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 15 July 2026.

9.30am Council Assessment Panel



K. Barnes
ASSESSMENT MANAGER

2 July 2026

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MOUNT BARKER DISTRICT COUNCIL

COUNCIL ASSESSMENT PANEL

Wednesday 15 July 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 20 May 2026 as circulated to members be confirmed as a true and accurate record of proceedings.

4. BUSINESS DEFERRED

Nil.

5. REPORTS BY OFFICERS

5.1. DEVELOPMENT ACT APPLICATIONS

5.1.1. NON-COMPLYING APPLICATIONS

Nil.

5.1.2. CATEGORY 3 APPLICATIONS

Nil.

5.1.3. CATEGORY 2 APPLICATIONS

Nil.

5.1.4. CATEGORY 1 APPLICATIONS

Nil.

5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS

5.2.1 26000491 – Health Space

Application ID	26000491
Applicant	Health Space
Subject Land	480 Heysen Boulevard, Mount Barker
Nature of Development	Mixed use commercial building comprising consulting rooms, offices and retail tenancies, associated car parking, landscaping and retaining walls
Lodgement Date	27 February 2026
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Master Planned Neighbourhood
Sub Zone	Emerging Activity Centre
Planning and Design Code Version Number	2026.4 – 26/02/2026
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	6
Persons to be heard	1
Referrals - Statutory	Nil
Referrals – Non Statutory	Senior Development Engineer
Responsible Officer	Derek Henderson, Principal Planner
Recommendation	Grant Planning Consent

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

1. PROPOSAL

The proposal is best described as follows;

"*Mixed use commercial building comprising consulting rooms, offices and retail tenancies, associated car parking, landscaping and retaining walls*"

The proposal comprises of the following attributes;

Mixed Use Building

- Two-storey mixed-use building comprising:
  - One tenancy (304m^2) at ground level to be used as a shop;
  - Three tenancies (total of 898m^2) at ground level to be used as consulting rooms;
  - Four tenancies at the upper level (total of 1,159m^2) to be used as offices;
  - 85 on-site car parking spaces at the rear (south) of the building with two-way vehicular access provided from Spicer Street to the west and Abington Way to the east; and

- Landscaping in the form of hedges, shrubs and groundcovers along the northern frontage of the site as well as shade trees with an understory of shrubs within the car park.

The applicant has advised that Tenancy 4 (consulting room) on the ground level and Tenancy 8 (office) at the upper level will be occupied by Summit Health. While the occupants of the remaining tenancies are unknown at this stage, the applicant has advised that the development is intended to deliver allied health and specialist consulting rooms, together with health-related shops and offices.

Access to the upper level will be provided via two elevators and stairs located within two ground level foyers at the rear (south) of the building. Two sets of 'fire stairs' will also be provided towards the northern end of the building.

The building will feature a flat roof (clad in scyon matrix) which, although connected, will appear to 'step-up' the slope from east to west. The building will have a maximum height of 11.2 metres in the north-eastern corner of the site. However, given the slope of the land, the building will have a height of 9.5 metres in the north-western corner of the site and will range in height between 7.5 metres and 8.5 metres on the southern elevation. The northern elevation will feature substantial glazing along the frontage with additional visual interest provided through the inclusion of two balconies located at the eastern and western ends of the upper level. Vertical timber-look aluminium battens of various heights will be placed at ground level along the northern elevation.

The southern elevation (facing the car park) will also feature substantial glazing with canopies provided at ground level. While a number of windows will also be located on the eastern elevation, these will be supplemented by a mixture of precast concrete wall panels with a white finish along with vertical timber-look aluminium battens. The western elevation will consist mainly of concrete wall panels with 50mm vertical rebates to provide visual interest. A glass balustrade will be located along the western side of the balcony.

Pedestrian access will be provided along the eastern, western and northern elevations of the building with a steel balustrade fence located on the eastern elevation above the retaining wall.

Given the slope of the land, earthworks and retaining walls of various heights will be required around the subject land. The highest retaining walls will be located in the north-western corner of the site and will reach a maximum height of 2.25 metres. The car park will be split to reduce the amount of earthworks with a retaining wall of less than one metre in height separating the two portions of the car park. A double-width ramp, sloping down towards the north, will provide vehicular access within the car park.

Waste will be stored in two enclosed rooms located behind the stairs in the foyers. Waste will be collected via a 10 metre long privately operated waste collection vehicle which will access the site via the rear car park.
The proposed development also proposes to take advantage of existing on-street parking around the subject land. Accordingly, indented car parks will be created along Spicer Street – in a similar manner to the existing indented car parks along Heysen Boulevard and Grasmere Avenue along the northern and southern boundaries of the subject land respectively.

Stormwater will be managed via a series of Gross Pollutant Traps, underground pipes and underground detention chambers before being discharged at a controlled rate into the Council's Stormwater Management System on Abington Way.

The southern portion of the subject land will remain vacant, with the plans indicating that this area will be subject to development at a future stage.

The hours of operation will be as follows:

- Monday to Friday 7am–9pm
- Saturday 8am–5pm
- Sunday 8am–5pm – Retail only.

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

2. SUBJECT LAND

The subject land comprises a single allotment which is commonly known as 480 Heysen Boulevard, Mount Barker. More formally, the land is described as Allotment 1472 in Deposited Plan 128212 within Certificate of Title Volume 6260 Folio 745. The Certificate of Title does not identify any easements, rights of way, Land Management Agreements or encumbrances which may affect development on the subject land.

The subject land has an area of 5,445.9m^2 is currently vacant and is surrounded by Heysen Boulevard to the north, Spicer Street to the west, Grasmere Avenue to the south and Abington Way to the east. Heysen Boulevard is a major connector road under the care and control of the Council, while the remaining streets bordering the subject land are local roads which serve the adjacent residential area. Footpaths are located along Heysen Boulevard and Spicer Street. Indented parking bays are located on Heysen Boulevard and Grasmere Avenue. Three mature street trees are located along Heysen Boulevard.

The land generally slopes from the south-west to the north-east with a level difference in the order of 6 metres. There are no topographical constraints on the land, nor is there any native vegetation or Regulated or Significant Trees.

Figure 1. Location of the subject land



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

3. THE LOCALITY

The locality is mixed in terms of land use and built form. For example, residential development in the form of single-storey detached dwellings, are located to the west of the subject land on the opposite side of Spicer Street. Additional residential development, in the form of two-storey row dwellings on relatively small allotments, is located to the south on the opposite side of Grasmere Avenue. The row-dwellings are 'rear-loaded' with vehicular access provided via a laneway to the south.

Land directly to the north and east of the subject land is currently vacant while a substantial two-storey shopping centre with associated car park is located to the north-east. It is understood that the vacant land to the north will be developed for education purposes while vacant land to the east has been earmarked for future commercial use.

There are no State or Local Heritage Places in the locality. Further, the locality is not subject to flooding. However, it is within the Hazards (Bushfire – Medium Risk) Overlay – as is the case for the majority of the Mount Barker urban area.

1. Locality Plan

Figure 2. Locality Plan



2. Zoning

The subject land is wholly located within the Master Planned Neighbourhood Zone and the Emerging Activity Subzone. It is also covered by the following overlays and technical and numerical variations (TNV's) in the *Planning and Design Code (**Code**)*:

Overlays

- Affordable Housing
- Hazards (Bushfire - Medium Risk)
- Murray-Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Regulated and Significant Tree
- Signif Retirement Facility Supported Accom Sites

Technical and Numerical Variations (TNV's)

- N/A

Concept Map/s

- Concept Plan 3 - Mount Barker and Littlehampton

Figure 3. Planning and Design Code Concept Plan 3

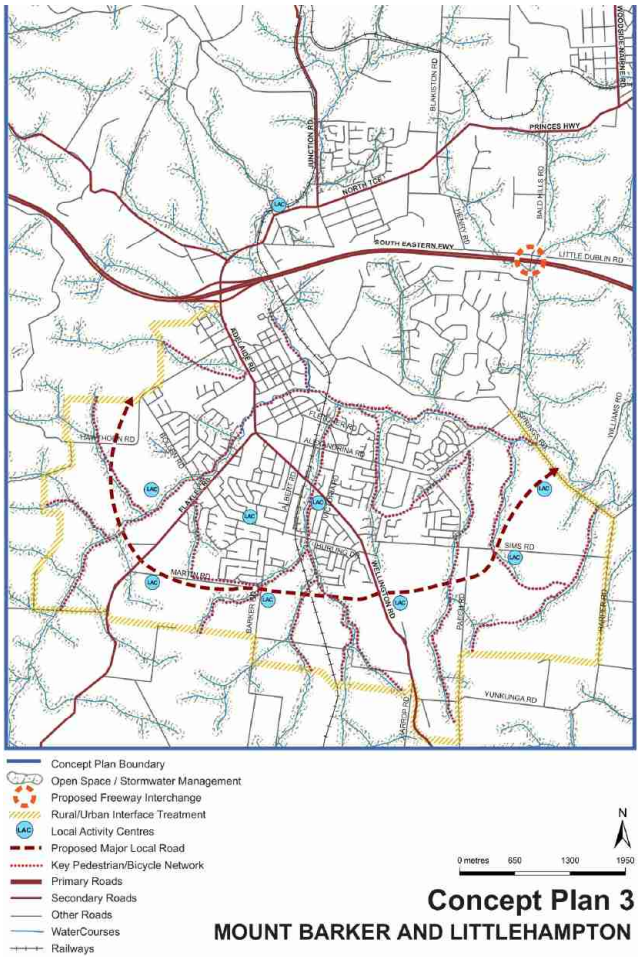


Figure 4. Zone Map



Figure 3. Planning and Design Code Concept Plan 3

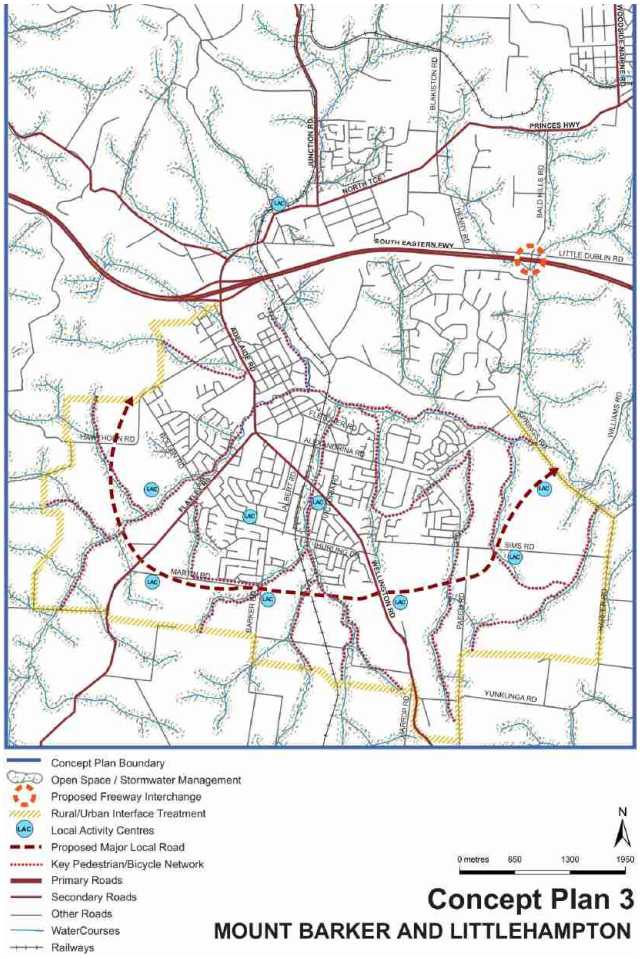


Figure 4. Zone Map



4. PROCEDURAL MATTERS

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**).

2. Notification

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

The proposed development is not identified as a class of development that is excluded from the requirement of notification of the Zone. More specifically, while consulting rooms, offices and shops are excluded from public notification, some exceptions apply. In this case, the gross leasable floor area of the building and its siting outside of an Activity Centre mean that notification is required.

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

Six representations were received as a result of the public notification and are summarised as follows.

	Representor	Summary of Representation	Request to be heard
1	Charlotte Hosking *(Supports with some concerns)*	• Raises concerns in relation to the layout of the carpark. • Requests that parking not be allowed on the eastern side of Spicer Street.	No
2	Sarah Bodle *(Opposes)*	• Raises concerns in relation to the proposed tenant.	No
3	Kendell Trainor *(Supports with some concerns)*	• Raises concerns in relation to increased traffic movements and associated noise.	No
4	Fiona Anderson *(Supports with some concerns)*	• States that additional retail is not required in the area. • Raises concerns in relation to the design of the building within a predominantly residential area.	No
5	Joanne Ward *(Supports with some concerns)*	• Raises a concern in relation to the completion of Heysen Boulevard and pressure that the development will place on the road network.	No
6	Andrew Kohler *(Opposes)*	• Raises concerns in relation to the scale, height and impact of the development. • Raises concerns that the development will obstruct views, will result in a loss of amenity and will devalue property prices. • Requests information in relation to the future stage of the development.	Yes

		• Requests that careful consideration be given to the height of the building, its compatibility with the streetscape, the loss of views and impact on property values.	

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

4.2.2. Response to Representations

The applicant engaged URPS Planning Consultants to respond to the concerns raised by the representors. In summary, URPS note that:

- The development is appropriately located in the Emerging Activity Centre Subzone (the Subzone) and Master Planned Neighbourhood Zone in which the proposed land uses are specifically envisaged.
- The siting of the building towards Heysen Boulevard will maximise the separation to the adjacent residential properties, thereby avoiding the potential for overshadowing.
- The height of the building will be consistent with DFF 5.1 of the Master Planned Neighbourhood Zone and will reflect the low-medium rise residential character sought by PO 5.1.
- The hours of operation will be consistent with DPF 2.1 of the Interface between Land Uses section of the Planning and Design Code.
- Traffic and parking have been appropriately addressed by CIRQA Traffic Consultant.

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

Subsequent to the above response, an amendment to the proposal has been submitted that includes further design considerations of the car parking layout, traffic flow and landscaping as detailed in the architectural and civil plans in response to the representations and Council including (but not limited to):

- Provision of indented car parking bays along the entire frontage of Spicer Street to benefit traffic flow on Spicer Street.
- Street tree plantings to enhance the internal landscaping of the development.

Refer to **ATTACHMENT 1** for a copy of the latest plans, with the original plans that were presented in the notification now marked as SUPERSEDED.

5. REFERRALS – STATUTORY

The application did not trigger any statutory referrals.

6. REFERRALS – NON STATUTORY

1. Senior Development Engineer

The proposed development has been reviewed by the Council's Development Engineer who provided the following comments (in summary):

- The proposed access arrangements to Spicer Street and Abington Way satisfy AS2890.1.
- The proposed aisle widths within the car park also satisfy AS2890.1 and the DDA parking spaces have been provided in accordance with AS2890.6.
- The proposed indented parking bays along Spicer Street are supported as this will improve traffic movements into and out of the site as well as the flow of traffic.

- A Reserved Matter is recommended to address grades within the car park and to ensure the provision of tactiles on pram ramps.
- The stormwater detention system will reduce post-development flows back to the pre-development flow rate, before sending flows to Council's existing pit and pipe network within Abington Way.
- Water Sensitive Urban Design has been incorporated to treat stormwater before it leaves the site.

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

7. ASSESSMENT

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

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

1. Key Issues

The following matters are considered pertinent in reaching a recommendation for this proposal and are discussed within detail in section 7.3 of this report:

- Land Use and Intensity
- Design
- Interface between Land Uses
- Transport, Access and Parking

2. Question of "Seriously at Variance"

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

- The proposed land uses (consulting rooms, office and shop) will be consistent with the forms of development anticipated in the Master Planned Neighbourhood Zone and the Emerging Activity Subzone;
- The proposed development is suitably located close to the existing Aston Hills Shopping Centre as well as land earmarked for education and commercial uses; and
- The proposed development will not have a detrimental impact on the amenity of the locality.

3. Merits Assessment

Land Use and Intensity

Master Planned Neighbourhood Zone	
DO 1	*A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.*
PO 1.1	*Diverse housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live.* *DPF 1.1 Development comprises one or more of the following:* *(a) Ancillary accommodation*

	(b) Child care facility *(c) Co-living* *(d) Community facility* *(e) Consulting room* *(f) Display home* *(g) Dwelling* *(h) Educational facility* *(i) Indoor recreation facility* *(j) Office* *(k) Recreation area* *(l) Residential flat building* *(m) Retirement facility* *(n) Shop* *(o) Supported accommodation.*
PO 1.4	*Commercial activities outside activity centres improve community access to services are of a scale and type to maintain residential amenity.*
Emerging Activity Centre Subzone	
DO 1	*Activity centres, employment, and community services make neighbourhoods a healthy and convenient place to live.*
PO 1.1	*Activity centres within master-planned communities include a range of land uses to provide services at the local and neighbourhood level.* *DPF 1.1 Development comprises one or more of the following where located in an Activity Centre:* *(a) Child care facility* *(b) Cinema* *(c) Community facility* *(d) Consulting room* *(e) Dwelling located above non-residential development* *(f) Educational facility* *(g) Emergency services facility* *(h) Hospital* *(i) Hotel* *(j) Indoor recreation facility* *(k) Library* *(l) Office* *(m) Place of worship* *(n) Public transport terminal* *(o) Retail fuel outlet* *(p) Service trade premises* *(q) Shop* *(r) Tourist accommodation.* *And in any other case, one or more of the following land uses:* *(a) Ancillary accommodation* *(b) Child care facility* *(c) Community facility* *(d) Consulting room* *(e) Display home* *(f) Dwelling* *(g) Educational facility* *(h) Indoor recreation facility* *(i) Office* *(j) Recreation area* *(k) Residential flat building* *(l) Retirement facility*

	(m) Shop *(n) Supported accommodation.*
PO 1.6	*Activity Centres include a range of non-residential uses such as shops, offices, consulting rooms, educational facilities and community facilities of a scale to support the anticipated future growth of the surrounding neighbourhood.*

From a land use perspective, it is noted that the proposed development seeks to construct a two-storey mixed use building to accommodate consulting rooms, offices and a shop. All three of these land uses are specifically envisaged in the Master Planned Neighbourhood Zone and the Emerging Activity Subzone. In particular, DTS/DPF 1.1 of the Emerging Activity Centre Subzone specifically indicates that consulting room, office and shop are appropriate land uses – irrespective of their location within a designated Activity Centre. In addition, the proposed development will supplement and complement the existing Aston Hills shopping centre to the north-east as well as the proposed education and commercial precincts to the north and east of the subject land.

Relevantly, the proposed development satisfies PO 2.1 of the Master Planned Neighbourhood Zone in that it improves community access to services and is of a scale and type which maintains residential amenity. To this end, while the proposed building is substantial in size and floor area, its two-storey height reflects the two-storey dwellings to the south along Grasmere Avenue as well as the existing Aston Hills shopping centre to the north-east. In addition, when viewed from the south, the height and visual impact of the building will be reduced due to the sloping nature of the land.

With the above in mind, the proposed development is consistent with the land use and intensity provisions of the Master Planned Neighbourhood Zone and the Emerging Activity Subzone.

Design, Appearance, Height and Siting

Master Planned Neighbourhood Zone	
PO 5.1	*Buildings establish a low-medium rise residential character with development above 3 building levels located close to activity centres, open space and/or public transport.*
PO 6.1	*Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and integrate development with public open space.*
PO 7.1	*Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.*
PO 9.1	*Buildings are set back from side boundaries to provide:* *(a) separation between buildings in a way that complements the emerging character of the locality* *(b) access to natural light and ventilation for neighbours.*
PO 10.1	*Buildings are set back from rear boundaries to provide:* *(a) separation between buildings in a way that complements the emerging character of the locality* *(b) access to natural light and ventilation for neighbours* *(c) open space recreational opportunities* *(d) space for landscaping and vegetation.*
Emerging Activity Centre Subzone	

PO 2.1	*A range of low-to-medium rise buildings within Activity Centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.*
PO 2.2	*Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone*
PO 2.3	*Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.*
Design in Urban Areas	
DO 1	*Development is:* *(e) Contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributes to the character of the immediate area* *(f) Durable - fit for purpose, adaptable and long lasting* *(g) 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* *(h) Sustainable - by integrating sustainable techniques into the design and siting of development and landscaping to improve community health, urban heat, water management, environmental performance, biodiversity and local amenity and to minimise energy consumption.*
PO 1.3	*Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.*
PO 1.4	*Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by:* *(a) Position plant and equipment in unobtrusive locations viewed from public roads and spaces* *(b) Screening rooftop plant and equipment from view* *(c) When located on the roof of non-residential development, locating plant and equipment as far as practicable from adjacent sensitive receivers.*
PO 1.5	*The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.*
PO 2.1	*Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.*
PO 2.2	*Development is designed to differentiate public, communal and private areas.*
PO 2.3	*Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.*
PO 2.5	*Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.*
PO 3.1	*Soft landscaping and tree planting is incorporated to:* *(a) Minimise heat absorption and reflection* *(b) Maximise shade and shelter*

	(c) Maximise stormwater infiltration *(d) Enhance the appearance of land and streetscapes* *(e) Contribute to biodiversity.*
PO 4.1	*Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.*
PO 4.2	*Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.*
PO 4.3	*Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.*
PO 7.6	*Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.*
PO 8.1	*Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.*
PO 9.2	*Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.*
PO 11.1	*Development provides a dedicated area for on-site collection and sorting of recyclable materials and refuse, green organic waste and wash bay facilities for the ongoing maintenance of bins that is adequate in size considering the number and nature of the activities they will serve and the frequency of collection.*
PO 11.3	*Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.*
PO 12.1	*Buildings positively contribute to the character of the local area by responding to local context.*
PO 12.2	*Architectural detail at street level and a mixture of materials at lower building levels near the public interface are provided to reinforce a human scale.*
PO 12.3	*Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.*
PO 12.4	*Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.*
PO 12.5	*External materials and finishes are durable and age well to minimise ongoing maintenance requirements.*
PO 12.7	*Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.*
PO 12.8	*Building services, plant and mechanical equipment are screened from the public realm.*
PO 43.1	*Areas for activities including loading and unloading, storage of waste refuse bins in commercial and industrial development or wash-down areas used for the cleaning of vehicles, vessels, plant or equipment are:* *(a) Designed to contain all wastewater likely to pollute stormwater within a bunded and roofed area to exclude the entry of external surface stormwater run-off* *(b) Paved with an impervious material to facilitate wastewater collection* *(c) Of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area* *(d) Designed to drain wastewater to either:* *i. A treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal*

		to a sewer, private or Community Wastewater Management Scheme *or* *ii. a holding tank and its subsequent removal off-site on a regular basis.*

As reflected in the table above, the Planning and Design Code contains numerous provisions which seek to guide the design, siting and appearance of new development. Firstly, in terms of the height of the building, PO 5.1 of the Master Planned Neighbourhood Zone indicates that buildings should establish a low-medium rise residential character with development greater than three building levels located close to activity centres, open space and/or public transport. Given that the proposed development will be two building levels in height, it will satisfy PO 5.1 and will be consistent with the height of the existing two-storey row-dwellings to the south as well as the two-storey Aston Hills shopping centre to the north-east. Accordingly, the height of the building is acceptable given the context of the locality.

In term of setbacks, the building will be sited relatively close to the primary and secondary street boundaries of the subject land and a substantial distance from the rear boundary. The proposed setbacks are considered appropriate given that they will be similar to the setbacks of the nearby shopping centre and will reflect the existing and emerging pattern of street setbacks in the streetscape. Further, the proposed setbacks will ensure that access to natural light and ventilation is available for adjacent residential development while also avoiding unreasonable impacts associated with overshadowing.

In terms the Design in Urban Areas General Development Policies, it is noted that proposed development will introduce a visually interesting façade when viewed from Heysen Boulevard. It is also noted that visual interest will be created through the use of glazing, balconies, canopies and vertical aluminium battens (timber look) together with rebated vertical elements on the western elevation. In this way, the proposed development represents a high-quality built-form outcome which will enhance the streetscape.

The proposed development includes a new entrance at ground level which will be easily accessible from the main car park as sought by PO 2.3. In addition, the development will provide an appropriately sited and screened waste storage area located near the rear of the building.

With the above in mind, it is considered that the proposed development appropriately satisfies the design and appearance provisions of the Planning and Design Code and represents a high-quality design which will provide a positive contribution to the character of the locality area while also responding to the local context established by the existing shopping centre and adjacent residential development.

Transport, Access and Car Parking

Design	
PO 7.3	*Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.*
PO 11.4	*Communal waste storage and collection areas are designed to allow waste and recycling collection vehicles to enter and leave the site without reversing.*
Transport, Access and Parking	
DO 1	*A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.*
PO 1.1	*Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.*

<table>
<tr><td>PO 1.3</td><td>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.</td></tr>
<tr><td>PO 1.4</td><td>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.</td></tr>
<tr><td>PO 2.1</td><td>Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.</td></tr>
<tr><td>PO 3.1</td><td>Safe and convenient access minimises impact or interruption on the operation of public roads.</td></tr>
<tr><td>PO 3.3</td><td>Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.</td></tr>
<tr><td>PO 3.5</td><td>Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.</td></tr>
<tr><td>PO 4.1</td><td>Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</td></tr>
<tr><td>PO 5.1</td><td>Sufficient on-site vehicle parking and specifically marked accessible car parking places are provided to meet the needs of the development or land use having regard to factors that may support a reduced on-site rate such as:
(a) Availability of on-street car parking
(b) Shared use of other parking areas
(c) In relation to a mixed-use development, where the hours of operation of commercial activities complement the residential use of the site, the provision of vehicle parking may be shared
(d) The adaptive reuse of a State or Local Heritage Place.

DPF 5.1 – Development Provides a number of car parking spaces on site at a rate no less than the amount calculated using one of the following, whichever is relevant:
(a) Transport, Access and Parking Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas if the development is a class of development listed in Table 2 and the site is in a Designated Area
(b) Transport, Access and Parking Table 1 – Off-Street Vehicle Parking Requirements where (a) does not apply
(c) If located in an area where a lawfully established carparking fund operates, the number of spaces calculated under (a) or (b) less the number of spaces offset by contribution to the fund.

Table 1 – Off-Street Vehicle Parking Requirements:
<table>
<tr><td>Consulting room</td><td>4 spaces per consulting room excluding ancillary facilities.</td></tr>
<tr><td>Office</td><td>4 spaces per 100m² of gross leasable floor area.</td></tr>
<tr><td>Shop (no commercial kitchen)</td><td>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</td></tr>
</table>
</td></tr>
</table>

		loading and unloading, and the storage and collection of refuse are shared.
PO 6.1	*Vehicle parking areas are sited and designed to minimise impact on the operation of public roads by avoiding the use of public roads when moving from one part of a parking area to another.*	
PO 6.2	*Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced, and the like.*	
PO 6.3	*Vehicle parking areas are designed to provide opportunity for integration and shared-use of adjacent car parking areas to reduce the total extent of vehicle parking areas and access points.*	
PO 6.4	*Pedestrian linkages between parking areas and the development are provided and are safe and convenient.*	
PO 6.5	*Vehicle parking areas that are likely to be used during non-daylight hours are provided with sufficient lighting to entry and exit points to ensure clear visibility to users.*	
PO 6.6	*Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.*	

The proposed development will provide 85 on-site car parks which will be located to the rear (south) of the building. Relevantly, the proposed development also seeks to rely on a number of on-street car parks which are located on the surrounding streets. To this end, the proposed development will create a number of indented parking bays along Spicer Street which are intended to facilitate traffic flow – noting that Spicer Street services a substantial number of residential properties to the south of the subject land.

