole firing. Ensure correct design techniques (survey and bore tracking) and blast loading, experienced operators and supervision Only fire blast when wind is from a favourable direction.	Airblast from unusual or unknown geological condition. Weather conditions (overcast low cloud cover)			
Airblast – Neighbours Surprise, Excess	Neighbour complaints @ 500 m plus.				Control stemming heights Reduce charge mass per hole by decking front row. Ensure correct design techniques and blast loading, experienced operators and supervision Inform neighbours of blast times.	Neighbour that will complain about any noise from blast. Weather conditions (overcast low cloud cover)			
Vibration	Closest residents @ 1500m.				Monitor vibration results (if used), if it goes over 4 mms a review maybe needed. Based on previous results estimate is very conservative.	Large rainfall event will improve vibration transmission Neighbours surprised			
Blast Dust Clouds	Dust environmental				Use favourable winds to direct dust away from residents.	Dust blows over neighbouring properties.			

Electric Initiation	Premature initiation				Use non-electric or electronic initiation systems. Lightening evacuation procedure in Blast Management Plan.	Direct lightning strike on hole.			
Overcharged holes	Flyrock, airblast and vibration				Ensure correct design techniques (survey and bore tracking) and blast loading, experienced operators and supervision. Procedures must incorporate a method for rectifying over charged holes to ensure no flyrock, vibration or airblast.	Design to “No significant flyrock” beyond 40m			
Blast Vibration Damage, Claims	Neighbours concern of house structural damage. Neighbours concerned about industrial property damage.				Ensure that all blasts are designed to meet the relevant vibration limits at the particular structure, refer to AS2187.2-2006.	Personal reactions			
Refire toe and oversized rock	Re-entry and non-productive practices Airblast and or flyrock outside blast clearance area.				Use rock breaker for oversized rock Ensure additional cover is used on the firing of toe.	Non-productive blasting. Additional cost of rock breaking			
Blast Guarding & Blast Clearances	Personnel not cleared from blast clearance zone. Blast guard position breached.				Blast Management Plan communicated to all site personnel and neighbours. Correct training and assessment of Blast Guards Use of two-way radio for blast clearances and firing blast.	Local resident intentionally avoiding Shotfirer and Blast Guard so that they can view blast.			

Sleeping Loaded Shots	Attempt to steal explosives out of charged holes. Attempt to unlawfully initiate charge blast holes. Bush fire encroaches on blast prematurely initiating blast.				Blast Management Plan, which requires any shots that are slept overnight, must have a trained and authorised security guard guarding the shot while the shot is not under the supervision of the Shotfirer. Blast Management Plan must ensure that any shots that have to be slept overnight have all details available for responsible person to communicate to Emergency Services if required.	Bush fire out of control and fire brigade control. Bush fire initiation will concern neighbouring persons. Potential flyrock from out of sequence uncontrolled firing though bush fire initiation source.			
Sleeping Loaded Shots * Risk actioned in this section.	Bush fire initiates shot that has been slept overnight. Potential flyrock from out of sequence uncontrolled firing though bush fire initiation source.				Blast Management Plan must ensure control measures in the event of bushfire. Evacuation plan and blast exclusion zone 300m. Area within 30m of active blasting zone must be cleared of vegetation and flammable material.				

Blasting Job Safety & Risk Assessment Form. NAME; Aplus Blast Management						**Page / Date** .28/02/2014			
Event or Activity	Potential Hazards & Effects	L	C	R	*Possible Elimination Measures*	Residual Hazard	L	C	R
Muddy Slippery Conditions	Blast personnel slip and injured in muddy bench conditions				Ensure that potentially muddy benches are sheeted with adequate quarry sand or road base. In rainy weather conditions Shotfirer and Quarry Manager assess bench conditions to ensure that blasting procedures can be performed without threat of slip injury. If potential slip injury postpone loading to another day or rectify bench conditions.	Production loss as blast cannot be blasted on correct day, no broken stocks for crushing.			
Flight Paths	Aeroplanes or helicopters flying over blast as blasting				Commercial flight path is directly over the quarry, although height of planes is greater than 1 km, which is acceptable distance. Shotfirer hears any engine noises around firing time, postpone blast until certain that noise is not a low flying plane or helicopter.				
Working under high walls	Rock dislodging out of wall and landing on blast personnel working in proximity of the high wall				Do not design blast holes any closer than half the wall height from the toe of the high wall. E.g. If wall height is 10m height closest hole will be marked in 5m from the toe of the wall. Blast designer/surveyor to use SWI High wall risk assessment	Whole wall toppling onto bench			

Working in close proximity to open faces	Blast personnel falling over face marking in blast pattern or loading blast holes.				Demarcation line to be placed (painted) 2.0m from the crest. No personnel to step into the 2.0m exclusion zone. Blast holes to be marked no closer than 1.5m from the crest. All personnel working on bench to be made aware of the 2.0m exclusion zone.				
Lone and isolated workers	Surveyor marking out shot in isolated area of the quarry falling over and injuring self. No one aware of injury				Follow lone and isolated procedure. Sign in and out of site sign in book, inform supervisor when arriving and leaving site.				
Climatic Heat	Extreme heat days + 38° conditions personnel; working on bench may experience heat stroke.				All personnel on bench are aware of the effects of heat stress and all personnel monitor others on bench. Ensure regular breaks for rest and water. Closely monitor new employees or personnel not used to working in hot climatic conditions.				
Mobile Manufacturing Unit (MMU) moving on shot(Maxam or Orica)	MMU running over loaded blast holes, damaging down lines or causing premature detonation.				Follow Aplus Blast Management procedure for moving MMU on shot. Spotter required at all times.	MMU operator that does not follow procedures.			
Non blasting personnel on blast during loading and tie up processes.	Misfire caused through un trained people conducting blasting duties. Premature initiation caused by untrained personnel mishandling explosives.				All visitors to be supervised while on the blast and to only observe if not having completed correct on bench training.				

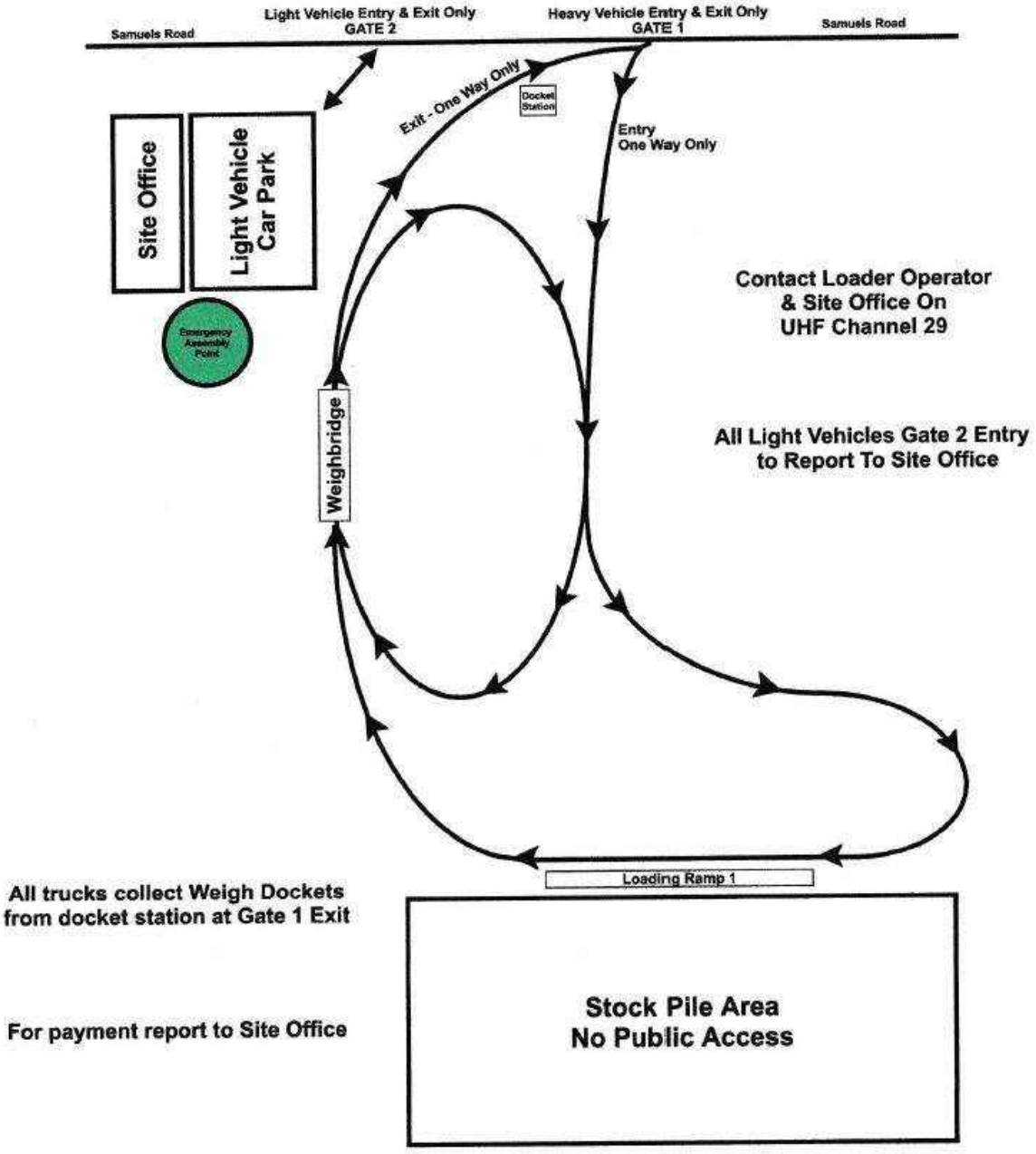
Faulting IE/PE or bulk explosives	Misfired blast causing potential detonation when excavation or airblast/flyrock issue when re-firing.				Aplus Blast ManagementShotfirer to follow misfire procedure. Inform Site manager of situation and discuss any actions that are going to be taken to rectify problem. Any exposed misfired blast holes must have adequate false burden placed in front of the blast hole prior to firing to prevent flyrock or airblast.				
Machinery excavating in close proximity of face blast holes	Exposed blast holes cause airblast flyrock. Equipment digs into charged blast hole causing premature detonation.				Face to be profiled prior to blast being loaded. Face cannot be mined after profiling has been completed. Blast loading not to commence until face has been profiled. No excavation within 10m of a face that is being loaded.				

Appendix H – EPA Guideline (080/16) – Liquid Storage, Bunding and Spill Management

Appendix I – Traffic Management Plan

Tradition Rebuilt

Callington Bluestone Quarry Site Traffic Plan



Appendix J – Dimension Stone Cutting Facility

Liquid storage

Guidelines

Bunding and spill management

Updated May 2016[1]

EPA 080/16: This guideline applies to facilities that use or store liquids above ground, and provides information on bunds or spill containment systems to minimise the risk of environmental harm from liquid spills and leaks.

Introduction

Bunding should be used for the storage of all liquids except rainwater. All operators working with bunds should know how to carry out preventive maintenance and use standard operating procedures to stop escaping substances from entering the environment.

Legislation

The principal legislation addressing pollution in South Australia is the *Environment Protection Act 1993* (the EP Act). In particular, section 25 imposes the general environmental duty on all persons undertaking an activity that may pollute to take all reasonable and practicable measures to prevent or minimise any resulting environmental harm.

The *Environment Protection (Water Quality) Policy 2015* (Water Quality Policy) offers specific protection for the state's waters. It prohibits the pollution of the stormwater system and our natural waters. The Water Quality Policy has general obligations with which every person, business and industry must comply, as well as specific obligations for particular activities. Failure to comply with any of these obligations may result in the issue of a $300 fine, environment protection order and/or prosecution.

Clause 10 of the Water Quality Policy states that a person must not discharge a class 1 pollutant into any waters or onto land in a place from which it is reasonably likely to enter any waters (including by processes such as seepage or infiltration or carriage by wind, rain, sea spray or stormwater or by the rising of the water table).

Clause 11 of the Water Quality Policy also states a person must not discharge a class 2 pollutant into any water or a cavity in land. The pollutants include:

- agricultural chemicals
- cleaning agents
- detergents and their byproducts
- engine coolant
- fuel dispensing area washwater

[1] Updated according to *Environment Protection (Water Quality) Policy 2015*.

- oil, grease, lubricants and petroleum products
- photographic chemicals
- rubbish
- solvents.

The full list of class 1 and class 2 pollutants are outlined in Schedule 2 and Schedule 3 of the Water Quality Policy. For more information on the Water Quality Policy, visit the South Australian Environment Protection Authority (EPA) website or telephone (08) 8204 2004.

Where applicable, the construction of bunds must comply with the requirements of the *Dangerous Substances Act 1979*, and consideration should be given to standards published by Standards Australia for a number of classes of dangerous substances.

What is a bund?

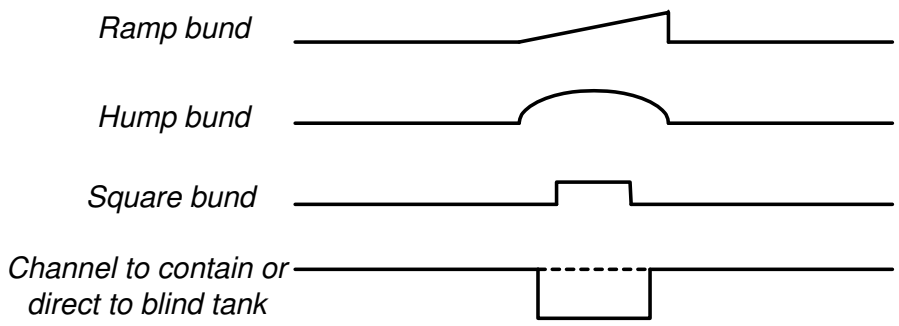
A bund is an embankment or wall of brick, stone, concrete or other impervious material, which forms the perimeter and floor of a compound and provides a barrier to retain liquid. Since the bund is the main part of a spill containment system, the whole system (or bunded area) is colloquially referred to as the 'bund'. Bunds should be designed to contain spillages and leaks of liquids used, stored or processed above ground and to facilitate clean-up operations. As well as being used to prevent pollution of the receiving environment, bunds are also used for fire protection, product recovery and process isolation.

Type of facility

The requirement for bunding should be determined on a site-by-site basis. Facilities that should have bunded areas include:

- storage facilities for chemicals, pesticides or petroleum
- electrical transformers containing oil and/or PCBs
- facilities used to transfer stored liquids (such as transport facilities)
- drum storage areas, either temporary or permanent
- processing areas
- wineries, breweries and milk processing plants
- any other facilities that store substances other than water or uncontaminated stormwater
- any other locations where spills are common, including transfer points, workshops, factories, service stations, wash bays, and other areas in which a material is transferred from its container.

There are several different types of bunds:



Designing and constructing bunds

Some general rules should be followed when designing and constructing bunds; the following two diagrams illustrate many of the points that should be incorporated into bund design.

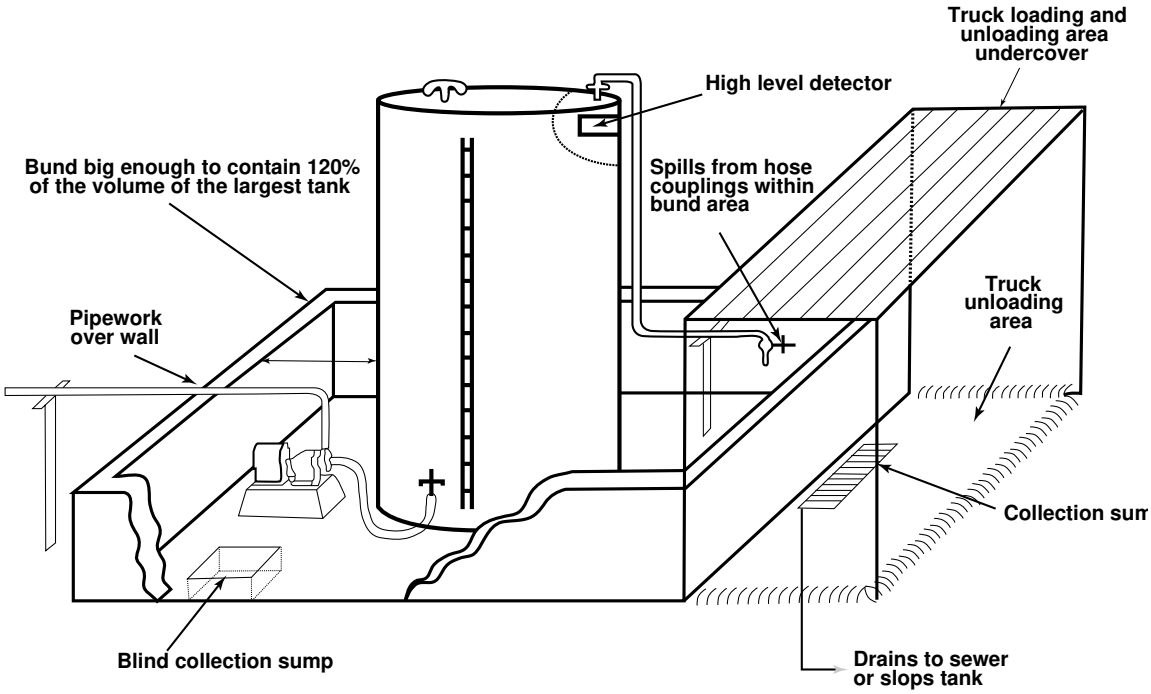


Figure 1 **Example of bunding for bulk liquid storage tanks (adapted from Victorian and NSW EPA)**

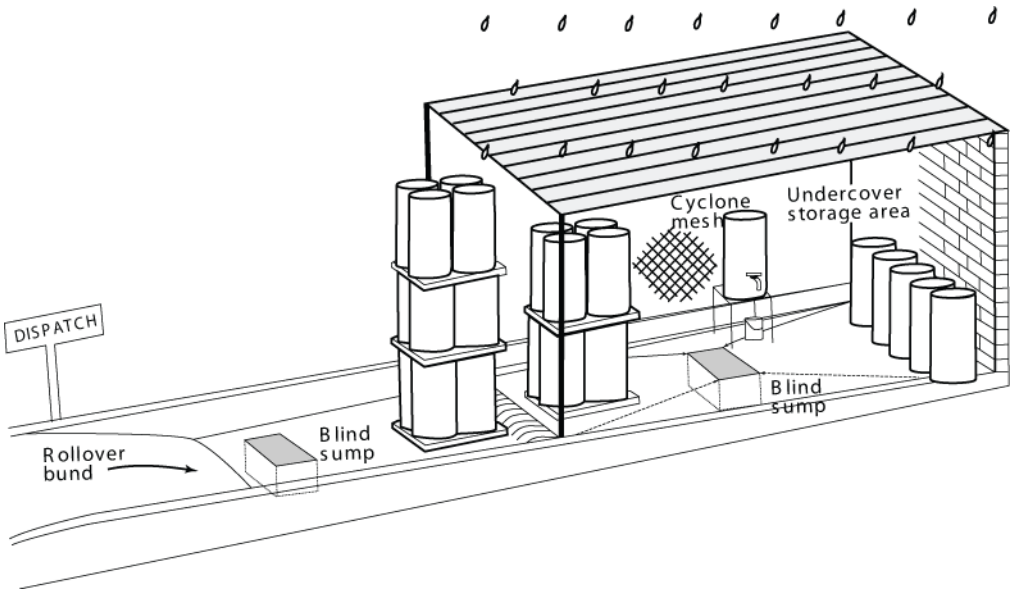


Figure 2 **Example of bunding for drums and containers (adapted from Victorian and NSW EPA)**

Approvals

Before any work starts on the construction of bunds, consider whether the local planning authority should be consulted for any necessary approvals.

Net capacity of the bund

The net capacity of a bunded compound in a storage facility should be at least 120% of the net capacity of the largest tank. Take into consideration the capacity displaced by other tanks within the same bunded area and any foundations. Treat interconnected tanks as a single tank of equivalent total volume for the purposes of the bund design criteria.

For flammable liquids, bund capacity should be at least 133% of the net capacity of the largest tank. If an automatic fire sprinkler system is installed in or over any bunded tank or drum storage compound, the capacity of the bund should be increased either by a volume equal to the output from the sprinkler system for a period of at least 20 minutes, or to 133% of the capacity of the largest tank, whichever is greater.

Further guidance on the storage of flammable liquids can be obtained from Australian Standard *AS1940–2004 The storage and handling of flammable and combustible liquids*, and the *Dangerous Substances Act 1979*.

Packaged storage

If the material to be bunded is contained in drums (or other small containers), the bunded area should be able to contain at least 25% of the total volume of the stored products. In addition, provide for the containment of firewater onsite by designing and constructing adequate drainage controls, and formulating emergency response plans.

Materials used for bunding

The bund floor and walls should be built of materials impervious to the contents of any tank or container within the bund. It should be of sufficient strength and structural integrity to ensure that it is unlikely to burst or leak in ordinary use, and should not have a damp course. The use of un-reinforced materials is not recommended for bund wall construction.

The bunded area should be capable of preventing the migration of any spillage or leakage to the surrounding environment. Earthen bunds are not recommended, except where there is no other viable alternative.

Bund heights and tank distance from the wall

Wall-type bunds at tank storage facilities should be from 0.5 m to 1.5 m high, depending on the required containment capacity and the distance to the tank—the closer the wall to the tank, the higher the wall should be. The distance between tanks and bund walls should be at least 1 m. If the bund walls are more than 1 m above the compound floor, consider providing steps or ladders for quick escape. For bund walls close to tanks or higher than 1.5 m, the rules applicable for confined spaces may apply.

If vehicles will need access to the bunded area, consider using ramps, a change in grade, or speed humps to maintain an effective bund height.

Designers should consult AS 1940−2004 to ensure that wall heights between bund walls and tanks are adequate where inventories are elevated.

Storage of liquid classed as a dangerous substance

If the liquid to be stored is classed as a dangerous substance, consider making allowance for the trajectory of a liquid leak, assuming a full tank with an elevated point of leakage. You might need to install a splatter shield, or have a generous distance between the tank and the bund wall; half the height of the tank would normally be appropriate.

Drainage

A collection sump should be provided in the bund floor to make it easy to remove accumulated liquids, and the floor should be graded in such a way that liquids collect in the sump. The sump should not be connected to stormwater or sewer drainage systems—it is only a collection point from which to pump out the liquid; there should not be any access to the stormwater system within the bund. Bund drain valves should not be installed, and pump controls should be located

outside the bunded area. Accumulated liquids resulting from spills or vessel ruptures may be able to be collected and reused on site. However where this is not possible or appropriate, the liquid should be collected and disposed of by an authorised liquid waste contractor

Rainwater will often evaporate from within an open bund, however if there is no rainwater in the bund after heavy rainfall it may indicate that the bund may not be properly sealed and therefore should be inspected and repaired as appropriate. Accumulated rainwater may be contaminated and should not be disposed of to the stormwater drainage system. Options for the treatment and disposal of this water are:

- reuse on site
- off-site disposal by an authorised liquid waste contractor, or irrigation in certain circumstances with approval
- disposal to a sewer (with SA Water Trade Waste approval), or to a septic tank effluent disposal scheme (STEDS).

Piping and pumping facilities

Piping and pumping facilities should be arranged so that no leaks can escape the confines of the bund, and the pumps will still operate when the bund is full of liquid. All pipework should go over the bund walls, not through them. All valves, filters, sight gauges, vent pipes and other ancillary equipment should be situated within the bund and arranged so that discharges are contained.

All pipework should be sited above ground and properly supported to make inspection and repair easier. Fill pipes, draw-off pipes and vent pipes should be positioned away from vehicle traffic to avoid collision damage.

Roof design

If possible, provide a roof to stop rainwater entering the bund. Make sure that the roof will not cause a build-up of dangerous or poisonous gases, or restrict the application of water in an emergency.

Consider incorporating an overhang, 12 degrees from vertical, to help stop rain entering the bund from the side. Professional risk assessment and planning processes should be done on a case-by-case basis; they should explore the options of roofing or of safely disposing of rainwater that might collect in an open bund.

Temporary storage

It is sometimes acceptable to store drums temporarily on spill containment pallets. Each pallet should be capable of capturing the contents of at least one of the drums if there is a leak. If these pallets are to be used, the drums should be stored in a level area (to ensure full spill storage capacity), and they should be covered so that the pallets do not fill with rainwater.

Temporary bunding arrangements should ensure that there is only potential for localised contamination in the event of a spill. An example of where temporary bunding may be appropriate is for storage of fuel during forestry or mining operations where regular relocation of activities may be necessary

General maintenance

All bunds should be routinely inspected to ensure maintenance of their integrity. A routine inspection and maintenance program should be tailored to suit the specific installation.

Common problems that have been observed by the EPA:

- Chemical resistant linings on bunds have been damaged.
- Stormwater has been allowed to accumulate in bunds thereby reducing the effective volume.
- Spills of material stored within the bund have been allowed to accumulate thus reducing the effective volume.

- Spills of acidic material stored in concrete bunds have been allowed to accumulate resulting in chemical attach leading to loss of bund integrity.
- The flexible joints between concreted sections have shrunk resulting in gaps in the bund.
- Concreted sections have been poured without any jointing material between them resulting in gaps in the bund.
- Concrete bunds have cracked due to movement or damage from mobile plant.
- Besser blocks have been used to build a bund (the porosity of besser blocks and the large number of mortar joints result in a low integrity bund).
- Pipework has been installed through bund walls or floors without any specific design provision to isolate the bund from pipework movement.
- The bund has been installed with stormwater drainage holes (or valves) in the walls.
- An earthing system has been installed through the bund walls.
- Material such as pallets or drums has been stored in the bund.
- Bunds have been used as a rubbish storage.
- Bunds have been used as process vessels.
- Pipes, pipe fittings such as valves or flanges, or hoses have been installed on top of or outside bund walls.

Further reading

The following standards are available from Standards Australia:

- AS 1940–2004 *The storage and handling of flammable and combustible liquids*
- AS 4326–2008 *The storage and handling of oxidising agents*
- AS/NZS 4081–2001 *The storage, handling and transport of liquid and liquefied polyfunctional isocyanates*
- AS 2714–2008 *The storage and handling of organic peroxides*
- AS 3780–2008 *The storage and handling of corrosive substances*
- AS 2507–1998 *The storage and handling of agricultural and veterinary chemicals*
- AS 2865–2009 *Confined spaces*
- AS/NZS 4452–1997 *The storage and handling of toxic substances*
- AS/NZS 5667.1–1998 *Water quality-sampling-guidance on the design of sampling programs, sampling techniques and the preservation and handling of samples*

Relevant legislation and policies that should be consulted include:

- *Environment Protection Act 1993*
- *Environment Protection (Water Quality) Policy 2015*
- *Natural Resources Management Act 2004*
- *Dangerous Substances Act 1979*
- *Bunding and Blind Tanks Trade Waste Guideline (SA Water)*

Acknowledgements

The EPA wishes to acknowledge the NSW EPA and Victorian EPA for material and diagrams used in this guideline.

Disclaimer

This publication is a guide only and does not necessarily provide adequate information in relation to every situation. This publication seeks to explain your possible obligations in a helpful and accessible way. In doing so, however, some detail may not be captured. It is important, therefore, that you seek information from the EPA itself regarding your possible obligations and, where appropriate, that you seek your own legal advice.

Further information

Legislation

Online legislation is freely available. Copies of legislation are available for purchase from:

Service SA Government Legislation Outlet
Adelaide Service SA Centre
108 North Terrace
Adelaide SA 5000

Telephone: 13 23 24
Facsimile: (08) 8204 1909
Website: shop.service.sa.gov.au
Email: ServiceSAcustomerservice@sa.gov.au

General information

Environment Protection Authority
GPO Box 2607
Adelaide SA 5001

Telephone: (08) 8204 2004
Facsimile: (08) 8124 4670
Freecall: 1800 623 445 (country)
Website: www.epa.sa.gov.au
Email: epainfo@epa.sa.gov.au

Information about the stone cutting facility:

1. Location

To the west of the old quarry pit and the laydown area, see map (Appendix E-2). Upstream from the first slit trap sump.

2. Power Source

A 37 kVA Isuzu generator will power the stone cutting machine. It typically consumes around 8 to 10 litres of diesel fuel per hour when running at 75% load, which is a standard operating condition for generators. The exact fuel consumption can vary based on factors like the load on the generator.

- Fuel consumption: Up to 80 l of diesel will be used in an 8-hour shift. However, the machine will run opportunistically as the cut rock is needed.

3. Water Requirements/Consumption and Source

Around 3,000 l/h of water is needed for running the stone cutting machines for cooling and dust suppression.

- Water Consumption: Estimate of the daily consumption based on machine specifications and operating hours is 12,000liters/day machine does not work continuously it stops to unload cut stone and reload more stone.

- Bore water is sourced from groundwater and from rainwater (borehole # 6727-3760), see map (Appendix E-2).

4. Water Management Strategies/Recycling

Strategies employed to manage water usage efficiently, include:

- A 100,000-litre water tank will be installed next to the machine. The water will recirculate through settling ponds and is pumped back to the tank once filtered.

- The sludge is collected and used by Tradition Rebuilt to produce lime putty for heritage work restoration.

5. Location and Capacity of Silt Dams

- The main silt dam is located just downstream of the stone cutting facility, see map. A second pond is located further downstream and provides a second silt trap for any overflow from the main pond and catchment.

- The main dam is approximately 375 m^2 and an average of 1.2 m deep, with a calculated volume of 450 m^3.

- The second sump is approximately 209 m^2 and an average 1m deep, with a calculated volume of 209 m3.

6. Silt Management

- Silt from the cutting process is managed on site through the recycled water filtration system and the sludge is used to make lime putty by Tradition Rebuilt.

- Regular inspection of silt dams and after a large storm event.

- To prevent silt from entering nearby water bodies a second silt dam is placed downstream of the main silt dam.

Impact Assessment Table – Strategies

The key strategies for mitigating the environmental impact, include:

Power Supply: Energy efficiency measures will include shutting machine off when not in use and using manufacturer approved biodiesel if available. Another option to offset the emissions is to plant trees, for example a mature eucalyptus red gum tree (Eucalyptus camaldulensis), growing in good conditions, can sequester around 200–300 kg of CO_2 per year.