From a parking perspective, Table 1 – General Off-Street Vehicle Parking Requirements advises that, ideally, the development should provide a total of 142 spaces as per the following:

- Office – 46.3 spaces (1,159m^2 floor area at 4 spaces per 100 m^2)
- Shop – 15.2 spaces (304m^2 floor area at 5 spaces per 100 m^2)
- Consulting rooms – 80 spaces (20 consulting rooms at 4 spaces per consulting room)

Given that only 85 on-site car parks will be provided, there is theoretical shortfall of 57 spaces. However, the applicant has provided a Traffic and Parking Report prepared by CIRQA which provides justification for the theoretical shortfall. In summary, CIRQA advises that recent surveys of consulting rooms have indicated that the parking rate in the Planning and Design Code is overly conservative, with a more accurate rate likely to be in the order of 2.5 spaces to 2.75 spaces per consulting room. Further, CIRQA point to NSW guidelines which indicate that offices in regional or outer urban areas attract a lower parking rate of 3.1 spaces per 100m^2. Accordingly, CIRQA advise that a more realistic parking demand for the proposed development would be in the order of 108 spaces.

It is noted that the revised parking demand identified by CIRQA would still result in a shortfall of 23 spaces. However, CIRQA note that 32 on-street parking spaces are available around the subject land. Taking these into account and noting that on-street parking will also be available for the adjacent residential development, the development satisfies PO 5.1 of the Transport, Access and Parking General Development Policies which anticipates that the availability of on-street car parking can be taken into account when determining the overall sufficiency of parking for a proposed development.

In terms of the access arrangements, two-way vehicle access will be provided from Spicer Street and Abington Way. This will include access for passenger vehicles and waste collection vehicles (up to 10 metres in length). Based on the turn paths provided in the CIRQA Traffic and Parking

Report (which have been reviewed by the Council's Traffic Engineer), the proposed access arrangements are appropriate and would allow vehicles to enter and exit the site in a forward direction.

In terms of traffic movements, CIRQA estimate that the proposed development will generate in the order of 80 am and 90 pm peak hour trips. These additional movements will be within the capacity of the existing road network and will be shared across the two access points to the subject land, thereby reducing the overall impact on adjoining streets.

With the above in mind and noting the Council's Traffic Engineer has reviewed and concurred with the findings of the applicant's Traffic Consultant, it is considered that the proposed development has satisfactorily addressed the Transport, Access and Parking provisions of the Planning and Design Code.

Interface between Land Uses

Design	
PO 10.1	*Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.*
PO 10.2	*Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.*
Interface between Land Uses	
DO 1	*Development is located and designed to mitigate adverse effects on or from neighbouring and proximate land uses.*
PO 2.1	*Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:* *(a) The nature of the development* *(b) Measures to mitigate off-site impacts* *(c) The extent to which the development is desired in the zone* *(d) Measures that might be taken in an adjacent zone primarily for sensitive receivers that mitigate adverse impacts without unreasonably compromising the intended use of that land.*
PO 4.1	*Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).*
PO 4.4	*External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.*
PO 6.1	*External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).*

In terms of the Interface between Land Uses provisions of the Planning and Design Code, it is noted that the development site is separated from adjacent dwellings by the surrounding local roads. Further, the adjacent dwellings face towards the development site which greatly reduces the potential that upper level windows of the proposed development will overlook the habitable rooms and private open spaces of adjacent residential uses, In addition, there are no windows on the upper level of western elevation and views from the balcony will mainly be towards the north.

It is also noted that, by its nature, the proposed consulting rooms, offices and shops will be relatively benign and are unlikely to result in unreasonable impacts such as noise. While the

development will generate additional traffic movements, the proposed hours of operation will remain within the designated 'day' hours which will reduce the impact on the occupants of adjacent dwellings.

While the proposed development has not identified the type and location of external lights, this can be dealt with by an appropriately worded Condition of Consent to ensure that lighting is unlikely to result in any adverse impacts.

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

Hazards

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

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

8. CONCLUSION

Overall, the proposal is not considered to be seriously at variance with the provisions of the Planning and Design Code and is considered to have sufficient merit to warrant consent. More specifically, the development represents a high-quality design which will supplement and complement the existing services offered by the Aston Hill shopping centre without resulting in an unreasonable impact on the amenity of the locality.

9. RECOMMENDATION

It is recommended that the Council Assessment Panel;

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

and

GRANT Planning Consent to the application by Health Space for a mixed-use commercial building comprising consulting rooms, offices and retail tenancies, associated car parking, landscaping and retaining walls at 480 Heysen Boulevard, Mount Barker as detailed in Application ID: 26000491 subject to the following conditions, reserved matters and advisory notes:

RESERVED MATTERS

Reserved Matter 1

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

Detailed plans for the external works on Spicer Street and Abington Way shall be provided to and approved by Council to their satisfaction; including, but not limited to:

a. A detailed Civil Plan for:
    - Provision of indented car parking bays along the entire eastern frontage of Spicer Street between Heysen Boulevard and Grasmere Avenue in general accordance with the stamped *Indent Parking (Spicer Street) and Line Marking Plan* of CIRQA.
    - A 1.5m wide concrete footpath along the entire western frontage of Abington Way between Heysen Boulevard and Grasmere Avenue.
    - Provision of street tree plantings.

b. A detailed Landscape Plan for the street tree plantings adjacent to the subject site on the eastern frontage of Spicer Street and western frontage of Abington Way.

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

Reserved Matter 2

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

An updated Civil Plan for the following amendment to the internal car park design shall be provided to and approved by Council to their satisfaction; including, but not limited to:

a. Gradients within the parking modules that do not exceed the maximum gradient specified in clause 2.4.6.1(b) of AS2890.1.

b. Tactiles to be provided on pram ramps, in accordance with AS1428.4.1.

c. A minimum tree trench soil volume of 10 cubic metres per tree is to be demonstrated.

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

PLANNING CONSENT CONDITIONS

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

Condition 2
All external and internal civil works and associated infrastructure and landscaping necessary for the development shall be provided by the applicant at the full cost of the applicant/owner. All works shall be designed and constructed in accordance with relevant industry standards and guidelines and be completed prior to issuing a Section 152 certificate for the development.

Condition 3
Traffic Impact Statement/s with supporting Traffic Control Plan/s are to be provided for the external works (to be endorsed by Council) and the internal car park and access prior to the issuing of a Section 152 Certificate for the development.

Condition 4
All landscaping and associated infrastructure on the subject land as identified on the stamped Site Planting Plan as amended in the stamped response letter of Health Scape dated 23 June 2026, including street trees in Spicer Street and Abington Way, shall be completed prior to issuing of a Section 152 Certificate for the development. The plantings on the subject land are to be nurtured and maintained in good health and condition at all times; with any diseased or dying plants replaced to the reasonable satisfaction of the Council.

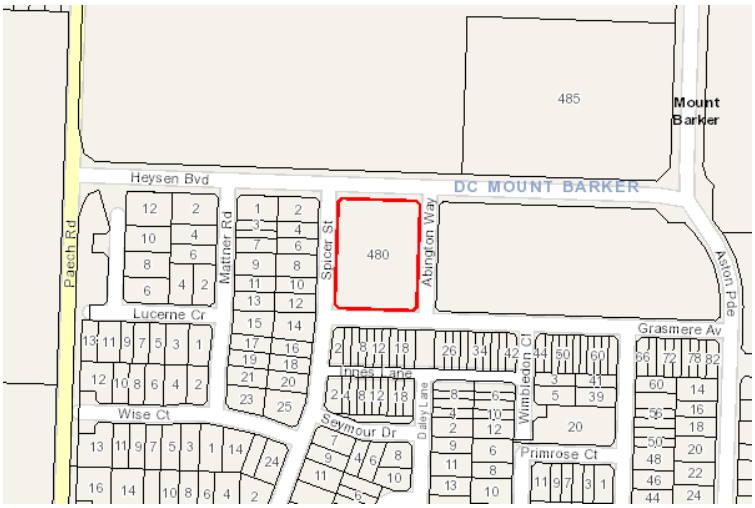
Condition 5
All external lighting must be designed, constructed and operated to conform with Australian Standard AS 4282-1997.

Condition 6
The development must be connected to an operational wastewater service for the drainage of wastewater, prior to the commencement of operation. All financial and augmentation requirements of the Water Industry Entity shall be met in regard to the connection to and construction of any wastewater connections, drains and services.

Condition 7
Waste and rubbish shall not cause nuisance to nearby properties or detract from the amenity of the locality by being appropriately contained, stored, managed and screened from public view to not cause odour impact, visual impact or unsanitary conditions.

Address: **480 HEYSEN BVD MOUNT BARKER SA 5251**

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



Property Zoning Details

Zone

Master Planned Neighbourhood

Sub Zone

Emerging Activity Centre

Overlay

Affordable Housing
Hazards (Bushfire - Medium Risk)
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
Signif Retirement Facility Supported Accom Sites

Local Variation (TNV)

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

Development Pathways

- Master Planned Neighbourhood

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

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

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

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

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

   - Ancillary accommodation
   - Carport
   - Co-living
   - Deck
   - Demolition
   - Detached dwelling
   - Dwelling addition
   - Dwelling 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.
   - Fence
   - Group dwelling
   - Land division
   - Outbuilding
   - Residential flat building
   - Retaining wall
   - Row dwelling
   - Semi-detached dwelling
   - Tree-damaging activity
   - Verandah

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

Master Planned Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Diverse housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live.	DTS/DPF 1.1 Development comprises one or more of the following: (a) Ancillary accommodation (b) Child care facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home (g) Dwelling (h) Educational facility (i) Indoor recreation facility (j) Office (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Supported accommodation.
PO 1.2 Land division results in a low-to-medium density neighbourhood that contains a diverse range of housing types and allotment sizes.	DTS/DPF 1.2 None are applicable.
PO 1.3 Residential development at increased densities close to open space, public transport, activity centres and community facilities to enhance community access to community services.	DTS/DPF 1.3 Medium and high density residential development located where any one of the following is satisfied: (a) within 200m of an activity centre (b) within 200m of a high frequency public transit service (c) adjoining public open space greater than 2000m^2 (including where the site would adjoin if not separated by a public road).
PO 1.4 Commercial activities outside activity centres improve community access to services are of a scale and type to maintain residential	DTS/DPF 1.4 A shop, consulting room or office (or any combination thereof) satisfies any one of the following:

amenity.	(a) it is located on the same allotment and in conjunction with a dwelling where all the following are satisfied: (i) does not exceed 50m^2 gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage (b) where located outside of an Activity Centre, does not exceed 150m^2 in gross leasable floor area.
Coordinated and Orderly Development	
PO 2.1 Land division and infrastructure occur in a coordinated manner and orderly sequence.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development and infrastructure are staged and provided in a manner that supports the orderly expansion of urban areas and the economic provision of infrastructure and services.	DTS/DPF 2.2 None are applicable.
Community Facilities	
PO 3.1 Community facilities such as schools, community centres, recreation centres and public open space are co-located within activity centres or co-located with complementary uses to reinforce their role as a focal point for community.	DTS/DPF 3.1 None are applicable.
PO 3.2 Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.	DTS/DPF 3.2 None are applicable.
Open Space	
PO 4.1 The size and distribution of open space encourages recreation and healthy lifestyles.	DTS/DPF 4.1 None are applicable.
PO 4.2 The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art.	DTS/DPF 4.2 None are applicable.
Building Height	
PO 5.1 Buildings establish a low-medium rise residential character with development above 3 building levels located close to activity centres, open space and/or public transport.	DTS/DPF 5.1 Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists: (a) a maximum building height of 3 building levels or 12m and (b) a maximum wall height of 10m (except where a gable end).
Primary Street Setback	
PO 6.1 Buildings are setback from primary street boundaries to contribute to the existing/emerging pattern of street setbacks in the streetscape and	DTS/DPF 6.1 Buildings setback from the primary street boundary in accordance with the following table:

integrate development with public open space.

Development Context	Minimum setback
Where a building envelope plan exists.	Consistent with the building envelope plan.
Where the allotment adjoins a public reserve greater than 2000m² (including where the allotment would adjoin a reserve if not separated by a public road), the dwelling faces that reserve and access is provided to the rear of the allotment.	1.5m
In all other cases.	3m

For the purposes of **DTS/DPF 6.1:**

(a) the setback of an existing building on an abutting site to the street boundary that it shares with the site of the proposed building is to be measured from the closest building wall to that street boundary at its closest point to the building wall and any existing projection from the building such as a verandah, porch, balcony, awning or bay window is not taken to form part of the building for the purposes of determining its setback

(b) any proposed projections such as a verandah, porch, balcony, awning or bay window may encroach not more than 1.5 metres into the minimum setback prescribed in the table

Secondary Street Setback

PO 7.1

Buildings are setback from secondary street boundaries to maintain a pattern of separation between building walls and public thoroughfares and reinforce a streetscape character.

DTS/DPF 7.1

Building walls (except for ancillary buildings and structures) are set back consistent with a building envelope plan, or where none exists at least 900mm from the boundary of the allotment with the secondary street frontage.

Boundary Walls

PO 8.1

Boundary walls are limited in height and length to manage impacts on adjoining properties.

DTS/DPF 8.1

Building walls (except for ancillary buildings and structures) on side boundaries are consistent with a building envelope plan, or satisfy (a) or (b):

(a) adjoin or abut a boundary wall of a building on adjoining land for the same, or lesser length and height
or

(b) do not:
- (i) exceed 3m in wall height
- (ii) exceed 11.5m in length
- (iii) with respect to all boundary walls on the same boundary, exceed 45% of the total length of the boundary
- (iv) encroach within 3m of any other existing or proposed boundary walls on the subject land.

Side Boundary Setback

PO 9.1

Buildings are set back from side boundaries to provide:

(a) separation between buildings in a way that complements the emerging character of the locality

(b) access to natural light and ventilation for neighbours.

DTS/DPF 9.1

Building walls not sited on side boundaries are set back from side boundaries consistent with a building envelope plan, or are set back in accordance with the following:

(a) where the wall height does not exceed 3m - at least 900mm

(b) where 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.

Rear Boundary Setback	
PO 10.1 Buildings are set back from rear boundaries to provide: (a) separation between buildings in a way that complements the emerging character of the locality (b) access to natural light and ventilation for neighbours (c) open space recreational opportunities (d) space for landscaping and vegetation.	DTS/DPF 10.1 Building walls are set back from the rear boundary consistent with a building envelope plan, or at least: (a) 3m for the first building level or 0m where the rear boundary adjoins a laneway (b) 5m for any second building level or 0m where the rear boundary adjoins a laneway (c) 5m plus any increase in wall height over 7m for buildings three building levels and above.
Site Dimensions and Land Division	
PO 11.1 Allotments created for residential purposes are of a suitable size and dimension and accommodate a diverse range of housing choices.	DTS/DFP 11.1 None are applicable.
PO 11.2 Allotments created for residential purposes are a suitable size and dimension to accommodate dwellings that are functional and provide a high standard of residential amenity for occupants.	DTS/DPF 11.2 None are applicable
PO 11.3 Sites for residential purposes are consistent with an authorised plan of division, Concept Plan or master plan.	DTS/DPF 11.3 Development will not result in more than 1 dwelling on an existing allotment.
Land Division Pattern	
PO 12.1 Street patterns and pedestrian and cycle connections designed to reduce travel distances to open space, public transport, activity centres and community facilities and assist to create low speed environments in local streets.	DTS/DPF 12.1 None are applicable.
Tree Canopy	
PO 13.1 Tree planting provided on public streets and public open space to create a comfortable micro-climate and improve the amenity of the neighbourhood.	DTS/DPF 13.1 None are applicable.
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, provision of infrastructure and the location of new activity centres.	DTS/DPF 14.1 The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant: **Description** Concept Plan 3 - Mount Barker and Littlehampton In relation to DTS/DPF 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.
Advertising and display homes	
PO 15.1 Advertising is limited to temporary displays to promote the sale of land and buildings within the zone.	DTS/DPF 15.1 Advertisements:

	(a) are of a temporary nature and will be removed within 2 years from the date of installation and (b) promote the sale of land or buildings within the zone.
PO 15.2 Display homes provide sufficient car parking.	DTS/DPF 15.2 None are applicable.
Earthworks and sloping land	
PO 16.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 16.1 Earthworks associated with development are consistent with a building envelope plan, or do not involve: (a) excavation exceeding a vertical height of 1.5m (b) filling exceeding a vertical height of 1.5m (c) a total combined excavation and filling vertical height of 3m or more.
Ancillary Structures and Buildings	
PO 17.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 17.1 Ancillary buildings and structures satisfy (a) to (j), inclusive: (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
PO 17.2 Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision, car parking requirements and do not result in over-development of the site.	DTS/DPF 17.2 Ancillary buildings and structures do not result in: (a) less private open space than specified in Design Table 1 - Private Open Space (b) less 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 to the nearest whole number.
PO 17.3 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 17.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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.
Private Open Space	
PO 18.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 18.1 Dwellings are provided with a minimum area of private open space nominated on a building envelope plan, or in accordance with Design in Urban Areas Table 1 - Private Open Space.

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. All development 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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone: (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation.	Except development that: 1. does not satisfy Master Planned Neighbourhood Zone DTS/DPF 5.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).

4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) Master Planned Neighbourhood Zone DTS/DPF 1.4 (b) Master Planned Neighbourhood Zone DTS/DPF 5.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

	(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
7. Advertisement where **not** located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone.	Except advertisement that does not satisfy Master Planned Neighbourhood Zone DTS / DPF 15.1.
8. Any development involving any of the following (or of any combination of any of the following) where located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone: (a) advertisement (b) ancillary accommodation (c) child care facility (d) cinema (e) community facility (f) consulting room (g) display home (h) dwelling located above a non-residential building level (i) educational facility (j) emergency services establishment (k) health facility (l) hotel (m) indoor recreation facility (n) library (o) office (p) place of worship (q) public transport terminal (r) retail fuel outlet (s) service trade premises (t) shop (u) tourist accommodation.	Except development that: 1. in the case of the Emerging Activity Centre Subzone: (a) exceeds the maximum building height specified in Emerging Activity Centre Subzone DTS/DPF 2.1 or (b) does not satisfy any of the following: (i) Emerging Activity Centre Subzone DTS/DPF 2.2 (ii) Emerging Activity Centre Subzone DTS/DPF 2.3 2. in the case of the Emerging Main Street Subzone: (a) exceeds the maximum building height specified in Emerging Main Street Subzone DTS/DPF 3.1 or (b) does not satisfy any of the following (i) Emerging Main Street Subzone DTS/DPF 3.2 (ii) Emerging Main Street Subzone DTS/DPF 3.3.
9. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted)	None specified.

(o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	
10. 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).
11. Railway line.	Except where located outside of a rail corridor or rail reserve.

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

Placement of Notices - Exemptions for Restricted Development
None specified.

Emerging Activity Centre Subzone

Assessment Provisions (AP)

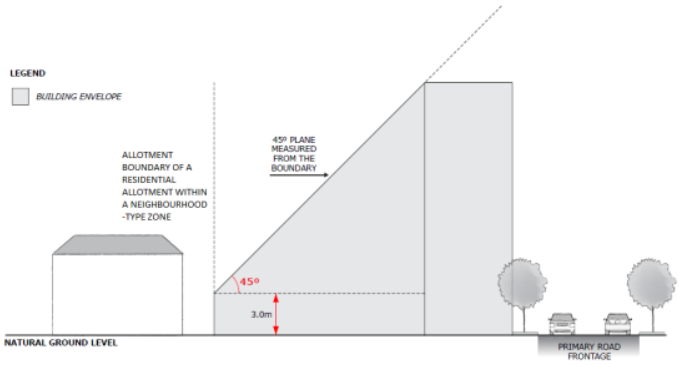
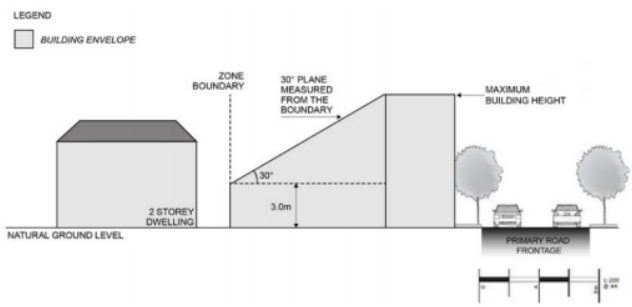
Desired Outcome (DO)

Desired Outcome	
DO 1	Activity centres, employment, and community services make neighbourhoods a healthy and convenient place to live.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Activity centres within master-planned communities include a range of land uses to provide services at the local and neighbourhood level.	DTS/DPF 1.1 Development comprises one or more of the following where located in an Activity Centre: (a) Child care facility (b) Cinema (c) Community facility (d) Consulting room (e) Dwelling located above non-residential development (f) Educational facility (g) Emergency services facility (h) Hospital (i) Hotel (j) Indoor recreation facility (k) Library (l) Office

	(m) Place of worship (n) Public transport terminal (o) Retail fuel outlet (p) Service trade premises (q) Shop (r) Tourist accommodation. And in any other case, one or more of the following land uses: (a) Ancillary accommodation (b) Child care facility (c) Community facility (d) Consulting room (e) Display home (f) Dwelling (g) Educational facility (h) Indoor recreation facility (i) Office (j) Recreation area (k) Residential flat building (l) Retirement facility (m) Shop (n) Supported accommodation.
PO 1.2 Land division design designates land for activity centres that is: (a) distributed to maximise convenient access to shopping and services (b) of sufficient size to cater for the anticipated catchment and future population.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.	DTS/DPF 1.3 None are applicable.
PO 1.4 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment or (c) adjacent high frequency public transport.	DTS/DPF 1.4 None are applicable.
PO 1.5 Within Activity Centres, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.5 Within Activity Centres, dwellings are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.
PO 1.6	DTS/DPF 1.6

Activity Centres include a range of non-residential uses such as shops, offices, consulting rooms, educational facilities and community facilities of a scale to support the anticipated future growth of the surrounding neighbourhood.	None are applicable.
Built Form and Character	
PO 2.1 A range of low-to-medium rise buildings within Activity Centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.	DTS/DPF 2.1 Buildings within Activity Centres not exceeding the following maximum building heights: (a) where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 3 building levels or 12m (b) in all other cases 6 building levels or 22m.
PO 2.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone	DTS/DPF 2.2 Buildings within Activity Centres constructed within a building envelope provided by a 45 degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary): 
PO 2.3 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 2.3 Buildings within Activity Centres on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30 degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram: 
Advertising	
PO 3.1 Advertisements are sited and designed to achieve an overall consistency and appearance along individual street frontages.	DTS/DPF 3.1 None are applicable.
PO 3.2	DTS/DPF 3.2

Freestanding advertisements: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	Freestanding advertisements: (a) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) and (b) do not have a sign face that exceeds 6m^2 per side

Part 3 - Overlays

Affordable Housing Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Affordable housing is integrated with residential and mixed use development.
DO 2	Affordable housing caters for a variety of household structures.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Division	
PO 1.1 Development comprising 20 or more dwellings / allotments incorporates affordable housing.	DTS/DPF 1.1 Development results in 0-19 additional allotments / dwellings.
PO 1.2 Development comprising 20 or more dwellings or residential allotments provides housing suited to a range of incomes including households with low to moderate incomes.	DTS/DPF 1.2 Development comprising 20 or more dwellings / or residential allotments includes a minimum of 15% affordable housing except where: (a) it can be demonstrated that any shortfall in affordable housing has been provided in a previous stage of development or (b) it can be demonstrated that any shortfall in affordable housing will be accommodated in a subsequent stage or stages of development.
PO 1.3 Affordable housing is distributed throughout the development to avoid an overconcentration.	DTS/DPF 1.3 None are applicable.
Built Form and Character	
PO 2.1 Affordable housing is designed to complement the design and	DTS/DPF 2.1 None are applicable.

character of residential development within the locality.	
Affordable Housing Incentives	
PO 3.1 To support the provision of affordable housing, minimum allotment sizes may be reduced below the minimum allotment size specified in a zone while providing allotments of a suitable size and dimension to accommodate dwellings with a high standard of occupant amenity.	DTS/DPF 3.1 The minimum site area specified for a dwelling can be reduced by up to 20%, or the maximum density per hectare increased by up to 20%, where it is to be used to accommodate affordable housing except where the development is located within the Character Area Overlay or Historic Area Overlay.
PO 3.2 To support the provision of affordable housing, building heights may be increased above the maximum specified in a zone.	DTS/DPF 3.2 Where a building incorporates dwellings above ground level and includes at least 15% affordable housing, the maximum building height specified in any relevant zone policy can be increased by 1 building level in the: (a) Business Neighbourhood Zone (b) City Living Zone (c) Established Neighbourhood Zone (d) General Neighbourhood Zone (e) Hills Neighbourhood Zone (f) Housing Diversity Neighbourhood Zone (g) Neighbourhood Zone (h) Master Planned Neighbourhood Zone (i) Master Planned Renewal Zone (j) Master Planned Township Zone (k) Rural Neighbourhood Zone (l) Suburban Business Zone (m) Suburban Neighbourhood Zone (n) Township Neighbourhood Zone (o) Township Zone (p) Urban Renewal Neighbourhood Zone (q) Waterfront Neighbourhood Zone and up to 30% in any other zone, except where: (a) the development is located within the Character Area Overlay or Historic Area Overlay or (b) other height incentives already apply to the development.
Movement and Car Parking	
PO 4.1 Sufficient car parking is provided to meet the needs of occupants of affordable housing.	DTS/DPF 4.1 Dwellings constituting affordable housing are provided with car parking in accordance with the following: (a) 0.3 carparks per dwelling within a building which incorporates dwellings located above ground level within either: (i) 200 metres of any section of road reserve along which a bus service operates as a high frequency public transit service(2) (ii) is within 400 metres of a bus interchange(1) (iii) is within 400 metres of an O-Bahn interchange(1) (iv) is within 400 metres of a passenger rail station(1) (v) is within 400 metres of a passenger tram station(1) (vi) is within 400 metres of the Adelaide Parklands. or (b) 1 carpark per dwelling for any other dwelling.