- 80l of diesel will emit around 214 kg of CO2 per day, at 2.68 kg CO2 per litre.

Water Recycling: The process water is recycled through a 10,000-l tank and filtration system for reuse.

Silt Management: Best practices in the quarry industry of South Australia for minimising silt waste and preventing contamination.

Saw dust: The stone cutting machine is equipped with dust suppression sprayers and all staff will wear PPE while in the operational area. The sludge from the water recycling filtration system will be collected in sealed containers to prevent dust exposure during handling and transport. The sludge will be used to make lime putty by Tradition Rebuilt.

Appendix K – Dust Monitoring and Management Plan

Reviewed: September 2024

1. Introduction

Callington Private Mine 238 (PM238), operated by Tradition Rebuilt, is located approximately 1.7 km southwest of Callington and 54 km southeast of Adelaide, South Australia. Operations involve the extraction of blue stone and limestone using open-cut methods, either by blasting or mechanical excavation. Materials are transported via dump trucks on unsealed roads or stockpiled for processing at the onsite crushing and screening plant. The nature of operations creates potential health, safety, and environmental risks related to air quality, particularly dust and airborne contaminants.

2. Purpose

This Dust Monitoring and Management Plan (DMMP) outlines the measures and controls Tradition Rebuilt will implement to manage air quality and mitigate fugitive dust emissions generated at Callington PM238.

3. Scope

The DMMP applies to all Tradition Rebuilt employees, contractors, and visitors working within the Callington PM238 site.

4. Definitions

Inhalable Dust:	Particles entering the mouth/nose during normal breathing.
Respirable Dust:	Particulates less than 10 microns in diameter, invisible to the naked eye.
MOP:	Mine Operations Plan.
RCS:	Respirable Crystalline Silica dust.
TARP (Dust):	Trigger Action Response Plan for managing dust.

5. Legislative Requirements

Tradition Rebuilt adheres to the Work Health and Safety Act 2012 (SA) and the Environmental Protection Act 1993 (SA). Under these laws, the company ensures that dust exposure levels for workers and the environment are monitored and kept within safe limits. Specific requirements include:

- Monitoring airborne contaminants per WHS Regulations.
- Ensuring exposure standards for inhalable and respirable dusts, and RCS, are not exceeded.
- Engaging qualified professionals for periodic dust monitoring to assess risk levels.

6. MOP Requirements

Refer to the Tradition Rebuilt' s MOP for PM238 at Callington.

7. Air Quality and Dust Management Measures

Dust management at Callington PM238 will include the following strategies:

7.1 Disturbed Areas

- Water spraying or chemical suppressants on cleared areas and stockpiles when excessive dust is seen.
- Limiting the amount of cleared land at any one time to minimise dust generation.
- Monitoring weather conditions to schedule dust-generating activities during favourable conditions.
- Restricting vehicle movement to chosen routes.

7.2 Roads and Vehicle Operating Areas

- A water truck will be used on unsealed roads during times of visible dust emissions.
- Vehicle speed limits: 25 km/h on haul roads and 40 km/h on access roads.

7.3 Processing and Screening Plant

- Water spraying on work areas and conveyor transfer points.
- Dust suppression systems in place during high wind conditions.
- Cease crushing operations if wind speed exceeds 35 km/h or dust control is inadequate.

7.4 Stockpiles

- Water or chemical dust suppressants will be applied to stockpiles, as necessary.
- Stockpile height and slope will be controlled to reduce dust generation.

7.5 Sales/Transport Trucks

- All trucks leaving the site must have covered loads.
- Loader operators will ensure that loads are properly levelled and secured before transport.
- Truck movements will be restricted to designated operating hours.

7.6 Rehabilitation

- Progressive site rehabilitation as outlined in the PM238 MOP.
- Minimise dust during rehabilitation activities.

8. Trigger Action Response Plan (TARP) for Dust

Weather conditions and wind speeds will be monitored regularly, and actions will be taken accordingly. The TARP for dust shows specific trigger levels and corresponding actions:

Trigger Level	***Conditions***	***Response***
Normal	*Calm to moderate winds* *Calm to Light Breeze* *No visible dust leaving the site*	*Normal operation* • *Maintain standard dust suppression activities. Light watering to keep surface moisture and prevent dust.* • *Monitor meteorological conditions to time activities with favourable weather conditions.* • *All activities can continue as normal*
Level 1 ***Low-Risk***	*Gentle to Moderate Breeze* *<25 km/h*	*Operator finds activity(s) causing dust and applies the following control measures.*

	Predominantly westward wind direction *No rain in the past 12 hours* *Dust has potential to leave the site*	• *Increase watering frequency to prevent drying out of soil.* • *Restrict vehicle and machinery movements to designated routes and areas to the extent practical* • *Continue controls until conditions return to Normal State* • *Postpone drilling, blasting until more favourable conditions return.*
Level 2 ***Medium-Risk***	*Fresh Breeze* *25-40 km/h* *Predominantly westward wind direction* *No significant rain in the past 12 hours* *Dust has potential to leave the site*	*Operator confirms dust leaving the site.* • *Activate sprinkler systems for dust suppression in high-dust areas, e.g., stockpiles.* • *Restrict vehicle and machinery movements to designated routes and areas to the extent practical.* • *Cease all drilling, blasting and tipping activities.* • *Continue controls until conditions return to Normal State* • *Record event in Mine Logbook*
Level 3 ***High-Risk***	*Strong Breeze or higher* *40 - 55 km/h* *Predominantly westward wind direction* *No rain in the past 12 hours*	*Cease or heavily change dust generating activity.* • *No drilling, blasting, loading or unloading trucks, excavation or earthwork, unessential vehicle movements.* • *Record event in Mine Logbook*
Level 4 ***Extreme risk***	*Wind speeds above 55 km/h*	• *Suspend all non-essential dust-generating activities.* • *Implement emergency dust suppression measures, using the sprinkler system.* • *Increase communication with stakeholders and authorities*

9. Complaints and Incident Management

Complaints will be logged, and corrective actions will be taken promptly. The company will review and update the DMMP based on the feedback and any incidents.

10. Training

All personnel at PM238 will be trained in dust management practices and the proper use of personal protective equipment.

11. Auditing and Review

The DMMP will be reviewed periodically and updated as necessary based on audit findings and regulatory changes.

12. References

- Work Health and Safety Act 2012 (SA)
- Environmental Protection Act 1993 (SA)
- MOP Private Mine 238

Appendix L – Environmental impact assessment

The following table summarises the environmental risk assessment for Private Mine 238.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
1. Air Quality | emissions and dust generation							
Public health and/or nuisance impacts from air emissions and/or dust generated by mining operations.	Emissions from machinery and vehicles. Dust generation during blasting, crushing, and transportation Significant wind events generating dust from exposed surfaces Stone cutting facility	Elevated levels of dust and or emissions transported through the air to reach receptors.	People and animals in neighbouring properties. Vehicle users on public roads. Smothering of native vegetation with excessive dust.	Complaints (air quality) received from sensitive receptors or the public. Loss/degradation of plant production and native vegetation.	**Medium** (3/2) In dry and windy condition dust from exposed areas and stockpiles are likely to be carried to adjacent properties. This dust would be a nuisance to neighbours, public and may reduce plant production.	Operations conducted in accordance with the Dust Management Plan (Appendix K) and adhering to TARP Section 7.1.1 Dust suppression will include water spraying specifically when unloading material and during high wind days. Sprinkler systems are installed on stockpiles to be operational during windy days. Monitoring of meteorological conditions to trigger preventative actions (TARP). Stone cutting - stone cutting machine is equipped with dust suppression sprayers. Trucks transporting product will have a dust cover, movements restricted to operating hours only and truck volumes restricted to 10-15 truck movements per day. Truck movements to run following the Traffic Management Plan (Appendix I). Blasting to be undertaken in accordance with AS 2187.2-2006 and the Blast Management Plan (Appendix G), which contains	**Low** (2/2) Supressing dust especially during dry and windy periods will reduce the likelihood of dust emissions.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
						provisions around blasting on windy days. Native grasses will be planted on topsoil and overburden stockpiles and exposed non-operational areas. Clear lines of communication open to sensitive receptors to engage and receive feedback on air quality related events.	
2. Surface water | erosion, silt and stormwater management							
Erosion altering landform and loss of soil. Silt contaminating Mount Barker Creek and Bremer River During all mine phases	Rain event on exposed surfaces and stockpiles. Silt from stone cutting facility	Runoff from significant rain event draining into Mount Barker Creek and Bremer River	Aquatic organisms. Downstream water users – stock water / irrigation Surface water quality	Loss of habitat decreasing numbers and diversity of aquatic organisms. buildup of silt in water holes reducing watering sources	**Low** (3/2) Silt bearing runoff from site is possible, but the downstream impact is assessed as minor because the river flow is much greater reducing settlement of silt.	Install and keep silt traps or sedimentation ponds.	**Low** (2/2) By installing and keeping the silt traps (two ponds on site), the likelihood of silt leaving the site is reduced.
3. Groundwater | quantity and quality							
Intercepting the groundwater table or pit dewatering will lower availably to existing users.	Intersection of the water table by quarrying operations. Pit dewatering Hydrocarbon and/or chemical spills	Pit dewatering or use of groundwater on site Intersection of the water table by quarrying operations. Infiltration/seepage through the ground.	Groundwater users – bores for irrigation and stock water and GDEs.	Reduced water flow from bores, loss of production. Groundwater quality	**Low** (2/2) Unlikely for groundwater to be intercepted, lowering of groundwater availability will have minor consequences on downstream users. No dewatering needed	Stop quarrying at 88m to ensure sufficient buffer to groundwater table), assessed to be at 70 m AHD (18 m above the water table). Seasonal variation in groundwater levels may occur, however it is unlikely to result in quarry workings intercepting groundwater table.	**Low** (1/2) By stopping quarrying activities well above the groundwater table would make this impact event.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
Groundwater contamination	infiltrating into the ground.				Groundwater use on site will be below the 21 ML allowed. All fuel storage, filling, repairs and maintenance are found in the enclosed and concrete floor area where the batching plant was located. While minor spills or leakage from vehicles may occur, it is highly unlikely that any hydrocarbons will reach the groundwater table at 75 m ADH near the workshop area.	Negligeable risk of groundwater contamination because all vehicle service and fuel will be done within enclosed and concreted area Ensure machinery and vehicles are maintained, and that all hydrocarbon spills are effectively and immediately cleaned.	
4. Landform | landform stability							
Geotechnical instability of pit walls, overburden dumps	Geotechnical factors, operational and post-closure conditions.	Collapse, fall.	Site personnel, equipment (operational) Post mining land users/land use	Injury, damage.	**Medium** (2/3) Seismic events are rare and generally weak, however, a rockfall on people may be fatal.	Regular assessments of pit walls and overburden dumps for signs of potential failures; geotechnical assessment if needed. Establishing safe operational procedures and access restrictions. Routine inspections and maintenance of geotechnical stability measure.	**Low** (1/2) The implementation of a blast management plan will reduce the likelihood of a rockfall while people are in the pit
5. Soil | soil quality and soil loss							

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
Contamination from the introduction of weeds and hydrocarbon spills. Loss of topsoil from incorrect recovery techniques. Loss of soil through wind and water erosion.	Spillage or leakage from vehicles, machinery or container Clearing topsoil to expose rock and building topsoil stockpiles.	Introduction of weeds. Contamination from hydrocarbons spills Incorrect soil recovery. Surface water runoff or wind.	soil	Contaminating topsoil with hydrocarbons or weed seeds. Loss of topsoil for use in progressive rehabilitation.	**Medium** (3/2) Possible spills of hydrocarbons in small soil patches. Weeds seeds establishing Possible loss of soil through mishandling and erosion.	Establish designated parking areas and fuel as per EPA Guidelines (Appendix H). Weed control, inspections, and eradication on a biannual schedule (Autumn and Spring). Progressive rehabilitation of soil stockpiles with native grasses.	**Low** (2/2) Soil contamination is unlikely with good weed and hydrocarbon management. Soil loss is unlikely with correct soil handling.
6. Vegetation clearance | habitat and species disruption							
Clearing vegetation may affect flora and fauna. Introduction of weeds and pests may affect habitats and compete with native species. during construction, operation, and post closure.	Opening new areas for quarrying Weed infestation introduced from increased traffic and stockpiling.	Native vegetation clearance and potential introduction of pest and weeds.	Native vegetation and fauna	Degradation or loss of native vegetation and pastures. Degradation or loss of habitat Introduction of weeds and pests.	**Low** (3/2) The site has been grazed for decades with no remnant vegetation in the pit footprint. Revegetation areas and remnant vegetation close to the river are not likely to be affected. It is unlikely for dust from quarrying activities smothering vegetation but there is a possibility for invasive species to compete.	No vegetation clearance is expected for site operations. Vehicle movements will be restricted to existing internal tracks Conduct weed and pest control on a biannual schedule. Use dust suppression methods to reduce dust especially in areas of native vegetation. Protect native vegetation through signage, fencing or buffer zones (Mount Barker Creek and Bremer River Riparian zone). Increase native vegetation abundance by plantings for visual screening, wind protection and next to watercourses.	**Low** (2/2) No vegetation clearance outside of the approved operational footprint By controlling weeds and pests, the impacts on biodiversity will be less likely to occur.
7. Noise and Vibration | Public nuisance and wildlife disturbance							

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
Noise can scare wildlife and cause public nuisance. Vibration impacts on nearby structures during construction and operation.	Potential sources of noise: • Blasting • Truck movements • Crushing and processing • Stone cutting facility • Exploration drilling	Air (changed by wind speed and direction).	Neighbours, public and wildlife.	Nuisance noise and vibrations leading to complaints from neighbours or the public. Disturbance of wildlife feeding and breeding patterns.	**High** (4/3) Quarrying activities are likely to generate noise over brief period. With moderate impacts on receptors	Blasting to be undertaken in accordance with AS 2187.2-2006 and the Blast Management Plan (Appendix G), which contains provisions around blasting on windy days. Quarrying activities including product transport will be restricted to working hours. Truck movements to run following the Traffic Management Plan (Appendix I). Notify the community of expected significant noise events.	**Medium** (3/2) Through community notifications, blast management, restricted working time and transport volume will decrease the number of events and the impact.
8. Visual Amenity | landscape alteration							
Visual amenity affected by quarrying operations altering the landscape during construction, operation, and post closure.	Quarrying activities alter the natural landscape and expose rock and stockpiles in the landscape.	May be visible from the Callington to Strathalbyn Road Site operations are visible from Samuels Road. Site operations are visible from surrounding properties.	Neighbours and local community and public	Unattractive views from neighbouring properties and transport routes. Complaints about visual amenity from sensitive receptors.	**Medium** (3/2) Local traffic and neighbours may possibly be affected by the loss of visual amenity. The quarry has been in operation for since 1972 and the site is well known, therefore the impact is considered minor. Rubbish or unsightly derelict equipment may be visible.	Visual screening of quarry operations with plantings of native vegetation Waste management protocols to reduce levels of mine waste on site and ensure no windblown waste is evident. Maintain stockpiles to manageable dimensions and align/maintain to ensure visual amenity. Install and maintain obvious signs at entrances clearly warning of operations and restrictions of entry for public safety and providing contact numbers.	**Medium** (3/1) Local traffic and neighbours will still be exposed to the sight of a working quarry. The vegetation screening, management of rock and waste stockpiles, high standards of waste management the visual impact is evaluated as insignificant.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
						Conduct inspections along the access road, Samuels Road to detect any waste related to operations, hydrocarbon spills or other impacts evident from site operations. Install permanent photo point monitoring sites for annual photo recordings from public viewpoints to monitor visual amenity over time. Operate sprinkler system on stockpiles and water down tracks during dusty conditions to avoid dust plumes emanating from the site.	
9. Social and Cultural Impacts | community and cultural heritage							
Displacement of agriculture and traditional livelihoods. Impact on sacred or heritage sites.	Clearing pastures for quarrying. Damage or interference to an Aboriginal heritage site or a site considered to be of historic or geological significance to the local community.	Land clearance	Community values Aboriginal heritage	Loss of livelihood A breach of the *Aboriginal Heritage Act 1988*. A breach of the *Heritage Places Act 1993*.	**Low** (2/2) The amount of agricultural land that will be taken out of production is small relative to the district, and mining is historic to the area. Historic or culturally significant sites are not known on the property. While it is unlikely that they would be met such an object would be of minor significance.	Prior to clearance the area is searched for evidence of Aboriginal heritage. If any Aboriginal and/or European cultural heritage sites, objects or remains and/or geological monuments are identified the operator will: • Stop work in around the discovery and notify the relevant authority (DPC AAR) and/or the local SA Heritage Council. • Suitably qualified and experienced individuals must evaluate any	**Low** (1/2) The return of the land to grazing will reduce the impact on agricultural land. The pre land clearing inspections will reduce the likelihood of damaging a heritage site or of interest to the community.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
						discoveries to ascertain their significance. • Quarry activities around the discovery will cease until permission is granted by the relevant authority to proceed.	
10. Traffic and Transportation | Increased traffic and road safety							
Increased heavy vehicle traffic for transporting product can increase road wear, congestion, or safety hazards on local roads. Dust and noise from trucks transporting product can generate dust and noise, affecting local communities Increased risk of collisions involving quarry vehicles	Heavy vehicles used for transport quarry products. Airborne dust from unsealed Smauel's Road.	Inattentive and or high-speed driving near the quarry access point Unsealed Samuels Road. Quarry vehicles travelling at speed on unsealed roads within PM 238.	Public and/or stock. Vehicles, buildings and infrastructure.	Damage to vehicles, buildings or infrastructure. Injury to drivers and passengers Complaints received from nearby receptors.	**Medium** (2/3) Samuel's road and the Strathalbyn Road intersection have good visibility and low traffic volumes; therefore, collisions are rare. But the risk of dust from dry roads will increase the likelihood of an incident. The consequences of nuisance dust and noise are minor, but a collision would have moderate consequences.	Trucks transporting product will have a dust cover and movements will be restricted to operating hours only. Truck volumes will be restricted, currently estimated between 10 and 15 trucks per day. Implementation of the Traffic Management Plan (Appendix I). All personnel will be made aware of their responsibilities through inductions and issuing notices and directives. Site management must ensure road signage is correctly installed and following Australian Standards AS 1744:1975 and AS/NZS 1906.1:2007. All contractors and visitors will be directed, through signage at the entrance, to report to the site office upon arrival.	**Low** (1/3) The traffic management plan and control measures proposed will ensure that collisions or nuisance incidents are rare.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
						Vehicles must be inspected regularly to ensure they are roadworthy and fit for purpose.	
11. Waste Generation | Quarry waste production and management							
Potential impacts to the surrounding environment from domestic and industrial waste.	Quarrying activities generate domestic and industrial waste streams	Domestic and industrial waste streams to include: • Solid waste • Oil • Tyres • Sewage	Habitats, vegetation and fauna. Surface water Bremer River and Mount Barker Creek	Contamination to the surrounding environment Degrading visual amenity Increase in feral animals and weeds	**High** (4/3) The generation of domestic and industrial waste by quarrying operations are likely and the impacts have moderate consequences.	Waste will be stored in designated areas and secured with lids to detract feral animals and/or windblown waste. Oil waste will be temporarily stored in a 1,000 L pod in a lined and bunded area prior to disposal off site. Domestic waste and recyclables are disposed by kerbside collection Industrial waste will be disposed in a skip bin through a registered operator. Waste transfer receipts for industrial and oil waste will be kept in the Mine Logbook. All waste will be disposed of at an EPA licenced waste facility.	**Low** (2/2) With the implementation of the proposed control measures uncontrolled waste is unlikely to occur and if it does the consequences would be minor.

Additional Risk Assessment considerations:

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
Weeds							
Weeds have the potential to affect the surrounding environment and agricultural activities.	Vehicles entering property carrying weed propagules. Seeds transported by wind or rain Weeds establishing on cleared areas	Wind or soil carrying seeds propagules to site Vehicles harbouring weed seeds	Native vegetation Surrounding agricultural activities	Weed infestation to surrounding environment, including internal tracks, stockpiles and bunds	**Medium** (3/2) It is possible for weeds to germinate and establish on the property and onto adjacent agricultural and native vegetation. The consequences will be minor as weeds are ubiquitous in the region but will add to the weed burden.	Weed control, inspections, and eradication on a biannual schedule (Autumn and Spring). Weed management conducted following guidelines provided by Landscape South Australia Hills and Fleurieu. Designated car parking and restricted access to limit spread of weeds from contaminated soil and mud on vehicles. Wash-down facilities for site vehicles.	**Low** (2/2) It is unlikely for weeds to establish and spread with the proposed control measures.
Public Safety							
Unsecured access can lead to injuries or fatalities from falls over rocks or into the pit and/or interacting with mine infrastructure and equipment	Unauthorised or unsupervised public entry	Unauthorised and undetected access at any time particularly outside of working hours.	General public Site visitors	Potential to result in accidents, injuries and/or fatality	**High** (3/4) It is unlikely that the public would deliberately trespass in a sparsely populated area, but the consequences of a fall would be major.	Public access is supervised when on site in business hours and wear mine approved PPE. Road signs will be displayed at mine entry/exit points with	**Low** (1/3) With the control measures in place trespassing on the property or unsupervised visitors would be rare, with the fencing and perimeter safety bunds the consequences of a fall would be minor to moderate.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
		Unsupervised access during business hours. Site entrance left unlocked during close of business. Deliberate damage to site perimeter fencing				direction to the Main Office. Unauthorised access signage is visible at the site entrances and perimeter fence. Site entrances are secured and locked at close of business. Safety bunds are constructed around the pits Livestock fencing maintained around site.	
Blasting							
Impacts from air blast, flyrock or vibration caused by blasting to: • public safety • human comfort • third party property (including stock) • adjacent land use	Blasting operations.	Fly rock, vibration through the ground and overpressure through the air.	Damage or harm from flyrock to personnel, public, roads, buildings, or infrastructure. Discomfort or damage from vibration to public, roads, buildings or infrastructure.	Flyrock injuring people or animals. Damage to third party property and stock. Damage to vehicles or aircraft. Discomfort to nearby residents	**High** (3/3) It is possible that blasting activities can injury people, animals or property with moderate damage.	Consultation and notification process prior to blasting, one week prior and on the morning of the blast. A blast notification system has been established and documented. Neighbouring residences will be provided with a	**Low** (1/3) With the proposed control measures a blasting impact event would be rare.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
• adjacent infrastructure and operations • adjacent public roads • aircraft • other receptors.				and/or general public due to air blast or vibration.		minimum 48 hr notice of an impending blast. The residents will also be contacted again two hours on the day prior to blast. Blasting to be undertaken in accordance with AS 2187.2-2006 and the Blast Management Plan (Appendix G), which contains, blasting controls (blast mats-burden requirements) stemming requirement blast plan reviews and inspection work. A blast controller will conduct a site clearance check to ensure that all personnel are outside of the blast exclusion zone. All non-blasting personnel will be evacuated behind blast guards, entry gate. No blasting organised for extreme or catastrophic fire days.	

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
						Area within 30 metres of active blasting zone must be cleared of vegetation and flammable material. Blast procedure to require sign off by the Quarry Manager that the blast has been designed to avoid vibration, overpressure limit exceedance and blast exclusion zone within PM boundaries Monitoring of blast events for vibration, air over pressure and flyrock. Statutory reporting to the Mining Regulator in case of exceedances.	
Third-Party Property and Infrastructure	Fire spreading from the Site	Wind	Adjacent third party owned infrastructure	Fire spreading from the site damaging or destroying infrastructure	Medium (2/3) It is unlikely that a fire starting on the property will cross over the rocky surface that remains in the summer (fire season), should a fire reach adjacent property the impact is assessed as moderate.	Operator to take all reasonable steps to ensure there are no adverse impacts to third party property on or next to the land. Fire extinguishers will be accessible and available to plant operators and	Low (1/3) With the control measures in place a fire leaving the property is evaluated as a rare event bringing the risk level to low.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
						transport/haulage workers. The operator will ensure appropriate buffer/fire break between the mining operations and the adjacent third party owned property is maintained and no welding work on fire ban days**.**	
Mine Closure.							
Landform stability-	1. Unstable pit walls during and after mining operations. 2. Steep pit walls.	1. Gravity, water runoff. 2. Fall	1. Surrounding land and watercourses 2. Humans and fauna	1. Erosion could lead to sediment runoff affecting water quality. 2. Fall injury	**Medium** (3/2) It is likely that erosion will occur, but little of any downstream impact is expected. **Medium** (2/4) Injury to humans or stock	1. Implement pit wall stabilisation (1:3 slope), 2. revegetation, bunding. Geotechnical inspection report and photo point monitoring Submitted to DEM in Post Closure Report	**Low** (2/2) Significant erosion is unlikely to occur with the proposed control measures. **Low** (1/3) Probability of injury event on is rare with proposed control measures and consequences medium as the slops are not as steep.
Surface water contamination	Uncontrolled silt runoff from stockpiles and pit walls	Runoff during rainfall	Groundwater, local streams, and soil	Sediment from quarry activities could degrade water quality and affect local hydrology	**Medium** (3/2) Water quality issues from erosion may occur, but little of any downstream impact is expected.	Retention of silt dams, contouring for surface drainage, monitoring water quality.	**Low** (2/2) Water quality impacts are unlikely to occur with the proposed control measures.

Potential Impact Event	Source / Event	Pathway	Environmental Receptor	Potential Impact	Risk (likelihood/consequence)	Control Measures	Residual Risk (likelihood/consequence)
Visual impact of the closed mine site	Inadequate rehabilitation and pit contouring	Visible to surrounding communities	Local residents, environment	Potential negative impact on local aesthetics and property values	**Medium** (3/3) It is likely that the quarry will be seen by local residents with moderate impact on visual amenity.	Progressive revegetation, visual amenity aligned with stakeholder expectations.	**Low** (1/2) Once the revegetation is completed no visual impact is expected.
Impact on local fauna due to habitat loss	Quarry operations and progressive closure	Direct habitat destruction or modification	Local fauna	Loss of biodiversity, potential disruption to local ecosystems	**Low** (1/2) It is unlikely that any native vegetation of fauna will be disrupted by closure activities.	Progressive rehabilitation using pasture species on main areas and local provenance seeds.	**Low** (1/2) With the proposed closure activities this would restore wildlife to pre mining conditions or better conditions.
Improper handling of infrastructure removal	Improper dismantling or disposal of infrastructure post-closure	Waste materials left on-site	Soil, water, local communities	Physical and chemical pollution from leftover infrastructure materials	**Medium** (3/2) Limited scale of infrastructure would have at worst moderate consequences	Proper decommissioning of all infrastructure in line with legislative requirements.	**Low** (2/2) With proper decommissioning it is unlikely that any damage will occur.
Failure to rehabilitate and return land to grazing	Non-approval of alternative land uses (waste facility or residential)	Lack of action, delayed rehabilitation	Local agriculture, land use	Degradation of land quality, economic loss for agriculture or missed opportunities for community land use	**Medium** (3/2) It is possible that non approval of alternative land uses can cause delay in returning the land to agricultural land use.	Implement contingency plan to restore land for pasture grazing, using stockpiled soil for rehabilitation.	**Low** (1/2) Very low likelihood, Low consequence

Appendix M – Objectives and Measurement Criteria

1 Operational Stage
2 Mine Closure

OPERATIONAL STAGE

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
Air Quality	Tenement Holder must ensure no public health or nuisance impacts occur from air emissions or dust generated by mining activities.	• The percentage of complaints acknowledged within 48 hours and resolved within seven (7) days or as per the Mining Regulator's requirements. • Recorded complaint logs, acknowledgment timestamps, and resolution reports. • Amount of deposited dust and Concentration of airborne particulate matter ≤10 micrometres (PM10). • Gravimetric analysis as per Australian Standard AS 3580.10.1 and Air quality monitoring using high volume samplers (HVS) or equivalent calibrated to relevant standards for TSP and PM10	• Quarry Logbook/dust complaints register held in Site Office. • See Figure 13 • At the sensitive receptor/s or alternative location as agreed with the Mining Regulator.	1. Quarry Logbook show that all dust related complaints are acknowledged within 48 hours and closed out within seven (7) days or otherwise to the satisfaction of the Mining Regulator. 2. If additional control measures do not resolve the complaint to the satisfaction of the Mining Regulator, air quality dust monitoring will be conducted to verify compliance with the following standards: • Dust deposition maximum of 4 g/m²/month, measured following Australian Standard AS 3580.10.1 (Methods for sampling and analysis of ambient air – Determination of particulates – Deposited matter – Gravimetric method). • General PM10 levels must not exceed 50 µg/m³ over a 24-hour averaging period, as per Air NEPM standards.	1. Records kept following a complaint. 2. Monitoring if required by the Mining Regulator	Not applicable.

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
				• Respirable Crystalline Silica (RCS) in PM10: Must not exceed 3 µg/m³, based on filter-based ambient air monitoring.		
Surface water **(erosion, silt and stormwater management)**	Tenement Holder must ensure no adverse impact on surface water quality within Mount Barker Creek and Bremer River as a result of quarry operations.	Records of silt dam inspections and maintenance will be used to assess the effectiveness of silt retention dams and diversion drains in preventing sediment from entering Mount Barker Creek and Bremer River.	Silt retention dams, diversion drains within PM238.	No visible evidence of sediment-laden runoff reaching external waterways.	Routine site inspections and silt dam inspections after heavy rainfall events. Following silt dam maintenance.	Not applicable.
Groundwater	Tenement Holder must ensure no adverse impact to the quality and/or quantity of groundwater caused by mining operations to existing users and groundwater dependent ecosystems.	Measurement of groundwater level and pit floor level noted in the mine logbook. Measurement of groundwater usage	Site /excavation areas Well, # WL-227057	Records show at least a 2m buffer kept between the quarry pit floor and the highest seasonal groundwater elevation; Final pit floor level at 88mAHD SWL @ 75 m AHD (seasonally variable) Records show groundwater use as per water licence/allocation # WL-227057 (refer Appendix B)	Annual	The Pit floor level at mine closure will be at 88 m AHD. The SWL is currently at 75 m AHD but is seasonally variable.
Soil **(soil quality and soil loss)**	Tenement Holder must ensure preservation of topsoil quantity is contained on site and topsoil quality is kept.	Site inspection records and topsoil stockpile photographs to assess topsoil stockpiles size, condition and vegetation cover.	Topsoil stockpiles.	Records of inspections and photographs of topsoil stockpiles show no significant loss of topsoil quantity (unless used in progressive rehabilitation) and evidence of vegetation growth.	Quarterly inspections. Photographs taken following topsoil construction and then annually (until used in progressive	Photographic record of topsoil stockpile/s quantity at construction.