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

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
Except where the applicant for the development is the South Australian Housing Authority (or an agent acting on behalf of the South Australian Housing Authority), residential development or land division (other than an excluded land division): (a) that comprises 20 or more dwellings or residential allotments and is described in the application documentation as intending to provide affordable housing or (b) that is described in the application documentation as intending to provide affordable housing and the applicant is seeking to access one or more of the planning concessions outlined in the Affordable Housing Overlay DTS/DPF 3.1, 3.2 or 4.1 or (c) that is described in the application documentation as intending to include affordable housing of any number of dwellings or residential allotments	Minister responsible for administering the *South Australian Housing Trust Act 1995.*	To provide direction on the conditions required to secure the provision of dwellings or allotments for affordable housing.	Development of a class to which Schedule 9 clause 3 item 20 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Hazards (Bushfire - Medium Risk) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Buildings and structures are located away from areas that pose an unacceptable bushfire risk as a result of vegetation cover and type, and terrain.	DTS/DPF 1.1 None are applicable.
Built Form	
PO 2.1 Buildings and structures are designed and configured to reduce the impact of bushfire through using designs that reduce the potential for trapping burning debris against or underneath the building or structure, or between the ground and building floor level in the case of transportable buildings and buildings on stilts.	DTS/DPF 2.1 None are applicable.
PO 2.2 Extensions to buildings, outbuildings and other ancillary structures are sited and constructed using materials to minimise the threat of fire spread to residential and tourist accommodation (including boarding houses, hostels, dormitory style accommodation, student accommodation and Workers' accommodation) in the event of bushfire.	DTS/DPF 2.2 Outbuildings and other ancillary structures are sited no closer than 6m from the habitable building.
Habitable Buildings	
PO 3.1 To minimise the threat, impact and potential exposure to bushfires on life and property, residential and tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited on the flatter portion of allotments away from steep slopes.	DTS/DPF 3.1 None are applicable.
PO 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation) is sited away from vegetated areas that pose an unacceptable bushfire risk.	DTS/DPF 3.2 Residential, tourist accommodation and habitable buildings for vulnerable communities are provided with asset protection zone(s) in accordance with (a) and (b): (a) the asset protection zone has a minimum width of at least: (i) 50 metres to unmanaged grasslands (ii) 100 metres to hazardous bushland vegetation (b) the asset protection zone is contained wholly within the allotment of the development.
PO 3.3 Residential, tourist accommodation and habitable buildings for vulnerable communities, (including boarding houses, hostels, dormitory style accommodation, student accommodation and workers' accommodation), has a dedicated area available that is capable of accommodating a bushfire protection system comprising firefighting equipment and water supply in accordance with *Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements*.	DTS/DPF 3.3 None are applicable.
Land Division	
PO 4.1	DTS/DPF 4.1

Land division is designed and incorporates measures to minimise the danger of fire hazard to residents and occupants of buildings, and to protect buildings and property from physical damage in the event of a bushfire.	None are applicable.
PO 4.2 Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.	DTS/DPF 4.2 None are applicable.
PO 4.3 Where 10 or more new allotments are proposed, land division includes at least two separate and safe exit points to enable multiple avenues of evacuation in the event of a bushfire.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division incorporates perimeter roads of adequate design in conjunction with bushfire buffer zones to achieve adequate separation between residential allotments and areas of unacceptable bushfire risk and to support safe access for the purposes of fire-fighting.	DTS/DPF 4.4 None are applicable.
Vehicle Access - Roads, Driveways and Fire Tracks	
PO 5.3 Development does not rely on fire tracks as means of evacuation or access for fire-fighting purposes unless there are no safe alternatives available.	PO 5.1 Roads are designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.
DTS/DPF 5.1 Roads: (a) are constructed with a formed, all-weather surface (b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road (c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road (d) have a minimum formed road width of 6m (e) provide overhead clearance of not less than 4.0m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1) (f) allow fire-fighting services (personnel and vehicles) to travel in a continuous forward movement around road curves by constructing the curves with a minimum external radius of 12.5m (Figure 2) (g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: (i) a turning area with a minimum formed surface radius of 12.5m (Figure 3) or (ii) a 'T' or 'Y' shaped turning area with a minimum formed surface length of 11m and minimum internal radii of 9.5m (Figure 4) (h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.	PO 5.2 Access to habitable buildings is designed and constructed to facilitate the safe and effective: (a) access, operation and evacuation of fire-fighting vehicles and emergency personnel (b) evacuation of residents, occupants and visitors.
DTS/DPF 5.2 Access is in accordance with (a) or (b):	DTS/DPF 5.3 None are applicable.

(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.	

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.

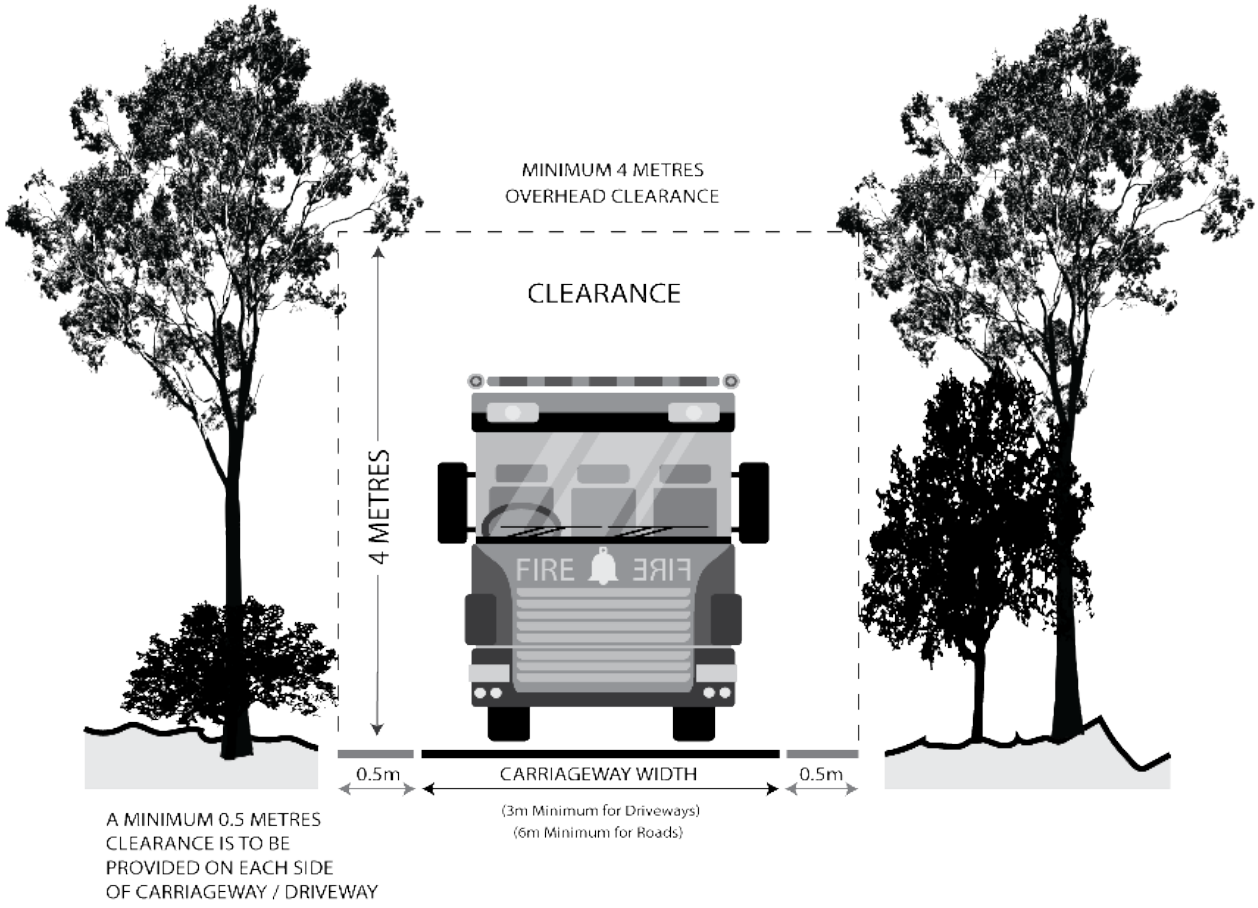
Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Figures and Diagrams

Fire Engine and Appliance Clearances

Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

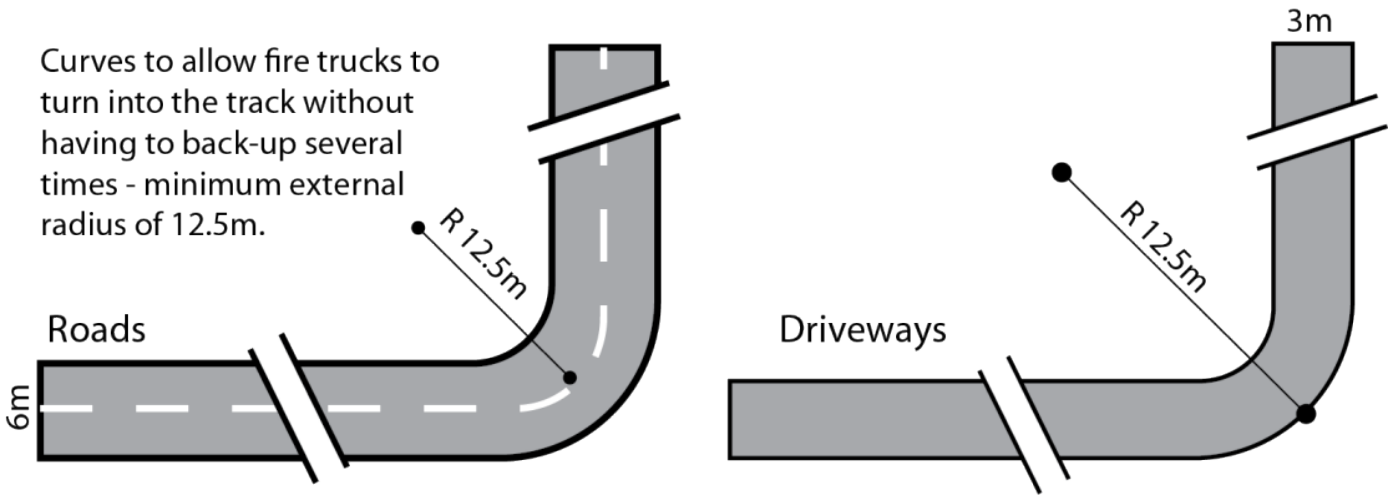
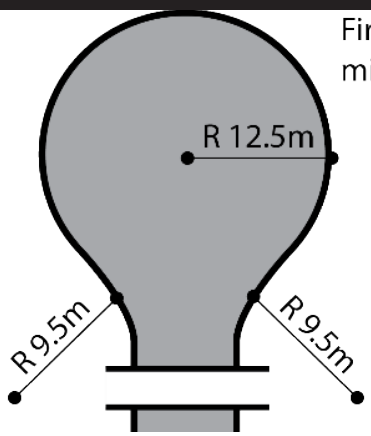
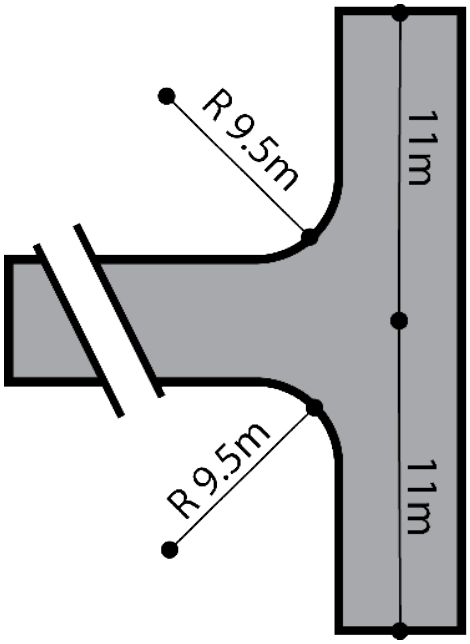


Figure 3 - Full Circle Turning Area



Fire truck turning area -
minimum radius 12.5m

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



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

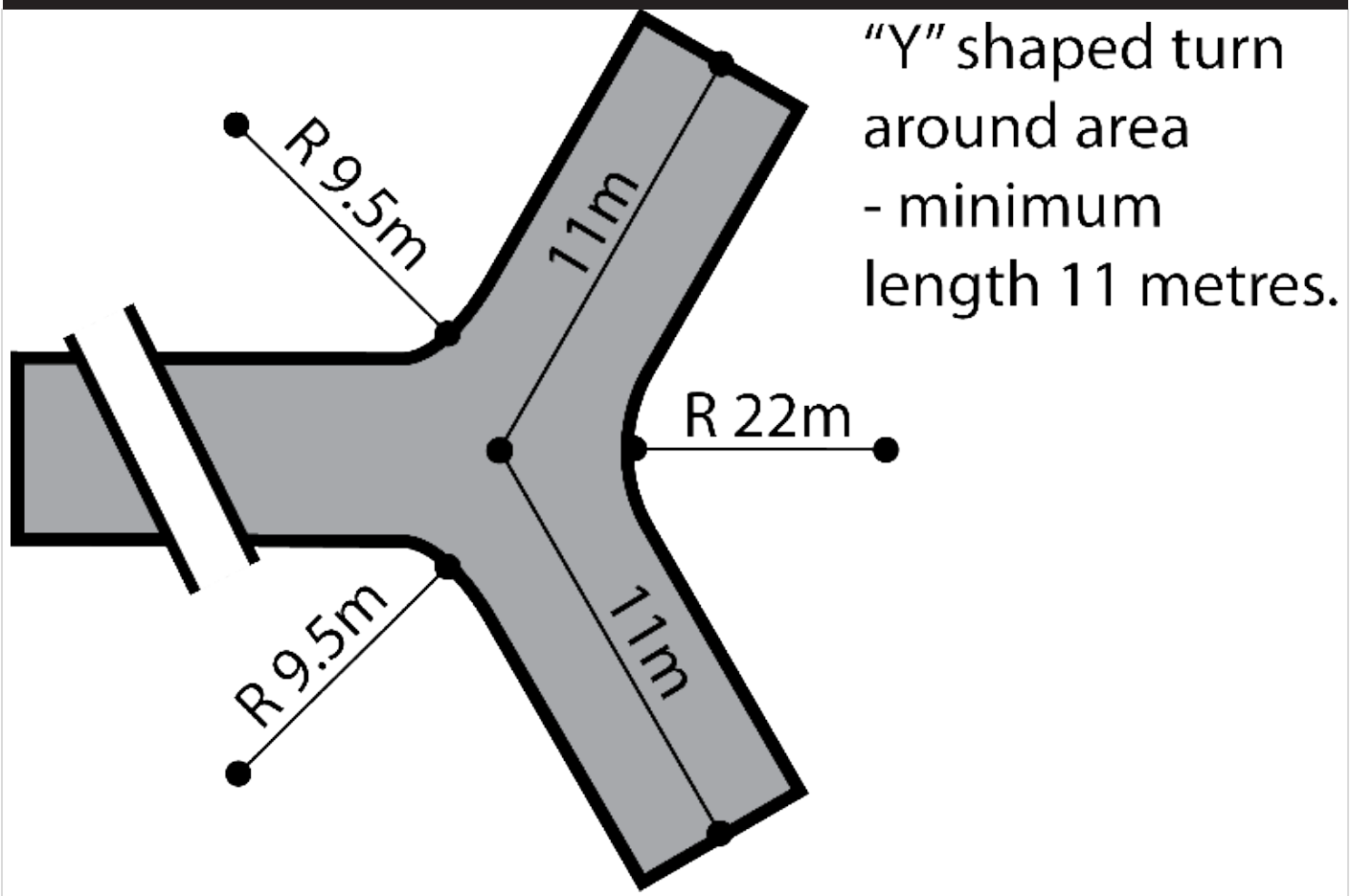
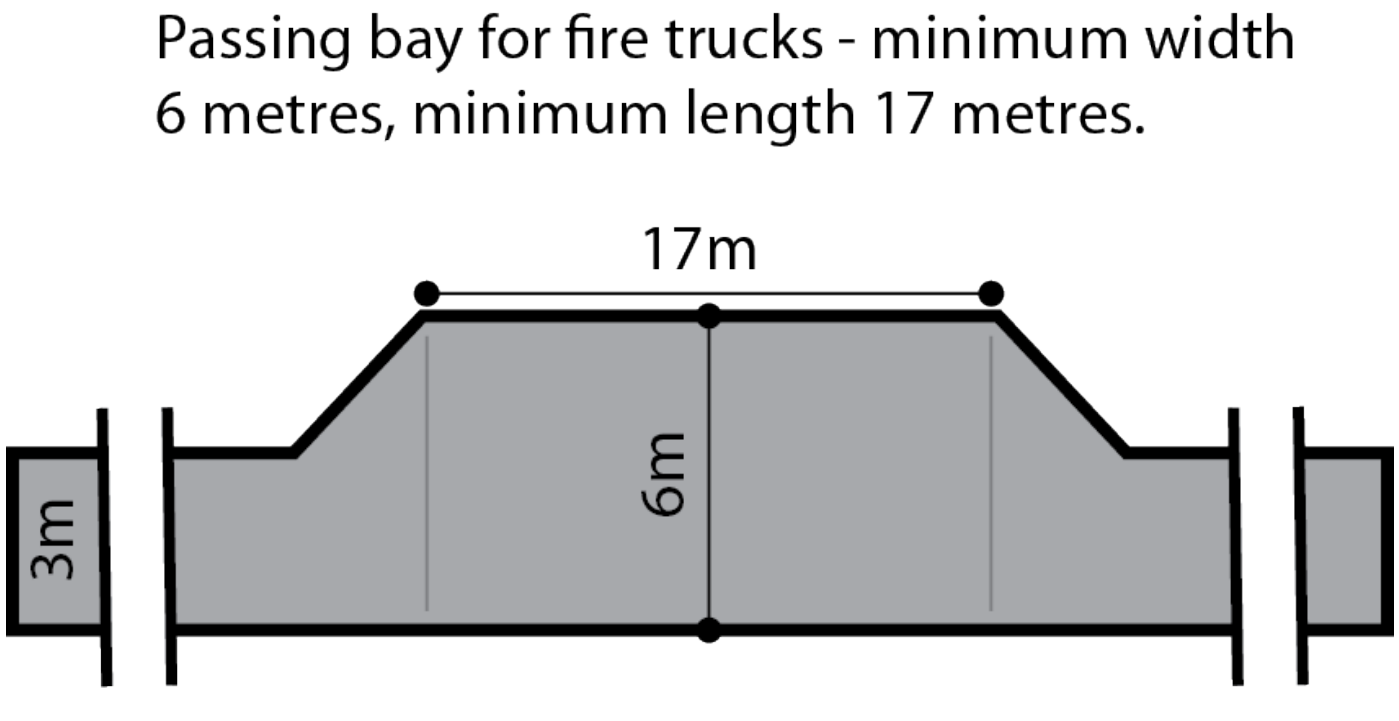


Figure 5 - Driveway Passing Bays



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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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 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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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.
Except where located within the Murray-Darling Basin	The Chief Executive of the	To provide expert technical	Development

Overlay, 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	Department of the Minister responsible for the administration of the *Landscape South Australia Act 2019.*	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.	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.*			

Regulated and Significant Tree Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

(f) form a notable visual element to the landscape of the local area.	
PO 1.3 A tree damaging activity not in connection with other development satisfies (a) and (b): (a) tree damaging activity is only undertaken to: (i) remove a diseased tree where its life expectancy is short (ii) mitigate an unacceptable risk to public or private safety due to limb drop or the like (iii) rectify or prevent extensive damage to a building of value as comprising any of the following: A. a Local Heritage Place B. a State Heritage Place C. a substantial building of value and there is no reasonable alternative to rectify or prevent such damage other than to undertake a tree damaging activity (iv) reduce an unacceptable hazard associated with a tree within 20m of an existing residential, tourist accommodation or other habitable building from bushfire (v) treat disease or otherwise in the general interests of the health of the tree and / or (vi) maintain the aesthetic appearance and structural integrity of the tree (b) in relation to a significant tree, tree-damaging activity is avoided unless all reasonable remedial treatments and measures have been determined to be ineffective.	DTS/DPF 1.3 None are applicable.
PO 1.4 A tree-damaging activity in connection with other development satisfies all the following: (a) it accommodates the reasonable development of land in accordance with the relevant zone or subzone where such development might not otherwise be possible (b) in the case of a significant tree, all reasonable development options and design solutions have been considered to prevent substantial tree-damaging activity occurring.	DTS/DPF 1.4 None are applicable.
Ground work affecting trees	
PO 2.1 Regulated and significant trees, including their root systems, are not unduly compromised by excavation and / or filling of land, or the sealing of surfaces within the vicinity of the tree to support their retention and health.	DTS/DPF 2.1 None are applicable.
Land Division	
PO 3.1 Land division results in an allotment configuration that enables its subsequent development and the retention of regulated and significant trees as far as is reasonably practicable.	DTS/DPF 3.1 Land division where: (a) there are no regulated or significant trees located within or adjacent to the plan of division or (b) the application demonstrates that an area exists to accommodate subsequent development of proposed allotments after an allowance has been made for a tree protection zone around any regulated tree within and adjacent to the plan of division.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

River Murray Tributaries Protection Area Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Sustainable water use and conservation of riverine environments within the River Murray Tributaries area.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development comprising the erection, construction, modification, enlargement or removal of a dam, wall or other structure that will collect or divert surface water flowing over land is undertaken in a manner that maintains the quality and quantity of flows required to meet the needs of the environment and downstream users.	DTS/DPF 1.1 Development involving the construction of a retaining wall that will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.
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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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) land division classified as *restricted* by the Planning and Design Code (c) 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 (d) 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 (e) alteration of the boundaries of an existing allotment so as to result in: (i) the allotment having a frontage to a part of the River Murray system or (ii) the allotment having an increase in its frontage to a part of the River Murray system.	Minister responsible for the administration of the *River Murray Act 2003.*	To provide expert assessment and direction to the relevant authority on potential impacts from development on the health of the River Murray system, its natural flow regime (including floodwaters), water quality and cultural heritage.	Development of a class to which Schedule 9 clause 3 item 16 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.

Significant Retirement Facility and Supported Accommodation Sites Overlay

Assessment Provisions (AP)

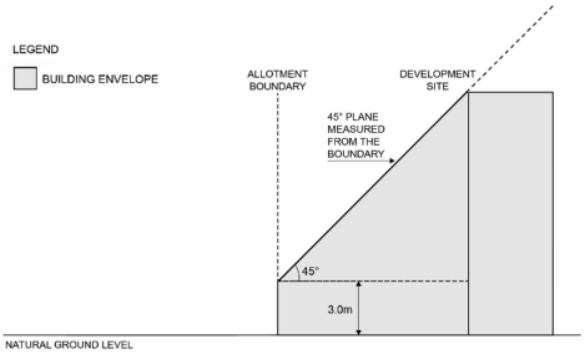
Desired Outcome (DO)

Desired Outcome	
DO 1	Development of supported accommodation and/or retirement facilities on significant retirement facility and supported accommodation sites to provide accommodation for the communities' ageing residents.

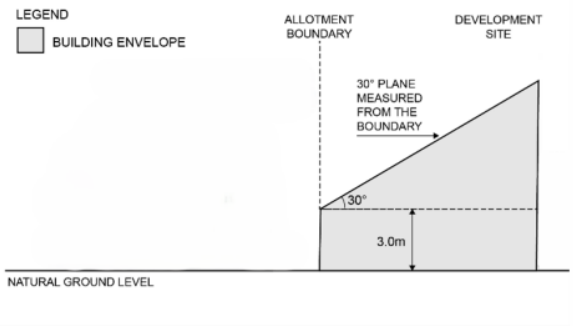
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Non-residential activities are subordinate to, and in association with, retirement facilities and/or supported accommodation to support occupant care and wellbeing and the local community.	DTS/DPF 1.1 None are applicable.
PO 1.2 Shops, offices and consulting rooms are subordinate to, and associated with a retirement facility and/or supported accommodation on a significant retirement facility and supported accommodation site, and: (a) support the facility's residents, workers, visitors and the local community and (b) are of a scale to maintain residential amenity.	DTS/DPF 1.2 A shop, consulting room or office associated with supported accommodation and/or a retirement facility located on a significant retirement facility and supported accommodation site does not exceed: (a) either of the following: (i) 450m2 gross leasable floor area per tenancy or (ii) the relevant zone's maximum gross leasable floor area whichever is greater and (b) when combined with any other existing or proposed shop office or consulting room, 10% of the total gross leasable floor area of all buildings on the site.
Built form and Character	
PO 2.1 Buildings for, or associated with, supported accommodation and/or retirement facilities on a significant retirement facility and supported accommodation site are consistent with the form expressed in DTS/DPF 2.1 or positively responds to the local context, provided that off-site impacts can be managed.	DTS/DPF 2.1 Buildings for, or associated with, supported accommodation and/or a retirement facility on a significant retirement facility and supported accommodation site do not exceed: (a) 4 levels and 15m in height on sites between 6,500m2 up to 10,000m2 in area or (b) 6 levels and 22m in height on sites over 10,000m2 in area. In instances where the zone's maximum building height exceeds the height specified in part DTS/DPF 2.1 (a) or (b) (whichever is relevant), then the zone's maximum building height will apply.
PO 2.2 Development on a significant retirement facility and/or supported accommodation site designed to minimise impacts on local streetscapes and adjacent residential uses with regard to overshadowing, massing and building proportions.	DTS/DPF 2.2 Parts of a building associated with, a retirement facility and/or supported accommodation on a significant retirement facility and supported accommodation site that exceed the zone's maximum building height are constructed within a building envelope provided by a:

(a) 45 degree plane measured from a height of 3m above natural ground level at the site boundary as shown in the following diagram (except where this boundary is a southern boundary or a State maintained road):



(b) 30 degree plane measured from a height of 3m above natural ground level at the southern site boundary as shown in the following diagram (except where this boundary is a State maintained road):



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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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

Part 4 - General Development Policies

Advertisements

Assessment Provisions (AP)

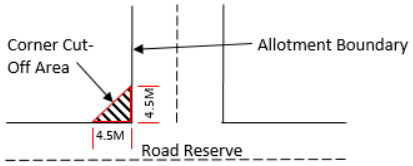
Desired Outcome (DO)

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 or 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 all of the following are satisfied: 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 all of the following are satisfied: (i) are flush with a wall (ii) do not have any part rising above parapet height (iii) are not attached to the roof of the building. (g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure (h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building (i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.
PO 1.2 Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.	DTS/DPF 1.2 Where development comprises an advertising hoarding, the supporting structure is: (a) concealed by the associated advertisement and decorative detailing or

	(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.
PO 1.3 Advertising does not encroach on public land or the land of an adjacent allotment.	DTS/DPF 1.3 Advertisements and/or advertising hoardings are contained within the boundaries of the site.
PO 1.4 Where possible, advertisements on public land are integrated with existing structures and infrastructure.	DTS/DPF 1.4 Advertisements on public land that meet at least one of the following: (a) achieves Advertisements DTS/DPF 1.1 (b) are integrated with a bus shelter.
PO 1.5 Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.	DTS/DPF 1.5 None are applicable.
Proliferation of Advertisements	
PO 2.1 Proliferation of advertisements is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.1 No more than one freestanding advertisement is displayed per occupancy.
PO 2.2 Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.	DTS/DPF 2.2 Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.
PO 2.3 Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.	DTS/DPF 2.3 Advertisements satisfy all of the following: (a) are attached to a building (b) other than in a Neighbourhood-type zone, where they are flush with a wall, cover no more than 15% of the building facade to which they are attached (c) do not result in more than one sign per occupancy that is not flush with a wall.
Advertising Content	
PO 3.1 Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.	DTS/DPF 3.1 Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.
Amenity Impacts	
PO 4.1 Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.	DTS/DPF 4.1 Advertisements do not incorporate any illumination.
Safety	
PO 5.1 Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.	DTS/DPF 5.1 Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.
PO 5.2 Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.	DTS/DPF 5.2 No advertisement illumination is proposed.

PO 5.3 Advertisements and/or advertising hoardings do not create a hazard to drivers by: (a) being liable to interpretation by drivers as an official traffic sign or signal (b) obscuring or impairing drivers' view of official traffic signs or signals (c) obscuring or impairing drivers' view of features of a road that are potentially hazardous (such as junctions, bends, changes in width and traffic control devices) or other road or rail vehicles at/or approaching level crossings.	DTS/DPF 5.3 Advertisements satisfy all of the following: (a) are not located in a public road or rail reserve (b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram 
PO 5.4 Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.	DTS/DPF 5.4 Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.
PO 5.5 Advertisements and/or advertising hoardings provide sufficient 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 satisfies all of the following: (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 Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.	DTS/DPF 1.1 None are applicable.
PO 1.2 Animal keeping and horse keeping is located and managed to minimise the potential transmission of disease to other operations where animals are kept.	DTS/DPF 1.2 None are applicable.
Horse Keeping	
PO 2.1 Water from stable wash-down areas is directed to appropriate absorption areas and/or drainage pits to minimise pollution of land and water.	DTS/DPF 2.1 None are applicable.
PO 2.2 Stables, horse shelters or associated yards are sited appropriate distances away from sensitive receivers and/or allotments in other ownership to avoid adverse impacts from dust, erosion and odour.	DTS/DPF 2.2 Stables, horse shelters and associated yards are sited in accordance with all of the following: (a) 30m or more from any sensitive receivers (existing or approved) on land in other ownership (b) where an adjacent allotment is vacant and in other ownership, 30m or more from the boundary of that allotment.
PO 2.3 All areas accessible to horses are separated from septic tank effluent disposal areas to protect the integrity of that system. Stable flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 2.3 Septic tank effluent disposal areas are enclosed with a horse-proof barrier such as a fence to exclude horses from this area.
PO 2.4 To minimise environmental harm and adverse impacts on water resources, stables, horse shelters and associated yards are appropriately set back from a watercourse.	DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.
PO 2.5 Stables, horse shelters and associated yards are located on slopes that are stable to minimise the risk of soil erosion and water runoff.	DTS/DPF 2.5 Stables, horse shelters and associated yards are not located on land with a slope greater than 10% (1-in-10).
Kennels	
PO 3.1 Kennel flooring is constructed with an impervious material to facilitate regular cleaning.	DTS/DPF 3.1 The floors of kennels satisfy all of the following: (a) are constructed of impervious concrete (b) are designed to be self-draining when washed down.
PO 3.2 Kennels and exercise yards are designed and sited to minimise noise nuisance to neighbours through measures such as: (a) adopting appropriate separation distances (b) orientating openings away from sensitive receivers.	DTS/DPF 3.2 Kennels are sited 500m or more from the nearest sensitive receiver on land in other ownership.
PO 3.3	DTS/DPF 3.3

Dogs are regularly observed and managed to minimise nuisance impact on adjoining sensitive receivers from animal behaviour.	Kennels are sited in association with a permanent dwelling on the land.
Wastes	
PO 4.1 Storage of manure, used litter and other wastes (other than wastewater lagoons) is designed, constructed and managed to minimise attracting and harbouring vermin.	DTS/DPF 4.1 None are applicable.
PO 4.2 Facilities for the storage of manure, used litter and other wastes (other than wastewater lagoons) are located to minimise the potential for polluting water resources.	DTS/DPF 4.2 Waste storage facilities (other than wastewater lagoons) are located outside the 1% AEP flood event areas.

Aquaculture

Assessment Provisions (AP)

Desired Outcome (DO)

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	DTS/DPF 2.6

Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.	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	DTS/DPF 1.5

Beverage production solid wastes are stored in a manner that minimises odour impacts on sensitive receivers in other ownership.	Solid waste from beverage production is collected and stored in sealed containers and removed from the site within 48 hours.
Water Quality	
PO 2.1 Beverage production wastewater management systems (including wastewater irrigation) are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.1 Wastewater management systems are set back 50m or more from the banks of watercourses and bores.
PO 2.2 The storage or disposal of chemicals or hazardous substances is undertaken in a manner to prevent pollution of water resources.	DTS/DPF 2.2 None are applicable.
PO 2.3 Stormwater runoff from areas that may cause contamination due to beverage production activities (including vehicle movements and machinery operations) is drained to an onsite stormwater treatment system to manage potential environmental impacts.	DTS/DPF 2.3 None are applicable.
PO 2.4 Stormwater runoff from areas unlikely to cause contamination by beverage production and associated activities (such as roof catchments and clean hard-paved surfaces) is diverted away from beverage production areas and wastewater management systems.	DTS/DPF 2.4 None are applicable.
Wastewater Irrigation	
PO 3.1 Beverage production wastewater irrigation systems are designed and located to not contaminate soil and surface and ground water resources or damage crops.	DTS/DPF 3.1 None are applicable.
PO 3.2 Beverage production wastewater irrigation systems are designed and located to minimise impact on amenity and avoid spray drift onto adjoining land.	DTS/DPF 3.2 Beverage production wastewater is not irrigated within 50m of any dwelling in other ownership.
PO 3.3 Beverage production wastewater is not irrigated onto areas that pose an undue risk to the environment or amenity such as: (a) waterlogged areas (b) land within 50m of a creek, swamp or domestic or stock water bore (c) land subject to flooding (d) steeply sloping land (e) rocky or highly permeable soil overlaying an unconfined aquifer.	DTS/DPF 3.3 None are applicable.

Bulk Handling and Storage Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Clearance from Overhead Powerlines

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Design

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All development	
External Appearance	
PO 1.1	DTS/DPF 1.1

Buildings reinforce corners through changes in setback, articulation, materials, colour and massing (including height, width, bulk, roof form and slope).	None are applicable.
PO 1.2 Where zero or minor setbacks are desirable, development provides shelter over footpaths (in the form of verandahs, awnings, canopies and the like, with adequate lighting) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.
PO 1.3 Building elevations facing the primary street (other than ancillary buildings) are designed and detailed to convey purpose, identify main access points and complement the streetscape.	DTS/DPF 1.3 None are applicable.
PO 1.4 Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: (a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces (b) screening rooftop plant and equipment from view (c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.	DTS/DPF 1.4 Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5 The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	DTS/DPF 1.5 None are applicable.
Safety	
PO 2.1 Development maximises opportunities for passive surveillance of the public realm by providing clear lines of sight, appropriate lighting and the use of visually permeable screening wherever practicable.	DTS/DPF 2.1 None are applicable.
PO 2.2 Development is designed to differentiate public, communal and private areas.	DTS/DPF 2.2 None are applicable.
PO 2.3 Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	DTS/DPF 2.3 None are applicable.
PO 2.4 Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	DTS/DPF 2.4 None are applicable.
PO 2.5 Common areas and entry points of buildings (such as the foyer areas of residential buildings), and non-residential land uses at street level, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1	DTS/DPF 3.1

Soft landscaping and tree planting is incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes (e) contribute to biodiversity.	None are applicable.
PO 3.2 Soft landscaping and tree planting maximises the use of locally indigenous plant species, incorporates plant species best suited to current and future climate conditions and avoids pest plant and weed species.	DTS/DPF 3.2 None are applicable.
Environmental Performance	
DTS/DPF 4.3 None are applicable.	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.
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 result in any of the following: (a) encroach within an area used as private open space or result in less private open space than that specified in Design Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Carparking Appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the	DTS/DPF 7.1 None are applicable.

streetscapes through techniques such as: (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	
PO 7.2 Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.	DTS/DPF 7.4 None are applicable.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 None are applicable.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide shade and positively contribute to amenity.	DTS/DPF 7.6 None are applicable.
PO 7.7 Vehicle parking areas and access ways incorporate integrated stormwater management techniques such as permeable or porous surfaces, infiltration systems, drainage swales or rain gardens that integrate with soft landscaping.	DTS/DPF 7.7 None are applicable.
Earthworks and sloping land	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following: (a) excavation exceeding a vertical height of 1m (b) filling exceeding a vertical height of 1m (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b): (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):	DTS/DPF 8.3 None are applicable.

(a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslip nor increases the potential for landslip or land surface instability.	DTS/DPF 8.5 None are applicable.
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.
Overlooking / Visual Privacy (in building 3 storeys or less)	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential allotment/site satisfy one of the following: (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 200mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2 Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.	DTS/DPF 10.2 One of the following is satisfied: (a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) that is at least 15m wide in all places faced by the balcony or terrace or (b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: (i) 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land or (ii) 1.7m above finished floor level in all other cases
All Residential development	
Front elevations and passive surveillance	

PO 11.1 Dwellings and co-living incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 11.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m and (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 11.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 11.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and amenity	
PO 12.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 12.1 A living room of a dwelling or co-living residence incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.
PO 12.2 Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.	DTS/DPF 12.2 None are applicable.
Ancillary Development	
PO 13.1 Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.	DTS/DPF 13.1 Ancillary buildings (excluding ancillary accommodation) satisfy (a) to (k), inclusive: (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

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 13.3

Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive:

(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 13.4 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 13.4 Ancillary accommodation satisfies (a) to (m), inclusive: (a) is ancillary to a dwelling erected on the same site (b) has a floor area not exceeding $70m^2$ (c) is not constructed, added to, or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) if situated on a boundary (not being a boundary with a primary street or secondary street), does not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (e) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary (f) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or abut the proposed wall or structure (g) has a wall height or post height not exceeding 3m above natural ground level (and not including a gable end) (h) has a roof height where no part of the roof is more than 5m above the natural ground level (i) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour (j) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less: (i) a total area as determined by the following table:

Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)	Minimum percentage of site
<150	10%
150-200	15%
201-450	20%
>450	25%

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

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

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

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

Garage appearance

PO 14.1

Garaging is designed to not detract from the streetscape or appearance of a dwelling or co-living.

DTS/DPF 14.1

Garages and carports facing a street satisfy all of the following:

(a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling or co-living

(b) are set back at least 5.5m from the boundary of the primary street

(c) have a garage door / opening not exceeding 7m in width

(d) have a garage door /opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Massing

PO 15.1

The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS/DPF 15.1

None are applicable

Dwelling additions

PO 16.1

Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.

DTS / DPF 16.1

Dwelling additions:

(a) are not constructed, added to or altered so that any part is situated closer to a public street
and

(b) do not result in any of the following:

(i) excavation exceeding a vertical height of 1m

(ii) filling exceeding a vertical height of 1m

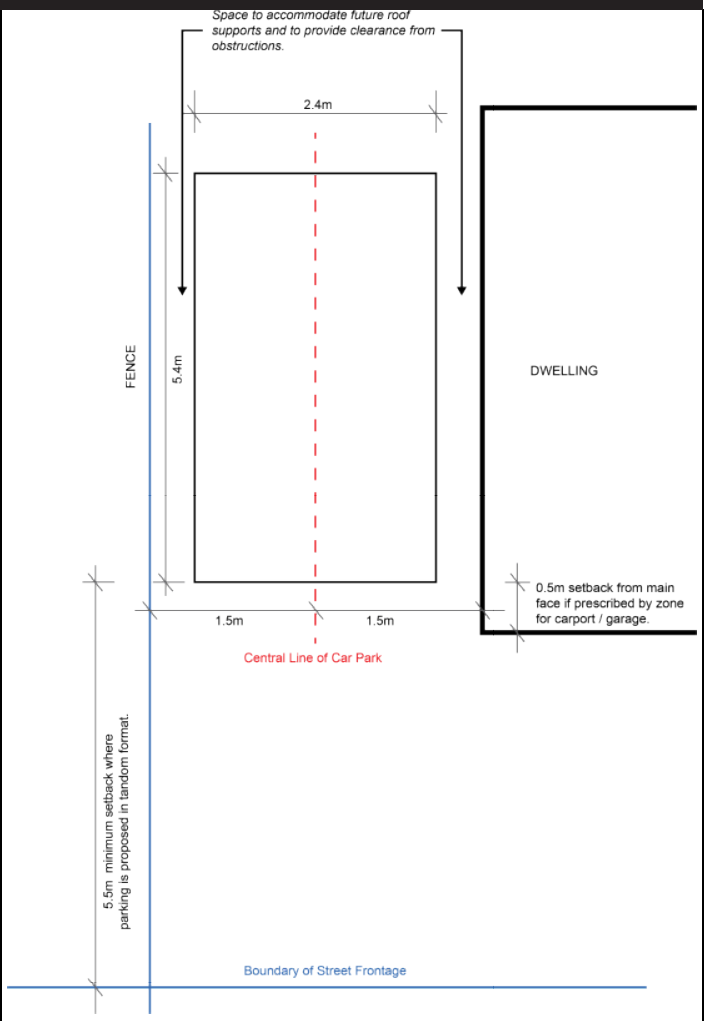
(iii) a total combined excavation and filling vertical height of 2m or more

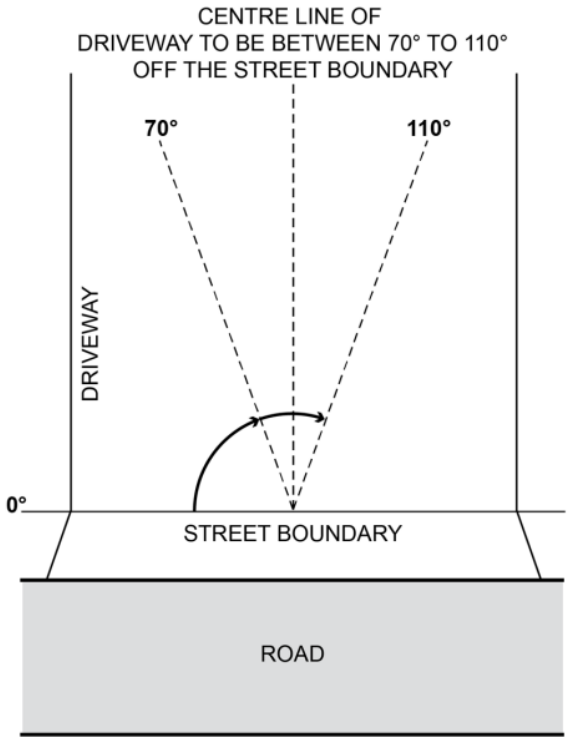
(iv) less Private Open Space than specified in Design Table 1 - Private Open Space

(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) balconies or terraces on upper building levels unless they are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of: A. 1.5m above finished floor level where the balcony is located at least 15 metres from the nearest habitable window of a dwelling on adjacent land B. 1.7m above finished floor level in all other cases.
Private Open Space	
PO 17.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 17.1 Private open space or communal open space is provided in accordance with Design Table 1 - Private Open Space or Design Table 2 - Communal Open Space.
Water Sensitive Design	
PO 18.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 18.1 Residential development creating a common driveway / access that services 5 or more dwellings achieves all of 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 car parking spaces have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 19.2 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and (ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided: (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 19.2(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 19.2(e)(i) is setback at least 5.5m from the boundary of the street frontage Example diagram:

	
PO 19.3 Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.	DTS/DPF 19.3 Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.
PO 19.4 Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.	DTS/DPF 19.4 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, satisfies all of the following: (i) is set back 6m or more from the tangent point of an intersection of 2 or more roads (ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing (iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.
PO 19.5 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.	DTS/DPF 19.5 Driveways are designed and sited so that: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping

	(b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram:  (c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site
PO 19.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 19.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 20.1 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.	DTS/DPF 20.1 None are applicable.
Design of Transportable Dwellings	
PO 21.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 21.1 Buildings satisfy (a) or (b): (a) are not transportable or (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Group dwelling, residential flat buildings, co-living and battle-axe development	
Amenity	

PO 22.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 22.1 None are applicable.
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.
PO 22.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 22.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity, and accommodate household furniture and fixing needs.	DTS/DPF 22.5 Habitable rooms have minimum dimensions (excluding any fixed storage, cupboards or kitchen facilities) in accordance with the following table:

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

PO 22.6 Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for residents, including an internal layout and facilities that are designed to provide sufficient space and amenity for the requirements of occupant life and promote social interaction.	DTS/DPF 22.6 None are applicable.
PO 22.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 22.7 None are applicable.
PO 22.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances resident amenity.	DTS/DPF 22.8 None are applicable.
PO 22.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 22.9 None are applicable.

PO 22.10 Co-living provides a shared kitchen (or kitchens) and associated dining space, a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living occupants who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 22.10 None are applicable.
Communal Open Space	
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.
PO 23.3 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.
PO 23.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.
PO 23.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 23.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 23.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 23.7 None are applicable.
PO 23.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 23.8 None are applicable.
Carparking, access and manoeuvrability	
PO 24.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 24.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the

	following requirements: (a) minimum 0.33 on-street car parks per proposed dwellings (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 24.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 24.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.
PO 24.3 Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.	DTS/DPF 24.3 Driveways that service more than 1 dwelling or a dwelling on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street and (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, co-living residences, and co-living common recreation areas and shared facilities, 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, co-living residences, and co-living common recreation areas and shared facilities.	DTS/DPF 26.4 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3	DTS/DPF 29.3

Communal open space is of sufficient size and dimensions to cater for group recreation.	Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.
Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to 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 satisfy (a) and (c), or (b) and (c): (a) where ancillary to a dwelling, satisfy all of the following: (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, satisfy all of the following: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 33.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 33.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 33.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 33.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling (at ground level)	Total private open space area: (a) Site area <301m^2: 24m^2 located behind the building line. (b) Site area ≥ 301m^2: 60m^2 located behind the building line. Minimum directly accessible from a living room: 16m^2 / with a minimum dimension 3m.
Dwelling (above ground level)	Studio (no separate bedroom): 4m^2 with a minimum dimension 1.8m One bedroom: 8m^2 with a minimum dimension 2.1m Two bedroom dwelling: 11m^2 with a minimum dimension 2.4m Three + bedroom dwelling: 15m^2 with a minimum dimension 2.6m
Cabin or caravan (permanently fixed to the ground) in a residential park or a caravan and tourist park	Total area: 16m^2, which may be used as second car parking space, provided on each site intended for residential occupation.
Co-living	2.5m2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwellings above ground level	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Design in Urban Areas

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

PO 1.4 Plant, exhaust and intake vents and other technical equipment are integrated into the building design to minimise visibility from the public 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, maximise passive surveillance from the public realm to the inside of the building at night.	DTS/DPF 2.5 None are applicable.
Landscaping	
PO 3.1 Soft landscaping and tree planting are incorporated to: (a) minimise heat absorption and reflection (b) maximise shade and shelter (c) maximise stormwater infiltration (d) enhance the appearance of land and streetscapes.	DTS/DPF 3.1 None are applicable.
Environmental Performance	
PO 4.1 Buildings are sited, oriented and designed to maximise natural sunlight access and ventilation to main activity areas, habitable rooms, common areas and open spaces.	DTS/DPF 4.1 None are applicable.

PO 4.2 Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Buildings incorporate climate responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting: (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not result in any of the following: (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 and (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 satisfy at least 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 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 (or combination of) 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	DTS/DPF 12.1

Buildings positively contribute to the character of the local area by responding to local context.	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 satisfy all of the following: (a) are oriented towards the street (b) are clearly visible and easily identifiable from the street and vehicle parking areas (c) are designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses (d) are designed to provide shelter, a sense of personal address and transitional space around the entry (e) are located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors (f) are 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

DTS/DPF 14.3

None are applicable.

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.	
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 and (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as: (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.
All residential development	
Front elevations and passive surveillance	
PO 17.1 Dwellings and co-living incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.	DTS/DPF 17.1 Each dwelling or co-living residence with a frontage to a public street: (a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m and (b) has an aggregate window area of at least $2m^2$ facing the primary street.
PO 17.2 Dwellings and co-living incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.	DTS/DPF 17.2 Dwellings or co-living with a frontage to a public street have an entry door visible from the primary street boundary.
Outlook and Amenity	

PO 18.1 Living rooms have an external outlook to provide a high standard of amenity for occupants.	DTS/DPF 18.1 A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.
PO 18.2 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) satisfy (a) to (k), inclusive: (a) are ancillary to a dwelling erected on the same site (b) have a floor area not exceeding 60m^2 (c) are not constructed, added to or altered so that any part is situated: (i) in front of any part of the building line of the dwelling to which it is ancillary or (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads) (d) in the case of a garage or carport, the garage or carport: (i) is set back at least 5.5m from the boundary of the primary street (ii) when facing a primary street or secondary street, has a total door / opening not exceeding: A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent (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:

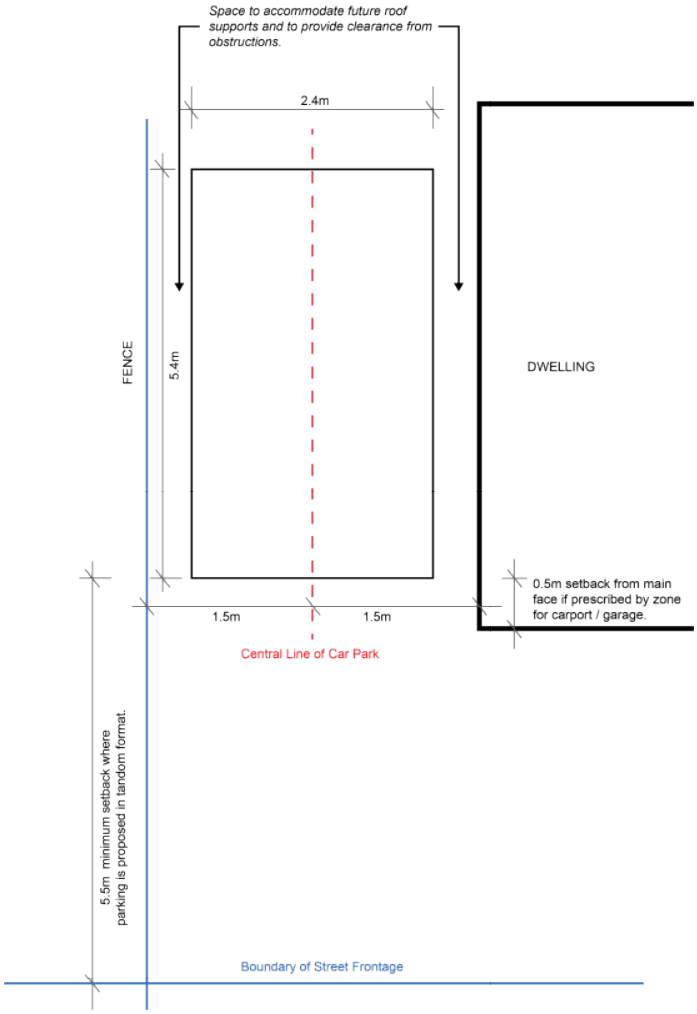
	(i) a total area as determined by the following table: **Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (ii) the amount of existing soft landscaping prior 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 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 19.3 Non-residential ancillary buildings and structures satisfy (a) to (j), inclusive: (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

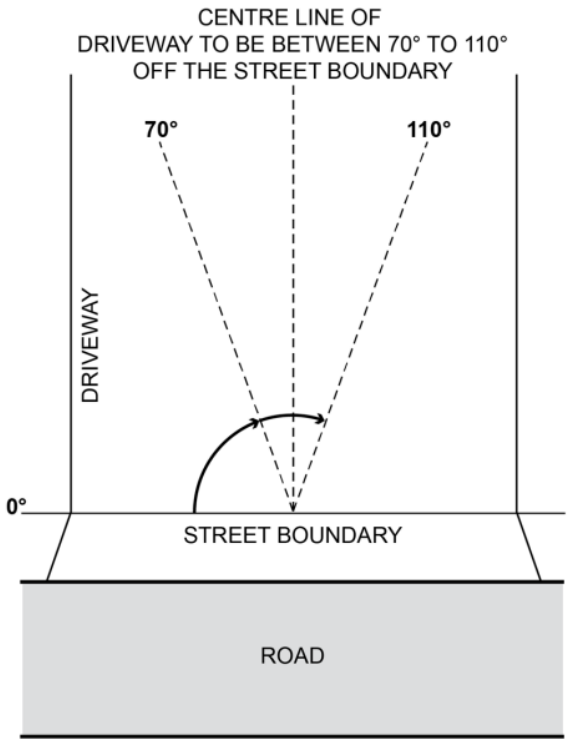
	(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure (h) have a wall height (or post height) not exceeding 3m (and not including 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 19.4 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 19.4 Ancillary accommodation satisfies (a) to (m), inclusive: (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 satisfy all of the following: (a) are situated so that no part of the garage or carport will be in front of any part of the building line of the dwelling (b) are set back at least 5.5m from the boundary of the primary street (c) have a garage door / opening width not exceeding 7m (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.
PO 20.2 Dwelling and co-living elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.	DTS/DPF 20.2 Each dwelling or co-living residence includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway: (a) a minimum of 30% of the building wall is set back an additional 300mm from the building line (b) a porch or portico projects at least 1m from the building wall (c) a balcony projects from the building wall (d) a verandah projects at least 1m from the building wall (e) eaves of a minimum 400mm width extend along the width of the front elevation (f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm (g) a minimum of two different materials or finishes are incorporated on the walls of the front building elevation, with a maximum of 80% of the building elevation in a single material or finish.
PO 20.3 The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.	DTS/DPF 20.3 None are applicable
Private Open Space	
PO 21.1	DTS/DPF 21.1

Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	Private open space or communal open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 21.2 Private open space is positioned to provide convenient access from internal living areas.	DTS/DPF 21.2 Private open space is directly accessible from a habitable room.
Landscaping	
PO 22.1 Soft landscaping is incorporated into development to: (a) minimise heat absorption and reflection (b) contribute shade and shelter (c) provide for stormwater infiltration and biodiversity (d) enhance the appearance of land and streetscapes.	DTS/DPF 22.1 Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b): (a) a total area for the entire development site, including any common property, as determined by the following table: **Site area (or in the case of residential flat building, co-located housing or group dwelling(s), average site area) (m^2)** / **Minimum percentage of site** <150 / 10% 150-200 / 15% >200-450 / 20% >450 / 25% (b) at least 30% of any land between the primary street boundary and the primary building line.
Car parking, access and manoeuvrability	
PO 23.1 Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.	DTS/DPF 23.1 Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area): (a) single width car parking spaces: (i) a minimum length of 5.4m per space (ii) a minimum width of 3.0m (iii) a minimum garage door width of 2.4m (b) double width car parking spaces (side by side): (i) a minimum length of 5.4m (ii) a minimum width of 5.4m (iii) minimum garage door width of 2.4m per space.
PO 23.2 Uncovered car parking space have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 23.2 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and

	(ii) if the applicable zone assessment provisions prescribed a minimum setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located at least 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 23.2(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 23.2(e)(i) is setback at least 5.5m from the boundary of the street frontage. Example diagram: 
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 and

	(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 in accordance with all of the following: (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 to satisfy all of the following: (a) the gradient of the driveway does not exceed a grade of 1 in 4 and includes transitions to ensure a maximum grade change of 12.5% (1 in 8) for summit changes, and 15% (1 in 6.7) for sag changes, in accordance with AS 2890.1:2004 to prevent vehicles bottoming or scraping (b) the centreline of the driveway has an angle of no less than 70 degrees and no more than 110 degrees from the street boundary to which it takes its access as shown in the following diagram: 

	(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.
PO 23.6 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 23.6 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements: (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings or co-living abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b): (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings and co-living residences have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings: (a) provide a habitable room at ground or first level with a window facing toward the street and (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings and co-living residences within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings or co-living residences in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings and co-living are provided with suitable sized areas of usable private open space or communal open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space or communal open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space or Design in Urban Areas Table 2 - Communal Open Space.
PO 27.2	DTS/DPF 27.2

Where possible, dwellings and co-living residences are designed to provide outlook from main living areas to private open space or communal open space.	None are applicable.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to: (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements: (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4 Dwellings and co-living residences are provided with sufficient space for storage to meet likely occupant needs.	DTS/DPF 28.4 Dwellings or co-living residences (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling: (a) co-living residence: 4.3m^3 per bedroom (b) studio: not less than 6m^3 (c) 1 bedroom dwelling / apartment: not less than 8m^3 (d) 2 bedroom dwelling / apartment: not less than 10m^3 (e) 3+ bedroom dwelling / apartment: not less than 12m^3.
PO 28.5 Dwellings and co-living residences that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.	DTS/DPF 28.5 Light wells satisfy all of the following: (a) are not used as the primary source of outlook for living rooms (b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms (c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.
PO 28.6 Attached or abutting dwellings and co-living residences are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.	DTS/DPF 28.6 None are applicable.
PO 28.7 Dwellings and co-living are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.	DTS/DPF 28.7 None are applicable.
Dwelling Configuration	
PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of	DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of

dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.	each of the following: (a) studio (where there is no separate bedroom) (b) 1 bedroom dwelling (c) 2 bedroom dwelling (d) 3+ bedroom dwelling.
PO 29.2 Dwellings and co-living located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.	DTS/DPF 29.2 None are applicable.
Common Areas	
PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.	DTS/DPF 30.1 Common corridor or circulation areas satisfy all of the following: (a) have a minimum ceiling height of 2.7m (b) provide access to no more than 8 dwellings (c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.
Co-located Housing, Group Dwellings, Residential Flat Buildings, Co-living and Battle axe Development	
Amenity	
PO 31.1 Dwelling and co-living layouts provide a reasonable level of occupant amenity, are functional, and provide for efficient use by occupants.	DTS/DPF 31.1 None are applicable.
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.
PO 31.3 Development maximises the number of dwellings and co-living residences that face public open space and public streets and limits dwellings or co-living residences 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 or co-living sites/allotments are not in the form of a battle-axe arrangement.
PO 31.5 Habitable room dimensions ensure functional living spaces with reasonable occupant amenity and accommodate household furniture and fixing needs.	DTS/DPF 31.5 Habitable rooms have minimum dimensions (excluding any kitchen/dining space, fixed storage, or cupboards) in accordance with the following table:

Accommodation type	Habitable room type	Minimum internal dimension
Dwelling	Main Bedroom	3m
	Secondary bedroom	3m x 2.5m
	Living room - studio and 1 bedroom dwelling	3.3m
	Living room - 2+ bedroom dwelling	3.6m
Co-living	Living area / studio format	3m
	Separate bedroom	2.5m

PO 31.6 Co-living is designed to provide safe, secure, attractive, convenient and comfortable living conditions for occupants, including an internal layout and facilities that are designed to provide sufficient space and amenity	DTS/DPF 31.6 None are applicable.

for the requirements of resident life and promote social interaction.	
PO 31.7 Co-living provides a range of living options to meet a variety of accommodation needs, such as studio, one-bedroom, two-bedroom and disability access units, and may be located in the same building/site as self-contained dwellings to enhance housing choice.	DTS/DPF 31.7 None are applicable.
PO 31.8 Co-living provides common or shared facilities to enable a more efficient use of space, in a way that promotes social interaction and enhances occupant amenity.	DTS/DPF 31.8 None are applicable.
PO 31.9 Co-living provides communal indoor recreation space(s) which: (a) are of a size and layout to cater for co-living occupants, as well as any dwellings on the same site (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	DTS/DPF 31.9 None are applicable.
PO 31.10 Co-living provides a shared kitchen (or kitchens) and associated dining space (or spaces), a shared bathroom (or bathrooms) and a shared laundry (or laundries) which: (a) are of a size, layout and number to cater for co-living residents who do not otherwise have those facilities in their residence (b) are conveniently accessed by the residences they service are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 31.10 None are applicable.
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 or residences which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.
PO 32.5 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings or residences (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.