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
					of final rehabilitation).	
Native Vegetation	Tenement Holder must ensure no loss of abundance or diversity of native vegetation on or off the Land through; -clearance, -dust/contaminant deposition, -fire, -reduction in water supply, or -other damage, unless prior approval under the relevant legislation is obtained.	Clearance and health of existing native vegetation through site inspections and photographic records.	PM238 with a focus on undisturbed vegetation zones	Visual inspections and photographic evidence undertaken confirm that no clearance has occurred outside of the approved extraction footprint) as shown in plans provided in Appendix E.	At the end of each stage of quarry development.	Not applicable.
Noise	Tenement Holder must ensure no public nuisance and public health from operational noise.	1. Quarry Logbook show noise related complaint records acknowledged within 48 hours and closed out within seven (7) days. 2. Noise monitoring (dB) records following Part 3 of the Environment Protection Policy (2007) where monitoring has been undertaken in response to resolving a complaint	1. Not applicable (Mine logbook/ Noise-related complaints register). 2. At the sensitive receptor/s or alternative location as agreed with the Mining Regulator.	1. Quarry Logbook shows that all noise related complaints are acknowledged within 48 hours and closed out within seven (7) days or otherwise to the satisfaction of the Mining Regulator. 2. In the event the additional control measures do not resolve the complaint to the satisfaction of the Mining Regulator, noise measurements will be undertaken in accordance with Part 3 of the Environment Protection (Noise) Policy 2007 at locations agreed upon by	1. Records kept following a complaint. 2. Monitoring if required by the Mining Regulator.	Not applicable.

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
				the operator and Mining Regulator to verify compliance with Part 1, Section 5 — Indicative noise levels of the Noise Environment Protection Policy).		
Visual Amenity	Tenement holder must ensure that visual aspects of mining operations, such as the landform, contrast, and reflectivity, are softened to blend with the surrounding environment.	Visual assessment and phot records to evaluate the effectiveness of vegetation screening in reducing visual impact.	Locations shown on Figure 11, coordinates provided in Table 11.	Assessment and photographs taken from the visual assessment locations annually and at the end of each stage of quarry development confirms that the quarry development is undertaken following the provisions of the approved quarry plans and strategies have been implemented to minimise visual amenity impacts.	Annually and at the completion of each stage of quarry development.	Not applicable.
Heritage	Tenement Holder must ensure that Aboriginal and non-Aboriginal heritage sites, objects, or remains are not damaged, disturbed, or interfered with during construction and operations.	The presence of heritage sites, objects, or remains before land clearance will be tracked through: • Records of discovery and evidence appropriate procedures followed upon discovery. If discoveries are made, a Site inspection report undertaken by a suitably qualified specialist.	PM238.	Quarry Logbook records show that, upon discovery within the Site of any possible Aboriginal, European and / or Geological Heritage Sites; and / or objects or remains; • Work ceased until the relevant authorities were notified and work recommenced only once proper authorisation was received. Documented evidence of potential or actual finds of heritage objects and evidence of	Monitoring triggered upon any Following discovery.	Pre-clearance inspections for Not applicable.

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
				consultation with the relevant authority.		
Traffic and road safety	No traffic accidents involving the public at the quarry access point that could have been reasonably prevented by the operator.	Traffic accidents related to mining activity will be tracked in the Quarry management logbook records, and traffic accident and investigation reports.	At or near quarry access points.	All traffic accidents resulting in injury and / or death at or near quarry access points will be investigated by a suitably qualified independent third-party as agreed with the relevant Regulator (or other time as agreed with the Mining Regulator), and the results of the investigation show that the incident could not have been reasonably prevented by the operator.	As agreed with the relevant Regulator following an accident.	Not applicable.
Waste | Quarry waste production and management	~~Prevent any~~ Tenement Holder must ensure no adverse environmental impacts caused by any waste generated by mining activities.	Quarry records of listed waste removal and EPA waste tracking receipts, spill management records.	Site Office.	Waste tracking receipts are kept at the Site and will show that listed waste materials generated by quarry operations have been disposed of at an EPA licenced facility. Records show that all chemicals and hydrocarbons are stored in a designated a bunded area, following Australian Standard AS 1940 The storage and handling of flammable and combustible liquids and EPA Guideline: EPA080/16 Bunding and spill management, May 2016. Records show that all hydrocarbon and/or chemicals	Routine inspections of waste management areas, waste disposal on demand. Immediately following spills.	Not applicable.

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
				spills have been dealt as per the EPA requirements		
Weeds, plant pathogens and pests	Tenement Holder must ensure no introduction of new weed species, plant pathogens and pests (including feral animals), and no increase in the abundance of existing weed or pest species.	The presence of weeds and effectiveness of control measures will be assessed through: • Records of inspections compared to previous reporting years. • Records of weed and pest eradication	Within PM238.	Records of annual inspections by the operator undertaken in spring show no introduction of new weeds, pests or plant pathogens nor an increase in abundance of existing weeds as a result of quarry operations when compared to earlier assessments.	Following discovery.	Not applicable.
Public Safety	All incidents involving public injury and / or deaths resulting from unauthorised access to the Site are to be recorded in a Quarry Logbook and investigated by a suitably qualified third-party within one calendar month (or other time as agreed with the Mining Regulator) and the results of the investigation show that the Incident could not have been reasonably prevented by the operator.	1. Records of Quarry inspections (fencing, signs, access gates) 2. Records of incidents in quarry management logbook, and results of investigations.	1. Quarry fencing, access gates, signs on PM238. 2. Not applicable (quarry logbook records following incident	1. Records of Quarry inspections show fencing, signs, access gates have been kept. 2. All incidents involving public injury and / or deaths resulting from unauthorised access to the Site are to be recorded in a Quarry Logbook and investigated by a suitably qualified third-party within one calendar month (or other time as agreed with the Mining Regulator) and the results of the investigation show that the Incident could not have been reasonably prevented by the operator.	1. Weekly inspections 2. 2. After each incident - within one month (or other time as agreed with Mining Regulator).	Not applicable.

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
Blasting	Tenement Holder must ensure that blasting activities do not pose risks to public safety, human comfort, third-party property, adjacent land use, or infrastructure, including public roads and aircraft.	1. Blasting undertaken as per the Blast Management Plan developed by appropriately qualified and experienced professional. 2. Blast must be designed to ensure that blast exclusion zone is contained within PM 238 boundaries. 3. Blasting impacts, including airblast, flyrock, and vibration, will be monitored.	1. Not applicable 2. Not applicable 3. Blast Peak Particle Velocity (ppv) and blast overpressure monitoring locations: • Blast monitoring points determined for each blast by accredited blasting contractor and agreed with the Regulator. • Areas surrounding blasting site and PM 238 boundaries (flyrock).	1. Each blast is designed to ensure that blast exclusion zone is contained within PM238 2. Each blast is monitored to demonstrate it follows AS2187.2 3. Use of Explosives limits for human comfort at any residential and third-party structures external to the quarry: • The peak sound pressure limits are currently 115 dB for 95 percent of blasts per year. 120 dB maximum for any blast. • The ground vibration limits are five (5) mm/s for 95 percent of blasts per year, with a maximum vibration of 10 mm/s for any blast. • Records of video of blast event and post blast inspection record show no evidence of flyrock outside of PM 238. • Records of blast design and blast monitoring results will be kept on site and provided to the Regulator on request.	Per blast event.	Not applicable.

Environmental Element	Objective	Measurement	Location	Objective Achievement Criteria	Frequency	Control or Baseline Data
				• Statutory reporting to the Mining Regulator if there are any exceedances		
Third-Party Property and Infrastructure	Tenement Holder must ensure that there is no unauthorised damage (including that caused by fire) to public or private property and infrastructure within and/or next to the Land.	Tracking the effectiveness of efforts to prevent damage to third-party property and infrastructure by keeping a complaints and incident report log. This record will document incidents, our response time (targeting resolution within 48 hours), and the effectiveness of corrective actions to ensure prompt and satisfactory outcomes. Fire break established and maintained	Site Office Site	Reported incidents are acknowledged within 24 hours and actioned within 48 hours. Incidents are resolved to the satisfaction of affected third parties. Documentation & Accountability of incidents are logged with clear records of actions taken, outcomes achieved, and preventive measures implemented. No damage to third party property resulting from quarry activities (including fires) which could have been reasonably prevented	Event based actions	No applicable

MINE CLOSURE OBJECTIVES AND MEASUREMENT CRITERIA

Environmental Element	Objective	Measurement	Location	Objective achievement	Frequency	Control or baseline data
Public Safety	No public injuries and / or deaths as a result of the final landform post-mine completion that could have been reasonably prevented by the Tenement Holder.	Progressive rehabilitation slope angles and geotechnical stability through inspection and report from suitably qualified person.	Rehabilitated areas.	Inspection by a suitably qualified and experienced person and quarry records show that all areas of extraction are rehabilitated following approved rehabilitation plans and commitments.	At the completion of each Stage of quarry development and once at the completion of quarrying activities	Appendix E – Conceptual Site Plans for Callington Quarry, Private Mine 238 (Plan:14. Rehabilitated and revegetated quarry at closure)
Surface water	Tenement Holder must ensure no adverse impact on surface water quality within the Barker Creek and Bremer River as a result of contamination and sedimentation post closure.	Final landform construction through inspection by suitably qualified person	NA The Site and Silt retention dams.	Audit of the sediment basins historic performance records. Prior to PM revocation a suitably qualified person will inspect the Site and verify in a report that right erosion and sediment control measures are in place to prevent contamination of potential receiving waterways in the long term.	Prior to the Site closure/PM revocation.	Not applicable.
Visual Amenity	Tenement Holder must ensure that final landforms are integrated and harmonised with the natural landform to minimise visual impact of quarrying activities upon sensitive Receptors.	Visual assessment and photographic records.	Locations listed in Table 11.	Assessment undertaken at the visual assessment locations post quarry completion confirms the final landform conforms to the approved final landform and strategies have been implemented to minimise visual amenity impacts.	Once prior to the completion of quarrying activities at the Site.	Photographs taken at earlier stages.

Environmental Element	Objective	Measurement	Location	Objective achievement	Frequency	Control or baseline data
Waste removal	Tenement Holder must ensure no commercial and industrial waste generated by mining operations left on site at mine closure.	1. Site inspection and photo records. 2. Review of quarry records of listed waste removal and EPA waste tracking receipts and spill management records.	1. PM 238 2. NA, Quarry records of listed waste removal and spill management.	1. Quarry records show no industrial and commercial waste on site at mine closure. 2. Review of Quarry records show the following: • listed waste materials generated by quarry operations have been disposed of at an EPA licenced facility, and • hydrocarbon and/or chemicals spills have been dealt as per the EPA requirements.	Once, at quarry closure stage.	Not applicable.
Topsoil preservation	Tenement Holder must ensure the rehabilitated landscape is stable and self-sustaining to achieve the agreed post quarry land use.	Records of inspection at quarry completion documenting evidence of stable final landform with suitable overburden and topsoil application to support vegetation growth.	Rehabilitated areas	Site inspection report by a suitably qualified person to verify that the final landform has been proven and kept in a stable state capable to support vegetation growth within rehabilitation areas and that there is no evidence of soil loss from Site.	At quarry completion and 12 months post quarry completion.	Not applicable.
Site Infrastructure removal	Tenement Holder must ensure that all site infrastructure is removed unless	Removal of site's infrastructure through visual inspection and photo records.	PM 238	Inspection and quarry records show that all site infrastructure has been removed unless otherwise agreed with the landowner.	Once, at the completion of quarrying activities.	Not applicable.

Environmental Element	Objective	Measurement	Location	Objective achievement	Frequency	Control or baseline data
	otherwise agreed with landowner.					

Appendix N – Geotechnical Investigation of the Callington Quarry, December 2020

MAGRYN

GEOTECHNICAL ASSESSMENT OF STABILITY OF QUARRY

at

SAMUELS ROAD, CALLINGTON

for

SOUTHERN CONTRACTING GROUP PTY LTD

Project No.: 20588
December, 2020

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1. SCOPE OF REPORT

This report is to review the current condition of the quarry operations in the pit at the Callington Quarry, Samuels Road, Callington, particularly in relation to:

- the condition of the pit walls in regards the likelihood of rock fall, or other event such as a vehicle running off a roadway.
- the risk and consequence of any event
- mitigation methods currently undertaken to reduce that likelihood and risk of event
- future possible additional works to reduce that risk.

In particular, the report is to assess:

- the rock slope stability of the open cut pit with primary focus on the working area. This is based on visual inspection only.
- the rock fall hazard and slope stability in reference to the level of risk
- report rock mass defects
- report potential hazards and identify potential control methods
- determine whether the site requires further assessment such as detailed face mapping, drill hole assessment or detailed slope stability analysis.

The risk is assessed using a standard risk assessment matrix, as noted below. This matrix considers:

- the consequence of an event (C), being from negligible (with a score of 1) to substantial (with a score of 5)
- the probability of an event (P), being from rare (with a score of 1) to almost certain (with a score of 5)

Step 1 – Determine Consequence (Impact) (C)

I Consequence (Impact) Table				
Impact band	**Health & Safety**		**Environment & Heritage**	**Reputation**
Substantial (5)	Fatal Incident (Class 1)		Permanent widespread ecological damage	International negative media coverage. Loss of business from key sector.
Major (4)	Permanent Injury (Class 1)	Damage, which permanently alters a person's future (e.g. quadriplegia, paraplegia, amputation of a limb).	Heavy ecological damage, costly restoration	Sustained national negative media coverage. Loss of long term key client.
Moderate (3)	Lost Time Injury (Class 2)	Damage, which temporarily alters a person's future.	Major but recoverable ecological damage	Regional/short negative media coverage. Loss of Client / project.
Minor (2	Medical Treatment (Class 2)	Damage, which temporarily inconveniences a person	Limited but medium term damage	Local negative media coverage. Site or project problem
Negligible (1)	First Aid Treatment (Class 3)	Actual injury which requires no treatment or simple first aid	Short term damage	Brief local negative media coverage.

Step 2 - Determine Probability (Likelihood) of Event Occurring (P)

Probability (Likelihood) Table			
Probability band	**Description**		
Almost Certain (5)	The threat can be expected to occur 75% - 99%	Common / Frequent Occurrence	More than 1 event per month
Likely (4)	The threat will quite commonly occur 50% - 75%	Is known to occur or "It has happened regularly"	More than 1 event per year
Possible (3)	The threat may occur occasionally 25% - 50%	Could occur or "I've heard of it happening"	1 event per 1 to 10 years
Unlikely (2)	The threat could infrequently occur 10% - 25%	Not likely to occur very often	1 event per 10 to 100 years
Rare (1)	The threat may occur in exceptional circumstances 0% - 10%	- Conceivable but only in exceptional circumstances	Less than 1 event per 100 years

Step 3 – Assess Risk Level (R) Determine the risk level by combining Consequence with Probability

Risk Assessment Matrix		Consequence (Impact) Table				
		Negligible (1)	Minor (2)	Moderate (3)	Major (4)	Substantial (5)
Probability (Likelihood)	Almost Certain (5)	Low (5)	Moderate (10)	Very High (15)	Extreme (20)	Extreme (25)
	Likely (4)	Low (4)	Moderate (8)	Very High (12)	Very High (16)	Extreme (20)
	Possible (3)	Low (3)	Moderate (6)	High (9)	Very High (12)	Very High (15)
	Unlikely (2)	Low (2)	Low (4)	High (6)	High (8)	Very High (10)
	Rare (1)	Low (1)	Low (2)	Moderate (3)	High (4)	High (5)

The resultant Assessed Risk Level ® is CxP and gives an assessment of the risk level, which varies from Low (1 to 5) to Unacceptable (13 to 25), with Extreme at the upper end (20 to 25).

The Hierarchy of Control is:

1. ELIMINATION Remove the hazard completely
2. ISOLATION Separate people from the hazard (guards, barriers, enclosure etc)
3. ENGINEERING Engineering controls (earth leakage device, mechanical lifters etc)
4. ADMINISTRATION Change of work practices (training, Safe Work Method Statements, procedures etc)
5. PPE Personal protective equipment (hearing protection, eye protection, gloves etc)

Preferrable control is elimination of the hazard. Least preferable is the provision of PPE.

2. GENERAL

The quarry is located approximately 2.1km southwest of the township of Callington and is accessed off Samuels Road.

The quarry is an open cut pit and is approximately 200m (north/south) x 100m (east/west) and up to 20m deep. The working face in the quarry is the northern end, which is benched into two parts, each approximately 10m high. The lower face is worked from the main pit area, which is accessed via a roadway grading down into the pit around south east and southern ends of the pit. The upper face is accessed via a roadway grading down from the north west corner of the pit.

The material quarried is bluestone or greywacke, and the material is crushed and graded using a mobile crusher/screening plant located on the floor of the pit. Material produced varies from crusher dust to large armour rocks (up to 2m diameter). Prepared material is stockpiled on a sloping area west of the main quarry.

Southern Contracting Group operate the quarry.

3. SITE INSPECTION

The quarry and quarry faces were inspected by the undersigned, accompanied by Ms B Lawrence from COOE Pty Ltd on Thursday 17 December 2020. The quarry was not in operation at the time of inspection.

The following observations were made in and around the quarry pit.

An aerial photo is attached of the quarry pit, which was taken 16 May 2020. In the interim between when the photo was taken and the site inspection, the northern wall of the main pit was excavated further toward the north, and the access road into the upper level at the northern end was relocated adjacent to the northern end of the pit.

Locations are marked on the aerial photo (A to K) which relate to areas discussed in detail in the site assessment below.

A. Southern Wall of Main Pit – under the main pit access roadway

This face of the quarry pit consists of:

- large boulders at the base of the excavation
- the face of the excavation below the roadway is a combination of loose scree, with some areas of hard insitu rock
- the upper edge of the face at the access roadway consists of rocks and a fill bund along the outer edge of the roadway. These boulders are not well placed to resist impact of a vehicle without dislodgement.

This face of the pit is not a working face and is not generally accessible to people or vehicles due to the large boulders at the base.

B. Western Wall of Main Pit

The western wall of the main pit is generally around 16m maximum height and consists of:

- the main face cut at approximately 70° of horizontal, along the bedding planes of the rock
- softer, lighter coloured rock with a thin layer of topsoil

- boulders at the base of the face near the southern end
- earth bunding along the wall generally to approximately 1m high, located 3m out from the face of the wall

- as the cut face of the wall follows the rock bedding planes, the wall face is generally smooth and neat with few overhangs of rock
- there is a peppertree growing out of the face of the wall at one location

- the northern end of this wall shows a large block of rock overhanging, which is 1.5 to 2m wide.

The western wall is not a working face of the pit, but is accessible up to the bund.

C. Northern Wall of Main Pit – Western end

The northern wall of the main pit is the main working face in the quarry.

The western end of this face shows:

- vertical cut walls with loose rocks

- overhanging rocks, which are not embedded in the wall

- stockpiling of large rocks up to 2m diameter near the base of the excavated face.

This face is typically in the order of 6m high at the western end.

This wall is not safe and rocks may dislodge easily.

D. Northern Wall of Main Pit – Central

There is an excavator located on a mound of quarried material, part way up and adjacent to the centre of the northern wall of the main pit.

This mound is approximately 3m wider than the tracks of the excavator. The excavator feeds quarried material into the crusher and screening plant, located on the pit floor, south of the excavator.

The wall face consists of a mixture of loose and broken rock, and large rock mass, with some areas of broken and overhanging rock.

This working face of the quarry is unstable.

E. Northern Wall of Main Pit - Eastern End

The eastern end of the northern wall shows the upper level benching at the northern end of the pit, and the excavated rock face is 4 to 5m high. The bedding planes of the rock extend down into the cut face, with the result that the rock face in the north eastern corner is heavily fractured and blocked, with loose scree over.

The northern end of eastern face and the north eastern corner of the pit is stockpiled with an assortment of material varying from large 2m diameter rocks to smaller material.

F. Eastern Wall of Main Pit

The eastern wall of the main pit is up to 17m high in total, but sections of it have a narrow bench approximately 9m above the pit floor.

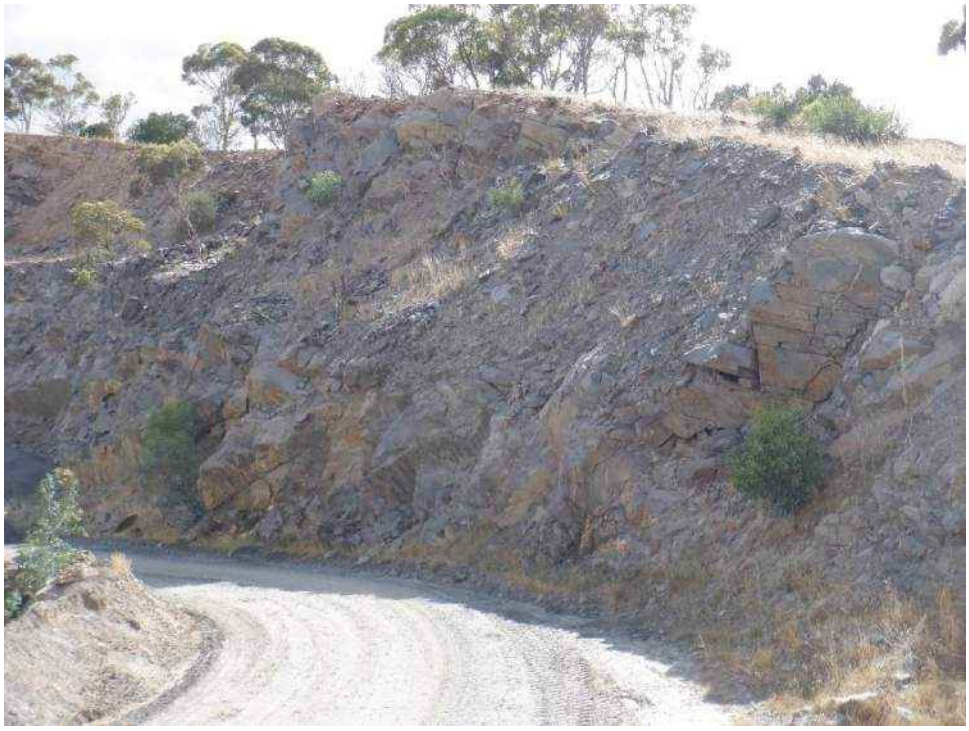
The top 6m (approximately) of the eastern wall is a softer overburden, before transitioning into the harder greywacke.

As the bedding planes of the rock dip into the cut wall face, the rock exposed on the face is blocky, fractured and rough, with numerous loose rocks, and overhanging rocks.

There is a bund of fill material placed near the base of the rock fall, 1m high located 4m out from the base of the wall.

The upper sections of the eastern wall of the pit show many loose, overhanging and potentially unstable rocks of varying sizes.

G. Main Pit Access Road around Southern End of Pit



The wall of the main pit at the lowest point of the access road, at the south eastern corner of the pit is up to 11m high. This height reduces as the access road slopes upward around the southern end of the pit, to where the wall of the pit extends 4m above the roadway at the southern end of the pit, and reduces further around the south west corner.

The section of pit wall above the access roadway from the southern end of the pit to the bottom of the pit shows:

- a very steep face on the cut wall
- blocky and fractured rock, as the bedding planes dip into the cut face
- loose rock on the cut face.

There is one section of the wall, as shown below, that has a heavily blocked and fractured outcrop of rock which extends out beyond the general line of the cut face.

In addition to the above, the access road at the base of the cut face shows:

- no distance or bunding between the base of the cut face and the path of travel of vehicles along this road
- a minor amount of bunding along the outer edge (which incorporates some larger rocks) to prevent vehicles driving off the edge of the road.

H. Top Edge of Western Wall of Pit

The top edge of the western wall of the pit is generally protected and demarked by earth bunding and/or placement of large rocks of approximately 1m diameter.

There is also some signage indicating danger present on previous operational roads which run towards the edge of the pit.

The top edge of the pit shows some significant tension cracks in the top soil parallel to the edge.

These tension cracks indicate movement of the top soil towards the cut wall face of the pit, and general soil instability in this area. They indicate areas of likely soil collapse.

I. Access Road to Upper Level at Northern End of Pit

There is a new access road cut down into the upper level at the northern end of the pit. This road is located north of the access road shown on the aerial photo.

The sides of this access are cut rock faces which transition from nil height at the western end to approximately 10m high at the eastern end. There is no earth/rubble bunding between the cut face and the roadway to catch/absorb any rock fall, and the rock faces are generally fractured and broken rock, up to vertical.

There are large rocks present at the base of the cut face, indicating previous large rock falls.

J. Northern and Eastern Faces of Upper Level Pit

It is not known if this area of the pit is currently an actively working area, as there are no stockpiles of broken rock present, however the northern and eastern pit walls appear recently cut.

Both the northern and eastern walls show broken and crack rock faces, with a small amount of top soil over. There are numerous loose rocks on the face and the face is very steep to vertical in places.

K. Top Edge of Northern Pit Wall

The northern edge of the pit is at its final position and has a relatively narrow buffer to Samuels Road. The ground slopes down from the pit edge to Samuels Road and there is an earth buffer to 1.5m high along the northern pit edge.

The fence along Samuels Road is a wire strand fence and it is reported that this is to be upgraded to a 1.8m high cyclone fence to reduce the likelihood of public access into this buffer area.

4. RISK ASSESSMENT AND RECOMMENDED WORK

For each area of the pit, the risks are assessed for different events, and compared with the controls currently in place. Where these risks are considered unacceptably minimised or controlled, additional measures or works are recommended to be undertaken.

These results are presented in a tabular form below.

Much of the recommended work below is to remove loose and unstable rock from a rock face. This may be undertaken either:

- From below, using a machine to scrape the rock slope over. However this will cause rockfall onto the machine under. This is not recommended.
- From above, by abseiling down, using experienced abseilers.
- From below and to the side, using a machine to scrape the rock slope.

The method of cleaning the slope is best determined by the quarry operator, who is highly experienced in quarry work.

Area	Description	Hazard	Risk Assessment			Work Undertaken to Date	Future Recommended Works	Comments	Urgency of Works
			Consequence C	Likelihood P	Risk Level R				
A	Southern wall of main pit, below access road	Rock slide or rock fall	3	3	9 High	Bund placed around base of wall	Clean unstable rocks off wall face	Ensure all traffic and persons are kept at least 3m from base of wall	< 6 months
B	General face of western wall of pit	Rock fall	5	2	10 Very High	Bund placed along base of wall, 3m out	None	Ensure all traffic & persons are kept at least 3m form base of wall	< 6 months
B	Northern end of western wall of pit has overhanging rock	Rock fall	5	3	15 Very High	Bund placed along base of wall, 3m out	Remove overhanging and/or loose rock	Ensure all traffic & persons are kept at least 3m from base of wall	< 3 months
C D E	Northern wall of Main Pit has loose & overhanging rock. This is the main working face of the quarry and constantly changes with work	Rock fall	5	5	25 Extreme	None, as works on the face are ongoing	Remove loose rocks as excavation proceeds. Fully clean face of wall of loose rock in areas not currently under excavation.	Allow no people within 5m of face of the wall. All personnel in the are to be in machines which provide protection against rock fall	Immediate
D	Excavator located on mound of excavated material	Slip failure of mound of material under excavator	4	3	12 Very High	Mound of material is 3m wider than tracks on excavator	Reduce slip failure chance of occurrence by increasing width of mound to 2m or more all around excavator	This also increases operator safety when entering/exiting excavator	Immediate

Area	Description	Hazard	Risk Assessment			Work Undertaken to Date	Future Recommended Works	Comments	Urgency of Works
F	Eastern wall of main pit has loose & overhanging rocks	Rock fall	5	3	15 Very High	Bund placed along base of wall, 4m out	Remove overhanging and/or loose rock	Ensure all traffic and persons are kept at least 4m from the base of the wall	< 3 months
G	Pit wall over southern access road	Rock fall or rock slide	5	3	15 Very High	None	1. Trim rock face to even alignment, removing nibs of rock that extend out 2. Remove overhanging and loose rock 3. Widen Access road to allow bunding along the base of the wall to 1.5m high 4. Consider the installation of rock fall netting over face of cut	There is currently no protection in place, with no bunding	Immediate
G	Outer edge of Southern access road has poor bunding	Vehicle impact may cause collapse of bund and vehicle may leave road	5	2	10 Moderate	Some bunding in place	1. Increase bunding to 1.5m high generally along road 2. Allow at least 1m from edge of bunding to edge of slope below This will require widening of access road		< 6 months But may be undertaken in conjunction with other works on access road
H	Top edge of Western pit wall	Rock fall	4	3	12 Very High	None	Remove areas of topsoil showing		< 3 months

Area	Description	Hazard	Risk Assessment			Work Undertaken to Date	Future Recommended Works	Comments	Urgency of Works
	showing tension cracks in top soil						cracking in a managed fashion		
I	Access road into upper level northern pit has steep cut slopes either side (particularly on northern side)	Rock fall	5	5	25 Extreme	None	1. Remove overhanging and loose rock 2. Widen access road to allow bunding along the base of the walls to 1.5m, each side 3. Consider the installation of rockfall netting over the faces of the cut OR 1. Reduce the batter of the cut faces to 1 in 1 and removal all loose rock	There is currently no protection in place with no bunding	Immediate
J	Northern and Eastern faces of Upper level pit. This is the likely final location of the cut face	Rock fall	5	4	20 Extreme	None	1. Trim the rock face to even alignment, removing nibs of rock that extend out 2. Remove loose and overhanging rock 3. Place a bund along the base of the wall 1.5m high, 4m from face of cut 4. Consider installation of rockfall	Ensure all traffic and persons are kept at least 3m away from the base of the wall	Immediate

Area	Description	Hazard	Risk Assessment			Work Undertaken to Date	Future Recommended Works	Comments	Urgency of Works
							netting over the face of the cut		

5. FUTURE REVIEW

At this stage no further investigation work such as a rock face mapping showing individual defects and hazards is proposed, due to the large number of hazards present.