PO 32.6 Communal open space is designed and sited to maximise solar access to enhance amenity and support landscaping.	DTS/DPF 32.6 At least 50% of the primary communal open space receives direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.
PO 32.7 Irrigated deep soil zones and/or planter boxes are provided in communal open space to support healthy plant and tree growth.	DTS/DPF 32.7 None are applicable.
PO 32.8 Facilities and features are provided within communal open space to allow for pleasant and functional use by likely occupants including the provision of fixed seating, lighting, shelter from prevailing winds and shading devices to minimise summer sun exposure.	DTS/DPF 32.8 None are applicable.
Car parking, access and manoeuvrability	
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements: (a) minimum 0.33 on-street car parks per proposed dwelling or co-living residence (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building, or co-living is provided via a single common driveway.
PO 33.3 Residential driveways that service more than one dwelling or co-living are designed to allow safe and convenient movement.	DTS/DPF 33.3 Driveways that service more than 1 dwelling or co-living, or a dwelling or co-living on a battle-axe site: (a) have a minimum width of 3m (b) for driveways servicing more than 3 dwellings: (i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street (ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.
PO 33.4 Residential driveways that service more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.	DTS/DPF 33.4 Driveways providing access to more than one dwelling or co-living, or a dwelling or co-living on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.
PO 33.5 Dwellings and co-living are adequately separated from common driveways and manoeuvring areas.	DTS/DPF 33.5 Dwelling and co-living walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.
Soft landscaping	
PO 34.1	DTS/DPF 34.1

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

peak flows in downstream systems.	
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing: (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to: (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.
PO 39.6 Communal open space is designed and sited to: (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (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 all of the following: (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 all of the following: (i) shared cooking, laundry and external drying facilities (ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space (iii) common storage facilities at the rate of $8m^3$ for every 2 dwellings or students (iv) common on-site parking in accordance with Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas (v) bicycle parking at the rate of one space for every 2 students.
PO 41.2 Student accommodation is designed to provide easy adaptation of the building to accommodate an alternative use of the building in the event it is no longer required for student housing.	DTS/DPF 41.2 None are applicable.
PO 41.3 Student accommodation provides communal indoor recreation	DTS/DPF 41.3 None are applicable.

space(s) which: (a) are of a size and layout to cater for student residents and visitors (b) are conveniently accessed by residences (c) are located adjacent to communal open space, where practicable (d) are designed to maximise solar access to windows in winter months.	
PO 41.4 Student accommodation provides shared kitchens and associated dining space, shared bathrooms and shared laundries which: (a) are of a size, layout and number to cater for student residents who do not otherwise have those facilities in their private residence (b) are conveniently accessed by the residences they service (c) are sized to accommodate appropriate fixings and furnishings for convenient use of the facility.	DTS/DPF 41.4 None are applicable.
PO 41.5 Student accommodation provided with suitable sized areas of usable shared space to meet the needs of occupants, having regard to factors that may support a reduced on site rate such as the availability of nearby public accessible open space, university grounds or the like.	DTS/DPF 41.5 Student accommodation provides shared space at a rate of 2m2 per residence, minus the floor area of any communal indoor recreation spaces or shared kitchen facilities provided.
All non-residential development	
Water Sensitive Design	
PO 42.1 Development likely to result in risk of export of sediment, suspended solids, organic matter, nutrients, oil and grease include stormwater management systems designed to minimise pollutants entering stormwater.	DTS/DPF 42.1 None are applicable.
PO 42.2 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:	DTS/DPF 43.1 None are applicable.

(i) a treatment device such as a sediment trap and coalescing plate oil separator with subsequent disposal to a sewer, private or Community Wastewater Management Scheme or (ii) a holding tank and its subsequent removal off-site on a regular basis.	
Laneway Development	
Infrastructure and Access	
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 satisfy (a) and (c), or (b) and (c): (a) where ancillary to a dwelling, satisfy all of the following: (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, satisfy all of the following: (i) are set back at least 2 metres from the boundary of an allotment used for residential purposes. (ii) are set back at least 2 metres from a public road. (iii) have a floor area not exceeding 25m^2 (c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.
PO 45.2 Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.	DTS/DPF 45.2 Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.
PO 45.3 Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.	DTS/DPF 45.3 Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.

Table 1 - Private Open Space

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

	Two bedroom dwelling	11m^2 / minimum dimension 2.4m
	Three + bedroom dwelling	15 m^2 / minimum dimension 2.6m
Co-living		2.5m^2 per bedroom

Table 2 - Communal Open Space

Dwelling / Accommodation Type	Minimum Rate
Dwelling in a residential flat building, or mixed use building which incorporate above ground level dwellings	The equivalent private open space rate specified in Table 1 – Private Open Space for the 5 dwellings with the most bedrooms, plus 4m2 for each additional dwelling above 5, until a total area of 250m2 is reached.
Co-living	25m2 total for the first 10 residences, plus 2.5m2 for each additional residence.

Forestry

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

PO 2.1 Commercial forestry plantations incorporate artificial drainage lines (i.e. culverts, runoffs and constructed drains) integrated with natural drainage lines to minimise concentrated water flows onto or from plantation areas.	DTS/DPF 2.1 None are applicable.
PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.	DTS/DPF 2.2 Commercial forestry plantations: (a) do not involve cultivation (excluding spot cultivation) in drainage lines (b) are set back 20m or more from the banks of any major watercourse (a third order or higher watercourse), lake, reservoir, wetland or sinkhole (with direct connection to an aquifer) (c) are set back 10m or more from the banks of any first or second order watercourse or sinkhole (with no direct connection to an aquifer).
Fire Management	
PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.	DTS/DPF 3.1 Commercial forestry plantations provide: (a) 7m or more wide external boundary firebreaks for plantations of 40ha or less (b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha (c) 20m or more wide external boundary firebreaks, or 10m with an additional 10m or more of fuel-reduced plantation, for plantations of 100ha or greater. Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.
PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.	DTS/DPF 3.2 Commercial forestry plantation fire management access tracks: (a) are incorporated within all firebreaks (b) are 7m or more wide with a vertical clearance of 4m or more (c) are aligned to provide straight through access at junctions, or if they are a no through access track are appropriately signposted and provide suitable turnaround areas for fire-fighting vehicles (d) partition the plantation into units of 40ha or less in area.
Power-line Clearances	
PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.	DTS/DPF 4.1 Commercial forestry plantations incorporating trees with an expected mature height of greater than 6m meet the clearance requirements listed in the following table:

Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines
500 kV	Tower	38m
275 kV	Tower	25m

	132 kV	Tower	30m
	132 kV	Pole	20m
	66 kV	Pole	20m
	Less than 66 kV	Pole	20m

Housing Renewal

Assessment Provisions (AP)

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

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

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1 Residential development provides a range of housing choices.	DTS/DPF 1.1 Development comprises one or more of the following: (a) detached dwellings (b) semi-detached dwellings (c) row dwellings (d) group dwellings (e) residential flat buildings.
PO 1.2 Medium-density housing options or higher are located in close proximity to public transit, open space and/or activity centres.	DTS/DPF 1.2 None are applicable.
Building Height	
PO 2.1 Buildings generally do not exceed 3 building levels unless in locations close to public transport, centres and/or open space.	DTS/DPF 2.1 Building height (excluding garages, carports and outbuildings) does not exceed 3 building levels and 12m and wall height does not exceed 9m (not including a gable end).
PO 2.2 Medium or high rise residential flat buildings located within or at the interface with zones which restrict heights to a maximum of 2 building	DTS/DPF 2.2 None are applicable.

levels transition down in scale and height towards the boundary of that zone, other than where it is a street boundary.	
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	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.

(c) private open space (d) space for landscaping and vegetation.	
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

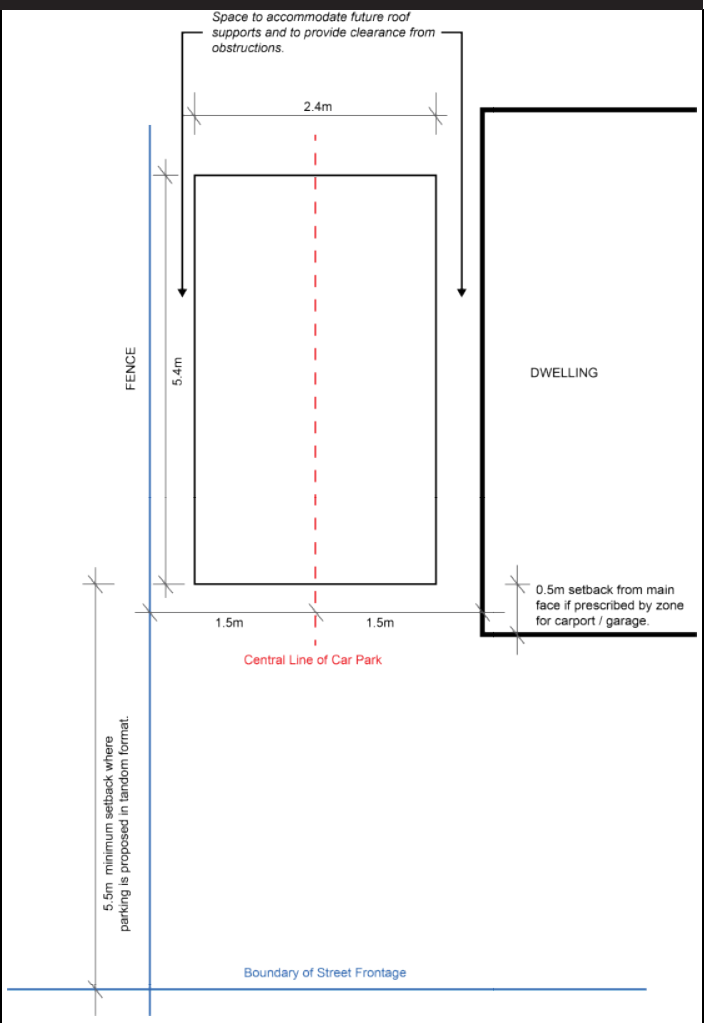
Development mitigates direct overlooking from upper level balconies

DTS/DPF 11.2

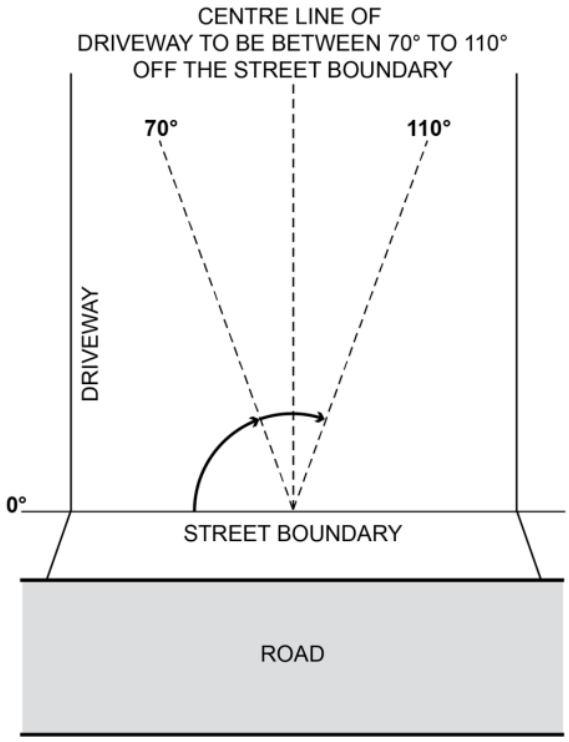
One of the following is satisfied:

and terraces to habitable rooms and private open space of adjoining residential uses.	(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve (or combination of) 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 have the necessary dimensions to be functional, accessible and convenient and, where appropriate, make allowances for the space to be covered in the future in a manner that will not dominate the appearance of an associated dwelling when viewed from the street.	DTS/DPF 14.3 Uncovered car parking spaces satisfy all of the following: (a) are a minimum of 5.4m in length (b) are a minimum of 2.4m in width (c) a minimum of 1.5m in width is provided between the centre line of the space and any fence, wall or other obstruction (d) in circumstances where the applicable car parking rate requires one car park and no covered space is provided: (i) no part of the uncovered car parking space is located in front of the main face of the dwelling and (ii) if the applicable zone assessment provisions prescribed a setback of 0.5m behind the main face of the dwelling for a carport or garage, the uncovered car parking space is also located 0.5m behind the main face of the dwelling (e) in circumstances where the applicable car parking rate requires two car parks and no covered space is provided: (i) at least one of the uncovered car parking spaces satisfies DTS/DPF 14.3(d) and (ii) if the car parks are proposed in a tandem arrangement, the parking space required in DTS/DPF 14.3(e)(i) is setback at least 5.5m from the boundary of the street frontage. Example diagram:

	
PO 14.4 Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.	DTS/DPF 14.4 Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.
PO 14.5 Residential flat buildings provide dedicated areas for bicycle parking.	DTS/DPF 14.5 Residential flat buildings provide one bicycle parking space per dwelling.
Overshadowing	
PO 15.1 Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.	DTS/DPF 15.1 None are applicable.
Waste	
PO 16.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 16.1 A waste bin storage area is provided behind the primary building line that: (a) has a minimum area of $2m^2$ with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space).; and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.

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

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

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

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

Infrastructure and Renewable Energy Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

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

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

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

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

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

Notes:

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

PO 9.4 Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.	DTS/DPF 9.4 None are applicable.
Hydropower / Pumped Hydropower Facilities	
PO 10.1 Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.	DTS/DPF 10.1 None are applicable.
PO 10.2 Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.	DTS/DPF 10.2 None are applicable.
PO 10.3 Hydropower / pumped hydropower facilities on existing or former mine sites minimise environmental impacts from site contamination, including from mine operations or water sources subject to such processes, now or in the future.	DTS/DPF 10.3 None are applicable.
Water Supply	
PO 11.1 Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.	DTS/DPF 11.1 Development is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the on-going requirements of the development.
PO 11.2 Dwellings are connected to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the intended use. Where this is not available an appropriate rainwater tank or storage system for domestic use is provided.	DTS/DPF 11.2 A dwelling is connected, or will be connected, to a reticulated water scheme or mains water supply with the capacity to meet the requirements of the development. Where this is not available it is serviced by a rainwater tank or tanks capable of holding at least 50,000 litres of water which is: (a) exclusively for domestic use and (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 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</td><td>DTS/DPF 3.1</td></tr>
</table>

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.	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 (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 Pumps and/or filtration systems associated with a swimming pool or spa that is ancillary to a dwelling erected on the same site are: (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	DTS/DPF 6.2

External lighting is not hazardous to motorists and cyclists.	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.
PO 2.9 Land division under the *Community Titles Act 1996* or the *Strata Titles Act 1988* is appropriate having regard to the nature and extent of the common property established by the relevant scheme, including but not limited to: (a) common driveway design, function and status (i.e., whether or not intended to serve as a private road), having regard to the type and nature of vehicles expected to use the driveway (b) provision and location of utilities, letterboxes, bin storage and waste collection services (c) landscaping provision	DTS/DPF 2.9 None are applicable.

(d) maintenance of any of the above.	
Roads and Access	
PO 3.1 Land division provides allotments with access to an all-weather public road.	DTS/DPF 3.1 None are applicable.
PO 3.2 Street patterns and intersections are designed to enable the safe and efficient movement of pedestrian, cycle and vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Land division does not impede access to publicly owned open space and/or recreation facilities.	DTS/DPF 3.3 None are applicable.
PO 3.4 Road reserves provide for safe and convenient movement and parking of projected volumes of vehicles and allow for the efficient movement of service and emergency vehicles.	DTS/DPF 3.4 None are applicable.
PO 3.5 Road reserves are designed to accommodate pedestrian and cycling infrastructure, street tree planting, landscaping and street furniture.	DTS/DPF 3.5 None are applicable.
PO 3.6 Road reserves accommodate stormwater drainage and public utilities.	DTS/DPF 3.6 None are applicable.
PO 3.7 Road reserves provide unobstructed vehicular access and egress to and from individual allotments and sites.	DTS/DPF 3.7 None are applicable.
PO 3.8 Roads, open space and thoroughfares provide safe and convenient linkages to the surrounding open space and transport network.	DTS/DPF 3.8 None are applicable.
PO 3.9 Public streets are designed to enable tree planting to provide shade and enhance the amenity of streetscapes.	DTS/DPF 3.9 None are applicable.
PO 3.10 Local streets are designed to create low-speed environments that are safe for cyclists and pedestrians.	DTS/DPF 3.10 None are applicable.
Infrastructure	
PO 4.1 Land division incorporates public utility services within road reserves or dedicated easements.	DTS/DPF 4.1 None are applicable.
PO 4.2 Waste water, sewage and other effluent is capable of being disposed of from each allotment without risk to public health or the environment.	DTS/DPF 4.2 Each allotment can be connected to: (a) a waste water treatment plant that has the hydraulic volume and pollutant load treatment and disposal capacity for the maximum predicted wastewater volume generated by subsequent development of the proposed allotment or (b) a form of on-site waste water treatment and disposal that meets relevant public health and environmental standards.

PO 4.3 Septic tank effluent drainage fields and other waste water disposal areas are maintained to ensure the effective operation of waste systems and minimise risks to human health and the environment.	DTS/DPF 4.3 Development is not built on, or encroaches within, an area that is or will be, required for a sewerage system or waste control system.
PO 4.4 Constructed wetland systems, including associated detention and retention basins, are sited and designed to ensure public health and safety is protected, including by minimising potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 4.4 None are applicable.
PO 4.5 Constructed wetland systems, including associated detention and retention basins, are sited and designed to allow sediments to settle prior to discharge into watercourses or the marine environment.	DTS/DPF 4.5 None are applicable.
PO 4.6 Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	DTS/DPF 4.6 None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1 Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	DTS/DPF 5.1 None are applicable.
Solar Orientation	
PO 6.1 Land division for residential purposes facilitates solar access through allotment orientation.	DTS/DPF 6.1 None are applicable.
Water Sensitive Design	
PO 7.1 Land division creating a new road or common driveway includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 7.1 None are applicable.
PO 7.2 Land division designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 7.2 None are applicable.
Battle-Axe Development	
PO 8.1 Battle-axe development appropriately responds to the existing neighbourhood context.	DTS/DPF 8.1 Allotments are not in the form of a battle-axe arrangement.
PO 8.2 Battle-axe development designed to allow safe and convenient movement.	DTS/DPF 8.2 The handle of a battle-axe development: (a) has a minimum width of 4m or (b) where more than 3 allotments are proposed, a minimum width of 5.5m.

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

Marinas and On-Water Structures

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Navigation and Safety	
PO 1.1 Safe public access is provided or maintained to the waterfront, public infrastructure and recreation areas.	DTS/DPF 1.1 None are applicable.
PO 1.2 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 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	DTS/DPF 5.2 None are applicable.

surveillance.	
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	DTS/DPF 8.3

Landscaping in open space facilitates habitat for local fauna and facilitates biodiversity.	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 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	DTS/DPF 3.4 None are applicable.

(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.	

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	DTS/DPF 2.2 None are applicable.

pedestrians.	
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 in accordance with all of the following: (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 (e) proximity to high frequency public transport Note: In circumstances where a land use is not defined in Table 2 - Off-Street Vehicle Parking Requirements in Designated Areas or Table 1 - General Off-Street Car Parking Requirements (as applicable), an appropriate car parking rate may be defined by reference to similar development in comparable locations.	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	DTS/DPF 6.4

Pedestrian linkages between parking areas and the development are provided and are safe and convenient.	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:

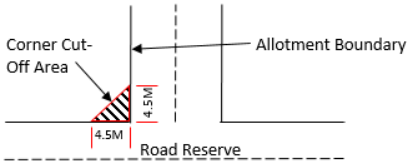
	
Heavy Vehicle Parking	
PO 11.1 Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.	DTS/DPF 11.1 Heavy vehicle parking occurs in accordance with the 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	
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.
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. 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. 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.
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.
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.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling. Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling. 0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Co-living	Co-living residence: 0.5 spaces per bedroom.

Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation. Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation. A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m2 of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m2 of gross leasable floor area For an office subordinate to, and associated with, a retirement facility or supported accommodation located on a significant retirement facility and supported accommodation site, 0 spaces. In all other cases, 4 spaces per 100m2 of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m2 gross leasable floor area.
Service trade premises	2.5 spaces per 100m2 of gross leasable floor area 1 space per 100m2 of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m2 of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared. 0 spaces where located on a significant retirement facility and supported accommodation site, and is subordinate to, and associated with, a retirement facility or supported accommodation.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat. Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point. Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area. For a hall/meeting hall, 0.2 spaces per seat. For a community facility located on a significant retirement facility and supported accommodation site, and is subordinate to and associated with a retirement facility or supported accommodation, 0 spaces. In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.

	For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site. For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities. 0 spaces per consulting room where subordinate to and associated with a retirement facility or supported accommodation on a significant retirement facility and supported accommodation site.
Hospital	4.5 spaces per bed for a public hospital. 1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre 4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area 1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area 1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.

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

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

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

Class of Development	Car Parking Rate Where a development comprises more than one development type, then the overall car parking rate will be taken to be the sum of the car parking rates for each development type.		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:	Capital City Zone City Main Street Zone

		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.	City Riverbank Zone Adelaide Park Lands Zone Business Neighbourhood Zone (within the City of Adelaide) The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden, Brompton or Hindmarsh)
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	6 spaces per 100m2 of gross leasable floor area.	Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Strategic Innovation Zone outside the City of Burnside, City of Marion or City of Mitcham when the site is also in a high frequency public transit area Suburban Activity Centre Zone when the site is also in a high frequency public transit area Suburban Business Zone when the site is also in a high frequency public transit area Business Neighbourhood Zone outside of the City of Adelaide when the site is also in a high frequency public transit area Suburban Main Street Zone when the site is also in a high frequency public transit area Urban Activity Centre Zone
Non-residential development excluding tourist accommodation	3 spaces per 100 square metres of gross leasable floor area 1.5 spaces per 100 square metres of gross leasable floor area above ground floor level other than for a shop	3 spaces per 100 square metres of gross leasable floor area	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)

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

			Zone (except for Bowden, Brompton or Hindmarsh)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone (in Bowden, Brompton or Hindmarsh)
Co-living	0.25 per residence	None specified	City Living Zone Strategic Innovation Zone in the City of Burnside, City of Marion or City of Mitcham Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone
Notes			
1	In the area identified in Concept Plan 152 Brompton Gasworks, car parking can be provided in a consolidated manner for that precinct rather than on a development-by-development basis		

Table 3 - Off-Street Bicycle Parking Requirements

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

Class of Development	Bicycle Parking Rate Where a development comprises more than one development type, then the overall bicycle parking rate will be taken to be the sum of the bicycle parking rates for each development type.
Co-living	1 per co-living residence for residents, plus 1 per 10 co-living residences for visitors.
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.

	For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m2 of gross leasable floor area for visitors.
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.
Office	1 space for every 200m2 of gross leasable floor area plus 2 spaces plus 1 space per 1000m2 of gross leasable floor area for visitors.
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.
Residential component of a multi-storey building (except for co-living)	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.
Shop	1 space for every 300m2 of gross leasable floor area plus 1 space for every 600m2 of gross leasable floor area for customers.
Tourist accommodation	1 space for every 20 employees plus 2 for the first 40 rooms and 1 for every additional 40 rooms for visitors.

Schedule to Table 3

Designated Area	Relevant part of the State The bicycle parking rate applies to a designated area located in a relevant part of the State described below.
All zones	City of Adelaide
Business Neighbourhood Zone Strategic Innovation Zone Suburban Activity Centre Zone Suburban Business Zone Suburban Main Street Zone Urban Activity Centre Zone Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone	Metropolitan Adelaide

Waste Treatment and Management Facilities

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting	
PO 1.1 Waste treatment and management facilities incorporate separation distances and attenuation measures within the site between waste operations areas (including all closed, operating and future cells) and sensitive receivers and sensitive environmental features to mitigate off-site impacts from noise, air and dust emissions.	DTS/DPF 1.1 None are applicable.
Soil and Water Protection	
PO 2.1 Soil, groundwater and surface water are protected from contamination from waste treatment and management facilities through measures such as: (a) containing potential groundwater and surface water contaminants within waste operations areas (b) diverting clean stormwater away from waste operations areas and potentially contaminated areas (c) providing a leachate barrier between waste operations areas and underlying soil and groundwater.	DTS/DPF 2.1 None are applicable.
PO 2.2 Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	DTS/DPF 2.2 Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to: (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3 None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4 Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1 None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2 None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3 None are applicable.

PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4 None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1 None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2 None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1 Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1 None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2 Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3 None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4 Landfill facilities are set back 500m or more from land inundated in a 1% AEP flood event.
Organic Waste Processing Facilities	
PO 7.1 Organic waste processing facilities are separated from the coast to avoid potential environment harm.	DTS/DPF 7.1 Organic waste processing facilities are set back 500m or more from the coastal high water mark.
PO 7.2 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	DTS/DPF 7.5 Organic waste processing facilities are set back 500m or more from

flooding.	land inundated in a 1% AEP flood event.
Major Wastewater Treatment Facilities	
PO 8.1 Major wastewater treatment and disposal systems, including lagoons, are designed to minimise potential adverse odour impacts on sensitive receivers, minimise public and environmental health risks and protect water quality.	DTS/DPF 8.1 None are applicable.
PO 8.2 Artificial wetland systems for the storage of treated wastewater are designed and sited to minimise potential public health risks arising from the breeding of mosquitoes.	DTS/DPF 8.2 None are applicable.

Workers' accommodation and Settlements

Assessment Provisions (AP)

Desired Outcome (DO)

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

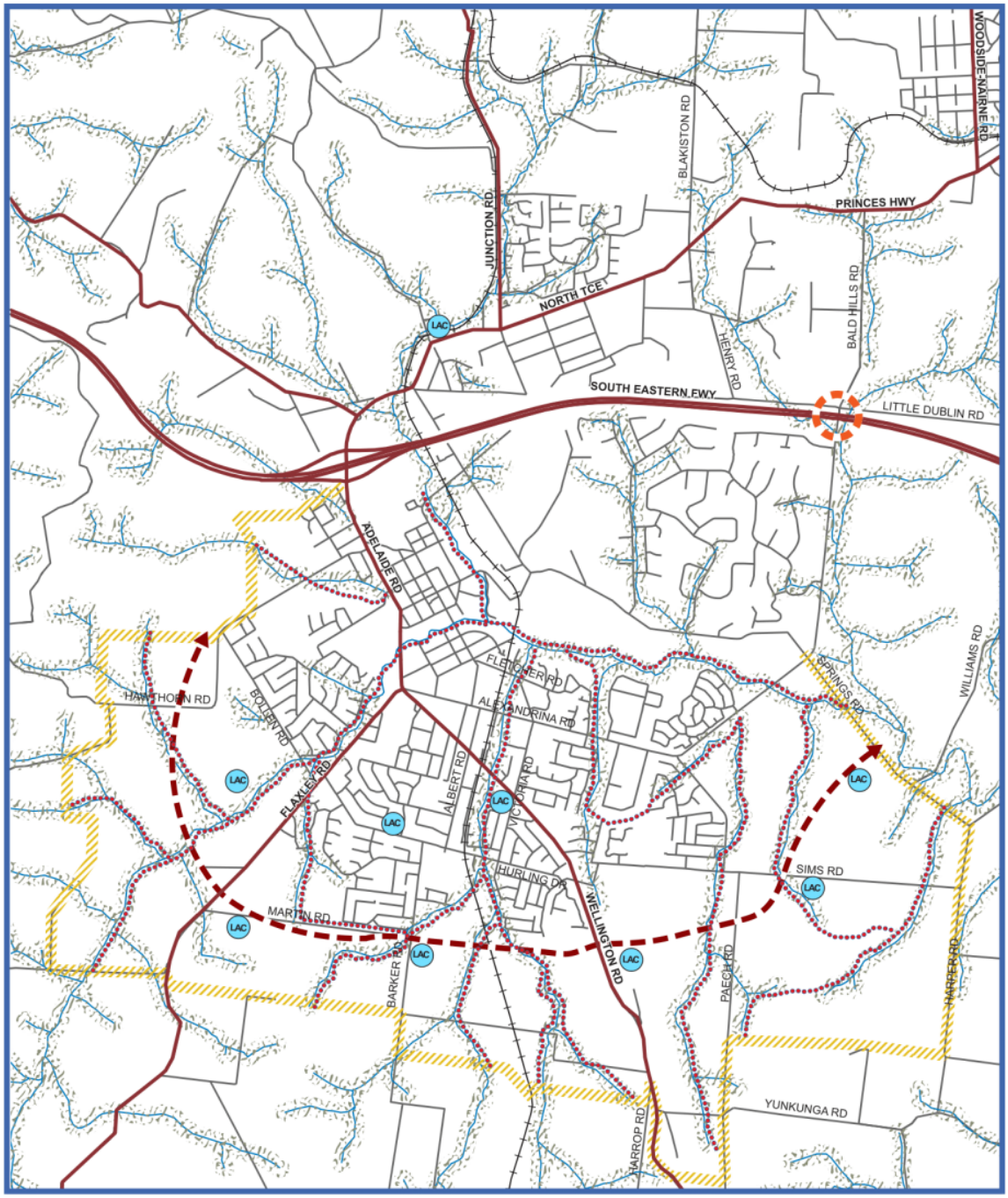
Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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

Part 12 - Concept Plans

Mount Barker

Concept Plan 3 Mount Barker and Littlehampton



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

Address: **480 HEYSEN BVD MOUNT BARKER SA 5251**

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



Property Zoning Details

Zone

Master Planned Neighbourhood

Sub Zone

Emerging Activity Centre

Overlay

Affordable Housing
Hazards (Bushfire - Medium Risk)
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
Signif Retirement Facility Supported Accom Sites

Local Variation (TNV)

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

Selected Development(s)

Shop

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

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

Shop - Impact Assessed - Restricted

Part 2 - Zones and Sub Zones

Master Planned Neighbourhood Zone

Table 4 - Restricted Development Classification

The following table identifies Classes of Development that are classified as Restricted subject to any 'Exclusions'.

Class of Development	Exclusions
Shop	Any of the following: (a) shop with a gross leasable floor area less than 1000m^2 (b) shop that is a restaurant (c) shop located in an Activity Centre.

Address: **480 HEYSEN BVD MOUNT BARKER SA 5251**

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



Property Zoning Details

Zone

Master Planned Neighbourhood

Sub Zone

Emerging Activity Centre

Overlay

Affordable Housing
Hazards (Bushfire - Medium Risk)
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
Signif Retirement Facility Supported Accom Sites

Local Variation (TNV)

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

Selected Development(s)

Retaining wall

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

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

Retaining wall - Accepted Development

Part 2 - Zones and Sub Zones

Master Planned Neighbourhood Zone

Table 1 - Accepted Development Classification

Unless otherwise specified in another class of development, the reference to a class of development includes a reference to a change in the use of the relevant land or building work (including construction of a new building, or alteration/addition of an existing building).

The following table identifies Classes of Development that are classified as Accepted Development subject to meeting the Accepted Development Classification Criteria

Class of Development	Accepted Development Classification Criteria
Retaining wall Except where any of the following apply: • Local Heritage Place Overlay • River Murray Flood Plain Protection Area Overlay • State Heritage Area Overlay • State Heritage Place Overlay	1. Retains a difference in ground levels not exceeding 1.5 m (measured from the lower of the 2 adjoining finished ground levels) 2. The development will not be located within the extents of the River Murray 1956 Flood Level as delineated by the SA Property and Planning Atlas 3. The structure will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.

Retaining wall - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Master Planned Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

	Desired Outcome
DO 1	A new or expanding community with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Earthworks and sloping land	
PO 16.1	DTS/DPF 16.1

Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	Earthworks associated with development are consistent with a building envelope plan, or do not involve: (a) excavation exceeding a vertical height of 1.5m (b) filling exceeding a vertical height of 1.5m (c) a total combined excavation and filling vertical height of 3m or more.

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. All development 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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).

3. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone: (a) ancillary accommodation (b) child care facility (c) co-living (d) community facility (e) display home (f) dwelling (g) dwelling addition (h) educational facility (i) indoor recreation facility (j) residential flat building (k) retirement facility (l) supported accommodation.	Except development that: 1. does not satisfy Master Planned Neighbourhood Zone DTS/DPF 5.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
4. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) retirement facility (b) supported accommodation.	Except development that: 1. exceeds 4 building levels or 15 m in height or 2. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
5. Any development involving any of the following (or of any combination of any of the following) where **not** located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy any of the following: (a) Master Planned Neighbourhood Zone DTS/DPF 1.4 (b) Master Planned Neighbourhood Zone DTS/DPF 5.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and:

	(a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
6. Any development involving any of the following (or of any combination of any of the following) where located on a significant retirement facility and supported accommodation site: (a) consulting room (b) office (c) shop.	Except development that: 1. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 1.2 or 2. exceeds 4 building levels or 15 m in height or 3. does not satisfy Significant Retirement Facility and Supported Accommodation Sites Overlay DTS/DPF 2.2 or 4. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where in accordance with a building envelope plan or where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where in accordance with a building envelope plan or where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
7. Advertisement where **not** located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone.	Except advertisement that does not satisfy Master Planned Neighbourhood Zone DTS / DPF 15.1.
8. Any development involving any of the following (or of any combination of any of the following) where located in an activity centre within the Emerging Activity Centre Subzone or Emerging Main Street Subzone: (a) advertisement (b) ancillary accommodation (c) child care facility (d) cinema (e) community facility (f) consulting room (g) display home (h) dwelling located above a non-residential building level (i) educational facility	Except development that: 1. in the case of the Emerging Activity Centre Subzone: (a) exceeds the maximum building height specified in Emerging Activity Centre Subzone DTS/DPF 2.1 or (b) does not satisfy any of the following: (i) Emerging Activity Centre Subzone DTS/DPF 2.2 (ii) Emerging Activity Centre Subzone DTS/DPF 2.3 2. in the case of the Emerging Main Street Subzone:

(j) emergency services establishment (k) health facility (l) hotel (m) indoor recreation facility (n) library (o) office (p) place of worship (q) public transport terminal (r) retail fuel outlet (s) service trade premises (t) shop (u) tourist accommodation.	(a) exceeds the maximum building height specified in Emerging Main Street Subzone DTS/DPF 3.1 or (b) does not satisfy any of the following (i) Emerging Main Street Subzone DTS/DPF 3.2 (ii) Emerging Main Street Subzone DTS/DPF 3.3.
9. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) recreation area (k) replacement building (l) retaining wall (m) shade sail (n) solar photovoltaic panels (roof mounted) (o) swimming pool or spa pool and associated swimming pool safety features (p) temporary accommodation in an area affected by bushfire (q) tree damaging activity (r) verandah (s) water tank.	None specified.
10. 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).
11. Railway line.	Except where located outside of a rail corridor or rail reserve.

Placement of Notices - Exemptions for Performance Assessed Development

None specified.

Placement of Notices - Exemptions for Restricted Development

None specified.

Part 3 - Overlays

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:	DTS/DPF 1.2 None are applicable.

(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.	
PO 1.4 Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.	DTS/DPF 1.4 None are applicable.

Procedural Matters (PM) - Referrals

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

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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.

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 Development involving the construction of a retaining wall that will not materially result in the collection or diversion of surface water flowing over land or water flowing in a watercourse.

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.

Note: Additional referrals are also found in Part 9 - Referrals of the Planning and Design Code.

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) land division classified as *restricted* by the Planning and Design Code (c) 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 (d) 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 (e) alteration of the boundaries of an existing allotment so as to result in:	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.

(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.			

Part 4 - General Development Policies

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	
Fences and Walls	
PO 9.1 Fences, walls and retaining walls are of sufficient height to maintain privacy and security without unreasonably impacting the visual amenity and adjoining land's access to sunlight or the amenity of public places.	DTS/DPF 9.1 None are applicable.
PO 9.2 Landscaping incorporated on the low side of retaining walls is visible from public roads and public open space to minimise visual impacts.	DTS/DPF 9.2 A vegetated landscaped strip 1m wide or more is provided against the low side of a retaining wall.

Carlew Pty Ltd T-AS
Health Space Construction and interiors
Michael Lewington
PO Box 1008
North Adelaide, SA 5006
BLD 287492

23 June 2026

Mount Barker District Council
6 Dutton Road,
Mount Barker SA 5251

DEVELOPMENT APPLICATION 26000491 – Planning response RFI 1 May 2026

SITE ADDRESS: 480 HEYSEN BVD MOUNT BARKER SA 5251

Dear Derek

Please see below responses to the RFI.

1. *The following information is required regarding <u>car parking and access</u> to the development.*
   i. *The proposed development is for a mixed used health precinct, however the car parking proposed would meet user class 2 AS2890.1 (including 2.6m carpark width). As the predominant use is for health services, then a design of the parking spaces which meet user class 3 (including 2.7m carpark width) is considered to be appropriate. Please review the carpark design in light of this. It is noted that a 2.5m carpark width as indicated on plan does not achieve either of the above classes.* Noted.
   ii. *Typical car park dimensions are to be shown on the civil plans.* Noted, these have been added to the civil plans.
   iii. *Tactiles are to be shown for all pram ramps.* Noted, these have been added to the civil plans.
   iv. *Wheel stops are required to be provided for car park spaces fronting tenancy to limit vehicle encroachment into pathway.* Noted, these have been added to the civil plans.
   v. *In relation to the central car parks, there is a varying split level difference between the upper and lower tier spaces. What controls are proposed for pedestrian safety noting the drop? Further, provision of wheel stops may be required to limit any potential overhang from the parking spaces located within the upper level.* Civil plan updated to show vehicle barriers where wall heights exceed 600mm. Pedestrian barriers are shown where wall heights are less than 600mm.
   vi. *Maximum gradients within the parking modules exceed clause 2.4.6.1 of AS2890.1. Please review and amend the plans accordingly.* Grades shown on the plans may be misleading. These are resultant grades. Carpark grades have been limited to 1 in 20 (5%) measured parallel to the carparks and 1 in 16 (6.25%) perpendicular to the car parks. Additional grades have been shown on the plans to clarify.
   vii. *A pram ramp is to be provided from shared space located between parks 6 and 7. Refer Health Space drawing PL02.A.* Noted, this has been added to the civil plans.

2. Stormwater management
   i. *Councils' asset data suggests the existing stormwater pit adjacent the site in Abington Way has an invert level of 351.67. It is noted that the invert level of the underground detention tank proposed has an invert level of 352.769. Council will accept a gravity*

*connection directly to the pit as shown below indicatively by the **green** arrow, which would remove the need for the pump and sump resulting in a simpler cost-effective solution. It is recommended that due diligence is undertaken with the existing pit invert level in Abington Way surveyed to confirm its invert level by the applicant. If the above is adopted, accompanying calculations for the tank/orifice sizing or DRAINS modelling will be required. A high flow bypass shall also be implemented within the outlet system in the event the orifice blocks or in the event a larger storm event occurs than the design event.* Noted, design revised to gravity system and DRAINS modelling provided.

ii. *The IFD data used in the Stormwater Detention Calculations report does not appear to be consistent with Mount Barker IFD data. Review is required.* Noted, IFD has been updated and raw data from BOM provided.

iii. *Please update appendix of the report to include screenshots of the MUSIC modelling inputs and results.* Noted, screenshots provided in revised calculations package along with MUSIC model file.

iv. *Consideration of capture and/or treatment of hydrocarbons been considered noting the size of the carpark and frequency of traffic.* Noted, Class 3 GPT with hydrocarbon separation is proposed.

v. *Pump sump callout on drawing BC2409013-DR-CV-0101 to state 'pump and sump to be installed in accordance with AS3600.3' or similar within it. Noted the callout includes most requirements from AS3600.3, however for completeness it is best to reference the standard it is to be installed in accordance with. Please disregard this comment if a gravity system is pursued in lieu pump and sump system.* Noted, this has been added to the civil plans.

3. Landscaping
    i. Tuckeroo trees to be replaced with Corymbia "scentuous" and a minimum tree trench soil volume of 10 cubic meters per tree will be provided.

Traffic

1. Updated traffic plans are provided by Cirqa, carparking is now 2600mm, includes indented off street bays and landscaping trees between spaces now provided on Spicer St. Refer to attached plans for reference.
2. Bicycle parking bays are now included at the Spicer St entry to the site in the landscaping bed.
3. The updated design accommodates 80 on-site spaces. Surrounding the site there are 8 on-street spaces on Abington Way and 6 spaces on Heysen Boulevard. The streetscape upgrade (indents) on eastern side of Spicer Street accommodates 7 spaces. Based on above, we have access to 101 spaces.
4. The provision of the indented bays on Spicer St will be constructed as per the typical design parameters to match the existing bays on Heysen Boulevard.

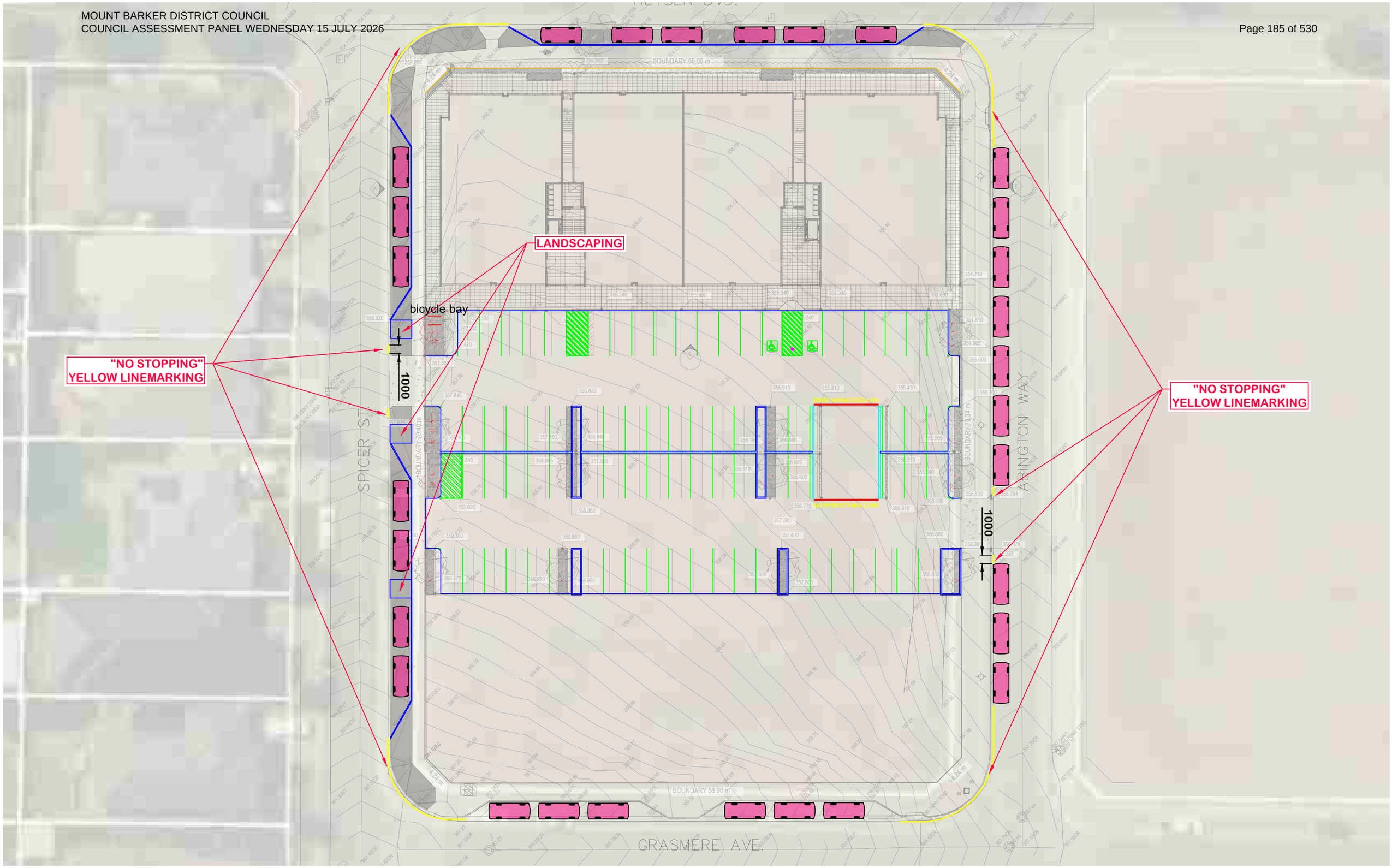
Any questions please do not hesitate to contact the undersigned.

Yours sincerely



Michael Lewington

Director
Health Space Construction and Interiors
M: 0412 270 366
Email: michael@hsci.com.au



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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
C	09/01/2026	FOR REVIEW	ABH	CGB
D	02/06/2026	FOR REVIEW	RHK	CGB
E	04/06/2026	FOR REVIEW	RHK	CGB

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PROPOSED MIXED USE DEVELOPMENT

HEYSEN BOULEVARD, MOUNT BARKER
INDENT PARKING (SPICER STREET) & LINE MARKING PLAN

PROJECT # 25274 SHEET # 01_SH01

COMMERCIAL DEVELOPMENT - CIVIL DRAWINGS

480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

SHEET NO.	DRAWING TITLE	REVISION
CV-0000	DRAWING LIST & LOCALITY PLAN	D
CV-0001	GENERAL NOTES	A
CV-0002	LEGENDS & SCHEDULES	B
CV-0100	CIVIL PLAN - KEY PLAN	D
CV-0101	CIVIL PLAN - SHEET 1	D
CV-0102	CIVIL PLAN - SHEET 2	D
CV-0200	SURVEY	A



LOCALITY PLAN

NOT TO SCALE

RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM
B	13.01.26	ISSUED FOR PLANNING	JM	JM
C	21.05.26	ISSUED FOR PLANNING	JM	JM
D	05.06.26	ISSUED FOR PLANNING	JM	JM

BENTLEY CONSULTING
36 Leader Street, Wayville SA 5034
Email: admin@bentleyconsulting.net.au
Phone: 08 7081 4120

COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

DRAWING LIST & LOCALITY PLAN

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013	DR-CV-0000	D

GENERAL

G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS, THE SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO BC BEFORE PROCEEDING WITH THE WORK.

G2 THESE DRAWINGS SHALL NOT BE SCALED. DIMENSION AND SETOUT SHALL BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTURAL DOCUMENTS. DRAWINGS ISSUED IN ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND LEVELS IN METERS UNLESS NOTED OTHERWISE (U.N.O).

G3 ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE CURRENT AND RELEVANT AUSTRALIAN CODES, STANDARDS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES UNLESS VARIED BY THE PROJECT SPECIFICATION.

G4 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN THE SERVICES OF AN INDEPENDENT ENGINEER, WHERE REQUIRED, FOR A COMPREHENSIVE SAFE ERECTION PROCEDURE, THAT WILL AT ALL TIMES ENSURE THE STABILITY OF THE WORKS, SAFETY OF ALL PERSONNEL AND PROTECTION OF SURROUNDING PROPERTY INCLUDING THE DESIGN, CERTIFICATION AND PROVISION OF ALL NECESSARY TEMPORARY BRACING AND SUPPORT.

G5 REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS, BRICK AND BLOCK WALL THICKNESSES, FALLS IN SLABS, EXTRA PACKING, DRIP GROOVES AND ALL OTHER ARCHITECTURAL FEATURES WHERE NOT NOTED ON THESE DRAWINGS.

G6 REFER TO ARCHITECTURAL DRAWINGS FOR ALL ADDITIONAL PLATES, ANGLES AND THE LIKE REQUIRED ON STRUCTURAL STEELWORK FOR FIXINGS TO INTERNAL PARTITIONS, OPERABLE WALL BEAMS, BLOCKING, WINDOW FRAMES, FLASHING, CAPPING, ETC.

G7 ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WHERE REQUIRED STRUCTURAL CERTIFICATION SHALL BE PROVIDED BY THE BUILDER PRIOR TO INSTALLATION.

G8 ALL SUBSTITUTIONS MUST BE APPROVED BY THE SUPERINTENDENT IN WRITING PRIOR TO USE OR INSTALLATION.

G9 CONSTRUCTION SHALL NOT COMMENCE UNTIL BUILDING APPROVAL HAS BEEN RECEIVED FROM THE RELEVANT AUTHORITIES.

G10 WHERE EXCAVATION WORK IS TO BE UNDERTAKEN ADJACENT TO EXISTING FOOTINGS, THE LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE OBTAINED PRIOR TO EXCAVATION AND REPORTED TO BC TO DETERMINE IF UNDERPINNING OR SHORING OF THE STRUCTURE IS REQUIRED. THE EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE AND UNDAMAGED CONDITION.

G11 NON-LOAD BEARING WALLS SHALL BE 20mm CLEAR OF THE U/S OF STRUCTURAL BEAMS AND SLABS ABOVE U.N.O.

FOUNDATIONS

F1 THESE DRAWINGS AND NOTES ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT.

F2 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. FOUNDING MATERIAL SHALL BE APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER FOR THIS BEARING CAPACITY PRIOR TO CONSTRUCTION.

F3 EXCAVATIONS FOR FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.

F4 EXCAVATIONS TO BE BLINDED WITH A MINIMUM OF 50mm OF CONCRETE WITHIN 48 HOURS OF EXCAVATION WHEN IT IS INTENDED TO POUR FOOTINGS MORE THAN 48 HOURS AFTER EXCAVATION. CONCRETE SHALL NOT BE PLACED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY BC IF THIS IS NOT ADHERED TO.

F5 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.

F6 THE DEPTHS TO UNDERSIDE OF ALL FOOTINGS ARE PROVISIONAL ONLY. AFTER EXCAVATION, APPROVAL SHALL BE OBTAINED FROM BC FOR THE FOUNDING LEVELS, WHICH MAY BE VARIED IF NECESSARY PRIOR TO FURTHER WORK.

F7 THE FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF WATER AT ALL TIMES BY BAILING AND PUMPING IF NECESSARY.

F8 ALL CONCRETE SLABS AND FOOTINGS IN CONTACT WITH THE GROUND ARE TO BE POURED ON 0.2mm DAMP PROOF MEMBRANE U.N.O.

F9 FOOTINGS TO BE FOUNDED 200 MINIMUM INTO NATURAL GROUND OR ALTERNATIVELY LEVEL 1 CERTIFIED CONTROLLED FILL. COMPACTION CERTIFICATION TO BE PROVIDED TO BC FOR REVIEW PRIOR TO PLACING OF MEMBRANE, REINFORCEMENT OR CONCRETE.

F10 RETAINING WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETE, WITH THE EXEMPTION OF CANTILEVERED WALLS. ENSURE FREE DRAINING BACKFILL AND DRAINAGE IS IN PLACE.

F11 ANY OVER EXCAVATION SHALL BE FILLED WITH N10 LEAN MIX CONCRETE.

F12 OWNER TO REFER TO CSIRO PAMPHLET 10-91 "GUIDE TO HOME OWNERS FOUNDATION, MAINTENANCE & FOOTING PERFORMANCE" FOR BEST PRACTICE RECOMMENDATIONS.

SITE PREPARATION

SP1 ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL REPORT U.N.O.

SP2 EROSION AND SEDIMENT CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

SP3 SITE PREPARATION SHALL BE RESTRICTED TO THE MINIMUM AREA PRACTICABLE FOR CONSTRUCTION OF THE WORKS.

SP4 CLEARING AND GRUBBING SHALL CONSIST OF THE REMOVAL OF ALL VEGETATION, LOOSE MATERIAL, AND RUBBISH BUT EXCLUDES TOPSOIL STRIPPING. STRIPPING OF TOPSOIL SHALL NOT TAKE PLACE MORE THAN 28 DAYS PRIOR TO EARTHWORKS COMMENCING. THE CONTRACTOR SHALL STRIP ANY TOPSOIL PRESENT WITHIN THE AREA FOR SITE PREPARATION. THE DEPTH OF STRIPPING SHALL BE AT LEAST 100mm U.N.O.