Due to the extent of works recommended to be undertaken in this report, a future review of the quarry pit is recommended after all or the most urgent works (rated “immediate” in urgency) have been undertaken, to reassess the hazards at site.

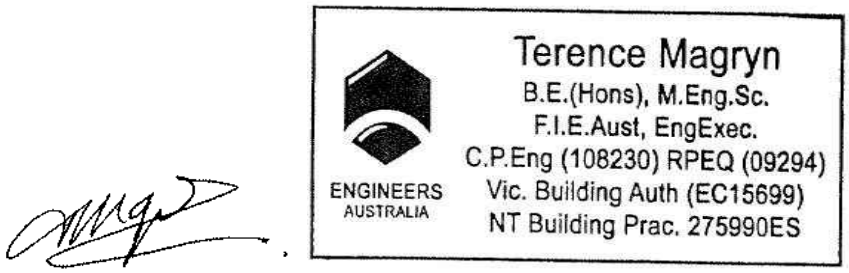
6. QUALIFICATIONS OF AUTHOR

This inspection and report was undertaken by Mr Terry Magryn of Magryn & Associates Pty Ltd. Mr Magryn's qualifications include:

Bachelor of Engineering (Civil) (1980)
Master of Engineering Science (1986)
Chartered Professional Engineer (108230)
National Registered Engineer (108230)

His experience includes 40 years as a practising civil and structural engineer, including mining engineering.

For Magryn & Associates Pty. Ltd.



T. Magryn
CP Eng.

Appendix O – Workplace Emergency Plan for Callington Quarry

Appendix P – Operator Capability Statement

as per Regulation 72(2)(h)

Introduction

We, Tradition Rebuilt Quarries Pty Ltd, the operator of the Callington Quarry PM 238, present this statement to demonstrate our capability to implement the Mine Operations Plan (MOP) and consistently achieve the environmental and social objectives outlined therein. Our team, systems, and resources are fully aligned to ensure ongoing compliance with regulatory requirements and industry best practices.

Demonstrated Expertise and Experience

Proven Track Record: Tradition Rebuilt has extensive experience in responsible mining operations, including successful execution of environmental management programs as Demonstrated at our Callington Bluestone quarry. One of the first actions we took was to clean all the weed infestation and substantial plantations of native vegetation and tress around the quarry site since taking over in 2009. Our operations have consistently met or exceeded environmental objectives and regulatory compliance standards.

Environmental Stewardship: We have a strong commitment to minimising environmental impact through proactive management of air quality, water resources, biodiversity, and waste. Our Callington site is a testament to our ability to rehabilitate disturbed areas, improve environmental quality, and engage with local communities effectively.

Skilled Workforce and Management

Key Personnel: Our team includes highly qualified environmental managers, engineers, and specialists with relevant expertise in mining operations, environmental science, and compliance. Key personnel leading the environmental management program include external consultant COOE Pty. Ltd.

Training and Development: We maintain a robust training program to ensure all staff are equipped with the skills necessary to implement the MOP and comply with environmental regulations. Continuous training on environmental monitoring, risk management, and regulatory compliance is part of our operational culture.

Management Systems and Technology

The Mine Operations Plan (MOP) forms the backbone of our environmental monitoring and reporting framework. It provides clear guidelines on how environmental objectives are integrated into day-to-day operations.

Monitoring and Reporting: We use monitoring technologies and methodologies as outlined in the MOP to track key environmental parameters such as water quality, air emissions, and habitat conditions. This ensures timely identification and resolution of any environmental concerns.

Risk Management: Comprehensive risk management strategies are embedded in our operations, ensuring that potential environmental risks are assessed and mitigated proactively.

Compliance and Continuous Improvement

Regulatory Compliance: We have a strong record of compliance with all relevant environmental regulations and conditions attached to environmental permits. Our history of successful audits and external reviews confirms our commitment to regulatory excellence.

Adaptive Management: Our approach to environmental management is adaptive, allowing us to respond quickly to new information or changing conditions. We are committed to continuous improvement, incorporating lessons learned and best practices from other projects and industry advancements.

Resources and Infrastructure

Investment in Technology: We have invested in the latest quarry technology engineered with environmental management tools, including the latest wire saw stone cutting plant with dust suppression and water recycling capability, to ensure we can efficiently implement the MOP's requirements.

Financial Capability: Tradition Rebuilt has the financial resources to support all aspects of the MOP, including the implementation of environmental programs, emergency response capabilities, and ongoing monitoring and rehabilitation activities.

Commitment to Environmental Objectives

Tradition Rebuilt is committed to operating the Callington Quarry in a manner that consistently achieves the environmental and social objectives outlined in the MOP. Our capabilities, resources, and management systems are fully aligned to ensure sustainable mining practices that protect the environment and support the local community.

Conclusion

We are confident in our ability to implement the MOP effectively and meet all environmental objectives in a responsible, compliant, and sustainable manner.

José Paim de Bruges
Owner and General Manager
Tradition Rebuilt Quarries Pty Ltd
Dated: 14 October 2024

Emergency Plan for Callington Blue Stone Quarry

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1. Introduction

Southern Contracting Group Pty Ltd operates the Private Mine PM 238, the Callington Blue Stone Quarry is located at Lot 22 Samuels Rd Callington SA.

The Callington Blue Stone Quarry is an open cut, hard rock quarry producing construction and road base materials on an approximately 121 Ha tenement, employing 18 people.

The operating hours of the Callington Blue Stone Quarry are:

Monday – Friday: 7.00am – 5.00pm

Saturday: By Appointment

2. Purpose

The purpose of this Emergency Plan is to provide detailed guidance on how to respond to identified emergency situations that could occur at the Callington Blue Stone Quarry The Callington Blue Stone Quarry Emergency Plan has been developed in accordance with the

requirements of the South Australian Work Health and Safety Regulations 2012, Chapter 10 Mines, Part 2, Division 5 Emergency Management.

3. Scope

The Callington Blue Stone Quarry Emergency Plan applies to all aspects of our operations including Exploration, Mining, Processing and Administration.

All Southern Contracting Group's & Callington Blue Stone Quarry employees, contractors and visitors are required to comply with the requirements of the Callington Blue Stone Quarry Emergency Plan.

4. Emergency Response Strategy

Southern Contracting group shall provide and maintain resources, procedures and trained personnel to ensure that adequate emergency response capabilities are available at all times during operations at the Callington Blue Stone Quarry

4.1 Emergency Event Classification

Emergencies will be classified into three levels depending on the severity of the actual and potential impacts and the extent of the response required to manage the event

Emergency – Incident Classification	
Level 1 – Site Contained	Emergency is of minor consequence and is; • Contained on-site, • Controlled immediately via on-site resources and personnel, • Not expected to escalate.

Level 2 – Time and Response Critical	Events that pose a significant risk to health and safety, property, the environment, and; • Depend on rapid response to control or prevent escalation, • May be unable to control immediately using on-site resources or personnel, • Require external emergency services (fire, ambulance, etc.), • Have the potential to escalate, • Have the potential to extend beyond the site boundaries.
Level 3 - Major Incident or Crisis	Events similar to Level 2 that pose a major threat to health and safety, property, the environment and; • Has or is likely to cause major disruption, • Has or is likely to impact on the community,

4.2 Declaring an Emergency

In the event of an emergency, the following radio communication shall be applied.

Radio Channel – 29

Call "**EMERGENCY – EMERGENCY – EMERGENCY**" ensure to use clear & slow language,

Repeat until answered,

When answered, give:

- Your name,
- Location of the emergency,
- Nature of the emergency (fire, first aid, rescue, etc.), and
- Assistance required.

Ensure message is repeated to confirm it is understood,

When an emergency call is initiated all other personnel are to cease operations, stay on the appropriate radio channel and maintain radio silence until notified by their Supervisor.

Should external emergency response be required the Quarry Manager (On-Scene Controller) shall contact the relevant emergency services via landline, dial 000 or via mobile phone, dial 112.

Dial 000 (may need to dial 0 first for an outside line), Mobile dial 112,

You will be asked for the emergency service required? (police, fire, ambulance),
Answer any questions about location – a detailed description, nearest town, distance out of town, what direction, any distinguishing landmarks, GPS coordinates).

4.3 Emergency Contacts

Service	Telephone No
CFS / MFS	000
SA Ambulance	000
SA Police	000
SES	132 500 - 000
Local Hospital Mt Barker	08 83931777
Poisons Information Centre	13 11 26
SafeWork SA	1800 777 209
EPA	1800 623 445
Strathalbyn Police	08 8536 2044

Contact Name	Telephone No
Matt Ramke (CEO)	0437 597 365
Judd Donaldson (Quarry Supervisor)	0428300306
Neil Best (Operations Manager)	0488 763 900
Lameroo Office	08 85763 627
WHS officer Matt	0437 597 365
Callington Office	08 85385342
Site Admin	08 85 385342
First Aid Room	

4.3.1 Communication System

Two Way Radio –: UHF channel 29Wherever possible, emergencies should be initiated through the two-way radio system – this will ensure that all possible resources will respond to the emergency in the shortest possible time.
Power Failure

If power is lost to the telephone system, use any of the company provided mobile phones – these are available with the Quarry Manager, WHS Coordinator or Supervisors.

4.4 Emergency Assembly and Evacuation

In the event of an emergency and a decision to evacuate, all instructions relating to the evacuation will come from the Quarry Manager or Supervisor at the scene of the emergency.

It is the responsibility of the Supervisor to ensure all persons, inclusive of contractors, in their workgroup are informed of the evacuation and Emergency Wardens to ensure all persons evacuate to the appropriate emergency assembly point (EAP).

To ensure that all those present on the site are accounted for (including contractors and visitors) a head count is performed by emergency wardens. This will include the use of the employee and visitor register taken from the site's computer system, and the sign in register. Emergency Wardens perform the necessary head counts at each emergency assembly point (EAP) and communicate to the Emergency Coordinator via radio or telephone.

If someone on the site cannot be accounted for, then a search will be initiated by the Emergency Coordinator, if safe to do so.

NO persons are to leave the emergency assembly point (EAP) until they have been directed to do so by the emergency wardens or Supervisor in charge (On Scene Controller). This clearance will come from the Quarry Manager or Emergency Coordinator.

4.4.1 Emergency Assembly Points (EAP's)

EAP's at the Callington Blue Stone Quarry are located at:

1. Visitor / Staff Car Park –.

2. Wash down bay, Southern end of Workshop -

4.4.2 Evacuation from Site

Depending on the type of emergency, a site evacuation may be initiated.

Based on the initial assessment of the emergency (i.e. a Level 1, 2 or 3 emergency), the Emergency Coordinator may take the following steps:

- Initiation of an area or site evacuation;
- Announce over the radio the type and location of emergency;
- Contact the Site Office via radio or telephone detailing the nature of the incident and request to contact the relevant emergency services; and
- Account for personnel.

In the event of the release of hazardous materials, persons are to proceed up wind of the release. If an EAP is downwind of the release the warden is to relocate all persons to a safer location.

It may be decided by the Emergency Controller that all persons should be evacuated to a location off site. In such an event all persons shall remain in the control of the Emergency Coordinator. No person is to leave without the authorisation of the Emergency Coordinator.

4.5 Emergency Exercises

Emergency Preparedness and Response shall be tested via emergency exercises, audits and reviews to verify adequacy and effectiveness.

4.5.1 Objectives of Emergency Exercises

- Safely test the facilities and strategies in place to manage emergency events in realistic circumstances;
- Test the competency of workers in using the facilities and procedures;
- Enhance the confidence and ability of workers to respond in an emergency;
- Identify opportunities for improvement; and
- Share the learning outcomes with others.

4.5.2 Scheduling of Emergency Exercises

Scheduling of emergency exercises will be developed by the site supervisor in consultation with the relevant emergency services.

As a guideline, site emergency exercises will be conducted in accordance with the following;

- **Major Site Exercise** - 1 major practical exercise for the mine/quarry will be conducted annually. This exercise is designed and organised by a committee and overseen by the Quarry/Mine Manager.
- **Minor Mine Site Exercise** – 1 minor practical exercise per annum for each shift – scheduled quarterly. These exercises are designed and organised by a committee overseen by the Quarry/Mine Manager.
- **Supporting Exercise** – Supporting exercises will be scheduled as part of the annual Emergency Plan Review. These desktop / semi-practical exercises are to be designed and organised by WHS Coordinator.

Reporting of Emergency Exercises.

Reports and outcomes of emergency exercises will be recorded in the safety management system with identified improvement opportunities included in the corrective and preventative actions report for treatment.

4.6 Responsibilities

4.6.1 On-Scene Controller

The Supervisor who first arrives on the scene will assume the position of On-Scene Controller from the emergency wardens and will manage first response and remain in control until relieved by another competent person, or a person of higher skill or knowledge. The On-Scene Controller will assume the role of Emergency Coordinator until a nominated person establishes the role.

Responsibilities:

Upon hearing an emergency call, or being notified, the Supervisor shall:

- Apply Duty Card 2;

- Answer emergency calls and prompt the caller for details;
- Request an Emergency Coordinator to be appointed;
- Assume the role of Emergency Coordinator until a nominated person is established;
- Manage First Response - mobilise emergency response people/services and remain in control until relieved by another competent person, or a person of higher skill or knowledge;
- Evacuate or withdraw personnel from danger, as necessary;
- Manage and co-ordinate the emergency response;
- Call Emergency Coordinator with request for additional resources, as required
- Hand over to relief On-Scene Controller if prolonged response is required; or more senior controller arrives at scene;
- Inform Emergency Coordinator when the on-scene response is completed and/or current status;
- Monitor and oversee the overall safety of the emergency response activity;
- Supervisor is responsible for initiating Incident Investigations; and
- Attend de-briefing after the event, as necessary.

4.6.2 Emergency Controller

The primary role of the Emergency Coordinator is to provide communications and support to the On-Scene Controller and arrange internal and external resources and communications necessary to support the emergency response effort.

Responsibilities:

Upon being notified, the Emergency Coordinator will go in the first instance to the relevant Emergency Control Centre (e.g. Supervisor's Office, Weighbridge Office or Admin Office, depending on location of the emergency), and remain in contact; and

- Apply Duty Card 3;
- Establish an Emergency Control Centre, check that relevant resources are at hand, and notify On-Scene Controller when ready;
- Call and mobilise external back-up by calling relevant emergency services;
- Establish the emergency classification, i.e.: Level 1, Level 2 or Level 3;
- Call and/or verify status of additional internal or external resources required;
- Notify relevant persons and authorities as specified on Duty Cards and Emergency Procedures.
- Seek assistance, e.g. assign someone to document events, maintain logs, etc. if required;
- Maintain communications and record events and dispatching of resources in the Emergency Log;
- Anticipate what resources may be required and confirm this with the On-Scene Controller, as required;
- Hand-over to relief Emergency Coordinator if continuation or prolonged response is required; and

Communicate all-clear at completion of emergency response; or advise personnel when specific operations may resume.

4.6.3 Emergency Wardens

The primary role of the Wardens is to assist with evacuation of personnel and accounting for people in the event of a fire or other emergency.

Responsibilities:

In the event of a fire or other emergency event in their area, e.g. emergency call or fire alarm activated – appointed Wardens will:

- Apply Duty Card 4;
- As far as is practical, establish the location and severity of the emergency event;
- Where relevant, collect visitor's book and/or obtain printout will be obtained from the site database, i.e. Scenario Emergency List;
- Fit a Warden's Hard Hat (red) so that you are readily identified;
- Ensure alarms are activated;
- Conduct a 'sweep' of your area and assist with orderly evacuation/withdraw personnel from danger;
- Move to the relevant EMERGENCY ASSEMBLY AREA (either A or B) while remaining upwind of smoke;
- Account for personnel, including visitors in the area. If personnel are missing, attempt to contact them;
- Report any missing persons to Emergency Coordinator;
- Remain at the EMERGENCY ASSEMBLY AREA (either A or B) until the emergency has passed and the 'all-clear' is given; and

Attend the de-briefing session after the emergency is terminated.

4.6.4 Emergency Response Team

The role of the Emergency Response Team is to respond to emergencies, to provide emergency response support to site personnel and be proactive in providing emergency response plans for people, property and the environment in accordance with the Emergency Response Team Charter.

Responsibilities:

Upon hearing an emergency call or being notified, appointed Emergency Response Team Members will:

- Apply Duty Card 5;
- As far as is practical, establish the location and severity of the emergency event;
- Check communication equipment and remain in contact;
- Mobilise equipment to the emergency scene;
- Assemble as a team and report to the On-Scene Controller upon arrival;
- Check for DANGER to self and others before responding at scene;
- Respond as requested by the On-Scene Controller and/or the Emergency Coordinator;
- Assist with injured persons and First Aid as necessary; and
- Avoid excessive fatigue or stress during response by rotating strenuous tasks.

The emergency response team is coordinated by the Safety Training Coordinator with representation from across the site. The objective is to have approximately 5 members on each shift.

The Emergency Response Team Training Scheme is updated annually against the training needs analysis for the team. Members are required to attend scheduled training.

4.6.5 First Aiders

Responsibilities:

Upon hearing an emergency call, or being notified, competent First Aiders will:

- Apply Duty Card 6;
- As far as is practical, establish the location and severity of the emergency event;
- Check first aid supplies at hand and remain in contact;
- Prepare to mobilise;
- If required, travel to emergency scene to assist and report to the On-Scene Controller upon arrival;
- Check for DANGER to self and others before responding at the scene;
- Respond as requested by the On-Scene Controller and/or the Emergency Coordinator; and

Assist with injured persons and First Aid as necessary.

4.6.6 Water Truck Operator

The role of authorised Water Truck Operator in an emergency is to attend incidents where bulk water may be required for: firefighting/control, dust suppression or clean-up activities.

Responsibilities:

Upon hearing an emergency call, or being notified, Water Truck Operators will:

- Apply Duty Card 7.
- As far as is practical, establish the location and severity of the emergency event.
- Check water level and advise On-Scene Controller when ready.
- Prepare to mobilise.
- If required, travel to emergency scene to assist and report to the On-Scene Controller or Emergency Coordinator upon arrival.
- Check for DANGER to self and others before responding at the scene.
- Respond as requested by the On-Scene Controller and/or the Emergency Coordinator.
- Provide assistance in Fire Fighting, dust suppression or clean-up activities.
- If **ELECTRICAL FIRE – DO NOT** attempt to apply water to fire unless Electrician has verified power disconnected.
- If **HEAVY EQUIPMENT FIRE – DO NOT** attempt to approach fire unless the On-Scene Controller has verified tyres are not heated or on fire.

4.6.7 Workers

The role of Workers in an emergency is to adhere to emergency procedures, maintain radio silence, and evacuate as necessary to nearest Emergency Assembly Area.

Responsibilities:

Upon hearing an emergency call, or being notified of an emergency event on site, all Workers will:

- Apply Duty Card 8;
- Cease operations and adhere to radio silence;
- If evacuation is required:
    - Follow instructions of the Warden or Supervisor;
    - Evacuate to nearest Emergency Assembly Point; and
    - Remain there until the 'all clear' is given.
    - Assist with the emergency response, but only if requested.
- Plant Operators – take feed off plant and prepare to shut down if so requested; and

Stand-by and await instructions from the Emergency Coordinator before resuming operations.

4.6.8 WHS Coordinator

The role of WHS Coordinator in an emergency is to provide support to Emergency Response personnel during an emergency; and to assist with the Incident Investigation and Reporting functions.

Responsibilities:

Upon being notified of emergency the WHS Coordinator will:

- Apply Duty Card 9;
- Liaise with the On-Scene Controller and Emergency Coordinator and provide assistance as required;
- Check the correct Emergency Classification has been identified (L1 – L2 – L3) and appropriate response has been activated;
- Check on site security arrangements;
- If an established means of blocking site access roads does not exist at the designated location, arrange for barricades to be established;
- Act as liaison officer with the police officer in charge if police support has been obtained to assist in security of the site;
- Remove any barricades and return site access to normal conditions when notified of the termination of the emergency;
- Attend the de-briefing session after the emergency is terminated;
- Assist with incident investigation and reporting; and

Ensure all equipment used during an emergency or emergency exercise is returned to 'ready' state.

4.6.9 Quarry Manager

The role of the Quarry/Mine Manager in an emergency is to provide resources to support Emergency Response personnel during an emergency; and to ensure Incident Investigation, Reporting and Notification requirements are met.

Responsibilities:

Upon being notified of emergency the Quarry/Mine Manger will:

- Apply Duty Card 10;
- Receive notification and travel to site as required;
- Determine the following information:
    - What is the emergency?
    - Where is the emergency?
    - When did it start and what is the status?
    - Any known deaths or major injuries?
    - Have any external authorities been called?
- Notify relevant statutory body if required;
- Where a crisis situation has been declared, ensure adequate response by contacting the CEO;
- Assume charge of the situation i.e. liaise with Emergency Coordinator/Communications Person and monitor the progress of the response activities and provide updates to the Crisis Management Team and appropriate personnel);
- Attend the de-briefing session after the emergency is terminated.

Ensure that Incident Investigation, Reporting and Notifications are initiated and are carried through.

4.6.10 Chief Executive Officer

The Chief Executive Officer's (CEO) Role is to oversee Crisis Management and provide resources and support to the Crisis Management Team.
Responsibilities:

Upon being notified of a Level 3 Emergency (Crisis), the CEO will:

- Apply Duty Card 11;
- Provide support to the Quarry/Mine Manager;
- Provide resources and support to the Crisis Management Team;
- Verify that corporate and statutory notifications and reporting requirements are met;
- Verify that adequate risk management processes are established to reduce and mitigate adverse impacts;
- Verify that appropriate support is provided to injured persons and/or next of kin;
- Liaise with Insurance Company(ies)/Underwriters;
- Convene and/or attend Crisis Management Team Meetings, as necessary;
- Seek legal advice, as required; and

Attend the de-briefing session after the crisis is terminated.

5. Potential Incidents

Emergency Event	Risk Assessment			Emergency Level	Emergency Services Required	Resources Required	Organisational Aspects
	Likelihood	Consequence	Risk Ranking				
Natural Disasters							
Major Earthquake/ Seismic Event	Rare	Catastrophic	High	L3	Local fire brigade, Police, Ambulance and State Emergency Service on alert.	Ambulance. Firefighting trucks and Water tankers. Plans and maps. Site emergency Response team.	Evacuation of affected workers. Evacuation notice. Communications to emergency services.
Severe Electrical Storm	Possible	Serious	High	L2	Local fire brigade, Ambulance and State Emergency Service on alert.	Site emergency Response team.	Evacuation of affected workers. Communications to emergency services.
Flood	Possible	Serious	High	L2	Ambulance and State Emergency Service on alert.	Site emergency Response team.	Evacuation of affected workers. Communications to emergency services
Bushfire	Possible	Catastrophic	Extreme	L3	Local fire brigade, Police, Ambulance and State Emergency Service on alert.	Ambulance. Firefighting trucks and Water tankers. Plans and maps. Site emergency Response team.	Evacuation of affected workers. Evacuation notice. Communications to emergency services.

Off-site Incidents							
Bus Accident	Unlikely	Catastrophic	High	L2	Local fire brigade, Police, Ambulance.	Site emergency Response team.	Communications
Explosives Truck Accident	Rare	Catastrophic	High	L3	Local fire brigade, Police, Ambulance and State Emergency Service on alert. Explosives specialist advice.	Ambulance. Firefighting trucks and Water tankers. Site emergency Response team. Shotfirers.	Evacuation of affected workers. Evacuation notice. Communications to emergency services.
On-Site Surface							
Light Vehicle Accident	Unlikely	Catastrophic	High	L2	Local fire brigade, Police, Ambulance and State Emergency Service on alert.	Ambulance. Site emergency Response team.	People control. Evacuation of immediate area.
Heavy Vehicle Accident	Unlikely	Catastrophic	High	L2	Local fire brigade, Police, Ambulance and State Emergency Service on alert.	Ambulance. Site emergency Response team.	People control. Evacuation of immediate area.
Hazardous Substance Release	Unlikely	Catastrophic	High	L3	Local fire brigade, Police, Ambulance and State Emergency Service on alert.	Ambulance. Firefighting trucks and Water tankers. Plans and maps. Site emergency Response team.	Evacuation of affected workers. Evacuation notice. Communications to emergency services.
Fixed Plant Incident							

Bulk LPG Leak/ Fire/ Explosion							
Surface Magazine Fire/ Explosion							
Working At Height Incident							
Pit Wall/ Ramp Failure							
Inrush Into Open Pit							
Pit Wall/ Ramp Failure							
Tyre Fire/ Explosion							
Bomb Threat							
On-Site Underground							
Rockfall/ Rock-burst or Ground Collapse	Possible	Catastrophic	Extreme	L3	Local fire brigade, Police, Ambulance and State Emergency Service on alert.	Ambulance. Firefighting trucks and Water tankers. Plans and maps. Site emergency Response team.	Evacuation of affected workers. Evacuation notice. Communications to emergency services.
UGME/ LV Accident							
Underground Fire							
Person/s Trapped							
Major Flooding/ Inrush							

6. Emergency Procedures

6.1 Natural Disasters

6.1.1 Major Seismic Event

A major earthquake or seismic event is one that causes damage to quarry/mine infrastructure and results in a significant disruption to operations.

Main Threats:

- Collapse of quarry/mine infrastructure (e.g. Tails Dam, underground workings, pit walls, mine access ways, surface buildings or structures)
- Loss of access to mine (loss of ramps, portal etc.)
- Induces major fire/ explosion (e.g. LPG or fuel storage)
- Disruption to security/ communications

Likely Alarms: Earthquake likely to trigger security/ other site alarms.

Response:

- Initiate affected area/s Evacuation Alarms
- Initiate Emergency Duty Card system
- Assess likely impact
- Call-out Emergency Response Team
- Secure access to all areas using Emergency Response Team
- Initiate appropriate emergency response (e.g. first-aid, fire, persons trapped underground, explosion etc.)
- Notify Quarry/Mine Manager
- Quarry/Mine Manager to initiate Crisis Management, if required
- Conduct damage assessment of entire site using competent team members (e.g. Geotech Team Leader for underground/ open-pit).
- Report to Government Authorities:
- The Bureau of Meterology (BoM) website may have information on aftershocks etc.
- Notify contractors & team members of proposed actions

External Help: State Emergency Service.

6.1.2 Major Seismic Event

All critical equipment should be properly earthed or protected by lightning arrestors. Activities in the open (e.g. pit sampling, charging etc.) should be stopped. If struck by lightning, cardiac arrest is likely, so quick response is essential.

Some hazardous activities (e.g. unloading explosive trucks) must cease. Explosive trucks should be parked up in a safe (well-earthed) area such as a workshop.

Main Threats:

- Team members struck by lightning
- Lightning initiating fire or explosion
- Disruption to power/ security systems

Notification:

May get some advance warning from Bureau of Meteorology of severe lightning strikes/ almost instantaneous thunder.

Could be some major power disturbances/ security alarms going off?

Alarms: Site Evacuation Alarm (if fire/ explosion)

Radio call (to stop work & evacuate area)

Response:

- Notify all production team members of approaching storm/s
- Initiate evacuation alarms, if fire or explosion
- Call-out Emergency Services, if support required
- Initiate appropriate emergency response (first-aid/ medical/ fire)
- Isolate any energy sources or hazardous substances (e.g. power, gas, diesel, reagents etc.)
- Notify Local Doctor and/or local Hospital, if required assistance (e.g. for cardiac arrest)
- Shut-down of surface operations, if storm/s severe
- Notify Quarry/Mine Manager
- Inspect affected areas to assess damage (once safe)
- If rubber-tyred equipment struck by lightning, park up in secured/ isolated area for 24 hours

Maintain security of affected areas until Emergency Coordinator gives “All Clear”

Refer to “Emergency Telephone Directory” for Contact Numbers

6.2 On-Site Surface Incidents

6.2.1 Light Vehicle Incident

Accidents involving light vehicles on site will require response from site team members. The presence of leaking fuel and possibility of having to cut persons out using hydraulic cutting equipment may require an Emergency Response Team call-out and/or local emergency services.

Main Threats:

- Injury to Team Member/s

Alarms: None

Response:

- Call-out Emergency Services team members
- Initiate appropriate emergency response (first-aid/ medical/ fire/ vehicle extrication)
- Initiate Emergency Response Team call-out, if required
- Notify local Hospital (local doctor)
- Notify local emergency services
- Secure area using Emergency Services or Emergency Response Team members
- Notify Quarry/Mine Manager
- Quarry/Mine Manager to initiate Crisis Management, if required
- Notify Contractor Team Leader, if involves contractor team members
- Report to relevant statutory authority
- Maintain security of affected area until Police or regulator give “All Clear”
- Initiate appropriate investigation (may need to maintain security of area until completed)

External Help:

Local emergency services.

Refer to “Emergency Telephone Directory” for Contact Numbers.

6.3 On-Site Underground Incidents

6.3.1 Rock-Fall/Rock-Burst or Ground Collapse

An underground rock-fall or major ground collapse is likely to result in significant injury, equipment damage and disruption to mine production.

The initial response should be to get all team members to a safe place (e.g. fresh air base) and conduct a formal head count. Safe evacuation to surface should then be conducted.

Main Threats:

- Potential for injury to team members
- Impact on Company image (if serious injury)
- Disruption to production

Alarms: Emergency Underground Radio Call.

Response:

- Call-out Emergency Services
- Call-out Emergency Response Team
- Initiate Emergency Duty Card system
- Initiate evacuation to FABs/ Refuge Chambers, if required
- Notify Mine Manager
- Mine Manager to initiate Crisis Management, if required
- Initiate appropriate emergency response (first-aid/ medical/ account for all team members/ search/ rescue/ entrapment, etc.)
- Notify Mining Team Leader and Underground Team Leader
- Notify Geotechnical Team Leader
- Assess situation/ damage & develop Recovery Plan
- Isolate any hazardous energy sources (e.g. power), if required
- Secure mine area using Emergency Services Team members, if required
- Notify local Hospital (local doctor) if injuries occur
- Notify local emergency services
- Notify relevant statutory authorities
- Maintain security of affected area/s until Emergency Coordinator and regulator give “All Clear”

Initiate appropriate investigation (may need to maintain security of area until completed)

External Help:

Local emergency services

Underground Mining Contractor (provision of equipment to assist rescue)

Geotechnical Expert (independent advice/ assist with recovery plan)

Refer to “Emergency Telephone Directory” for Contact Numbers.

ADDITIONAL INFORMATION

Work Health and Safety Legislation, Codes of Practice, fact sheets, Health and Safety Representatives (HSR) information and guides can be found at the following websites:

SafeWork SA – www.safework.sa.gov.au or call 1300 365 255

Safe Work Australia – www.safeworkaustralia.gov.au or call 1300 551 832

Appendix A – Duty Cards

Duty Card 1

Initiating an Emergency Call

In the event of an Emergency, the person initiating the emergency call should:

Remain CALM and speak clearly	☐
Call "**EMERGENCY – EMERGENCY – EMERGENCY**" Await response, if no response within 3 seconds, check radio channel and repeat call until answered. When answered give: 1. Your name 2. Location of emergency 3. Nature of emergency (fire, first aid, recue, etc.) 4. Assistance required Repeat the message to ensure that it has been clearly understood.	☐
Check for DANGER, and then provide assistance to your level of competence. DO NOT put yourself at risk.	☐
Follow the instructions of the On-Scene Controller and either assist or leave the scene as instructed.	☐

NO EMERGENCY DETAILS ARE TO BE RELEASED TO ANY UNAUTHORISED PERSONS

Duty Card 2

On-Scene Controller

In the event of an emergency, the area Supervisor will assume the role of On-Scene Controller and apply this duty card

Answer the emergency call, and prompt caller for details. Determine: • Name of the caller • Location of the emergency • Nature of the emergency • Immediate assistance required	☐
Request an Emergency Coordinator to immediately establish an Emergency Control Centre.	☐
Proceed to the emergency scene, assess the situation and secure the scene.	☐
Check for DANGER to self and other before responding.	☐
Evacuate or withdraw personnel from danger, as necessary.	☐
Check injured persons and arrange first aid as necessary.	☐
Call and mobilise resources until the emergency control centre is established.	☐
Manage and coordinate the emergency response, including: • Having the Emergency Vehicle / Trailer and, if necessary, lighting plants brought to the scene. • Ensure the emergency area is secured and is safe for responding personnel to enter • Manage and coordinate on-scene activities and response personnel	☐
Call Emergency Coordinator with request for additional resources, if and when required, including: • Water truck • First aiders • External emergency services (fire, ambulance, SES, police)	☐

Hand over to relief On-Scene Controller if prolonged response is required; or more senior controller arrives.	☐
Inform the Emergency Coordinator when the on-scene response is completed and/or current status.	☐
Monitor and oversee the overall safety of the emergency response activities.	☐
The area Supervisor is responsible for initiating the incident investigation.	☐
Attend de-briefing after the event as necessary.	☐

PRESERVATION OF LIFE AND PREVENTION OF FURTHER INJURY IS CRITICAL

Duty Card 3

Emergency Coordinator

Name of the Emergency Coordinator: _____

Date: _____ Time Emergency Call Received: _____

Upon being notified of an emergency, the Emergency Coordinator will apply this duty card.

Establish the Emergency Control Centre and notify the On-Scene Controller when ready.	☐
Call and mobilise external back-up (if required) by calling 000 from a landline or 112 from a mobile phone.	☐
Establish the emergency classification level: LEVEL 1: ☐ LEVEL 2: ☐ LEVEL 3: ☐	☐
Call and/or verify the status of additional internal or external resources required, e.g.: • Emergency Response Team • First Aiders • Water Truck • Mobile Plant • Escorts for resources	☐
Notify relevant persons and regulatory authorities as required.	☐
Seek assistance, e.g. assign someone to document events, maintain logs, etc.	☐
Maintain communications and record events and dispatch of resources in the Emergency Log.	☐
Hand over to relief Emergency Coordinator if continuation of a prolonged response is required.	☐
Communicate the “all clear” at the completion of the emergency, or advise personnel when specific operations may resume.	☐

Duty Card 3

Emergency Coordinator

EMERGENCY COMMUNICATION LOG AND DETAILS

Date: _____ Time of Incident: _____ Name of Caller: _____

Location: _____ Nature of Emergency: _____

Assistance Required:

Internal:

Site First Aiders ☐ Emergency Response Team ☐ Water Truck ☐

Mobile Plant ☐ Crane/Lifting Device ☐ Electrician ☐

External:

Ambulance ☐ Fire ☐ SES ☐

Other: _____ ☐

Site Location:

Insert a full and detailed description of the sites location.

Duty Card 3

Emergency Coordinator

RESOURCE LOG

The following assistance may need to be called – tick and note time of call

External	**Called**	**Arrived**	**Departed**
Ambulance	☐ Time: _____	☐ Time: _____	☐ Time: _____
Fire	☐ Time: _____	☐ Time: _____	☐ Time: _____
SES	☐ Time: _____	☐ Time: _____	☐ Time: _____
Police	☐ Time: _____	☐ Time: _____	☐ Time: _____
Other: _____	☐ Time: _____	☐ Time: _____	☐ Time: _____
Internal			
Area Supervisor	☐ Time: _____	☐ Time: _____	☐ Time: _____
Emergency Response Team	☐ Time: _____	☐ Time: _____	☐ Time: _____
First Aiders	☐ Time: _____	☐ Time: _____	☐ Time: _____
Water Truck	☐ Time: _____	☐ Time: _____	☐ Time: _____
Electrician	☐ Time: _____	☐ Time: _____	☐ Time: _____

Maintenance Fitters	☐ Time: _____	☐ Time: _____	☐ Time: _____
CEO	☐ Time: _____	☐ Time: _____	☐ Time: _____
Emergency Services Escort	☐ Time: _____	☐ Time: _____	☐ Time: _____
Boom Gate secure open	☐ Time: _____	☐ Time: _____	☐ Time: _____
Emergency Siren	☐ Time: _____	☐ Time: _____	☐ Time: _____
Radio Silence	☐ Time: _____	☐ Time: _____	☐ Time: _____
Other: _____	☐ Time: _____	☐ Time: _____	☐ Time: _____

NO EMERGENCY DETAILS ARE TO BE RELEASED TO UNAUTHORISED PERSONS (E.G. MEDIA) WITHOUT THE QUARRY/MINE MANAGERS PERMISSION

Duty Card 3

Emergency Coordinator

COMMUNICATION LOG – PHONE / TWO-WAY RADIO

Time	Name	Message	Notified (who)

Duty Card 3

Emergency Coordinator

COMMUNICATION LOG – PHONE / TWO-WAY RADIO

Time	Name	Message	Notified (who)

Duty Card 3

Emergency Coordinator

EMERGENCY COORDINATOR – COMMS – RELIEF HAND OVER

Date	Time	Off-Going	On-Coming

Duty Card 4

Wardens

The Area Wardens role is to ensure personnel are evacuated to emergency assembly points and are accounted for.

In the event of FIRE or other emergency events in their area, e.g. emergency call or fire alarm activated, appointed Wardens will apply this duty card.

As far as is practical, establish the location and severity of the emergency event.	☐
Where relevant, collect the visitors sign in register/book.	☐
Put on Wardens **RED** helmet.	☐
Move to the relevant Emergency Assembly Point, ensuring it is up wind of any smoke or hazardous substances.	☐
Account for personnel, including visitors.	☐
Report any missing persons to the Emergency Coordinator.	☐
Remain at the Emergency Assembly Point until the emergency has ceased and the “all clear” is given.	☐
Attend the de-briefing session.	☐

PRESERVATION OF LIFE AND PREVENTION OF FURTHER INJURY IS CRITICAL

Duty Card 5

Emergency Response Team

Upon hearing an emergency call, or being notified, Emergency Response Team Members will apply this duty card.

As far as practical, establish the location and severity of the emergency event.	☐
Check communication equipment and remain in contact.	☐
Mobilise emergency equipment to the emergency scene.	☐
Muster as a team and report to the On-Scene Controller, upon arrival.	☐
Check for DANGER to self and others before responding at the scene.	☐
Respond as requested by the On-Scene Controller or the Emergency Coordinator.	☐
Assist with injured persons and apply First Aid as required.	☐
Attend de-briefing session.	☐
PRESERVATION OF LIFE AND PREVENTION OF FURTHER INJURY IS CRITICAL	

Duty Card 6

First Aiders

Upon hearing an emergency call, or being notified, First Aiders will apply this duty card.

As far as practical, establish the location and severity of the emergency event.	☐
Check first aid supplies and remain in contact.	☐
Prepare to mobilise.	☐
If requested, travel to the emergency scene to assist and report to the On-Scene Controller upon arrival.	☐
Check for DANGER to self and others before responding at the scene.	☐
Respond as requested by the On-Scene Controller or the Emergency Coordinator.	☐
Assist with injured persons and apply First Aid as required.	☐
Attend de-briefing session.	☐

PRESERVATION OF LIFE AND PREVENTION OF FURTHER INJURY IS CRITICAL

Duty Card 7

Water Truck Operator

Upon hearing an emergency call, or being notified, Water Truck Operators will apply this duty card.

As far as practical, establish the location and severity of the emergency event.	☐
Check water level and advise On-Scene Controller when ready.	☐
Prepare to mobilise.	☐
If requested, travel to the emergency scene to assist and report to the On-Scene Controller upon arrival.	☐
Follow instructions of the On-Scene Controller.	☐
Provide assistance with firefighting as required.	☐
If ELECTRICAL FIRE – DO NOT attempt to apply water unless electrician has verified power is disconnected.	☐
If HEAVY EQUIPMENT FIRE – DO NOT attempt to approach fire unless the On-Scene Controller has verified that tyres are not heated or on fire.	☐
Attend de-briefing session.	☐

PRESERVATION OF LIFE AND PREVENTION OF FURTHER INJURY IS CRITICAL

Duty Card 8

Workers

Upon hearing an emergency call, or being notified of an emergency event on-site, all workers will:

Cease operations and adhere to radio silence.	☐
If evacuation is required: • Follow instructions of the Warden or Supervisor; • Evacuate to the nearest Emergency Assembly Point; and • Remain at the emergency assembly point until the “all clear” is given.	☐
If competent and requested to, assist with the emergency response.	☐
Stand-by and await instructions from the Emergency Coordinator, before resuming operations.	☐
NO EMERGENCY DETAILS ARE TO BE RELEASED TO UNAUTHORISED PERSONS	

PRESERVATION OF LIFE AND PREVENTION OF FURTHER INJURY IS CRITICAL

Duty Card 9

WHS Coordinator

The WHS Coordinators role is to provide support to Emergency Response Personnel during an emergency and in the incident investigation and analysis.

Upon hearing an emergency call, or being notified, the WHS Coordinator will apply this duty card.

If requested, travel to the emergency scene to assist and report to the On-Scene Controller upon arrival.	☐
Liaise with the On-Scene Controller and Emergency Coordinator and provide assistance as required.	☐
Check that the correct emergency classification has been identified and appropriate response has been activated.	☐
Assist with securing the scene, if required.	☐
Check existing security arrangements.	☐
Arrange for barricades to be established if not already in place.	☐
Act as site liaison with external emergency services.	☐
Coordinate the de-briefing session	☐
Coordinate the incident investigation and analysis.	☐
Ensure all equipment used during the emergency is returned to a “ready” state.	☐

Duty Card 10

Quarry/Mine Manager

The Quarry/Mine Managers role is to provide resources to support the emergency response personnel and to ensure all incident reporting, notifications and investigations are conducted.

Upon hearing an emergency call, or being notified, the Quarry/Mine Manager will apply this duty card.

If requested, travel to the emergency scene to assist and report to the On-Scene Controller upon arrival.	☐
Determine the following: • What is the emergency? • Where is the emergency? • When did it start and what is the status? • Any known fatalities or significant injuries? • Have external authorities been notified?	☐
Notify relevant statutory authority, SafeWork SA, EPA, DSD, etc.	
Where a crisis has been declared, contact the crisis management team.	
Monitor the situation, liaise with the Emergency Coordinator.	
Provide updates to the crisis management team	
Attend the de-briefing session	
Ensure that an incident investigation and analysis is conducted.	

Duty Card 11

CEO

The CEOs role is to provide resources to oversee crisis management and provide resources and support to the crisis management team.

Upon being notified of a LEVEL 3 Emergency (Crisis), the CEO will apply this duty card.

Provide support to the Quarry/Mine Manager	☐
Provide resources and support to the crisis management team.	☐
Verify that corporate and statutory notifications and reporting requirements are met.	☐
Verify that adequate risk management processes are established to reduce or mitigate adverse impacts.	☐
Verify that appropriate support is provided to injured persons and/or next of kin.	☐
Liaise with insurance companies/underwriters.	☐
Convene and/or attend crisis management team meetings, as necessary.	☐
Seek legal advice, as required.	☐
Attend the de-briefing session after the crisis is terminated.	☐

Appendix B – Site Survey Plan

Plan must include as a minimum:

- Emergency facilities, including:
  - Emergency assembly points;
  - First aid kits and or first aid rooms;
  - Fire extinguishers and hydrants;
  - Other relevant emergency equipment.
- Site services (e.g. electrical and gas) particularly underground services and power lines;
- Location of buildings and structures (e.g. offices, workshops and fixed plant)
- Old mine/quarry workings; and

Location of any hazardous substances stored on site.

Appendix C – Emergency Equipment

Type of Emergency Equipment	Location of Equipment
Fire extinguishers	Located in all buildings, workshop and in all vehicles.
Fire hydrants	Front of Workshop, Front of Admin Office, Adjacent Bulk LPG storage.
Fire Hoses	Located in cabinets at each hydrant
Self-Contained Breathing Apparatus (SCBA)	Located in Emergency Response Team equipment shed.
Acid suits	NA
Additional PPE	Located in Emergency Response Team equipment shed.
Gas detector	NA
Rescue Harness	Located on the Emergency Response vehicle
Ropes	Located on the Emergency Response vehicle
First aid kits	Located in all buildings In all vehicles
Specialised First Aid kits	Located on the Emergency Response vehicle
First aid room	Located in main admin building
Emergency Radios	Located in weighbridge office
Fire indicator panel	Located in the main admin building
Emergency lighting	Located in Emergency Response Team equipment shed.
Emergency Response Vehicle	Located in Emergency Response Team equipment shed.
Hazardous substance spill kits	Located in front of workshop Located at bulk oil storage area Located on the Emergency Response vehicle
Others	

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Record of Inspection

DATES:	11.09.2025	**TIME:**	09:00am-10:15am
LOCATION:	Lot 22 Samuels Rd Callington SA 5254		
DA # / Nature	24001439 - Waste recovery facility and associated special industry (crushing)		
ATTENDEES:	Greg Sproule (TL Planning MBDC), Jose Paim de Bruges (Applicant & Operator) & Carol Muzyk (COOE-Primary Contact)		
COMMENTS:	Jose walked GS and CM around site providing detailed run down of the WRF and associated processes and activities: 1. Vehicular Movements within site - from the point trucks with building waste enter the site > weighbridge > temporary route down to pit floor to unload (and proposed routes once new northern ramp is constructed > route back up to weighbridge for truck carrying recycled crushed product > exit site. 2. General overview of past and proposed quarrying operations and expansion (DEM – PM 238 MOP Approval) 3. Explained crushing activity and location of 2 x crushing plant on pit floor. 4. Stockpile locations on pit floor. 5. CCTV system to be installed on weighbridge to monitor/control building waste being brought to the WRF for crushing. 6. Ticket and payment systems upon entry/exit. GS then undertook locality inspection post site meeting to gain understanding of the location of the nearest sensitive receivers on adjoining land/locality; road network and existing noise sources (i.e. traffic on S-E Freeway to the north and Callington Road to the east).		

SITE PHOTOS

Photo 1: Looking SE from adjacent the site entrance, with existing and operational stone wire cutter to left and water tank (260kL) on right that stores water extracted from onsite licenced bore.

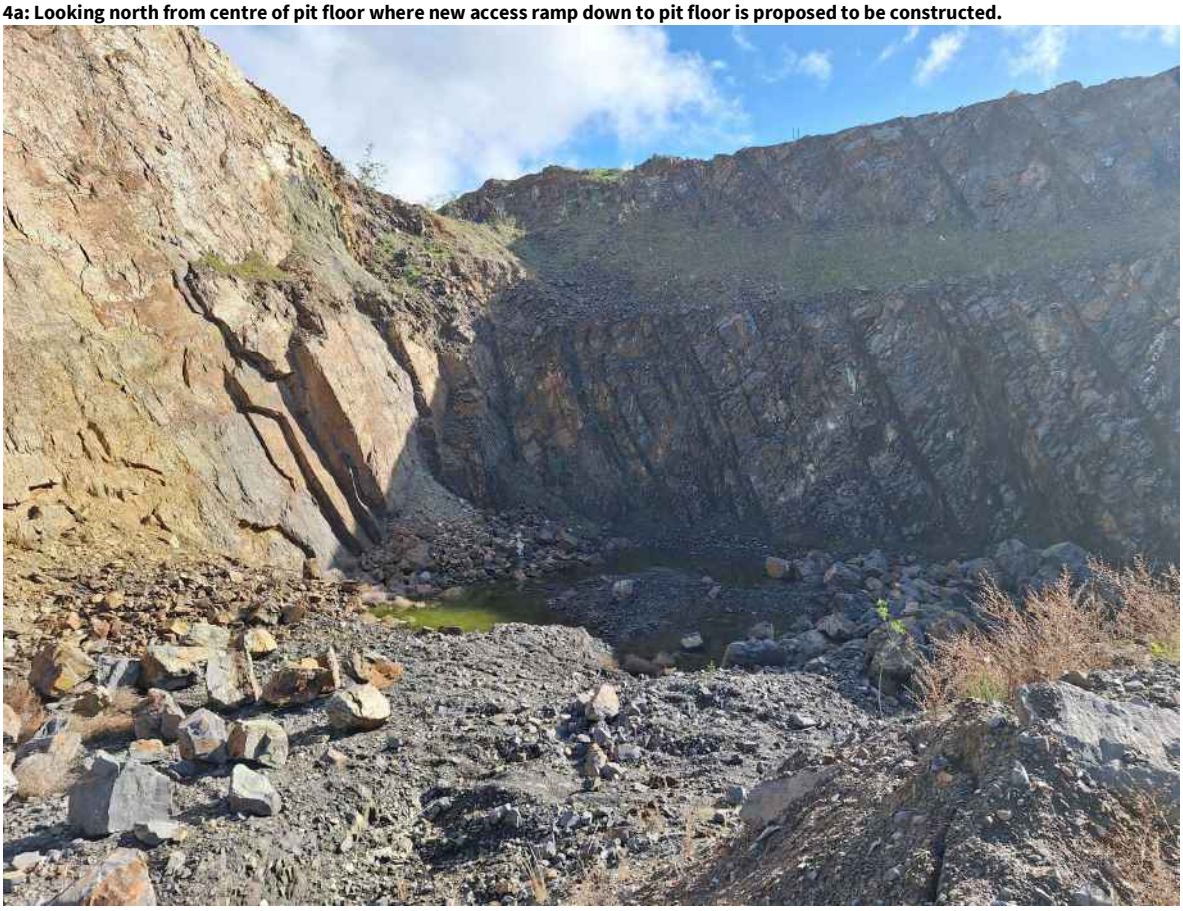
Photo 2: Looking East toward the existing open cut pit, where the new ramp access down to the pit floor is proposed to be constructed (bottom of photo).

Photo 3a: Looking east from top of existing ramp access down to existing open cut pit from the SW.

Photo 3b: Looking north from mid-way down the existing ramp access down to existing open cut pit.

Photo 3c: Looking NE from existing ramp access existing open cut pit from the SW, showing extent and scale of existing open cut pit.

Photos 4a: Looking north from centre of pit floor where new access ramp down to pit floor is proposed to be constructed.



Photos 4b: Looking north from eastern side pit floor where new access ramp down to pit floor is proposed to be constructed and approximate location of the crushing plant in centre of photo.

Photos 5a: Looking SE across pit floor, noting that pit floor is to be lowered, with material used to construct new ramp access from north down to pit floor. Crushing plant to be located to left and recycled materials stockpile to centre-right side of photo.

Photos 5b: Looking south across pit floor, noting that pit floor is to be lowered, with material used to construct new ramp access from north down to pit floor. Crushing plant to be located to left and recycled materials stockpile to centre-right side of photo. Note water supply from tank that will be used for dust control during crushing operations and dust suppression of stockpiles.

Photo 6: Looking NW across site toward entrance and existing quarry infrastructure from existing quarry access track to open cut pit.

Photos 7a: Existing weighbridge and office, looking south.

Photos 7b, 7c & 7d : Looking NE, site exit after trucks have been weighed on the weighbridge.

Photo 8: Looking west from weighbridge to site of proposed site office.

LOCALITY PHOTOS

Photo 9a: Looking east along Samuels Road, subject site on right of photo.

Photo 9b : Looking east along Samuels Road, with site entrance on right of photo.

Photo 10: Site entrance to Samuels Road.

Photo 11: Looking west along Samuels Road with the Bremer River in the foreground and subject site to left of photo.

Photo 12: Looking west across the intersection of Callington-Strathalbyn Road & Samuels Road from Bremer Range Road, with the subject site on the centre and left of the photo.

Photos 13a and 13b: Looking NW from the eastern boundary of the subject land from Callington-Strathalbyn Road, with existing mine in top left of photo with a dwelling (sensitive receiver) on adjoining land in the top-right of photo.

13b: Looking SW from the eastern boundary of the subject land from Callington-Strathalbyn Road with a dwelling (sensitive receiver) on adjoining land in centre of photo.

Details of Representations

Application Summary

Application ID	24001439
Proposal	Waste recovery facility and associated special industry (crushing)
Location	LOT 22 SAMUELS RD CALLINGTON SA 5254

Representations

Representor 1 - Monika Fitzgerald

Name	Monika Fitzgerald
Address	120 Samuels Riad CALLINGTON SA, 5254 Australia
Submission Date	25/11/2025 08:22 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

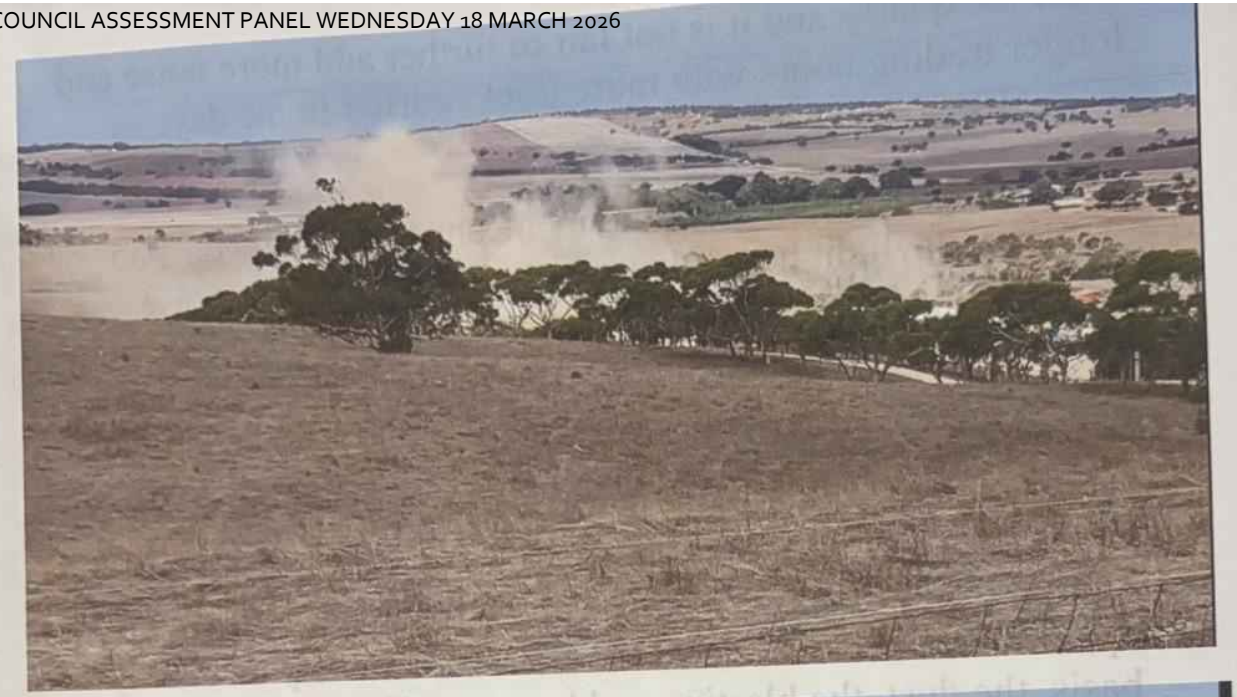
Reasons

25/11/2025 To: Mount Barker Council PO Box 54 Mount Barker, SA, 5251 Re: DA 24001439 – Proposed Waste Management Facility, Samuels Road, Callington Dear Mount Barker Council, I am writing to object to Development Application DA 24001439. I have lived on Samuels Road for over 24 years and am deeply concerned for my health, safety, property, and rural lifestyle. Our community experienced serious impacts during the quarry operations in 2021, including dust, noise, water contamination and disruption to agricultural activity. Reintroducing an even more intensive operation, now including a crushing facility, poses unacceptable and long-term risks. Dust and Water Contamination Previous quarry operations produced heavy dust that entered my home, contaminated my rainwater tanks (my only water source), and prevented me from safely opening windows or using my clothesline. Dust from truck movements on Samuels Road remains ongoing, and the new proposal provides no dust-control measures for the public road. I am seriously concerned about long-term health impacts from concrete and rubble dust, including respiratory illness and other chronic conditions. Noise Impacts Past operations created constant industrial noise. DEM and EPA monitoring confirmed noise breaches, and sound equipment was placed on several properties along Samuels Road. The new proposal allows up to 66 hours per week of crushing, drilling, heavy machinery and reversing alarms—conditions entirely inappropriate for a rural setting and detrimental to resident wellbeing. Traffic and Road Safety Large trucks previously forced smaller vehicles off the narrow single-lane road. The concrete-pillar bridge on the access route is not suitable for heavy vehicles, posing risks to residents, visitors and farm machinery. Agricultural and Biosecurity Impacts Dust settling on my crops and hay previously affected soil health, stock health and productivity. Only after quarry activities ceased did my property begin recovering. A more intensive operation would undermine this recovery and threaten ongoing agricultural viability. Visual Amenity and Compliance Issues DEM authorised construction of a visual amenity bund under MOP 2020-006 and required it to be shaped and vegetated to reduce dust. DEM also directed that stockpiles along Samuels Road be removed or relocated. None of these requirements have been addressed in the three years since closure. Dust has been extreme across summers and drought periods, and the current condition of the site demonstrates ongoing non-compliance. Operator Accountability Although the land was leased, Mr Burges was formally notified by DEM and the EPA of breaches and complaints. Residents contacted him directly about dust, noise, water and

safety concerns, but he deflected responsibility, stating it was “their problem” and to “take it up with Council.” This pattern raises serious doubts about the applicant’s willingness to comply with any future regulatory obligations. Conclusion This proposal is incompatible with the rural zoning and surrounding farmland. It places unreasonable risks on residents’ health, agricultural land, local infrastructure and rural amenity. I respectfully ask that the Council Assessment Panel give full consideration to these issues and keep me informed throughout the assessment process. Thank you for considering my submission. Monika Fitzgerald

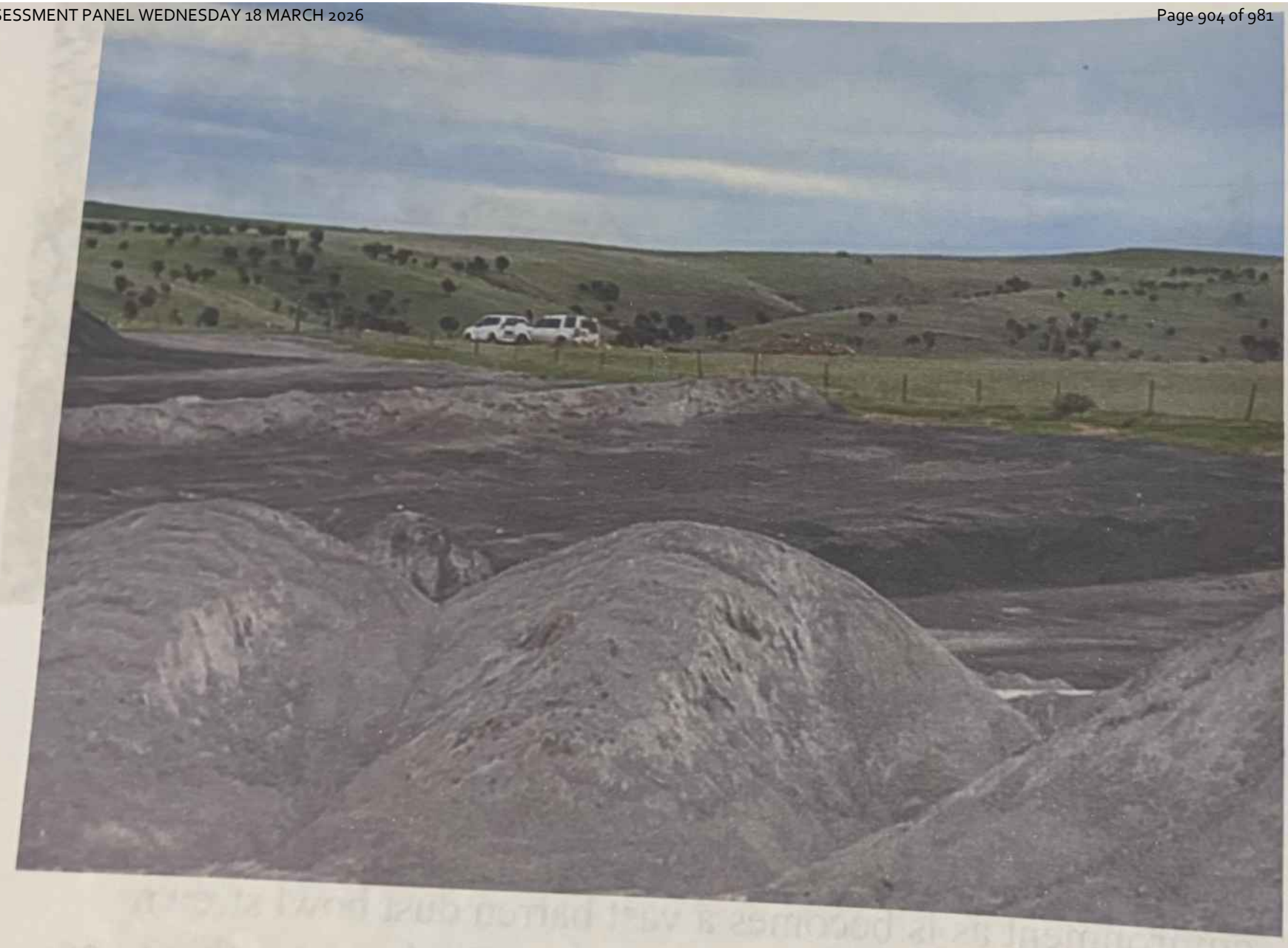
Attached Documents

IMG_7945-1561577.jpeg
IMG_7943-1561578.jpeg
IMG_7933-1561579.jpeg
IMG_7942-1561580.jpeg
IMG_7939-1561581.jpeg



23 March 2022 Double blasting and no dust suppression on a windy day. This area is very windy in general.

13 April 2022 General Quarry activity - No dust suppression



This will be partially what I am going to be subjected to below as this is taken from a short distance from my front gate . This is part of the quarry currently

Representations

Representor 2 - Timothy Freund

Name	Timothy Freund
Address	PoBox616 MURRAY BRIDGE SA, 5253 Australia
Submission Date	13/11/2025 02:35 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
I do not want a zone or land use change from primary production and quarry to waste material processing. Concerns are Dust management and the negative effects on the local environment Road abuse from extra heavy vehicle and the councils limited application of road maintenance Noise of processing These issues have been raised in the past with quarrying operations. Adding to the profile of operations in the quarry is going to compound side effects on the surrounding environment, including livestock and people.