SP5 ALL BOULDERS, STUMPS, ROOTS AND OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 300mm BELOW THE STRIPPED SURFACE. GRUBBED HOLES (AND ANY AREA REQUIRING FILLING DUE TO THE REMOVAL OF A STRUCTURE) SHALL BE BACKFILLED IN ACCORDANCE WITH SP10.

SP6 SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

SP7 SUBGRADE CUT/FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THE GROUND IS AT A SUITABLE DENSITY AND MOISTURE CONTENT PRIOR TO CONSTRUCTION OF THE SUB-BASE OR SLAB.

SITE PREPARATION (CONTINUED)

SP8 ALL EXISTING FILL TO BE REMOVED U.N.O. REFER TO THE BOREHOLE LOGS FOR PREDICTED DEPTHS.

SP9 PROOF ROLLING SHALL BE CARRIED OUT USING A 10t VIBRATING ROLLER (MINIMUM 8 PASSES). THE SUBGRADE SHALL BE PROOF ROLLED TO THE SATISFACTION OF THE SUPERINTENDENT. ANY SOFT, WET OR DISTURBED SPOTS SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH NOTE SP10.

SP10 SUBGRADE AREAS REQUIRING FILL ARE TO BE PLACED IN HORIZONTAL LOOSE 200mm THICK LAYERS WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (AS1289.5.1.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798. ALL FILL IS TO BE TESTED FOR COMPACTION BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH AS3798. ALL RESULTS SHALL BE SUBMITTED TO BC FOR REVIEW PRIOR TO PLACEMENT OF VAPOUR BARRIER OR SLAB OVER.

SP11 BASE MATERIAL USED FOR BACKFILL SHALL BE PM2/20CG OR SIMILAR APPROVED MATERIAL COMPACTED TO 95% OF THE MAXIMUM MODIFIED DRY DENSITY (AS1289.5.2.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798.

SP12 WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD, THE SUBGRADE MAY EXHIBIT CRACKING NEAR THE SURFACE DUE TO DRYING OUT. MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE IN THIS SCENARIO AND COMPACT IN ACCORDANCE WITH NOTE SP10.

SP13 RAFT FOUNDATIONS HAVE BEEN DESIGNED ASSUMING 'ROLLED FILL' IS CONSTRUCTED IN ACCORDANCE WITH AS2870. ROLLED FILL SHALL BE COMPACTED IN LAYERS BY REPEATEDLY ROLLING WITH AN EXCAVATOR OR SIMILAR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS OF 300mm FOR SAND MATERIAL OR 300mm COMPACTED IN LAYERS OF 150mm FOR OTHER MATERIAL. EXTENT OF FILL SHALL BE DETERMINED ON SITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

SP14 SERVICE TRENCHES AND THE LIKE SHALL BE FILLED OVER AND COMPACTED WITH HAND OPERATED PLATE COMPACTORS IN LAYERS OF 100mm LOOSE THICKNESS.

SP15 BACKFILL SHALL NOT BE PLACED AGAINST CONCRETE WHICH IS LESS THAN 48 HOURS OLD.

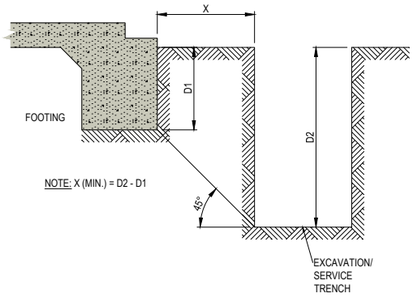
SP16 BACKFILL SHALL NOT BE PLACED AGAINST ABUTMENTS, WINGWALLS, PIERS OR RETAINING WALLS UNTIL ALL CAST IN PLACE CONCRETE HAS REACHED THE 28 DAY CHARACTERISTIC COMPRESSIVE STRENGTH AND IS AT LEAST 14 DAYS OLD.

SP17 VIBRATING MACHINERY SHALL NOT BE USED WITHIN 8m OF RETAINING WALLS.

SP18 EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SETOUT IN AS3798 AND AS2870.

SP19 DO NOT TRENCH OR EXCAVATE WITHIN A ZONE CLOSER THAN 45° MEASURED FROM THE BASE OF FOUNDATIONS.

SP20 BENCH LEVEL (DENOTED 'BL.') REFERS TO THE SUB-GRADE PAD LEVEL. DEPTH TO BENCH LEVEL INCLUDES SLAB THICKNESS AND BASE COURSE. REFER TO STRUCTURAL DOCUMENTATION FOR DETAILS.



CONCRETE

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE STRICTLY IN ACCORDANCE WITH AS3600, THE SPECIFICATION AND THE DRAWINGS.

C2 PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS1379.

C3 ALL FORMWORK SHALL CONFORM WITH AUSTRALIAN STANDARD AS3610. FORMWORK SHALL BE STRIPPED IN ACCORDANCE WITH AS3600. MEMBERS SHALL REMAIN SUPPORTED OR PROPPED UNTIL APPROVED IN WRITING BY BC.

C4 THE BUILDER SHALL CO-ORDINATE WHERE REQUIRED TO ENSURE THAT PROVISION IS MADE FOR ALL REBATES, OPENINGS, PENETRATIONS, CHASES, CASTING IN OF CONDUITS AND THE LIKE WHETHER OR NOT SPECIFICALLY DETAILED ON THE DRAWINGS. WHERE NOT DETAILED ON STRUCTURAL DRAWINGS, WRITTEN APPROVAL FROM BC IS REQUIRED.

C5 SCHEDULE OF CONCRETE PROPERTIES TO BE USED FOR THE PARTICULAR SECTION OF WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL DRAWINGS. MIX DESIGNS SHALL BE SUBMITTED BY THE SUB-CONTRACTOR TO BC FOR REVIEW 14 DAYS PRIOR TO POUR.

C6 ADMIXTURES SHALL NOT BE USED UNLESS APPROVED IN WRITING BY BC.

C7 READYMIX CONCRETE SHALL COMPLY WITH AS1380.

C8 CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS PER TABLE C1 UNLESS SHOWN OTHERWISE.

C9 REQUIRED SURFACE FINISH AND CLASS OF FORMWORK FOR CONCRETE SHALL CONFORM WITH TABLE C2 UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT, SPECIFICATION OR BC.

C10 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INERT CHAIRS TO ACHIEVE THE REQUIRED COVER. SPACING OF THE CHAIRS SHALL NOT EXCEED 800mm IN EACH DIRECTION. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS. MINIMUM CHAIR SPACING FOR FABRIC SHALL BE:
SL92, SL102, SL81, RL918: 900mm CTS
SL72, SL82, RL818: 600mm CTS

C11 REINFORCEMENT SPLICES SHALL NOT BE MADE IN POSITIONS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS UNLESS APPROVED BY BC. MINIMUM LAPS FOR REINFORCEMENT SHALL BE AS PER TABLE C3. LAPS SHALL BE IN ACCORDANCE WITH AS3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.

C12 ALL CONCRETE IN CONTACT WITH GROUND SHALL BE POURED ON A 0.2mm DAMP PROOF MEMBRANE U.N.O.

C13 CONCRETE SIZES DO NOT INCLUDE THICKNESS OF ANY APPLIED FINISHES.

C14 CONSTRUCTION JOINTS, WHERE NOT SHOWN ON THE DRAWINGS, SHALL BE LOCATED TO THE APPROVAL OF BC.

C15 ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.

C16 BC SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO REINFORCEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED OR POURED UNTIL APPROVAL IS OBTAINED.

C17 ALL BEAM DEPTHS INCLUDE THE THICKNESS OF THE SLAB, IF SLAB PRESENT.

C18 WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS APPROVED BY BC OR SHOWN ON STRUCTURAL DRAWINGS.

C19 REINFORCEMENT IS NOT NECESSARILY REPRESENTED IN ITS TRUE PROJECTION AND MAY BY SHOWN DIAGRAMMATICALLY ONLY.

C20 ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS AFTER POURING BY COVERING WITH A PVC MEMBRANE WEIGHED DOWN TO PREVENT AIR FLOW BENEATH IT. IF CURING COMPOUNDS ARE USED, THEY MUST BE APPROVED BY BC PRIOR TO APPLICATION.

C21 ALL BAR CRANKS TO BE NO GREATER THAN 1 IN 6 U.N.O.

C22 REINFORCEMENT GRADE SHALL BE AS PER TABLE C4.

C23 ALL CONSTRUCTION POUR JOINTS TO BE SCABBLED AND CLEANED U.N.O.

C24 ADDITIONAL CONCRETE IS TO BE ALLOWED FOR DUE TO DESIGNED SUSPENDED FLOOR BEAM DEFLECTION.

C25 THE MINIMUM CLEAR SPACING BETWEEN CONDUITS, CABLES, PIPES AND BARS SHALL BE AS REQUIRED BY AS3600 BUT NOT LESS THAN THREE DIAMETERS U.N.O.

C26 ALL PROPPING AND THE LIKE UNDER SUSPENDED CONCRETE IS TO BE REMOVED PRIOR TO ANY MASONRY CONSTRUCTION ABOVE.

C27 DISTRIBUTION REINFORCEMENT (RIGHT ANGLES TO MAIN REINFORCEMENT) SHALL BE IN ACCORDANCE WITH MINIMUM REINFORCEMENT REQUIREMENTS TO AS3600 U.N.O.

C28 FORMS SHALL BE CHAMFERED FOR RE-ENTRANT ANGLES AND FILLETED FOR CORNERS AS SPECIFIED BY THE ARCHITECT.

CONCRETE (CONTINUED)

C29 IF PLACING IN EXTREME WEATHER FOR LARGE FLAT AREAS OF CONCRETE, EXCEEDING 15m² IN AREA, WHEN:
- THE AIR TEMPERATURE > 20˚ AND THE FORECAST WIND SPEED > 40km/hr OR
- THE AIR TEMPERATURE > 25˚ AND THE FORECAST WIND SPEED > 25km/hr OR
- THE AIR TEMPERATURE > 30˚ AND THE FORECAST WIND SPEED > 15km/hr

A WORK METHOD STATEMENT MUST BE SUBMITTED TO BC FOR APPROVAL. POURING WILL NOT BE PERMITTED WHERE THE PREDICTED EVAPORATION RATE EXCEEDS 1.0kg/m2/hr.

C30 TYPICAL REINFORCEMENT NOTATION: 3/N16-250 TF
3 - NUMBER OF BARS REQUIRED
N - GRADE OF REINFORCEMENT
16 - BAR DIAMETER IN MILLIMETRES
250 - BAR SPACING IN MILLIMETRES
TF - ABBREVIATION (REFER TABLE C5)

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM

BENTLEY CONSULTING
36 Leader Street, Wayville SA 5034
Email: admin@bentleyconsulting.net.au
Phone: 08 7081 4120

COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

GENERAL NOTES

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0001		A

LEGEND

SYMBOL	DENOTES
	EXISTING CONTOUR - 0.2m INTERVALS
	DESIGN CONTOUR - 0.2m INTERVALS
DP	DOWNPIPE - DIA T.B.C.
BS	BOX SUMP - SIZE T.B.C.
RH	RAINHEAD - SIZE T.B.C.
IO	INSPECTION OPENING
	GRATED INLET PIT (GIP) OR JUNCTION BOX (JB) U.N.O.
	GRATED TRENCH DRAIN (GTD). PROVIDE MIN 0.5% FALL ALONG TRENCH INVERT. SIZE AS NOTED
	uPVC PIPE (GRAVITY) - DIA T.B.C.
	uPVC PIPE (SEALED TO TANK) - DIA T.B.C.
	PUMPING MAIN (TO PUMP MANUFACTURER'S SPEC)
	VEHICLE BARRIER
	PEDESTRIAN BARRIER (BALUSTRADE)
	CIVIL RETAINING WALL
	UPSTAND KERB
	FLUSH KERB/ CONCRETE EDGE
	UPSTAND KERB & GUTTER
	CONCRETE PAVEMENT (PEDESTRIAN)
	PAVERS (PEDESTRIAN)
	CROSSOVER (TO COUNCIL SPEC)
	ASPHALT PAVEMENT
	LANDSCAPING
	EXISTING CONCRETE FOOTPATH
X.X%	RESULTANT GRADIENT (IN DIRECTION OF ARROW)
X.X%	GRADIENT IN ONE PLANE ONLY (IN DIRECTION OF ARROW)
FFL.	FINISHED FLOOR LEVEL
BL.	BENCH LEVEL
CL.	COVER LEVEL
IL.	INVERT LEVEL
P.	PAVEMENT LEVEL
TK.	TOP OF KERB LEVEL
WT.	WATER TABLE LEVEL
L.	LANDSCAPE LEVEL
EL.	EXISTING LEVEL
TW.	TOP OF RETAINING LEVEL
BW	BOTTOM OF RETAINING LEVEL
H.	HEIGHT OF RETAINING

RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

ISSUE FOR PLANNING

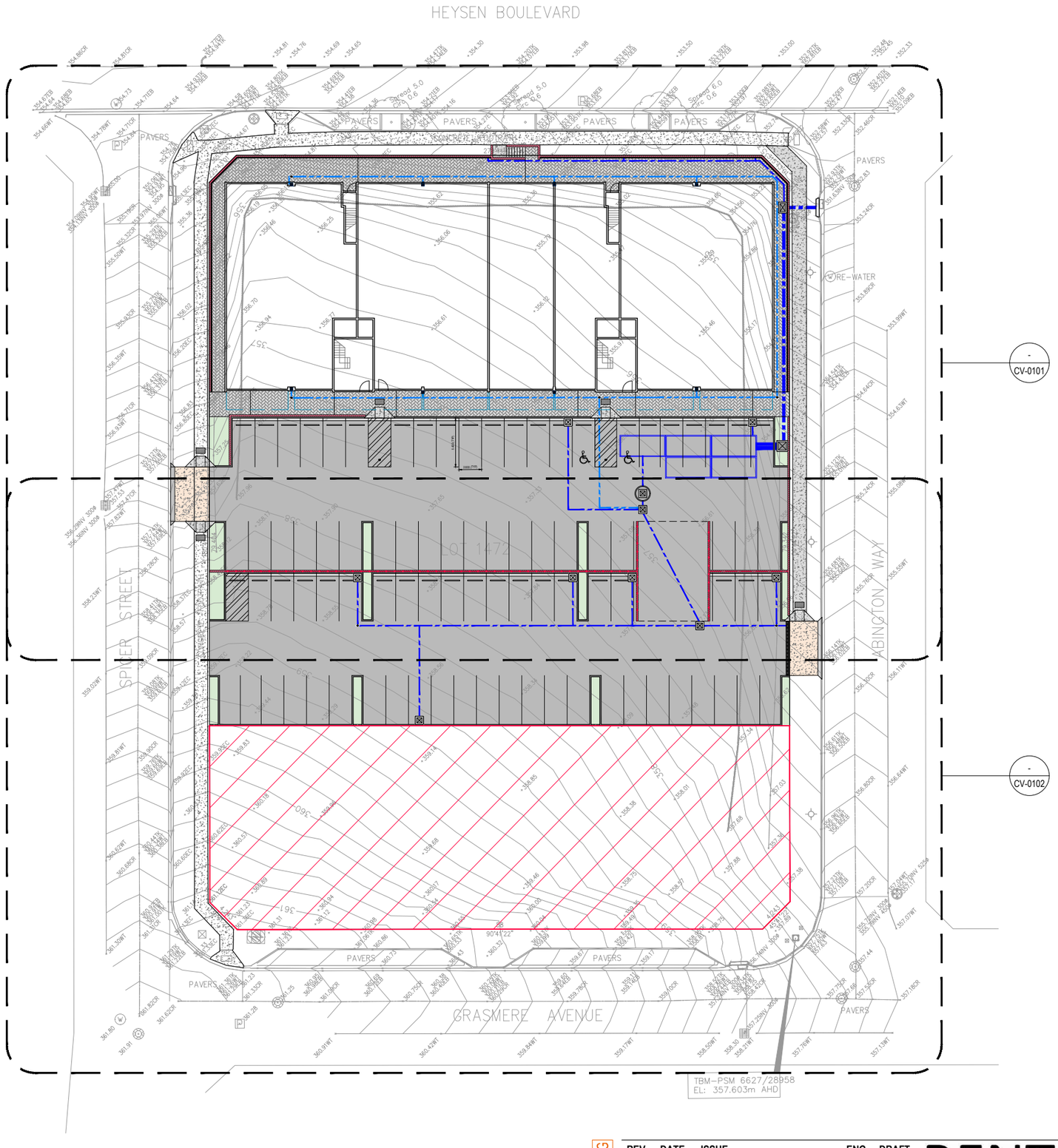
REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM
B	21.05.26	ISSUED FOR PLANNING	JM	JM

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COMMERCIAL DEVELOPMENT
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LEGENDS & SCHEDULES

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0002		B



RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:250 (A1) - SCALE BAR 1:500 (A3)
0 5 10 15 20 25m

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM
B	13.01.26	ISSUED FOR PLANNING	JM	JM
C	21.05.26	ISSUED FOR PLANNING	JM	JM
D	05.06.26	ISSUED FOR PLANNING	JM	JM

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Phone: 08 7081 4120

COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

CIVIL PLAN - KEY PLAN

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013	DR-CV-0100	D

PRELIMINARY DESIGN

THIS DESIGN IS CONCEPTUAL AND FOR THE PURPOSE OF PLANNING APPROVALS ONLY. ADDITIONAL DESIGN AND SPECIFICATIONS ARE REQUIRED PRIOR TO CONSTRUCTION.

STORMWATER DETENTION

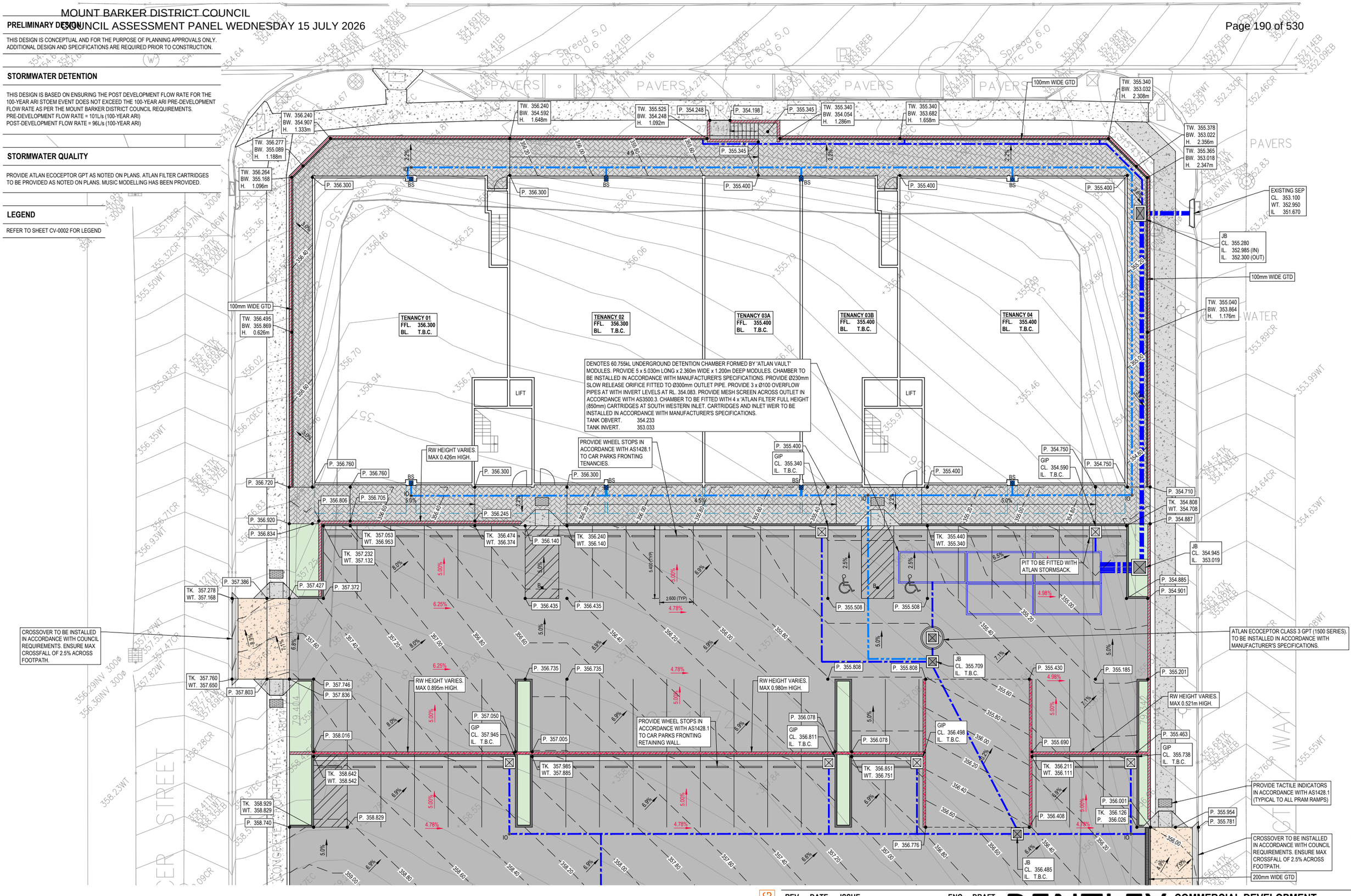
THIS DESIGN IS BASED ON ENSURING THE POST DEVELOPMENT FLOW RATE FOR THE 100-YEAR ARI STOEM EVENT DOES NOT EXCEED THE 100-YEAR ARI PRE-DEVELOPMENT FLOW RATE AS PER THE MOUNT BARKER DISTRICT COUNCIL REQUIREMENTS.
PRE-DEVELOPMENT FLOW RATE = 101L/s (100-YEAR ARI)
POST-DEVELOPMENT FLOW RATE = 96L/s (100-YEAR ARI)

STORMWATER QUALITY

PROVIDE ATLAN ECOCEPTOR GPT AS NOTED ON PLANS. ATLAN FILTER CARTRIDGES TO BE PROVIDED AS NOTED ON PLANS. MUSIC MODELLING HAS BEEN PROVIDED.

LEGEND

REFER TO SHEET CV-0002 FOR LEGEND



RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3)
0 2.5 5 7.5 10 12.5m

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM
B	13.01.26	ISSUED FOR PLANNING	JM	JM
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COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

CIVIL PLAN - SHEET 1

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0101		D

CROSSOVER TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS. ENSURE MAX CROSSFALL OF 2.5% ACROSS FOOTPATH.

ATLAN ECOCEPTOR CLASS 3 GPT (1500 SERIES). INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

RW HEIGHT VARIES. MAX 0.895m HIGH.

RW HEIGHT VARIES. MAX 0.980m HIGH.

RW HEIGHT VARIES. MAX 0.521m HIGH.

PROVIDE WHEEL STOPS IN ACCORDANCE WITH AS1428.1 TO CAR PARKS FRONTING RETAINING WALL.

PROVIDE TACTILE INDICATORS IN ACCORDANCE WITH AS1428.1 (TYPICAL TO ALL PRAM RAMPS)

CROSSOVER TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS. ENSURE MAX CROSSFALL OF 2.5% ACROSS FOOTPATH.

200mm WIDE GTD

PROVIDE JUNCTION BOX WITH CONNECTION POINT FOR STAGE 02 DRAINAGE SYSTEM.

HATCHED AREA DENOTES EXTENT OF STAGE 02. LEVELS T.B.C. IN STAGE 02 DOCUMENTATION.

SPICER STREET

GRASMERE AVENUE

PAVERS

PRELIMINARY DESIGN

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STORMWATER DETENTION

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PRE-DEVELOPMENT FLOW RATE = 101L/s (100-YEAR ARI)
POST-DEVELOPMENT FLOW RATE = 96L/s (100-YEAR ARI)

STORMWATER QUALITY

PROVIDE ATLAN ECOCEPTOR GPT AS NOTED ON PLANS. ATLAN FILTER CARTRIDGES TO BE PROVIDED AS NOTED ON PLANS. MUSIC MODELLING HAS BEEN PROVIDED.