Attached Documents

Representations

Representor 3 - Sonia O'Malley

Name	Sonia O'Malley
Address	8 Old Princes Highway KANMANTOO SA, 5252 Australia
Submission Date	14/11/2025 01:52 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Why can't this be constructed in Monarto! The land is already allocated to industrial and it does not affect the community or people's homes! Kanmantoo is already stinky because of nuetrog, we don't want Callington smelly too!

Attached Documents

Representations

Representor 4 - Hazel Hunter

Name	Hazel Hunter
Address	10 Grazier Street MURRAY BRIDGE SA, 5253 Australia
Submission Date	27/11/2025 10:06 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

Submission re Application Number 24001439 To whom it may concern My name is Hazel Hunter and I am President of the Kanmantoo-Callington Landcare Group (KCLG). At our last meeting on 2nd September a motion was passed that I should contact the Mt. Barker District Council to officially oppose the development proposed on Lot 22 Samuels Rd Callington. The development is only 300m from the Bremer River and 570m from the Mt. Barker Creek. There are 2 native plant corridors being developed along these watercourses. The Bremer River Corridor KCLG, local landowners, and the local community have been working over the last 5 years fencing off the Bremer, permanently removing stock & planting. We have created over 8kms of protected habitat along the Bremer so far. We have received $26,000 from 2 Landscape Boards to extend this corridor another 600m downstream along the Bremer from the Junction Bridge. This on the boundary of the proposed development. The Mt. Barker Creek corridor This corridor is being established by the 2nd Nature Conservancy, Hillgrove Copper and the Native Vegetation Council. It includes a 200 acre Heritage Agreement property which is also on the boundary of the proposed development. These areas are becoming major habitat 'hot- spots'. The Bremer River & Mt Barker Creek habitat corridors will be directly affected for the following reasons: • The dust that is likely to be created by the crushing, the increased traffic and the stockpiles, will affect the existing vegetation and the plants that we have put in, and intend to put in. We are very aware of the dust that was created by the quarry when it was recently in operation. We realise that we are unable to do anything about the quarry, but to allow an increase of dust (involving up to 15 trucks of stone and brick per day), would be unnecessary, disheartening and damaging to our work. There is an established waste concrete crusher at Brinkley near Murray Bridge. • The noise created by the crushers will affect the bird life. It is well established that the number of woodland birds in the Mt. Lofty Ranges is plummeting. These corridors offer a real hope that bird life can be brought back, and already we are seeing some excellent results. The diamond fire tail, which is endangered, is returning. The noise is different from freeway noise. It is sharp and abrupt and will affect bird behaviour. • The increased deposition of dust and crushed materials that will be blown and washed into the Bremer River and Mt. Barker Creek. The Bremer River, particularly, is already in a very poor state. We are concerned about the long term. Over the years, the extra dust and noise will have an effect, and we will lose plants and wildlife. This is a new development, which will have a detrimental effect on the surrounding residents, watercourses and wildlife. We urge you to reject the proposal.

Attached Documents

Representations

Representor 5 - Paul Johnston

Name	Paul Johnston
Address	PO Box 65 CALLINGTON SA, 5254 Australia
Submission Date	29/11/2025 09:39 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons See Step 3	

Attached Documents

Submission-re-DA-24001439-copy-1562642.pdf
Some-Official-Correspondence-from-DEM-and-2-Councils-1562643.pdf

Submission re DA 24001439 Samuels Rd Callington 29.11.25

We believe that the proposal for a waste recovery facility will add to proven problems that have been experienced by the neighbourhood.

We believe it is incompatible with the Planning and Design code for the following reasons:

Dust

PO 4.2 a (Rural Zone) We believe that the proposal does not do enough to *'mitigate adverse impacts on the amenity of land in other ownership and the character of the locality'.*

PO 5.1 (Interface between Users: Air Quality) We believe the proposal has the ***'****potential to emit harmful or nuisance generating air pollution'* and does not incorporate sufficient *'air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers'.*

The background
The neighbourhood has already experienced enormous problems with quarry dust and noise. This was created by a contractor who leased the quarry from the proponent.

However, the proponent knew about these problems but did nothing.

Dust suppression was abysmal, the rules were ignored and complaints were not acted on. Letters were written to DEM, EPA and both Councils. Compliance orders were eventually issued by DEM and monitors installed. In the end the contractor ceased operations.
Some of the correspondence is attached in a supplementary file, including a list of complaints compiled by Robbie Jones (Regulator DEM).
And so the neighbourhood's trust that there now will be effective dust suppression is very low.

Our concerns about dust from this proposal include:

a) The stock piles
20,000 tons of material will be delivered per year. The stockpiles in the pit will be 100m long & 30 metres wide. In one section of the plan the stock piles are 10m high. In another section they are 15m high. The height is important because the pit wall varies from 10m to 20 m in height - once excavation work for the access ramp have been completed.
But eventually, this means that the top of the stock piles will be at the same height as the wall which is supposed to contain them. This reduces the point of locating the piles in the pit.
Dust rises (see photo from 2022). Callington is windy and because there is no barrier over the pit, and lower barriers to the south and east, there is a high risk that dust will be widespread over the Bremer valley. The wind mainly comes from the west which will blow dust onto the closest sensitive receivers, and the Valley.

b)The dust mitigation strategies
The plan offers generalised statements but very little detail.
The main strategy for mitigating stock pile dust on windy days is water sprays. And yet there is no information or diagrams about the number, or type of sprays, their volume or positioning. There is no information about what will happen at night, when the staff have left.
Despite Council requests, there is no information about the reliability of the bore (only the output of the pump). The bore will have to supply water for:
- the existing quarry work, - which is already permitted
- the stone cutter - which is newly installed and will require additional water for the cutting process. (12000L/day)
- this proposed development - involving dust suppression for the crushers, the stock piles and the trucks on site.

Council will not allow water trucks along the unsealed public road. There will be up to 40 extra truck movements/day and so dust from the trucks will also be a major problem for the whole area.

c) Our health
The EPA is very concerned about the ‘unseen dust’ from the quarry. Apparently 4 dust gauges have been established to create base line data. There is no information about their whereabouts, and they do not measure PM10, PM 2.5 or silica particles (despite requests from the EPA). This could be a problem for the reopening of the quarry.

In terms of this proposal, these unseen dust particles are particularly dangerous to local residents and workers. We are very concerned about dust in our rain water tanks. The proponent’s answer to this problem is ‘the proposed mitigation measures & monitoring programs ensure the risk to exceeding PM 10 and PM 2.5 dust criteria is very low’. However the monitors will not measure the particles, & the mitigation strategy is inadequate (see below). What evidence is there to say the risk is very low?

Waste management is a very complex process. The waste from construction sites will inevitably involve a risk of contaminants such as plastic, rubber, oil, steel etc and possibly asbestos.
The proposal makes the screening of waste material sound very simple. However the waste will not necessarily be fully screened at the construction site. Nor can it be properly screened at the weigh bridge (‘up to’ 2 workers will be employed for the whole waste

facility). Contaminants may not be discovered until they reach the crusher. They maybe crushed and added to the stock pile or they may be separated out. There is no detail about a lay down area or storage of unwanted materials.
This development is best established at a dump, where products can be immediately dealt with. There is already a waste recovery facility at Brinkley which is only 20kms away.

c) Monitoring
There is no clear understanding of the detail involved in the monitoring of the waste facility dust. We know that Hillgrove Resources check their dust levels every 5 minutes, and the data is sent electronically to both to the company and the SA Government.
In this proposal, the only information is in the MOP for the quarry, which notes that the monitors (of the visible dust) will only be checked monthly. Otherwise, dust will be checked visually - and decisions about mitigation will be made by the workers.

Dust is a major issue for the local community. This is a company that has an unfortunate history. It has limited capital and is operating a quarry under an old-fashioned permit. DEM may not even allow its expansion to continue. There is a high risk that 'short cuts' with dust mitigation will continue with this new industry - particularly over the medium and long term. The community cannot afford this.

Change of Use

The development is considered a 'Special Industry' by the assessing authority.
This is an industry that 'is likely to cause or create dust and thereby endanger, injure or detrimentally affect the life, health or property of any person or produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which the industry is conducted.'

PO 4.2c (Rural Zone) This development does not *'primarily involve primary production commodities sourced from the same allotment and /or surrounding rural areas'.*

The raw material for the proposed development is completely imported from construction sites. It is not primary produce and it is not sourced from the same allotment or surrounding areas.

PO 4.2b (Rural Zone). This development does not '*realise efficiencies in primary production related storage, sorting, packaging, manufacturing and the like'.*

The proposed development will not make the extraction of quarry material any more efficient. We believe the company is still in discussions with DEM about an expansion of the quarry and the conditions that DEM requires may not even allow the quarry to continue.
This proposal introduces a completely new industry that is not a quarry diversification. It is clearly noted in the plans that the two operations will be managed separately.

PO 4.3 (Rural Zone). This development is not *'sited, designed and of a scale that maintains rural character and function and respects landscape amenity'.*

DTS/DPF 4.3a (Rural Zone). This development is not '*100m from all road and allotment boundaries'.*

This proposal involves a 'special industry' because of its high impact on the surrounding area. It will have a direct effect on rural land off site. For example, the neighbouring land owners operate a beef cattle stud property. Their animals roam within 100m of the proposed development. The added dust and associated silica from the crushing will rise over the barrier (see photo). This, together with the 15 trucks / day (extra to the quarry operation), will effect the quality of the pasture.
The extra dust will also effect the environmental values of the adjacent Bremer River.

The set back of the crushers is less than the required 100m, and the screening is inadequate. Attempts have been made by the proponent to plant a screen, but the efforts are sparse and ineffective.

Hours of Operation

PO2.1 (Interface between land uses). This development unreasonably '*impacts the amenity of sensitive receivers through its hours of operation having regard to (c) the extent to which the development is desired in the area.'*

It is very clear that the neighbourhood does not desire this proposal. We have had an extremely stressful time from 2019-2023 during the operation of the quarry and a proposal for a concrete batching plant in 2021. The EPA was regularly involved, there was a petition and the Minister and Federal MP were consulted. The neighbourhood does not desire an extension of this operation.
The suggested hours of operation (7am to 6pm Monday to Saturday) infringe on the amenity of a rural / residential area.
The situation is complicated by the fact that the quarry has the same operating hours and so it would be very difficult to differentiate between the trucks.

Noise

PO4.1 (Interface between land uses). This development unreasonably '*emits noise that impacts the amenity of sensitive receivers'*

Resonate has found that the proposed activity will <u>exceed</u> the noise criteria at one receiver. Therefore, the noise must be loud and barely acceptable.
Moreover, the type of noise will be sharp and erratic. The noise of an excavator, 3 loaders, 2 jaw crushers, 2 cone crushers and a hammer drill, various trucks and a generator provides high risk of unreasonable impact. For Resonate to compare the noise to the regular hum of the freeway is most unfortunate.
The distance to the closest house is 320m and the next house is 375m. There are five other houses within a 1000m of the proposed development.

PO4.2(d) (Interface between land uses). This development does not provide '*a <u>suitable</u> acoustic barrier between the plant and the adjacent sensitive receiver <u>boundary</u>'.*

If Resonate believes there will be a noise exceedance, the rock wall is not suitable. The wall is primarily to the north and east of the facility. There is no roof or sound insulation above the pit and the noise can still travel over the wall unimpeded.

Water

PO 1.1 (Prescribed water resources area overlay). This development places *'undue strain on water resources in prescribed surface water areas'.*
DTS/DPF 1.1 (Prescribed water resources area overlay). This development does not satisfy the feature that *a) 'the applicant has a current water licence in which sufficient spare capacity exists to accomodate the water needs of the proposed use'.*

This proposal is in a prescribed surface water area. Underground water (tapped by the bore) feeds directly into the Bremer River which is 300m from the proposed crushers. The Bremer is a tributary of the River Murray system. Too much water has been taken from it already and it is in very poor condition.
The amount of water required for correct dust mitigation of the quarry and this new proposal is enormous, especially when this is calculated over the medium and long term.

Despite requests, the proposal says nothing about the bore's 'spare capacity'. What we do know, is that dust suppression failed when the existing quarry was in operation (See photo). Either the bore was inadequate to service a dust suppression system or the contractor and proponent didn't install an effective system.
It is highly unlikely that mains water can ever be connected.

There are also concerns about surface water management. The role of the unlined sumps is unclear. There are 2 sumps for the quarry, but there is no detail about the pit's connection with the sumps. Surface water (that cannot be recycled) will come from the crushers and stockpiles.

Traffic

PO1.1 (Traffic Generating Development Overlay) This development is not designed to *'minimise its potential impact on the safety, efficiency and functional performance of a StateRoad network'.*
DO1&2 (Traffic Generating Development Overlay). This development does not provide *'safe and efficient operation of urban transport routes for all road users' or 'safe and efficient access to and from urban access routes and major urban transport routes'.*

The intersection of Samuels Rd and Strathalbyn Rd is not safe, particularly for large trucks, that enter or exit Samuels Rd. The sight line is particularly poor to the north (see photo). There is a rise to the north which restricts the view of oncoming traffic, which is in a 100km/hr area. Heavy vehicles are slow and need to swing out further into oncoming traffic. There is no slip lane. The proposal says that the intersection has 'good visibility and low traffic volumes'. This is not the case. We live here, and we are very aware that Strathalbyn Rd has become a major arterial road, used by a large number of heavy vehicles (including school buses).

There is no engineering evidence showing that Samuels Rd is fit for purpose, despite Council's requests. The road is unsealed, narrow and the culvert is a single lane with no guard rails. It is unsafe for the trucks and oncoming local traffic at the moment, and the problems will be exacerbated by this proposal.

Its upkeep is shared by Mt Barker & Murray Bridge Councils.
The road was considered enough of an issue for the Murray Bridge Council to rule that any new operator of the quarry would be required to upgrade the Council's section of the road and culvert at their own cost. Whether this will apply to the waste recycling facility is unknown.

Environmental issues

For the last 25 years, enormous efforts have been made by the State Government, the local landowners and local Landcare Group to improve the neighbouring landscape amenity and habitat.
These include:

- 200acres of open woodland planting on the property adjoining the proposal, to the south. This land has a heritage agreement, which means that no clearing is allowed.

- The Mt Barker Creek Habitat Corridor - also on the boundary of this proposal. This is part of a $1.5m program initiated by Hillgrove Copper and the Native Vegetation Council.

- The 'Greening the Bremer' Habitat Corridor - 8 kms have been established by the Kanmantoo-Callington Landcare Group. In 2026 a further 700m will be added, on Strathalbyn Rd 900m from the crushers.

The object of these projects is to bring back the woodland birds that are disappearing in the Mt Lofty Ranges. Already there have been successes - for example the endangered Diamond Firetail Finch is returning.

However the increase in noise from the crushers puts these animals at risk. Birds SA has identified the potential impacts of anthropogenic noise on birds to include:
- Stress
- Avoidance, and fright-flight responses
- Masking of the ability to hear each other or predators.

There are also concerns about the effectiveness of the sumps in controlling runoff from the pit into the Bremer River. Once again there is very little detail.

The Regulators

The EPA is the final regulator for the proposed waste facility. The Department of Energy and Mining is the regulator for the quarry. However issues will come from both developments.
If this development is approved, ongoing regulatory oversight will be critical. We are unsure about what the formal co-operation between EPA & DEM will look like, and whether this will result in an effective approach to compliance.

Conclusion

We believe that the Development Application is quite unclear, because of its combination with the quarry MOP. It lacks detail in areas that are extremely important to the community.

This is a small company with limited capital to support an enterprise that has caused us great concern in the past. We believe that the site is inappropriate and presents a high risk of harm to workers, local residents and the environment.
There is no proven need, and if approved, will become a major long term problem for the Bremer Valley.

Paul Johnston & Rose Ashton

Some Official Correspondence from DEM and 2 Councils

OFFICIAL

Hello Gail and Owen,

Thank you for the phone call last Thursday. I have spoken to Derrick Sowa from the department's assessment team in regards to what you told me about the community consultation efforts so far. Derrick agrees with what I told you over the phone in that it is expected that consultation between the quarry and community is to be clear and effective. Derrick will advise these expectations to the company and/or the consultants they have hired to do this work.

Please also find below a list of dates and the primary purpose of the complaint which you have made in regards to operations at Callington Quarry since 2019:

29/11/2019 – Dust
4/12/2019 – Dust
15/4/2021 – Dust
30/4/2021 – Dust
5/5/2021 – Blasting
10/5/2021 – Dust
31/7/2021 – Operating Hours
22/10/2021 – Dust
1/11/2021 – Operating hours
18/11/2021 – Operating Hours

Please let me know if there is anything else I can help you with.

Kind regards,

Robbie Jones
Regulator - Mining

Mining Regulation
Mining Resources Division
Department for Energy and Mining
T (08) 8429 2628
M 0418 394 935
E robbie.jones@sa.gov.au
W www.energymining.sa.gov.au

From: Jones, Robbie (DEM) <Robbie.Jones@sa.gov.au>
Sent: Tuesday, 11 October 2022 3:51 PM
To: Gail Auricht <GAuricht@hccs.sa.edu.au>
Cc: Laurencont, Tania (DEM) <Tania.Laurencont@sa.gov.au>; Marshall, Scott (DEM) <Scott.Marshall@sa.gov.au>
Subject: RE: Knocking noises, Private quarry, Samuels road, Callington

OFFICIAL

Good afternoon Gail,

Thank you for your patience while the department investigates the noise complaints at Callington Quarry.

The investigation has not yet been completed as the department is waiting for key data to be analysed.

However, as previously discussed, the use of drill rigs at Callington Quarry have the potential to cause noise impacts and the department has formally written to Southern Contracting Group in regards to the requirement to monitor noise or submit acoustic modelling prior to operating drill rigs on site.

Southern Contracting Group have informed the department that there will be no further drilling or blasts in the foreseeable future and that crushing operations will be minimal and will also soon cease for the foreseeable future.

The department is continuing to conduct regular inspections of the site. Once all aspects of the investigation have been complete, the department will formally write to you and inform you of the outcomes and any actions taken.

I hope that this has been helpful and if you have any further concerns please feel free to contact me.

Regards,

Robbie Jones
Regulator - Mining

Department for Energy and Mining
T 08 8429 2628
M 0418 394 935

---------- Forwarded message ---------
From: **Jones, Robbie (DEM)** <Robbie.Jones@sa.gov.au>
Date: Mon, 19 Sep 2022 at 13:14
Subject: RE: CM: Samuels Rd, Callington - Complaint Dirt/rubble Mounds exceeding 1.5m in height Dust issues
To: Mon Fitzy <mfitzy764@gmail.com>
Cc: David Leach <dleach@mountbarker.sa.gov.au>, Jamie Tann <jtann@mountbarker.sa.gov.au>, Laurencont, Tania (DEM) <Tania.Laurencont@sa.gov.au>, council@mountbarker.sa.gov.au <council@mountbarker.sa.gov.au>, Walsh, Alistair (DEM) <Alistair.Walsh@sa.gov.au>

OFFICIAL

Good afternoon Monika

Thank you for taking the time to follow up on your complaint in regards to visual amenity and dust hazard.

The Department received your complaint on the 25 August 2022 and is currently investigating the matter along with a number of other complaints in regards to operations at Callington Quarry. Once the investigation has been concluded, you will be notified of the outcome.

In regard to the Department's complaint process, once a complaint is received by the Department it is registered in the Department's compliance management system and reviewed for priority. The complaint is then issued to a Compliance Officer for investigation. At the conclusion of the investigation, compliance action is taken if required, and the complainant will be notified of the results. Correspondence sent to the Department, including complaints, have a reference number, the reference number for your complaint below is 2022D090809.

Thank you for your patience while the Department continues its investigations. I hope that you have found this information useful.

Kind regards,

Robbie Jones
Regulator - Mining

Department for Energy and Mining
T 08 8429 2628
M 0418 394 935

On 27 Jul 2022, at 9:14 am, Jamie Tann <jtann@mountbarker.sa.gov.au> wrote:

Hello Gail and Monika,

Thank you both for your emails this morning regarding noise coming from operation at the quarry on Samuels Road.

I have been in touch with representatives from the Department of Mining (DEM) and SA Health this week in relation to the concerns you have raised, both agencies along with the EPA are looking into your concerns.

Please see below for an update:

- DEM have issued a compliance order which relates to air quality monitoring at the quarry site
- Initial noise level readings have also been taken at the property boundaries of a couple of Samuels Rd residents
- DEM indicated that noise level monitoring will be ongoing
- Site meeting scheduled yesterday with DEM and quarry operator
- EPA is also involved, mainly around noise issues
- SA Health indicated that they are looking into the quarry and its impacts on residents
- SA Health will be speaking to DEM and EPA this week
- I have requested to be kept in the loop with all three State Government agencies

Please get in touch if you want to discuss the contents of this email any further and I promise to keep you updated whenever information if forthcoming from DEM, SA Health or the EPA.

I can come out to meet you to discuss your concerns if you want, but I am mindful that the three departments listed in this email have the most influence in regard to this matter.

Regards

Jamie

On 22 Aug 2022, at 7:56 am, Jamie Tann <jtann@mountbarker.sa.gov.au> wrote:

Hello Gail,

Thank you for your email.

I have spoken to Robbie at DEM about dust coming from the quarry site as a result of quarrying activity and this is the responsibility of DEM.

Council can respond to dust issues from truck movements on Samuels Road. This could be linked to the size of truck using Samuels Road, our traffic section are looking into this, thank you for your email with photos of B Doubles that you recently sent to Council.

We are looking into the road closure process that is currently in place.

I will touch base with SA Health today and get back to you.

Regards

Jamie

From: Jason Vaudin <j.vaudin@murraybridge.sa.gov.au>
Date: 15 September 2022 at 11:16:50 am ACST
To: Gail Auricht <GAuricht@hccs.sa.edu.au>
Cc: Owen Auricht <owen.sda@bigpond.com>
Subject: Southern Contracting Group Operations at Samuels Road quarry

Gail/Owen

Firstly, thank you for regularly providing your ongoing observations of the quarry operations to us.

I appreciate the frustration and inconvenience you have suffered in regards to these matters but can confirm that some of the information you have provided has proven critical in the various activities we have been pursuing behind the scenes with parties such as the District Council of Mount Barker, the EPA, the Department of Energy and Mines, the NHVR, State Government MP's and others – I also acknowledge your communication with most if not all of those parties too.

As an organisation the Rural City of Murray Bridge Council has engaged directly with SCG in recent months to try and secure appropriate upgrades to Samuels Road including the culvert structure to ensure safe and appropriate access for some of the larger vehicles that were already using Samuels Road and even larger combinations that were being applied for to access the quarry. This process stalled a couple of weeks ago when SCG stopped communicating with us.

Yesterday I received a copy of a letter sent by SCG to their clients/customers in August in regards to the quarry operations which in some way explains why they may have chosen to disengage with us – a copy of their letter is attached.

While there are still any number of unknowns such as the outstanding development application for a concrete batching plant and how long the gates may remain open, at this point, we will not be further pursuing any matters in regards to the use of the section of Samuels Road under our care and control.

However, I can confirm the following actions which will be taken by us in due course:-

1. The 12-month Section 221 permit approved for SCG to close Samuels Road to traffic during blast activities will be cancelled
2. Once SCG finally cease material supply, all NHVR permits for access by vehicles that require one will be cancelled – this would include vehicles such as the tipper trucks towing super-dog trailers and oversize vehicles – This would result in the situation that only General Access Vehicles would be able to use Samuels Road – the largest vehicle in this definition is a 19m semi
3. We will ensure that we are ready for any other party to look to recommence operations at the quarry and ensure suitable upgrades to Samuels Road are placed as a requirement of any future operation – we will be asking that the District Council of Mount Barker, as the Development Authority, ensure conditions are placed on any future development applications and as a Road Manager, we will negotiate with any party requesting a NHVR permit in the future prior to the granting of any such permit

Regards
Jason

Manager City Infrastructure
Assets & Infrastructure

J.Vaudin@murraybridge.sa.gov.au
Phone: 08 8539 1159
Mobile: 0458 732 747
facebook.com/ruralcitymurraybridge
Murray Bridge SA 5253

Representations

Representor 6 - Denise Willamson

Name	Denise Willamson
Address	PO Box 45 CALLINGTON SA, 5254 Australia
Submission Date	30/11/2025 03:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons
Please see attached files that contains my objection to this planning production. I am very stressed and concerned with the application, its going to cause so many impacts on our properties surrounding lott 22 Samules Road, Callington

Attached Documents

Denise-williamson-Submission-1562742.pdf
Denise-dust-1-1562743.jpg
Denise-Dust-2-1562744.jpg

Denise Willamson & Darcy Fishlock
Po Box 45
Callington SA 5254
cat966@outlock.com.au
ph; 0417832650

Date: 30th November 2025

To:
Assessment Manager
Mount Barker District Council
PO Box 54
Mount Barker SA 5251

Re: Development Application DA 24001439 – Proposed Waste Management Facility, Samuels Road, Callington

Dear Sir/Madam,

I am writing to formally advise that I **oppose Development Application DA 24001439**, concerning the proposed Waste Management Facility on Samuels Road, Callington. As a permanent resident living directly opposite and behind the quarry, I have significant concerns regarding health impacts, environmental disruption, operational impacts, and the overall unsuitability of this development within our rural community.

I request that Council give serious consideration to the following matters:

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1. Dust Concerns – Ongoing and Unresolved

Dust has remained an issue at this site even throughout its closure over the past two years. To date, no effective dust management measures have been implemented. I question what, if anything, will change under the proposed operations, especially with increased activity, truck movements, crushing, and stockpiling.
Dust poses a measurable health risk and is already impacting local residents.

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2. Excessive Noise Impacts

My home is located directly **behind** the quarry, where I have clear visual exposure to machinery and the interior wall of the pit. Despite current limited activity, I can already hear excavators operating. The proposed increase in machinery, truck movements, rock crushing, and industrial processing will significantly heighten noise levels.
This will have direct consequences on my mental health and daily living.

---

3. Environmental Impacts – Threat to Local Ecosystems

The proposed operations pose a serious risk to the local environment and wildlife habitat.

Key environmental concerns include:

- **Disturbance to Rainbow Bee-Eaters**, which nest in the **riverbank** from October to March.
- **Disruption to the Black-Tailed Cockatoo corridor**, which extends from October through late July.
- **Contamination of surrounding waterways**, which risks impacting the breeding and survival of **Long-necked Turtles**. I have personally witnessed them laying eggs and later hatching in this area. Vibrating heavy machinery has the potential to disrupt nesting sites, hatchlings, and the delicate balance of the river ecosystem.
- The presence of **Rakali (Australian Water Rats)**, an important indigenous species that relies on this river system. Increased disturbance, noise, and water contamination may severely impact their habitat and long-term survival.

Any pollution, sedimentation, or chemical run-off from crushed concrete, rubble, and imported waste material will have damaging and irreversible effects on this ecosystem.

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4. Health and Mental Wellbeing

My concerns include:

- Dust contamination entering our household rainwater supply.
- Ongoing exposure to constant industrial noise, drumming machinery, and the crusher's loud impact, all of which have severe potential to harm mental wellbeing.
- Reduced air quality from increased traffic and imported waste materials.

These are real and genuine risks to both physical and mental health.

---

5. Contamination From Imported Rubble

The proposal indicates that concrete and rubble will be transported in from external sites. This presents:

- Risks of chemical contamination,

- Introduction of asbestos or unknown hazardous materials,
- Further dust emissions and stockpile instability.

No assurances have been provided that these risks can be fully mitigated.

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6. Extended Operating Hours – Unreasonable for a Rural Residential Area

The proposal to operate the site **six days per week**, with extended trading hours, is completely incompatible with the surrounding rural and residential environment. Residents in this area rely on peace and quiet for their lifestyle, wellbeing, and livelihoods. Constant industrial activity—machinery, truck movements, reversing alarms, loading, and crushing—would create ongoing disruption from early morning until late afternoon.

Unlike industrial zones, there is no buffer or sound barrier. These hours will significantly degrade the amenity and enjoyment of surrounding properties.

---

7. Impact of Strong Winds – Guaranteed Spread of Dust and Contaminants

This region, known as **"the Three Winds"**, experiences strong winds from the **West, South, and Northeast**. These conditions mean that dust, odour, and airborne contaminants from the site will not remain contained.

Wind will:

- coat homes, sheds, rainwater tanks, and vehicles with dust.
- contaminate water supplies.
- affect livestock and companion animals.
- worsen air quality significantly for residents.

Dust and contaminants will inevitably spread across the district due to the well-known wind patterns and topography.

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8. Impact on Registered Dog Breeding Program – Welfare and Compliance Risks

As a **registered dog breeder**, I must meet strict welfare, hygiene, and environmental standards. The proposed development poses serious risks to my breeding operations:

- **Animal Stress:** Loud machinery, crushing, and constant industrial noise will cause anxiety and behavioural stress in dogs, particularly nursing mothers and puppies.

- **Dust Exposure:** Concrete and quarry dust can cause respiratory, skin, and eye issues.
- **Compromised Hygiene:** Dust entering kennels and whelping areas undermines required sanitation standards.
- **Breeding Disruption:** Stress and environmental disturbance can negatively affect pregnancies, whelping, and early puppy development.
- **Reactivity from Noise:** Constant vibration and noise destabilise temperament and impede compliance with required breeding standards.

The proposed facility would significantly impact animal welfare and my ability to maintain a compliant and ethical breeding program.

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9. Blasting Impacts – Previous Damage and Severe Disturbance

Another major concern is the likelihood of **blasting** resuming at the site. I have previously experienced blasting activity that:

- caused my entire house to shake violently,
- resulted in structural concerns,
- occurred **without any prior notice**, and
- released **huge clouds of dust** into the atmosphere immediately afterward.

This experience was extremely distressing and unacceptable. Any resumption of blasting would create further risk to property, mental wellbeing, and air quality for residents.

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10. Conflict of Interest Concerns Regarding the Proposed Regulator

I also wish to raise a serious concern regarding **Mr Burge's request to act as the regulator** for this proposal. I believe this presents a **clear conflict of interest**, and I have significant doubts that this arrangement would ensure transparent, fair, and accountable oversight.

In the past, when the quarry recommenced operations, there was **no communication whatsoever** to me or **back neighbouring residents** regarding blasting activities. The blasting that occurred previously had a **severe impact** on my family home—causing the house to shake violently—and deeply affected those living behind the quarry.

Given this history of **poor communication, lack of notification, and disregard for community wellbeing**, I do not have confidence that allowing the proponent or

associated parties to regulate themselves would protect the interests, safety, or rights of surrounding residents.

Independent regulation is essential, and anything less exposes the community to risk.

11. Cross-Council Boundary Impacts and Lack of Communication

My property falls within the Alexandrina Council area, while the proposed facility and quarry site (Lot 22 Samuels Road) sit within the Mount Barker District Council. Our property directly borders this site, and my family home—along with many neighbouring residences located behind the quarry—is highly exposed to all quarry-related activities.

Because of this boundary overlap, **any blasting, heavy machinery operation, dust emissions, noise, or industrial activity occurring on Lot 22 directly impacts us**, despite us being rated under Alexandrina Council.

It is deeply concerning that we have previously received *no notification whatsoever* regarding blasting events or significant disturbances, even though such activities have severely affected our home, including physical shaking of the house and large volumes of dust entering our environment without warning.

Given the shared impact across council boundaries, it is essential that:

- **Mount Barker District Council formally notifies Alexandrina Council of all planned blasting, quarry operations, and major disturbance activities**, and
- **Alexandrina Council then communicates this information to their own ratepayers**, who are significantly and directly affected by operations occurring within the Mount Barker district.

The current lack of cross-council communication is unacceptable and leaves affected residents without crucial information regarding activities that pose risks to property, health, and wellbeing.

Request

Given the above, I respectfully request that the Council **refuse Development Application DA 24001439** to protect the health, safety, amenity, and environmental wellbeing of the Callington community and surrounding ecosystems.

Thank you for considering my submission.

Yours faithfully,
Denise Willamson and Darcy Fishlock

Representations

Representor 7 - Cait Slade

Name	Cait Slade
Address	7 Barrow Court MOUNT BAKER SA, 5251 Australia
Submission Date	30/11/2025 03:54 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons
Dear Planning Panel, Please see attached my letter opposing the request for Special industry & Waste reception, storage, treatment or disposal. at Lott 22 Samuels Road, Callington. The detail reports show concerns on many areas of the rural zoning and the impacts that will effects many residence in the area thank you for your consideration Cait Slade

Attached Documents

Jake-and-Cait-submission-1562748.pdf

Date: 30th November 2025
To: Mount Barker District Council
Re: **Application 24001439 – Waste Recovery Facility and Associated Special Industry (Crushing)**

Dear Sir/Madam,

I am writing to formally oppose Development Application 24001439 for the proposed Waste Recovery Facility and associated Special Industry (crushing) on Samuels Road.

My family and I are currently in the process of relocating to the district, with our future residence located on Samuels Road. Upon reviewing the proposal, I am deeply concerned about the significant level of industrial activity, the extended operating hours, and the ongoing impacts this type of facility will generate.

As an equestrian professional and horse owner, the health, wellbeing, and safety of my animals are a priority. Horses are highly sensitive to their environment, and constant industrial noise, heavy vehicle movements, dust emissions, and unpredictable disturbances are likely to severely impact their ability to settle into their new surroundings. These disruptions pose a genuine risk to their physical health, behavioural stability, and long-term welfare.

We have chosen to move to a rural-zoned area specifically for the qualities such zoning is intended to protect—reduced traffic, minimal noise, clean air, and a peaceful environment that supports the natural landscape, including surrounding flora and fauna. The introduction of an industrial waste-processing and crushing operation on this scale fundamentally undermines those values.

I also wish to raise serious concerns about the condition and suitability of the existing road infrastructure. Samuels Road is a narrow, single-lane dirt road that is already limited in its capacity. The small bridge crossing the river raises further safety concerns. From my observations, it does not appear to have any side rails, weight-rating signage, or general safety indicators, which makes it unsafe for regular use—let alone frequent heavy truck movements. I question whether the bridge is engineered to withstand the substantial increase in heavy vehicle loads that this proposal would introduce.

With the road being single lane, I am also concerned about how large trucks and vehicles are expected to pass each other safely. This may require vehicles to pull off the road or drive onto soft shoulders, increasing the risk of collisions, rollovers, and vehicles becoming bogged. Increased traffic will also generate significant dust, further reducing visibility and contributing to air-quality issues. Road deterioration and the need for additional maintenance are inevitable, with no clear indication of who will bear that responsibility.

Another critical concern relates to water safety. Our property, like many in the area, is not connected to mains water and relies entirely on rainwater catchment for household and livestock use. The dust generated from crushing operations, truck traffic, and handling of construction rubble has the potential to contaminate rainwater tanks. If dust contains hazardous residues, fine particulates, or contaminants from construction materials, these substances may settle on roofs and wash directly into water tanks, rendering our water supply unsafe for consumption. This poses a significant health risk to my family and to our animals, and the proposal provides no assurance that these risks can be adequately managed or prevented.

I am also concerned about the long-term health impacts associated with airborne contaminants from crushed and recovered construction materials. Prolonged exposure can lead to serious health issues, particularly for residents living in close proximity.

For these reasons, I respectfully request that the Council refuse Application 24001439. The proposed facility is incompatible with the character, purpose, and expectations of the rural zone, and it presents unacceptable risks to residents, animals, infrastructure, water quality, and the surrounding environment.

Thank you for considering my submission.

Yours faithfully,
Cait Slade

Representations

Representor 8 - Owen and Gail Auricht

Name	Owen and Gail Auricht
Address	PO BOX 914 MOUNT BAKER SA, 5251 Australia
Submission Date	30/11/2025 09:49 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons
To Mount barker Panel committee, please find attached our submission and files for opposing the development at lot 22 Samuels Road ad, Callington , SA 5254. if you have any difficulties opening the files attached, please don't hesitate to contact us. thank you

Attached Documents

formal-submission-of-Objection-Waste-Facility-Recycling-Plant--1562774.pdf
Road-and-trucks-dust-photos-1562775.pdf
Quarry-Dust-1562776.pdf

FORMAL SUBMISSION OF OBJECTION

Development Application: DA 24001439 – Proposed Waste Recovery Facility, Special Industry & Onsite Sale of Recycled Products
Location: Lot 22 Samuels Road, Callington (Blue Stone Quarry)
Submitted by: Owen and Gail Auricht, Property Owners of 22 Samuels Road & 8 Bremer Range Road
Date: 20 November 2025

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1. Introduction

We, the owners and occupiers of **22 Samuels Road** and **8 Bremer Range Road**, submit this formal objection to Development Application **DA 24001439** for the establishment of a **Waste Recovery Facility, including Special Industry (crushing) and onsite retail sales** at Lot 22 Samuels Road, Callington.

Our combined holdings represent **200 acres of Primary Production land**, used exclusively for **livestock grazing and beef production**. We operate under full **MLA, LPA, MSA** and **PIRSA Biosecurity** accreditation, supported by Farm Biosecurity Plans. Our properties form an important part of the **agricultural food production basin** within this region.

This submission is made in accordance with our rights as neighbouring landowners directly impacted by the proposed development.

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2. Executive Summary of Objection

We strongly oppose the approval of DA 24001439 on the following grounds:

1. **Incompatibility with Primary Production Zoning**
2. **Acceptability of prior history of the quarry as direct comparison to the Application based on the same crushers and machines proposed are the same equivalent of prior industry within the Quarry**
3. **Significant and unacceptable Biosecurity risks**
4. **Inadequate water supply amounts required for entire Proposed operation and maintenance of stock piles**
5. **Inadequate irrigation infrastructure for dust suppression on individual stock pile size and across many stockpiles**

6. **Contamination of aggregate material from unforeseen and unknown contamination in hidden rock and potential demolition waste already within the Quarry that is to be crushed and sorted over a three year period**
7. **Material risk of environmental contamination**
8. **Noise and dust emissions exceeding reasonable rural amenity thresholds**
9. **Road safety, traffic density and infrastructure inadequacy**
10. **Contradictions and inaccuracies within the application and supporting documentation**
11. **Cumulative impacts not properly assessed**
12. **Existing quarry impacts already demonstrably harmful**
13. **Failure to ensure cross-council assessment for a multi-district impact zone**

For these reasons, the proposal **cannot meet the planning principles, performance outcomes or impact assessment obligations** under the **Planning, Development and Infrastructure Act 2016 (PDI Act)**.

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3. Site Context and Sensitivities

3.1 Surrounding Land Uses

- Fully zoned **Primary Production** land.
- Multiple livestock enterprises.
- Rainwater-dependent residential dwellings.
- Environmentally sensitive low-rainfall region.
- Wind-exposed terrain with seasonal dust transmission.
- Farms reliant on **strict biosecurity compliance**.

3.2 Our Properties

- **22 Samuels Road** (primary residence; 50m from road).
- **8 Bremer Range Road** (adjoining land; grazing and rotational farming).
- Properties are located directly across from the proposed facility boundary.
- All land under **rotational grazing, fire mitigation planning**, and controlled livestock movement along **Samuels Road**.

---

4. Key Grounds for Objection

4.1 Land Use Conflict – Primary Production vs Industrial Waste Processing

The proposed Waste Recovery Facility introduces:

- External demolition waste
- Crushing and processing machinery
- Retail sales to the general public
- High-volume truck movements
- Noise, dust and emissions consistent with **medium-to-heavy industrial activity**

This is **fundamentally incompatible** with:

- Primary Production Zoning
- Agricultural operations involving livestock
- Biosecurity protection obligations
- Rural residential amenity

The proposal constitutes **industrial intensification** within a zone specifically intended *to protect agricultural land from conflicting land uses*.

4.2 Biosecurity Risks (PIRSA-recognised)

The application fails to demonstrate compliance with PIRSA Biosecurity principles and presents:

- High-risk introduction of **external demolition waste**
- Uncontrolled contaminants risk (soil, seed, weeds, heavy metals, pathogens)
- Contradictory statements regarding acceptance and management of contaminated loads
- A pre-existing pit containing **up to 25 metres of uncontrolled waste**, already contaminating the site

The applicant's own documentation contradicts itself:

Statement A: "No contaminated waste will be accepted."
Statement B: "All contaminated waste will be stored onsite and later transported offsite."

These statements are mutually incompatible and legally undermine the proposal's credibility.

We cannot legally or safely operate a livestock enterprise when a neighbouring site is introducing uncontrolled waste materials within metres of our grazing boundaries.

4.3 Environmental Risks – Water, Wind and Soil Contamination

- All neighbouring farms rely on **rainwater collection**.
- Wind patterns disperse dust directly toward our home and grazing paddocks.
- Stormwater runoff flows from the quarry landform toward the **Bremer River**, feeding through our property.
- Contaminants from demolition waste (including asbestos fragments) cannot be safely contained by proposed measures.

The environmental risk profile is **categorically unacceptable** for a Primary Production–adjacent site that relies on hay growing and grazing livestock for food supply.

4.4 Noise Impacts – Continuous Industrial Noise

The predicted noise impacts are unrealistic and inconsistent with:

- Our lived experience of the previous 3-year crushing period (2019–2023)
- Rural noise baselines
- Human residential amenity thresholds

Industrial noise described as *"comparable to the sound of freeway traffic"* is demonstrably inaccurate and misleading.

Crushers, excavators, generators and truck loading noise constitute **industrial acoustic emissions**, not rural noise.

Noise impacts would occur for **10 hours per day, 6 days per week**, which is incompatible with rural residential living.

4.5 Dust Impacts – Health, Livestock, Water Supply, Property Damage

The applicant proposes:

- Only a single bore water source

- Shared between quarry and recycling operations
- A water supply historically inadequate even for quarry-only operations

Dust and Airbourne contamination from slump pits (stone cutter & hard stand water run off);

- Contaminated water from a sand sone cutter is a mixture of fine stone powder. This mixture is highly alkaline and needs treatment before it can be re used or disposed of to prevent environmental pollution.
- Treatment methods include sedimentation filtration and chemical treatments to remove the suspended solids and achieve compliance with environmental regulations. Application doesn't explain filtration methods and what chemicals will be used to treat and maintain slump water and catchment from hard stand run off.
- Anticipated reuse of slump water for stockpile management by the proposed application is very harmful and definitely not a viable source of water in an untreated form.
- The application does not explain filtration systems or disposal methods to remove slump water from site and if as reported of 12000 litres per day this is a huge amount of slump water to be removed and or cleaned.

Dust from crushers, stockpiles and unsealed roads will:

- Enter rainwater tanks
- Cover pastures consumed by livestock
- Affect soil quality
- Create hazardous air quality for residents
- Spread contaminants from demolition waste

This materially impacts health, amenity and agricultural operations.

4.6 Transport, Road Safety & Infrastructure Failure

4.6.1 Samuels Road Is Not Fit for Purpose

Facts:

- Single-lane unsealed gravel road
- Corrugated and potholed due to low maintenance

- Narrow concrete river crossing without safety barriers
- No safe passing zones
- No safe school bus collection points
- Not designed for high-density industrial traffic
- Functions as a livestock movement corridor for farmers
- No detail explaining the water supply for the stone cutter as this water supply will be supplied by water trucks hauling in clean water for the cutter as this machine cannot use bore water. As reported the cutter will be using 12000 litres of water per day which equates to repeated external water trucks bringing in water to the cutter supply tank.

The traffic generated by the proposal will **conflict with agricultural operations**, creating unsafe conditions and disruption.

4.6.2 Traffic Volumes Misrepresented

The "15 trucks per day" stated in the application:

- Does **not** include quarry vehicles
- Does **not** include general public retail vehicles
- Does **not** include waste removal vehicles
- Does **not** include water trucks supplying clean treated water for the stone cutter
- Does **not** include existing agricultural/local traffic
- Does **not** include articulated machinery deliveries

Historical traffic counters recorded **15–50 trucks per day** for quarry-only operations. Adding proposed traffic would create **high-density industrial road usage**, wholly beyond road capacity.

4.7 Cross-Council Impact Not Assessed

The quarry directly borders **three Council districts**:

- Mount Barker District Council
- Murray Bridge Council
- Alexandrina Council

Both Murray Bridge Council and Alexandrina Council will:

- Experience dust
- Experience noise
- Inherit road and traffic management burdens
- Be impacted by environmental runoff

The proposal incorrectly treats the site as a standalone Mount Barker matter.

A multi-district impact requires multi-authority consultation.

4.8 Invalid or Deficient Components of the Application

The proposal contains multiple structural deficiencies, including:

- Internal contradictions
- Selective data omitting cumulative impacts
- No credible dust suppression plan
- No proof of water adequacy
- No management strategy for preexisting waste
- Misrepresentation of road capacity
- Misrepresentation of noise impacts
- Unclear separation between “existing quarry” and “new operations”
- Inconsistent operational statements
- Failure to address impacts on Primary Production activities
- Equipment and machines are archaic and basic not to the standards of other modern new waste recycling plants that invest huge capital to ensure compliance with environmental compliance.

This undermines the validity of the entire application.

---

5. Requested Determination

We respectfully request that Mount Barker District Council:

5.1 REFUSE the Development Application DA 24001439

Unless the following minimum pre-conditions (3–11) can be fully met **before** any operation resumes within Lot 22:

1. Full upgrade and sealing of Samuels Road
2. Construction of compliant turning lanes on Callington–Strathalbyn Road
3. Construction of a dual-lane, safety-compliant Bremer River bridge
4. Reduced speed limits and signage
5. Dedicated school bus safety zone
6. Dual-lane width for the entire length of Samuels Road
7. Enclosed crushing operations within fully contained industrial sheds or a secondary water supply aside from the water supply from the pre-existing bore that is already allocated to Quarry allocations of pile dust mitigation.
8. Independent certified testing of **all incoming loads** *before entering the site*
9. Proven adequate water supply to meet dust suppression requirements
10. A Council-managed complaint, compliance and enforcement system
11. Restricted operating hours ensuring agricultural access to the road and residential amenity

Absent these strict conditions, the development **cannot proceed without causing unacceptable harm** to surrounding landowners and the environment.

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6. Conclusion

The proposed Waste Recovery Facility represents a **significant intensification of industrial activity** within a sensitive agricultural area. The development poses material and noise risks to:

- Biosecurity
- Environmental health
- Residential amenity
- Livestock safety
- Agricultural operations
- Road safety
- Regional planning integrity
- Multi-council networks

On the balance of evidence, the proposal **cannot meet the statutory obligations of the PDI Act** and must therefore be **refused**.

We thank the Council for considering our submission.

Submitted by:

Owen and Gail Auricht, Property Owners – 22 Samuels Road & 8 Bremer Range Road

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13/02/2020

08/09/2022

13/02/2020

3 Feb 2022 at 1:48:36 pm
-35.131073,+139.030701
Callington quarry blasting

3 Feb 2022 at 1:47:28 pm
-35.131073,+139.030701
Callington quarry blasting

Representor 9 - Simon Harris

Name	Simon Harris
Address	20 Riverdale Lane, Hartley SA HARTLEY SA, 5255 Australia
Submission Date	01/12/2025 08:42 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 strongly oppose this proposal on the basis that it poses an unacceptable and unmitigated risk to water quality, agricultural productivity, native vegetation, wildlife habitat and the amenity of surrounding rural properties. The proposal is incompatible with the rural landscape and fails to demonstrate it can operate without causing environmental harm. 1. Risk to Mount Barker Creek and the Bremer River system The site drains directly toward waterways forming part of the Mount Barker Creek and Bremer River catchment. These waterways support local biodiversity, native vegetation, and numerous farms downstream, including my own. The proponent acknowledges that operations occur within a sensitive water catchment and that stormwater may contain Class 1 and Class 2 pollutants such as oil, grease, sediment, and wash-down water. Their proposed reliance on two unlined silt retention dams is insufficient to guarantee protection of natural water systems, particularly during heavy rainfall or excavation of previously buried materials. Any contamination would threaten water quality relied upon for farming, livestock watering, ecological restoration and riparian habitat. 2. Inadequate assessment of dust impacts, particularly PM10, PM2.5 and silica The EPA specifically required an assessment of fine particulate pollution (PM10, PM2.5 and respirable crystalline silica). Despite this, the applicant's submissions do not demonstrate compliance with the Environment Protection (Air Quality) Policy 2016 and do not provide a quantitative risk assessment for sensitive receivers—including neighbouring dwellings and productive farmland less than 500 metres away. The reliance on deposition gauges (which do not measure breathable dust) fails to address health, agricultural and ecological impacts. Dust drift will directly affect neighbouring land, crops, grazing animals, wildlife and watercourses, particularly given the scale of truck movements, excavation of buried materials and crushing activities. 3. Noise impacts on surrounding rural properties The proposal requires multiple crushers, loaders, excavators and heavy vehicles operating up to 11 hours per day. The acoustic assessment had to be amended due to inconsistencies in the proposed crusher location, raising concerns about the reliability of the noise modelling. Even with proposed mitigation, the scale and nature of the operations will generate ongoing industrial noise that is inconsistent with the quiet rural setting and will significantly reduce amenity for surrounding residents and farm properties. 4. Impacts on biodiversity, wildlife movement and native vegetation The surrounding landscape provides habitat for birds, native fauna and riparian ecosystems dependent on the creek network. Dust deposition, noise, water contamination, vibration and increased traffic pose cumulative risks to wildlife and vegetation. Any pollution entering Mount Barker Creek or the Bremer River has the potential to cause long-term ecological degradation. 5. Impacts on neighbouring agricultural land and local livelihoods My property—and others nearby—depend on clean water, low dust levels and a stable rural environment to sustain farming operations and income. Excessive dust can smother crops, affect soil microbiology and reduce pasture quality. Contaminated runoff could directly impact productivity, animal health and ecological restoration projects. The proponent has not demonstrated that these impacts can be avoided. 6. Scale and intensity incompatible with rural zoning and surrounding land use The proposed operation represents an industrial-scale waste-crushing and resource-recovery facility, not a rural use. Its character, intensity, traffic volume and environmental risks are fundamentally inconsistent with the expectations of a rural zone and will irreversibly alter the landscape and amenity of the area.

Representations

Representor 10 - Brendan Pike

Name	Brendan Pike
Address	461 Callington Road SALEM SA, 5255 Australia
Submission Date	01/12/2025 12:46 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

I am located 1.4kms from this quarry and while we are rural zoned the proximity or many homes is very far too close for such high risk activities such as building waste material crushing. I don't accept that their is sufficient need that justify such high risk activity that will introduce air born pollution such as silica and possibly even accidental ones such as asbestos. The quarry is within hundreds of metres of the Mount Barker Creek and Bremer River. I live on the Bremer downstream of this junction and see the the environmental stress already on the river and its dependent wildlife which we are working hard to improve. On foggy days we visualise the natural airflow falling to valley floor and following the river where flora and fauna and most prevalent. Any escaping dust and silica will do exactly the same and put added risk and stress on people and nature. I therefore appose this development.

Attached Documents

Representations

Representor 11 - Amanda Burns

Name	Amanda Burns
Address	7 Morphett Court MORPHETT VALE SA, 5162 Australia
Submission Date	01/12/2025 04:37 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development

Reasons
To Mount Barker Council Panel, Please find attached, my letter of submission opposing Development Application Number DA 24001439. I strongly disagree with the proposed development for the reasons stated in the attached objection letter. Any problems with opening the attached file, please contact me on 0466333444. Amanda (Mandy) Burns

Attached Documents

Formal_Callington-Objection-Submission_Letter.1.12.25-1563112.pdf

FORMAL SUBMISSION OF OBJECTION

Development Application: DA 24001439 – Proposed Waste Recovery Facility, Special Industry & Onsite Sale of Recycled Products
Location: Lot 201 Samuels Road, Callington (Blue Stone Quarry)
Submitted by: Amanda Burns, Property Owner of Lot 6 Samuels Road
Date: 1st December 2025

INTRODUCTION

As the owner of Lot 6 Bremer Range Road (Samuels Road, directly opposite the Quarry), I hereby formally submit this objection to Development Application DA 24001439 for the establishment of a Waste Recovery Facility, including Special Industry (concrete crushing) and onsite retail sales at Lot 201 Samuels Road, Callington.

I stand with the residents of the Callington community in expressing my deep concern about the significant impacts this development would have on public health, environmental quality, amenity, and safety. The close proximity of the proposed facility to residential properties renders it fundamentally incompatible with the character and wellbeing of the surrounding community. Every resident has the right to clean air, clean water, and a safe and healthy living environment.

1. DUST AND AIR QUALITY IMPACTS

The generation of concrete dust, toxic run-off, machinery noise, and increased heavy-vehicle movements pose severe risks to respiratory health and general amenity. Such conditions contribute to aggravated asthma, bronchitis, emphysema, and obstructive pulmonary disease. Prior quarry operations demonstrated that airborne dust travelled significant distances during operating hours, and minimal action was taken to address the problem. Allowing the proponent to self-monitor air quality without transparent reporting would be wholly inadequate and contrary to community expectations. During the period prior to the quarry's closure two years ago, residents were unable to open their doors or windows due to dust coating the interiors of their homes daily, and they were unable to hang washing outdoors for the same reason.

2. HEALTH AND ENVIRONMENTAL RISKS

Older concrete may contain asbestos and other hazardous fibres. This risk must be taken seriously, given its potential impact on residents, workers, livestock, birds, and local wildlife. While the proposal mentions the use of sprinklers, no meaningful detail has been provided regarding dust suppression strategies, traffic-related emissions, or water requirements. Dust from stockpiles, traffic, and on-site activities must be comprehensively managed, and significant water volumes would be required.

A publicly available comprehensive assessment is needed to confirm whether the bore supply can sustain high-volume water usage without environmental degradation.

3. ROAD SAFETY & INFRASTRUCTURE CONCERNS

Samuels Road has previously been assessed as unsuitable for heavy industrial operations. It remains narrow, lacks adequate safety for oncoming traffic, and is unsuitable for heavy industrial transport. This proposal would exacerbate existing hazards. Any approval must consider the substantial upgrades previously acknowledged as necessary, which includes significant work to both the road and the nearby bridge.

4. PROPOSED OPERATING HOURS

The proposed operating window—nearly 12 hours per day—is unreasonable and inappropriate for a rural residential area. Operating hours should be restricted to a maximum of 8 hours on weekdays, 4 hours on Saturdays, and the site should remain closed on weekends and public holidays.

5. UNSUITABILITY AND OUTDATED USE OF LAND

Although the quarry once served a community purpose, the character of the area has evolved. The land is not zoned for industrial usage, and the area is now home to residences, livestock, and farming properties. A similar facility already exists in nearby Brukunga, demonstrating that there is no unmet regional demand requiring this location to be developed.

6. PLANNING ZONE AND OVERLAYS

Lot 6, Samuels Road is designated Rural – RU under the South Australian Planning and Design Code. The following overlays apply:

Environmental & Natural Resource Protection:

Environment and food production area
Native Vegetation
Murray Darling Basin
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Water Resources

Hazards & Risk Management:

Hazards (bushfire – high risk)
Hazards (flooding – evidence required)
Land Use & Development Control:

Limited land division
Traffic Generating Development
Infrastructure & Transport:

Major Urban Transport Routes
Non-Stop Corridor

7. CONFLICT WITH PLANNING ZONE AND OVERLAYS

The concrete crushing facility is industrial in nature, generating dust, noise, heavy traffic, and environmental runoff — all inconsistent with the Rural Zone objectives, which prioritize rural living, agricultural productivity, and environmental protection. All of which are inconsistent with the zone's purpose of protecting rural living, agricultural productivity and environmental quality.

Agriculture: Neighbouring properties raise high-quality organic beef cattle. During previous quarry operations, cattle were negatively affected, demonstrating risk to livestock.

Biodiversity: The proposed development threatens birds, wildlife and native vegetation. Local residents engaged in conservation through Trees for Life observed a return of bird species in the two years after the quarry closed. The proposed facility threatens to reverse these gains.

Water quality: Callington is in an environmentally sensitive low-rainfall region. Residents rely on the collection of safe rainwater for use in their homes and other agricultural needs. Concrete dust, both in the air and settled on roofs and in gutters etc, could contaminate these vital supplies, risking health, livestock, and crops.

Overlay conflicts: Environmental, hazard, land use, and infrastructure overlays all highlight incompatibility — from bushfire and flooding risk to soil, vegetation, and water contamination, as well as unsuitable traffic conditions.

8. ADDITIONAL INFORMATION

My own housing plans were previously delayed due to quarry operations, and I now face further uncertainty—particularly as someone with asthma and allergies—should this facility be approved. I cannot proceed with building my own home whilst there are ongoing issues with air quality, noise and the loss of the peaceful and clean rural lifestyle that I expected to have when I purchased the land.

9. CONCLUSION

There is legitimate concern that the site will be managed with the same disregard previously demonstrated. Proper enforcement mechanisms must be in place for any breaches, and the applicant must demonstrate the financial capacity to meet all obligations, including road upgrades. The proposal fails to provide adequate environmental safeguards, effective screening, or assurances regarding public health protection. It poses unacceptable risks to resident wellbeing and is inconsistent with rural community values. Approval of this facility could deter future development and degrade the quality of rural life, which the residents are entitled to and would be inconsistent with the Planning and Design Code, the overlays, and the established rural character of the area.

For these reasons, I respectfully urge the Council to reject this application, to protect the health, safety and amenity of Callington residents. Approval would be inconsistent with the Planning and Design Code, the overlays, and the established rural character of the area.

Thank you for considering this submission.

Yours faithfully,
Amanda Burns

Representations

Representor 12 - Monika Fitzgerald

Name	Monika Fitzgerald
Address	120 Samuels Road CALLINGTON SA, 5254 Australia
Submission Date	01/12/2025 09:33 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development
Reasons In addition to my previous application I would like add more information to my submission please see attached.	

Attached Documents

IMG_7960-1563166.jpeg
IMG_7961-1563167.jpeg
IMG_7962-1563168.jpeg
IMG_7963-1563169.jpeg

To: Mount Barker Council
Po Box 54
Mount Barker, SA, 5251

Re: Development Application DA 24001439 – Proposed Waste Management Facility, Samuels Road, Callington

Dear Mount Barker Council,

I am writing to formally submit my objection to Development Application DA 24001439 for the proposed Waste Management Facility (Special Industry – crushing and recovery of building materials) at Samuels Road, Callington. I ask that this submission be taken seriously, as I am deeply concerned for my health, the safety of my property, my long-term wellbeing, and the rural lifestyle I have built over the past 27 years.

Our neighbourhood has already experienced significant adverse impacts when quarry operations occurred in 2021. These impacts were severe enough to affect my daily life, water supply, agricultural activities, and physical and mental health. To reintroduce an even more intensive operation—now including a crushing facility—poses unacceptable risks to residents and to the rural environment.

Dust and Water Contamination
Excessive dust from the previous quarry operations prevented me from opening my home for fresh air or safely using my clothesline for more than two years. My rainwater tanks, which are my only source of household water, became contaminated and required costly and ongoing cleaning. Dust from truck movements on Samuels Road continues to be an ongoing issue, and the new application fails to outline any dust control for the public road.

As someone not connected to mains water, contaminated tanks directly impact my health and safety. I am deeply concerned about the long-term health risks—potential exposure to concrete rubble dust, polluted water, and particulates that may increase the risk of respiratory illness or other serious conditions over time. This is not a hypothetical

Noise Impacts
Noise from previous operations—including crushing, drilling, and heavy machinery—was constant and disruptive, significantly affecting my wellbeing. The acoustic report accompanying this proposal accepts an exceedance of 1 dB and dismisses it as "minor," yet past DEM and EPA monitoring documented noise breaches from the previous operator. Sound recorders were placed on multiple properties along Samuels Road due to the severity of noise impacts.

With the proposed operating hours, residents would be subjected to 66 hours per week of industrial noise—jaw crushing, hammer drills, secondary and tertiary crushing, heavy machinery, and reversing alarms. This is entirely unreasonable in a rural setting intended for quiet enjoyment and agricultural activity.

Traffic Safety and Road Conditions
Large trucks previously forced smaller vehicles off the narrow, single-lane access road. This remains one of the most serious safety concerns for residents, visitors, and farm machinery. The concrete-pillar bridge on the route is not rated for heavy truck loads, posing a significant risk to road users and to the structural integrity of the crossing.

Agricultural and Biosecurity Impacts
Dust settling on my crops and hay has previously harmed soil quality and animal health, and reduced productivity. Only after quarry activities ceased did my land and livestock begin to recover. Reintroducing a more intensive operation threatens this fragile recovery and undermines the ongoing viability of our agricultural livelihoods.

Visual Amenity, Dust and Site Compliance – Ongoing Failures
Mining operations at the Callington Quarry were authorised to construct a visual amenity bund along Samuels Road in accordance with Mine Operations Plan MOP 2020-006. The earthworks near the site offices formed part of that authorisation. However, DEM advised on **23 November** that these bunds were required to be shaped to *improve* visual amenity and vegetated to reduce dust risk. DEM also identified that a significant amount of saleable material had been stockpiled along Samuels Road, directing that these stockpiles be either removed from the site or stored in the approved location. DEM confirmed it would continue to conduct inspections to ensure these matters were addressed.

Despite these clear directives, **none of this has been rectified in the three years since the quarry closed**. Through hot summers and drought periods, residents—including myself—have endured extreme dust exposure. The photos included

Despite these clear directives, **none of this has been rectified in the three years since the quarry closed**. Through hot summers and drought periods, residents—including myself—have endured extreme dust exposure. The photos included with this submission show exactly what I look at from the front of my property: a degraded landscape, bare earth, dust plumes, and complete disregard for required visual amenity and environmental management.

This ongoing non-compliance raises serious doubts about the applicant's ability—or willingness—to meet any future environmental or regulatory obligations.

Serious Health Risks and Long-Term Impacts

I also wish to highlight the significant health risks associated with the proposed development. The dust generated from past quarry operations has already affected my respiratory health, my water supply, and the air quality around my home. As I rely solely on rainwater tanks for drinking, cooking, and washing, any level of airborne contamination presents an immediate and ongoing risk to my wellbeing. Concrete and construction-related dusts can contain fine crystalline silica and other particulates which, when inhaled over time, may contribute to chronic respiratory conditions, reduced lung function, cardiovascular strain, and potentially increased long-term cancer risk.

During the prior quarry operations, I experienced persistent dust infiltration inside my home, irritation to my eyes and throat, and concern about the safety of my household water. These impacts were not minor inconveniences but genuine health threats that affected my daily life, sleep quality, stress levels, and overall physical wellbeing. Reintroducing an even more intensive operation—operating up to 66 hours per week—significantly heightens these risks.

The combination of dust exposure, constant industrial noise, and the inability to safely use fresh air or clean water undermines not only my health but also my right to live safely in my own home. The long-term consequences of repeated exposure to contaminated air and water cannot be understated and must be taken seriously within the assessment of this development.

Concerns Regarding Compliance and Accountability

I must also raise serious concerns about the operator's historical disregard for regulatory requirements. Even though Mr. Burges was the landowner and leased the premises, he was formally notified by both the DEM and the EPA of breaches and complaints associated with the former quarry operations. Residents also contacted him directly to raise their issues, including the impacts on dust, noise, water contamination, and safety. Instead of addressing these matters, he repeatedly deflected responsibility, advising residents that

Concerns Regarding Compliance and Accountability

I must also raise serious concerns about the operator's historical disregard for regulatory requirements. Even though Mr. Burges was the landowner and leased the premises, he was formally notified by both the DEM and the EPA of breaches and complaints associated with the former quarry operations. Residents also contacted him directly to raise their issues, including the impacts on dust, noise, water contamination, and safety. Instead of addressing these matters, he repeatedly deflected responsibility, advising residents that it was "their problem to deal with" and instructing us to "take it up with Council."

This pattern of dismissing legitimate concerns and failing to take responsibility as the landowner and lessor demonstrates a concerning lack of accountability. Given this history, it is deeply troubling that the applicant now seeks approval to operate as the regulated body. There is no evidence of improved conduct, and based on past behaviour, there is every reason to believe the impacts on residents would worsen.

Conclusion

A Special Industry use of this nature does not align with the intent of the rural zoning and is incompatible with the surrounding farmland and residential settlement. The proposal places unreasonable, long-term risks on the health, wellbeing, and livelihoods of residents who have chosen this area for its rural amenity and quiet environment.

For these reasons, I respectfully request that the Council Assessment Panel give full and serious consideration to these matters before making a determination. The health of residents, the protection of agricultural land, the safety of local infrastructure, and the preservation of our rural lifestyle must be prioritised over industrial expansion that is both incompatible and unsafe.

Thank you for considering my submission. I ask that my concerns be formally recorded as part of the assessment process and that I am kept informed of any progress regarding this application.

Representor 13 - Lucinda Bayly

Name	Lucinda Bayly
Address	116 Bremer Range Rd CALLINGTON SA, 5254 Australia
Submission Date	01/12/2025 09:59 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I oppose the development

Reasons

The proposed waste facility is located 1.9km from our residential property. We are concerned about the noise, dust and health risk this development will cause. This concern is based in professional experience working on mine sites with crushers and mills and the significant impact they had on both health and environment. We understand the main method to reduce the dust and noise is the placement of the crushers and stock piles in the existing pit with the addition of water sprinklers when there is high wind. This pit is uncovered and the prevailing wind direction and lower protection on the south and east sides of the pit mean that dust will travel in the direction of our and neighbouring residential properties, pastures and the Bremer River. We have significant concerns for what the construction site materials will contain. We feel the measures to test these materials and isolate them if for example asbestos is detected are insufficient and place the health of local residents at risk. This health risk is both immediate for local residents with conditions (eg. asthma) but also exposure at levels potentially acceptable in the short term will lead to health impacts and deterioration long term. We also, like most homes in the immediate area, do not have a mains water connection. Both the seen and finer (eg. silica) dust settling on our roofs will make its way into our drinking water. We, and neighbouring properties, are in the process of revegetating land supporting native flora and fauna to return to our area. The noise and dust will undoubtably impact hundreds of hours of dedicated volunteer efforts and the success of the project for future generations. The dust control measures from the previous industry under the same ownership on this site were very poor and we have little trust in their ability to appropriately manage this high risk materials processing.

Attached Documents

SUMMARY AND RESPONSE TO SUBMISSIONS	
Application ID	24001439
Proposal	Waste recovery facility and associated special industry (crushing)
Location	Lot 22 Samuels Road CALLINGTON. South Australia
Issues Raised	****Collective Response:**
a. Quarry operations	This application is for a waste recovery facility and special industry (crushing). The adjacent private mine (quarry) operations do not form part of this application. Under Section 73G of the South Australian Mining Act 1971 (the Mining Act) and Regulation 72 of the Mining Regulations 2020 (the Mining Regulations), all Private Mines must operate under a Mine Operations Plan (MOP) approved by the Department of Energy and Mines (DEM). An amended MOP was submitted and approved by DEM in 2025. The proponent is aware of the issues and concerns of adjacent landowners regarding previous activities undertaken at the site by the former operator and will endeavor to ensure these issues are resolved.
b. Regulation & compliance	The Environment Protection Authority of South Australia (SA EPA) will be the Regulator of the site, not the proponent (Jose Paim de Bruges). 'Waste or recycling depots' and 'Crushing, grinding or milling' are activities of environmental significance as prescribed by Schedule 1, Part A of the *Environmental Protection Act 1993* (the Act) and must be licensed or otherwise authorised under Part 6 of the Act. An EPA Licence contains conditions to ensure that potential impacts and risks to the environment are minimised. An EPA Licence for the site cannot be issued until development approval has been granted. Once issued, Tradition Rebuild will be required to operate the site in accordance with the EPA Licence conditions. Under the Environment Protection Act 1993, penalties for breaching a condition of a licence carry a maximum fine of $60,000 for a person or $120,000 for a body corporate.
c. Land use & amenity	The site is in the rural zone – a zone supporting diversification of existing businesses that promote value such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation. The proposed development will be in a disused quarry pit associated with the adjacent existing quarry operations. The proponent will initially remediate the disused quarry pit by extracting and crushing previously buried rock materials for

	the purpose of reuse i.e. to construct a vehicle access ramp that will facilitate the ongoing operation of the proposed resource recovery facility. This will improve the amenity and useability of the now disused quarry pit. The proposed development is therefore an appropriate and viable use of a now disused formal quarry pit The purpose of locating the crusher in the base of the pit is to mitigate impacts on visual amenity, noise and air quality that would otherwise impact on the site and adjacent properties if the crusher and temporary stockpiles were to be located at natural ground level. To mitigate issues pertaining to visual amenity • Visual screening of the resource recovery facility with plantings of native vegetation will enhance the amenity of the site. • Stockpile heights will be managed to ensure they are not visible from within the disused quarry pit.
d. Hours of operation	The hours of operation are standard hours and are consistent with the current hours of operation of the adjacent quarry site. The nominated hours of operation will ensure the waste resource recovery facility operates in compliance with the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.
e. Air quality/Dust/Odour	To manage and mitigate dust omissions the following measures will be deployed • Wind speeds will be continuously monitored using a fixed meteorological station installed near the Site Office to ensure accurate, real-time data collection. This station will have remote access capabilities for consistent monitoring and response. Handheld wind speed meters will be used at multiple site locations to supplement fixed station data and account for local variations. The frequency of wind speed monitoring will be every hour during operations, with data recorded in the site logbook and reviewed for compliance. • Trucks transporting products to and from the site will employ dust covers, run within specified hours, and adhere to acceptable volume limits (10-15 movements per day). • Dust suppression techniques, including water spraying during material unloading and on windy days using a water truck, will be implemented. • Sprinkler systems on stockpiles will run during windy conditions, with activation based on wind speed triggers. • Four dust deposition gauges will be placed at key locations to measure dust levels degenerated from the waste resource recovery facility and the adjacent quarry operation in accordance with AS/NZ 3580.10.1:2003 • Clear communication channels will be maintained with sensitive receptors to engage and receive feedback on air quality-related events. No putrescible wastes will be received at the site therefore it is unlikely that odours will be omitted from the site because of the operation of the waste resource recycling facility and crusher.

	Maintain a complaint register that details the name of the complainant, date of complaint, complaint details and remediations actions to address the complain
f. Noise	The *Environment Protection (Commercial and Industrial Noise) Policy 2023* establishes indicative noise levels for different land use categories. For Rural Industry, allowable noise levels are 57 dB(A) during the day and 50 dB(A) at night. Anticipated noise impacts from resource recovery facility activities include truck movements to and from the site, loading and unloading of materials at the site, and operation of the crusher. The strategic positioning of the crusher on the floor of the disused quarry pit will minimise noise omissions from the site. The resource recovery facility will be operated in accordance with the Noise Management Plan. As provided in the Noise Management Plan measures to manage and mitigate noise are as follows: • Limit operations to the designated working hours. • Ensure machinery is equipped with mufflers and noise-reducing devices according to manufacturers' guidelines. • Restrict truck movements to operating hours and to a maximum of 10-15 movements per day. • Implement the Traffic Management Plan to regulate truck movements. • Maintain open lines of communication with sensitive receptors to engage and receive feedback on noise-related concerns and collaborate with complainants and the Council to determine best practices for noise reduction. • Haul road gradients are kept to a minimum to reduce engine noise and wear and tear on machinery. • Supplement acoustic barriers and vegetation screens • Erect signage banning use of air brakes along Samuels Road • Verbal direction by weighbridge not to use air brakes on access road. • Implementing low frequency reversing alarms on all quarry vehicles as required • Establish bi-annual noise monitoring through a mutually agreed licensed noise expert at both nearest sensitive use locations adjacent to the site boundary (Samuels Road). • Analyse and identify major sources of noise and adhere to existing noise levels in accordance with EPA policy. • Maintain a complaint register that details the name of the complainant, date of complaint, complaint details and remediations actions to address the complaint. • For any exceedance, determine remediation strategies.
g. Water quality & supply	The site is located within the Bremer River Surface Water Catchment, River Murray Protection, and Eastern Mount Lofty Ranges Prescribed Water Resources Areas (EMLR PWRA), as well as the Murray Darling Basin water

	management area. To mitigate impacts to Bremer and Mount Barker Creeks: • All stormwater from the waste recycling facility will drain to a silt ponds sump located to the east of the disused quarry pit. The silt collection pond is designed to capture any silt thereby mitigating any potential impacts on the water quality of the Bremer and Mount Barker Creeks. • Regular inspection of silt ponds will be undertaken after large storm events. • Mains water is not connected to the site. Water is pumped from the groundwater well 6727-3760 into an adjacent water tank with a capacity of 260,000 L. Water flow is pumped at approximately 10,000 gallons per hour when pumping. The water supply and pumping rate are adequate for both the proposed waste recycling facility and the adjacent quarry operations. The water tank comprises a manifold of outlets suitable for firefighting hose fittings. Maintain a complaint register that details the name of the complainant, date of complaint, complaint details and remediations actions to address the complaint.
h. Biodiversity	To mitigate impacts to native flora and fauna: • No vegetation clearance is expected for site operations. • Vehicle movements will be restricted to existing internal tracks and in accordance with the Traffic Management Plan • Weed and pest control will be conducted on a biannual schedule. • Dust suppression methods will be used to reduce dust, especially in areas of native vegetation. • Existing native vegetation will be protected through fencing or buffer zones (Mount Barker Creek and Bremer River Riparian zone). • Native vegetation abundance will be increased by plantings for visual screening, wind protection, and next to watercourses.
i. Contamination	To mitigate issues pertaining to contamination: • On arrival at the site, truck loads will be inspected for unauthorised materials such as asbestos, plastic and timber at the weighbridge prior to transport to the stockpile area located in the disused quarry pit. • Loads contaminated with asbestos, plastics and timber will be refused entry to the resource recovery facility. • All stormwater from the waste recycling facility will drain to a silt collection sump located to the east of the disused quarry pit. The silt collection pond is designed to capture any silt thereby mitigating any potential impacts on the water quality of the Bremer and Mount Barker Creeks. Regular inspection of silt dams will be undertaken after large storm events.
j. Waste management	To mitigate issues pertaining waste management and unauthorized wastes:

	• The resource recovery facility will have strict material acceptance criteria. • Materials will be screened at the site of origin i.e. the offsite demolition sites, prior to transport to the waste recycling facility. • On unloading, all offloaded materials will be inspected for compliance with acceptance criteria. • Any unauthorised materials such as asbestos, plastic, or timber will be removed from the stockpile and disposed of at a waste depot licensed to receive the waste.
k. Traffic & road safety	To mitigate issues pertaining to traffic and road safety on Samuels Road and within the site: • The Traffic Management Plan will be implemented. • Truck movements will be limited to a maximum of 15 truck movements per day. • Public access is supervised on site during business hours, and staff/contractors will be required to wear approved PPE. • The proponent will implement all measures directed by the Council regarding the use of Samual Road. • Road signs will be displayed at the site entry/exit points with direction to the Main Office. • Maintain a complaint register that details the name of the complainant, date of complaint, complaint details and remediations actions to address the complaint.
l. Human health & safety	To manage and mitigate impacts on human health and safety • Staff/contractors will be required to wear an approved PPE. • Unauthorised access signage will be visible at the site entrances and perimeter fence. • Site entrances will be secured and locked at close of business. • Safety bunds are constructed around the top of the disused quarry pit • Livestock fencing will be maintained around the site. • The Dust Management Plan will be implemented. See also e. Air quality/Dust/Odour

Sub #.	Respondent Name	Address	Be heard (Y/N)	Oppose /Support	Issues raised	Proponents Response
1 and 12	Monica Fitzgerald	102 Samuels Rd CALLINGTON	N	Oppose	• Quarry operations • Regulation & compliance • Land use & amenity • Hours of operation • Air quality/Dust/Odour • Noise • Water quality & supply	See ** Collective Response

					• Contamination • Traffic & road safety • Human health	
2	Timothy Freund	PO Box 616 MURRAY BRIDGE	N	Oppose	• Air quality/Dust • Noise • Traffic & safety	See ** Collective Response
3	Sonia O'Malley	8 Old Princess Hwy KANMANTOO	N	Oppose	• Air quality/Dust/Odour • Noise	See ** Collective Response
4	Hazel Hunter	10 Grazier St MURRAY BRIDGE	N	Oppose	• Air quality/Dust/Odour • Noise • Traffic & road safety	See ** Collective Response
5	Paul Johnston	PO Box 65 CALLINGTON	Y	Oppose	• Quarry operations • Regulation & compliance • Land use & amenity • Hours of operation • Air quality/Dust/Odour • Noise • Water quality & supply • Contamination • Traffic & road safety • Human health	See ** Collective Response
6	Denise Williams and Darcy Fishlock	PO Box 45 CALLINGTON	Y	Oppose	• Regulation & compliance • Land use & amenity • Hours of operation • Air quality/Dust/Odour • Noise • Water quality & supply • Contamination • Traffic & road safety • Human health	See ** Collective Response
7	Cait Slade	7 Barrow Crt MOUNT	N	Oppose	• Operating hours • Traffic & road safety	See ** Collective Response

		BARKER			• Noise • Air quality/Dust/odour • Human health	
8	Owen and Gail Auricht	PO Box 914 MOUNT BARKER	Y	Oppose	• Land use • Biosecurity • Water quality & supply • Air quality/Dust/Odour • Noise • Contamination • Traffic & road safety	See ** Collective Response
9	Simon Harris	20 Riverdale Lane HARTLEY	Y	Oppose	• Land use & amenity • Air quality/Dust/Odours • Noise • Water quality & supply • Biodiversity • Contamination • Human health	See ** Collective Response
10	Brendan Pike	461 Callington Rd SALEM	N	Oppose	• Air quality/Dust • Water quality & supply • Biodiversity	See ** Collective Response
11	Amanda Burns	7 Morphett Crt MORPHETT VALE	Y	Oppose	• Land use & amenity • Air quality/Dust/Odours • Water quality & supply • Biodiversity • Contamination	See ** Collective Response
13	Lucinda Bayly	116 Bremer Range Rd CALLINGTON	N	Oppose	• Air quality/Dust/Odour • Noise • Water quality & supply • Human health	See ** Collective Response

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

OFFICIAL

EPA Reference: PDI 899

6 June 2025

Mount Barker District Council
PO Box 54
MOUNT BARKER SA 5251
gsproule@mountbarker.sa.gov.au

Dear Greg Sproule

EPA Development Application Referral Response

Development Application Number	**24001439**
Applicant	**The Paim de Bruges Family Trust c/- Carol Muzyk**
Location	**Lot 22 Samuels Road, Callington SA 5254 (CT 5936/420)**
Proposal	**Waste recovery facility and associated special industry (crushing)**

This development application ('DA') was referred to the Environment Protection Authority ('EPA') by the Assessment Manager at Mount Barker District Council in accordance with section 122 of the *Planning, Development and Infrastructure Act 2016*. The following response is provided in accordance with section 122(5)(b)(ii) of the Planning, Development and Infrastructure Act.

The EPA assessment criteria are outlined in section 57 of the *Environment Protection Act 1993* and include the objects of the Environment Protection Act, the general environmental duty, relevant environment protection policies and the waste strategy for the State.

The EPA's assessment includes consideration of the location with respect to existing land uses and is aimed at protecting the environment and avoiding potential adverse impacts upon the locality.

PROPOSAL

The EPA understands that this DA proposes a resource recovery facility. The EPA notes that the subject site also has an existing approved mining operation on the allotment which would share some existing infrastructure with the resource recovery operation, such as:

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- administration office amenities
- access gates
- weigh bridge
- mobile crusher, and
- surface water management system.

It is proposed that crushing and processing for the resource recovery facility would be conducted using a mobile crushing plant consisting of a primary jaw crusher, secondary gyro crusher and tertiary gyro or hammer drill. There would be no processing wastes generated other than cuttings which would be returned to the permanent stockpiles; this material would be stockpiled for sale as road base or other construction material. The material received would be from external sources and would include bluestone rock materials, concrete, bricks and stone from offsite demolished buildings.

Only bluestone rock materials, concrete, bricks and stone would be transported to the resource recovery facility for re-sale as building stone or crushed for sale as road base.

The hours of operation are from 7:00am to 6:00pm, Mondays to Saturdays.

SITE

The subject site is located at Lot 22 Samuels Road, Callington, within the Rural Zone of the *Planning and Design Code*.

ENVIRONMENTAL ASSESSMENT

Air Quality

Dust could be generated at the proposed resource recovery centre from vehicles movements to and from the site, the unloading from trucks, stockpile management and crushing activities.

To address dust management, the following measures are proposed:

- dust suppression, including water spraying during material unloading and using a water truck on windy days
- sprinkler systems on stockpiles to be activated during windy conditions
- meteorological conditions are monitored to prepare for windy days
- a weather station would be in operation at the site office, and
- trucks transporting products would be equipped with dust covers, with movements restricted to operating hours and acceptable levels (10 to 15 average daily movements during production).

The EPA considers that the proposed resource recovery centre is unlikely to pose an unacceptable air quality risk due to the distance to sensitive receivers, the depth below ground level of the active resource recovery area and the size of the facility.

Noise

The EPA's *Evaluation distances for effective air quality and noise management* publication indicates a 300 metres evaluation distance for waste recovery, and 500 metres for landfill.

An acoustic report was provided with the DA titled *Callington Quarry Waste Recovery Centre Environmental Noise Assessment, A240480RP1 Revision 0,* dated Friday 11 October 2024, prepared by Resonate ('the Acoustic Report').

The Acoustic Report states that noise sources for the proposed activity would include:

- an excavator and loaders (one excavator, three loaders)
- crushers (two cone crusher and screen and two jaw crushers), and
- haul trucks (one haul truck in constant operation, one prime mover in constant operation, one water truck in constant operation, three light vehicles in constant operation).

Noise emissions from the site have been modelled in SoundPlan under worst case meteorological conditions. Based on the SoundPlan model, Resonate have recommended that the mobile crushing plant be moved to a position further north (to the northern end of the existing pit) to employ the wall of the pit as a natural noise barrier. The applicant has confirmed that the crushing plant will be located at the northern end of the existing pit.

It is noted that noise levels from the proposed activity may exceed the noise criteria at one receiver by 1dB(A). The applicant has advised that they consider this to be acceptable for the following reasons:

- an exceedance of 1dB(A) is minor
- it is likely that existing noise levels at the receivers would be similar due to current site (quarry) activity and traffic noise from the South-Eastern Freeway, and
- predictions are based on worst case conditions which may not occur frequently.

The EPA considers these arguments reasonable and is satisfied that the proposed activity is a low risk of causing unreasonable noise impact. A condition relating to the new proposed position of the crusher is directed below.

Waste Management

It is proposed that there would be two stockpiles located on the floor of the pit, one stockpile for soil and overburden, pre-crushed materials stockpiled for further processing, and one stockpile for saleable product. The rowed stockpiles would not exceed the quarry pit wall height and would be monitored by visual inspection externally and from within the quarry pit.

This is acceptable to the EPA.

Water Quality

The subject site has an existing surface water management system (developed for mining operations) comprising silt dams and diversion drains. The applicant has confirmed that existing surface water

controls would be maintained and monitored to ensure there is no sediment discharge offsite.

This is acceptable to the EPA.

Environmental Authorisation

The activity to receive waste and operate a resource recovery and waste reprocessing depot requires an Environmental Authorisation (i.e. EPA licence) pursuant to Schedule 1 of *the Environment Protection Act 1993*.

A note is included below to remind the applicant/operator of the need to obtain a licence.

CONCLUSION

Provided the proposed development is located, designed, constructed and operated in accordance with the details provided in the DA documentation and the conditions advised below, the EPA considers the risk of environmental harm arising from the proposed waste recovery facility is low.

Notwithstanding the above, the EPA considers that any operational issues arising from the use of the subject land can be managed via the EPA licence.

DIRECTION

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

1. The waste recovery facility must only receive Construction and Demolition Waste (inert) as per the Environment Protection Authority Guideline *Waste definitions (April 2019)*: https://www.epa.sa.gov.au/files/4771336_guide_waste_definitions.pdf .

2. Construction and Demolition Waste (inert) received by the resource recovery facility herein approved must only be stockpiled on the area outlined in the area outlined as 'recycled materials stockpile' in Figure 3 of the provided *Callington Quarry and Resource Recovery Centre, Stockpile Managment Plan , Resource Recovery Operations, V 1.3*, dated 24 December 2024, prepared by Cooe consultants.

3. The site layout, and specifically the position of the crusher, must be in accordance with the site plan contained in Appendix A (Page 14-15) of the Acoustic Report titled, *Callington Quarry Waste Recovery Centre Environmental Noise Assessment A240480RP1 Revision 0*, prepared by Resonate dated Friday 11 October 2024.

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

- The applicant/owner/operator is reminded of the general environmental duty, as required by section 25 of the *Environment Protection Act 1993*, to take all reasonable and practicable measures to ensure that activities on the site and associated with the site (including during

construction) do not pollute the environment in a way which causes or may cause environmental harm.

- An environmental authorisation (licence) is required for this development. Before commencing operation, the applicant/operator should contact the Environment Protection Authority on (08) 8204 2058 or email EPALicensing@sa.gov.au for information about the licensing application process and requirements.
- A licence application may be refused where conditions of Development Approval directed by the Environment Protection Authority have not been complied with.
- More information about the Environment Protection Authority and the Environment Protection Act and policies can be found at: www.epa.sa.gov.au .

If you have any questions about this response, please contact Hayley Riggs on (08) 8204 2028 or email hayley.riggs@sa.gov.au.

Yours sincerely

Melissa Chrystal
Delegate
ENVIRONMENT PROTECTION AUTHORITY

Government of South Australia
Department for Energy and Mining

Regulation and Compliance
Minerals Regulation

Level 4,
11 Waymouth Street
Adelaide sa 5000

GPO Box 618
Adelaide SA 5001

ABN 83 768 683 934
dem.miningregrehab@sa.gov.au
www.energymining.sa.gov.au

Our Ref: 2025D033640

Mr Jose Alpoim Meneses Paim Bruges
Tradition Rebuilt Quarries Pty Ltd
PO Box 740
STIRLING SA 5152
[redacted]

Dear Jose,

Notification of Approved Mine Operations Plan (MOP) Review

In reference to your submission dated 26 March 2025 (submitted 02 April 2025), the MOP Review has been approved pursuant to section 73G(11) of the *Mining Act 1971* (the Mining Act).

The approved MOP will be made publicly available on the Mining Register and the Department for Energy and Mining (DEM) website. Details of the approved MOP are listed below.

PM Proprietor	Jose Alpoim Meneses Paim Bruges and Kerrelle Lea Baker Paim Bruges as trustee for the Bruges Family
Tenement Type & Number	Private Mine (PM) 238
PEPR/MOP Number	MOP2024/003
Name of Operation	Callington Quarry

You are reminded that you must always implement and comply with the approved MOP.

This approval does not constitute endorsement of the systems that you have in place to manage the mining operations in compliance with the Mining Act. Whilst your capability to undertake this activity has been considered in this approval, the responsibility for compliance with the Mining Act always remains with the private mine proprietor.

The legislative requirements outlined below must be actioned prior to commencement of operations authorised by the MOP.

1	**Compliance Reporting** You are required to submit an annual compliance report as per the existing reporting arrangements. Please refer to the DEM website for more information on the reporting requirements.

2	**Work, Health and Safety Compliance** In accordance with Chapter 10 of the *Work Health and Safety Regulations 2012* (SA), you must meet the requirements for mine operators in South Australia, which include a notification for mining operations, the establishment of a Safety Management System, the identification of Principal Mining Hazards and development of a Principal Mining Hazard Management Plan. Further information on your responsibilities, including a guide to Chapter 10, and the Mine Operator Notification Form, is available on the SafeWork SA website.

In addition to the requirements under the Mining Act, you are reminded that your operation will have other legislative requirements that you will need to comply with.

If you have any further queries, please contact Mark Stewart, Team Leader, Compliance on [redacted] or DEM.MiningRegRehab@sa.gov.au

Yours sincerely

Paul De Ionno
DIRECTOR MINERALS REGULATION
In accordance with delegated powers and functions

19 May 2025

[redacted]

6. REVIEW OF ASSESSMENT MANAGER DECISIONS

Nil.

7. INFORMATION REPORTS

Nil.

8. CONFIDENTIAL REPORTS

Nil.

9. POLICY MATTERS ARISING FROM THIS AGENDA

Nil.

10. OTHER BUSINESS

Nil.

11. CLOSE