LEGEND

REFER TO SHEET CV-0002 FOR LEGEND

RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3)
0 2.5 5 7.5 10 12.5m

ISSUE FOR PLANNING

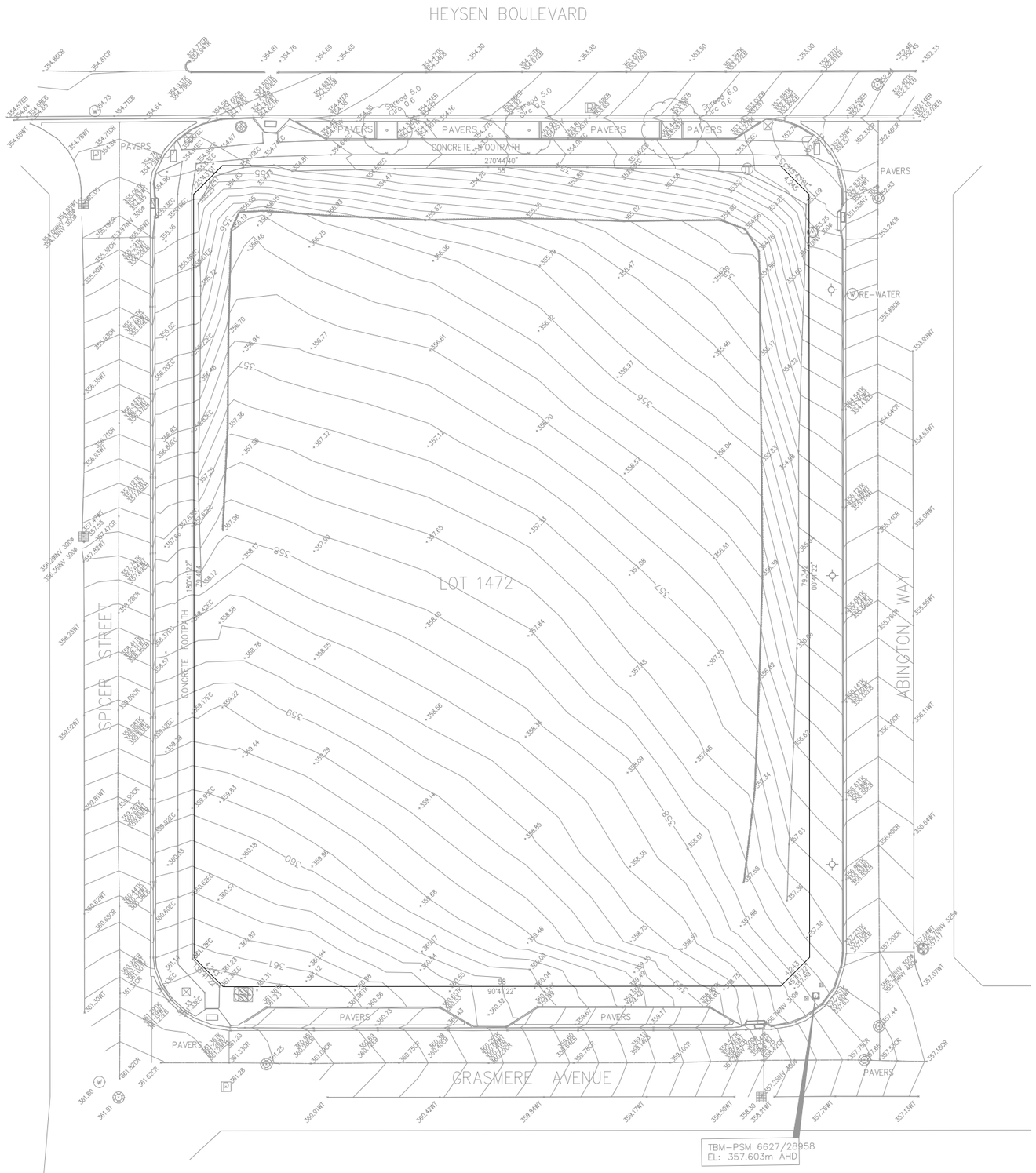
REV	DATE	ISSUE	ENG	DRAFT
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D	05.06.26	ISSUED FOR PLANNING	JM	JM

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COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

CIVIL PLAN - SHEET 2

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013	DR-CV-0102	D



RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:250 (A1) - SCALE BAR 1:500 (A3)
0 5 10 15 20 25m

ISSUE FOR PLANNING

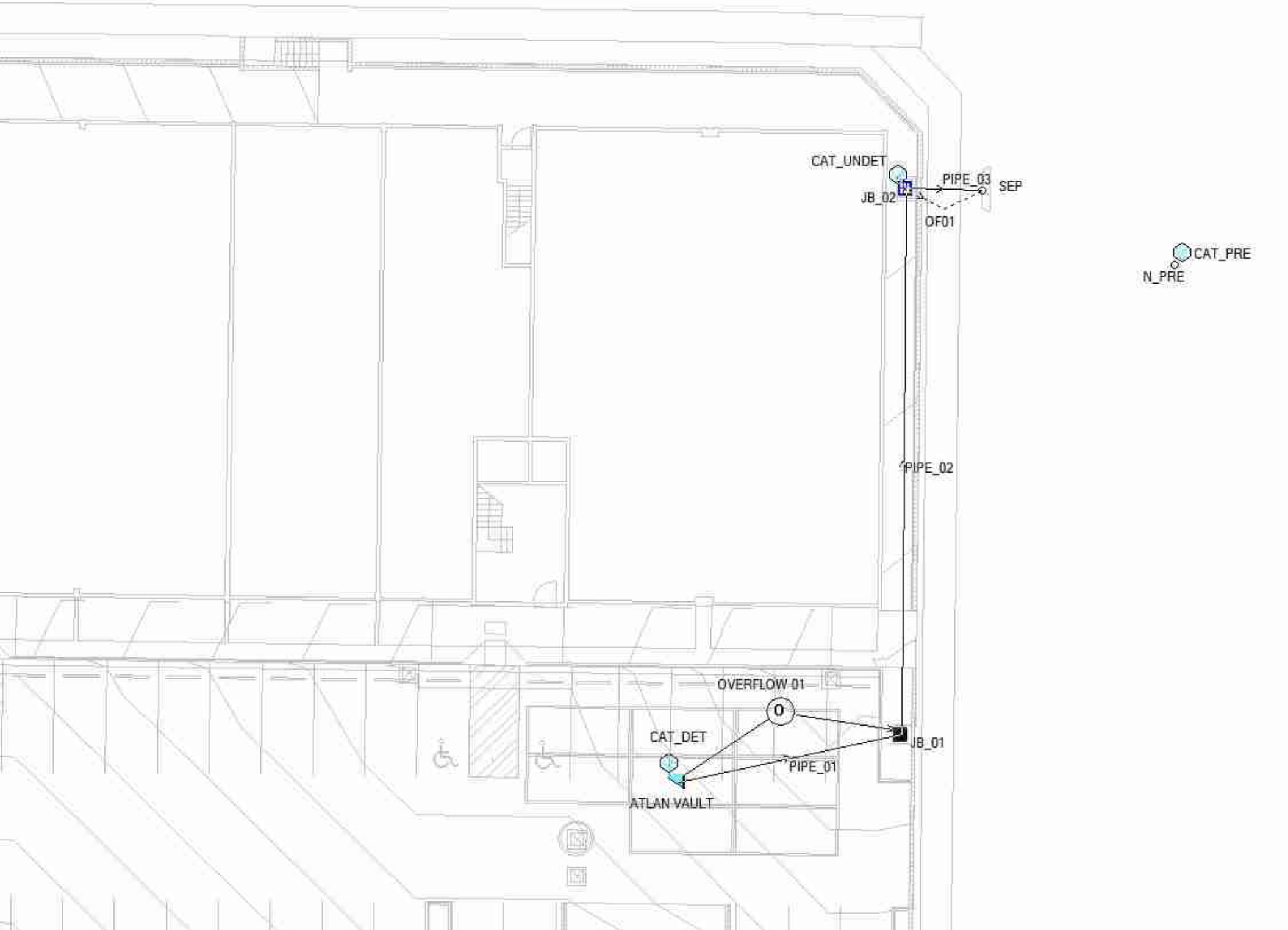
REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM

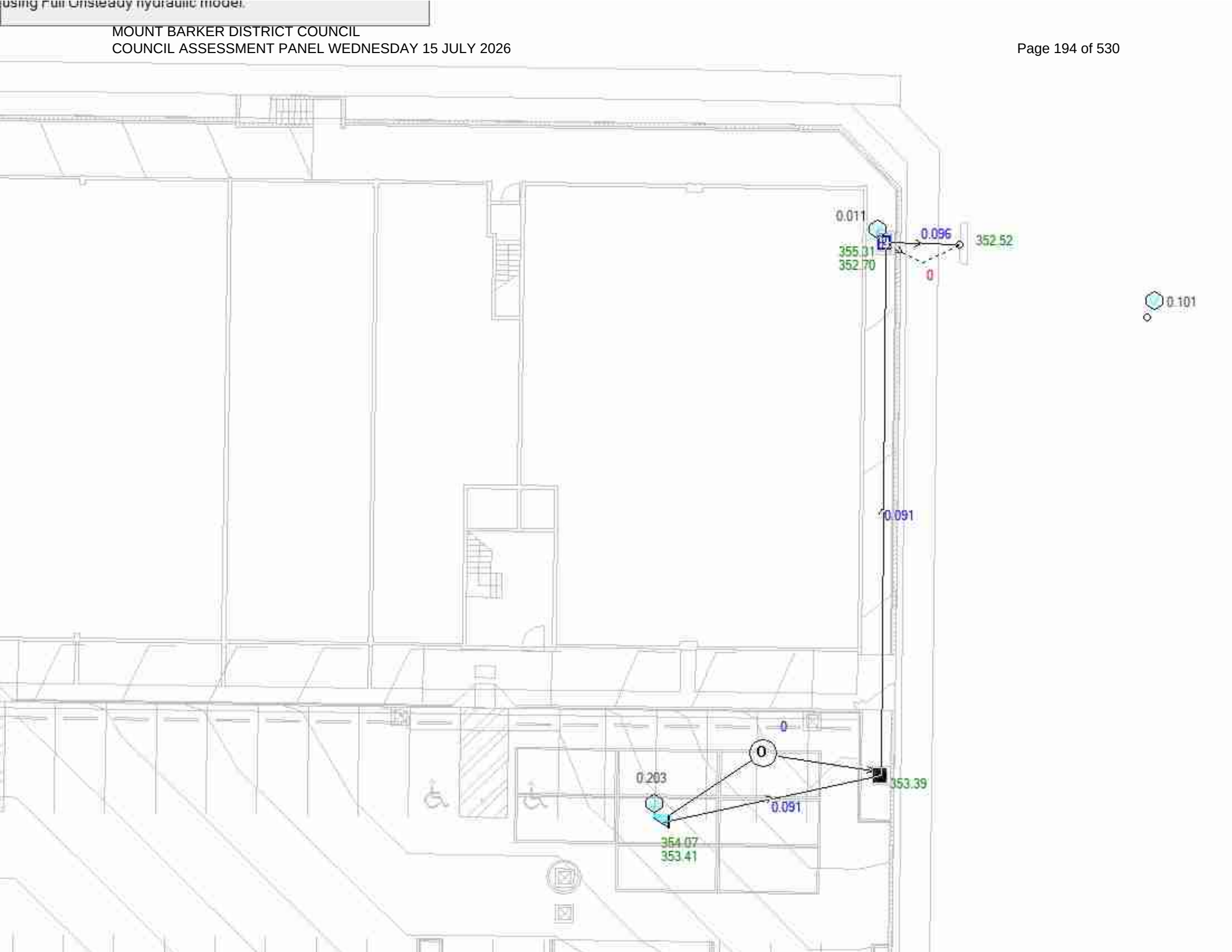
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Email: admin@bentleyconsulting.net.au
Phone: 08 7081 4120

COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

SURVEY

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0200		A


CAT_UNDET
PIPE_03
SEP
JB_02
OF01
CAT_PRE
N_PRE
PIPE_02
OVERFLOW 01
CAT_DET
JB_01
PIPE_01
ATLAN VAULT


using Full Unsteady hydraulic model
0.011
0.096
352.52
355.31
352.70
0
0.101
0.091
0
0
0.203
353.39
0.091
354.07
353.41

Development Application
480 Heysen Bvd
Mount Barker SS 5251

February 2026

health space
Construction & Interiors



Introduction

This proposal seeks planning consent for the development of a mixed-use health precinct within the Aston Hills development in Mount Barker. The development is designed to provide integrated healthcare services supported by complementary commercial tenancies, improving access to medical services for the rapidly growing Hills region.

The project will deliver:

- A primary care medical centre
- Allied health consulting suites
- Specialist consulting rooms
- Complementary health and wellbeing services
- Supporting commercial tenancies (health-related retail / offices)
- On-site car parking and landscaping
- Pedestrian connectivity to surrounding residential areas

The development is intended to function as a community-focused health hub serving both Aston Hills residents and the broader Mount Barker region.

Site Context

The site at 480 Heysen is located within the master-planned Aston Hills residential estate, a significant growth area within Mount Barker identified for urban expansion and increased service provision. The site is allocated to be a medical precinct as part of the originally master plan for Aston Hills.

Key contextual attributes include:

- Proximity to established and emerging residential neighbourhoods along Heysen Boulevard.
- Access to major arterial roads and collector streets.
- Integration within a planned activity node.
- Surrounding mix of residential and community land uses

It is well-positioned to accommodate health-related services consistent with the strategic intent for Mount Barker as a regional service centre.
.

Design Approach

The proposed design is modern and contemporary.
The building demonstrates high-quality architectural resolution appropriate for a prominent mixed-use health development. The building:

- Establishes a landmark civic-quality presence
- Enhances the emerging Aston Hills activity node
- Contributes positively to the streetscape of Heysen Bvd.
- Balances scale, articulation and materiality
- Delivers a contemporary health-focused built form outcome
- Incorporate landscaped setbacks to soften the interface
- Maintain a human-scale presentation despite its two-storey height
- The articulation, glazing and material palette reduce visual bulk and ensure compatibility with the surrounding residential character.

The development represents orderly and well-considered urban growth consistent with the strategic vision for Mount Barker as a regional service centre.

.

Environmental sustainability

The development will be designed to efficiently use energy associated with the building fabric, glazing, building sealing, air-conditioning and ventilation systems, artificial lighting and power, hot water supply and access for maintenance.

Supporting Local Enterprise

In delivering the project, Health Space will ensure opportunities for local businesses including materials and plant suppliers, trades and specialist subcontractors, will be made available to local Adelaide Hills businesses.

Carparking / Traffic

The development is supported by ample carparking to provide uses ease of access to the building. Please refer to CIRQA's traffic report for details.

Operation hours of the tenancies

The proposed development will reflect the operational hours under the development code being:

Monday	7am–9pm
Tuesday	7am–9pm
Wednesday	7am–9pm
Thursday	7am–9pm
Friday	7am–9pm
Saturday	8am–5pm
Sunday	8am–5pm – Retail only.

Summary

The proposed development at **480 Heysen Boulevard, Mount Barker** represents an orderly and appropriate form of mixed-use health infrastructure within Aston Hills.
The building scale, architectural design, and landscaping ensure a high-quality outcome that:

- Enhances the streetscape
- Provides essential community services
- Supports the strategic growth of Mount Barker
- Maintains compatibility with surrounding land uses

Accordingly, the proposal warrants Planning Consent.

Carlew Pty Ltd T-AS
Health Space Construction and interiors
Michael Lewington
PO Box 1008
North Adelaide, SA 5006
BLD 287492

18 February 2026

Matthew Fielke
Senior Planner
District Council of Mount Barker
PO Box 54
MOUNT BARKER SA 5251

DEVELOPMENT APPLICATION – Planning

SITE ADDRESS: 480 HEYSEN BVD MOUNT BARKER SA 5251
APPLICANT ID: 26000491

Dear Matthew

As per the request for documentation on 15 Jan, please see responses below.

1. Proposed land uses for the building are as follows:
    a. Tenancy 1 – retail
    b. Tenancy 2,3 4 Consulting
    c. Tenancy, 5,6,7,8 - Office.

    Tenancies 4 and 8 are combined with Summit Health operating out of these tenancies.

    Please refer to Cirqa's update traffic report which details traffic and carparking for the development

2. Updated floor plans showing proposed fitout for the consulting rooms are uploaded to the portal.

Yours sincerely

Michael Lewington

Director
Health Space Construction and Interiors
M: 0412 270 366
Email: michael@hsci.com.au

PROJECT STATUS
PRELIMINARY

DATE
18.02.26

health space
Construction & Interiors

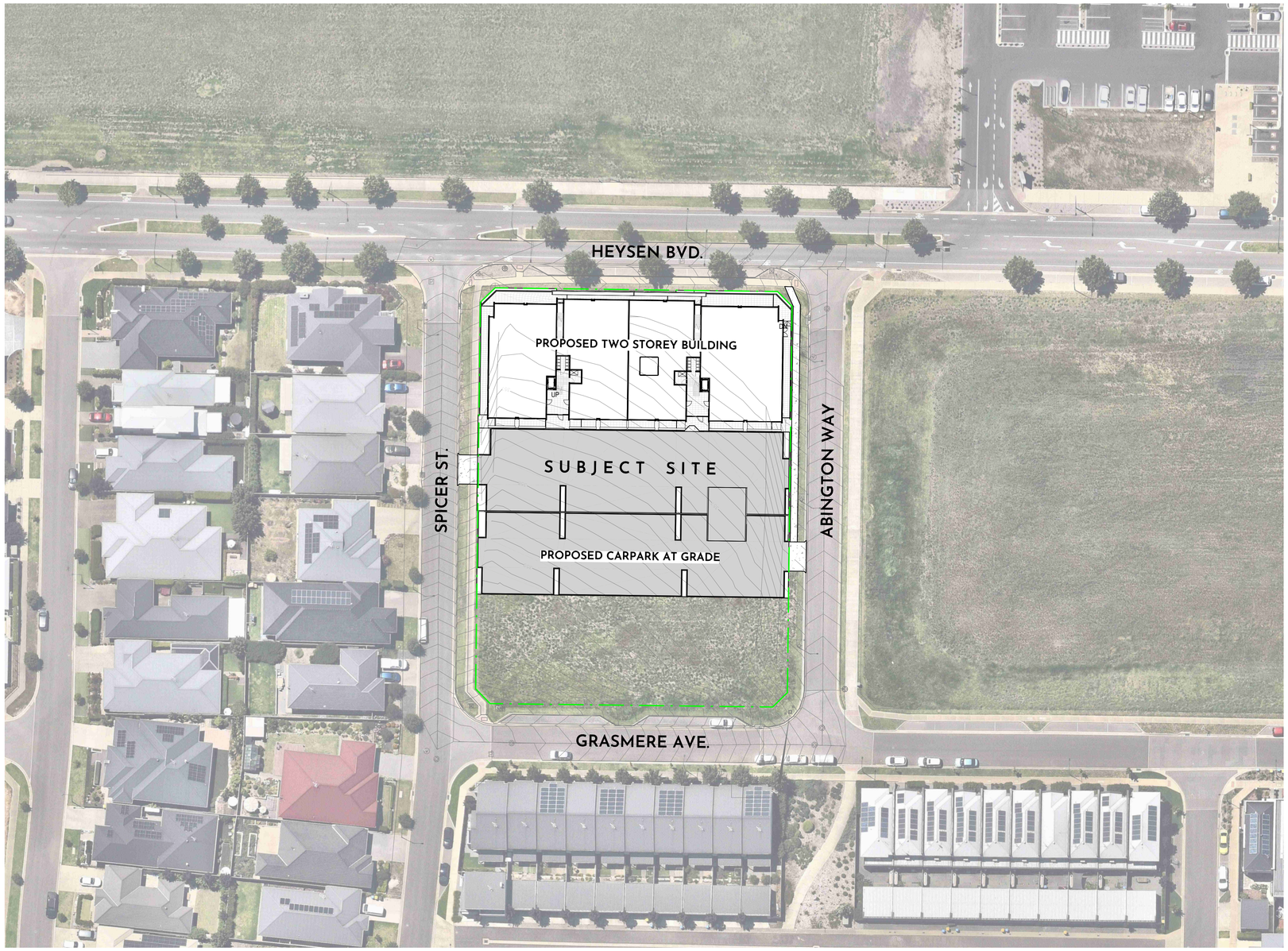
Aston Hills Commercial Development

15.003 -
480 Heysen Bvd. Mt Barker, SA 5251

SHEET No.	SHEET NAME	REV
PL00	Cover Sheet	A
PL01	Site Context Plan - Proposed	A
PL02	Proposed Site Plan	A
PL03	Proposed Ground Floor Plan	A
PL04	Proposed First Floor Plan	A
PL05	Proposed Elevations 01	A
PL06	Proposed Elevations 02	A
PL07	3D Perspective Views	A



NORTH EAST PERSPECTIVE VIEW



SITE CONTEXT PLAN - PROPOSED
SCALE 1 : 500

health space
Construction & Interiors

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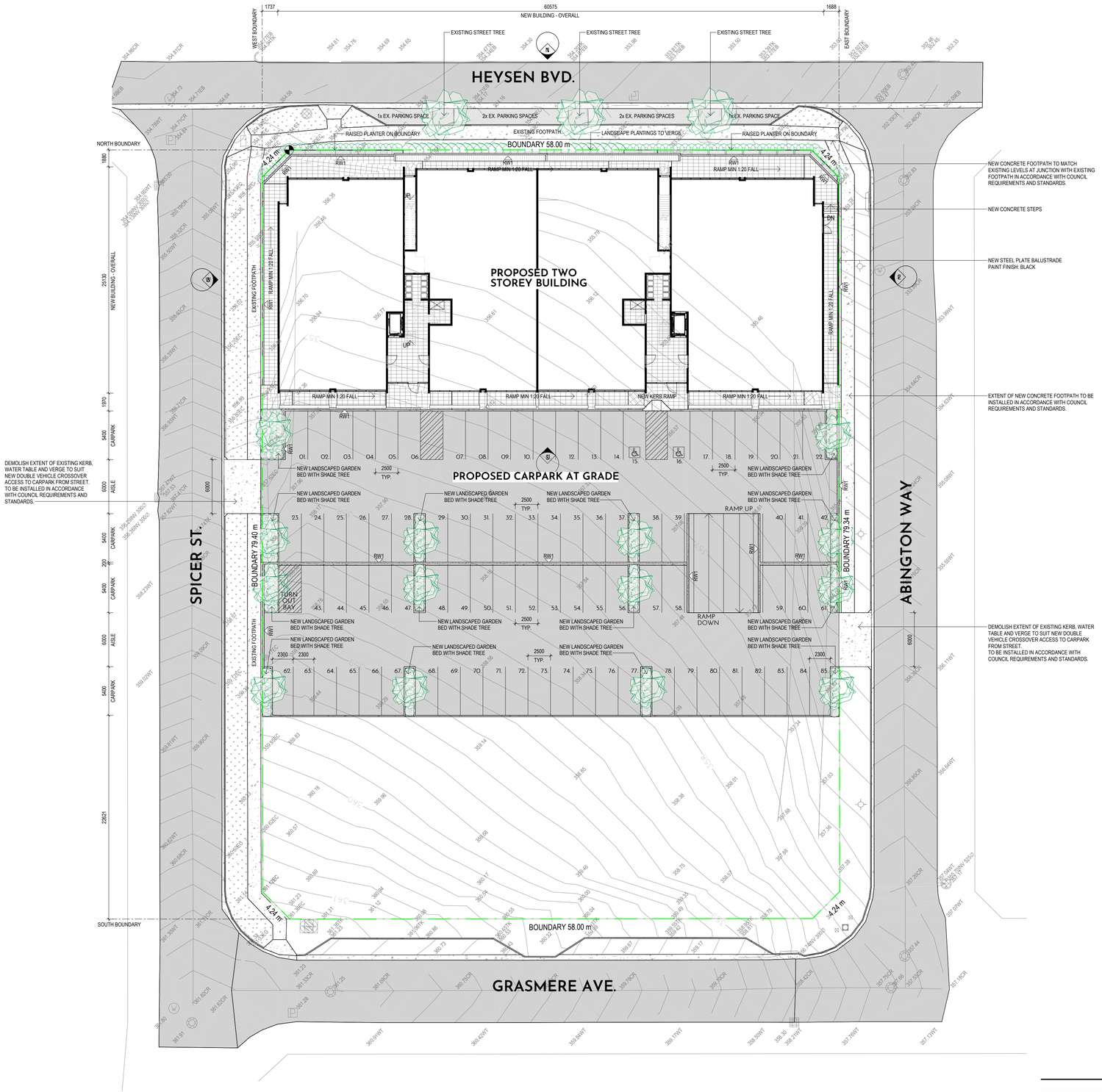
PRELIMINARY

DRAWN	CHECKED	DATE
MB	ML	18.02.26

SCALE	SHEET SIZE
1 : 500	A1

0 5m 10m 20m

PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Site Context Plan - Proposed
PROJECT ADDRESS 480 Heysen Bvd. Mt Barker, SA 5251	PROJECT No. **15.003**
CLIENT -	DRAWING No. **PL01.A**



NEW CONCRETE FOOTPATH TO MATCH EXISTING LEVELS AT JUNCTION WITH EXISTING FOOTPATH IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND STANDARDS.

NEW CONCRETE STEPS

NEW STEEL PLATE BALUSTRADE
PAINT FINISH: BLACK

EXTENT OF NEW CONCRETE FOOTPATH TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND STANDARDS.

DEMOLISH EXTENT OF EXISTING KERB, WATER TABLE AND VERGE TO SUIT NEW DOUBLE VEHICLE CROSSOVER ACCESS TO CARPARK FROM STREET.
TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND STANDARDS.

DEMOLISH EXTENT OF EXISTING KERB, WATER TABLE AND VERGE TO SUIT NEW DOUBLE VEHICLE CROSSOVER ACCESS TO CARPARK FROM STREET.
TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS AND STANDARDS.

BUILDING AREA SCHEDULE

AREAS ARE TAKEN FROM EXTERNAL FACE OF EXTERNAL WALL LINE, UNLESS OTHERWISE SPECIFIED.

TOTAL ALLOTMENT AREA = 5445.9 m2

DESCRIPTION	AREA

SITE COVERAGE

DESCRIPTION	AREA	PERCENTAGE (%)
OPEN SPACE	3994 m²	73%
BUILDING AREA	1452 m²	27%

SITE PLAN LEGEND

CODE	DESCRIPTION
RW1	FORMED CONCRETE RETAINING WALL TO ENGINEER`S DETAILS

SITE PLAN - PROPOSED
SCALE 1 : 250

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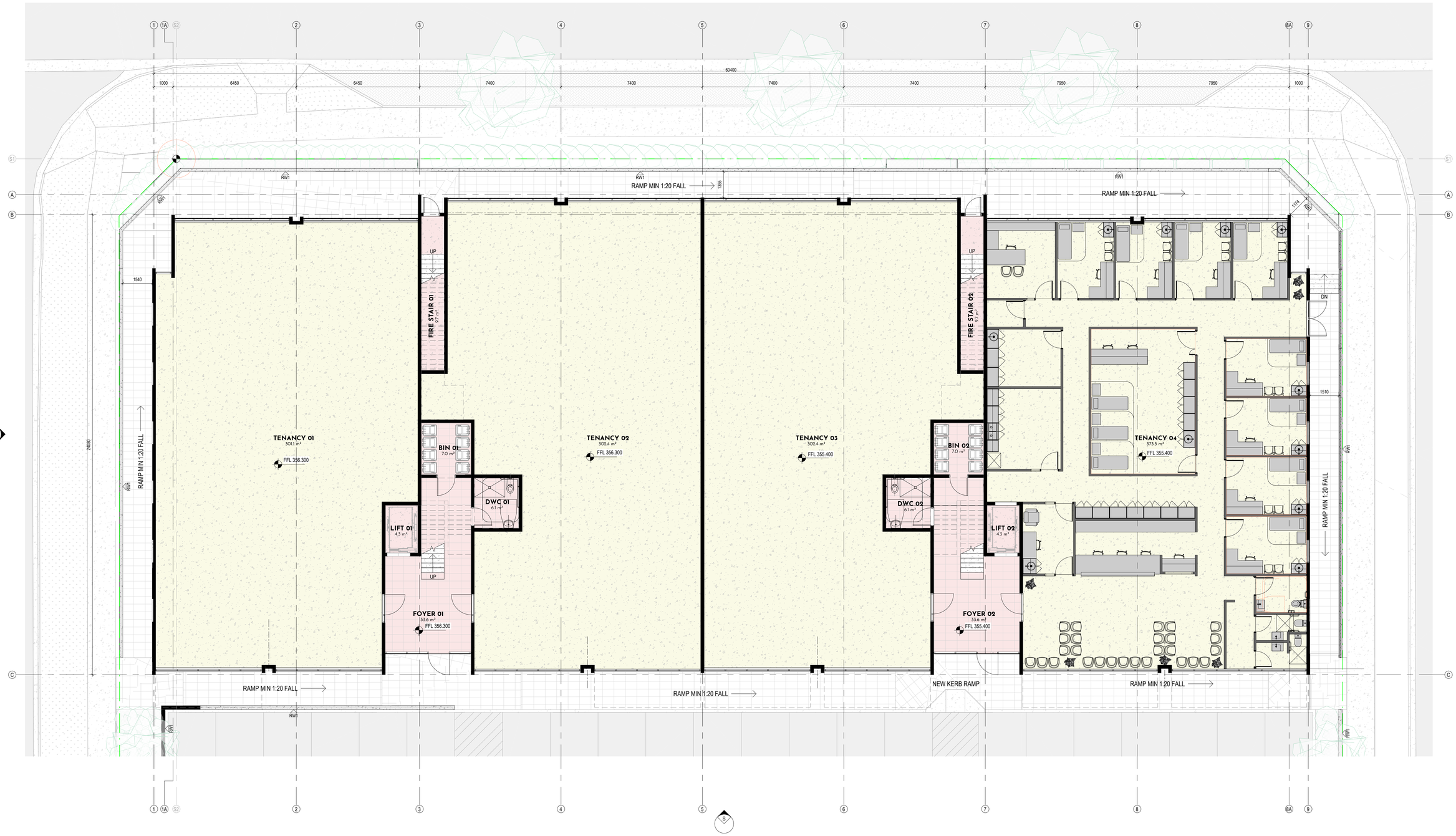
PRELIMINARY

DRAWN	CHECKED	DATE
MB	ML	18.02.26

SCALE	SHEET SIZE
1 : 250	A1

0 1m 5m 10m

PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Proposed Site Plan
PROJECT ADDRESS: 480 Heysen Bvd. Mt Barker, SA 5251	PROJECT No.: 15.003
CLIENT: -	DRAWING No.: PL02.A



GROUND FLOOR PLAN - PROPOSED
SCALE 1 : 100

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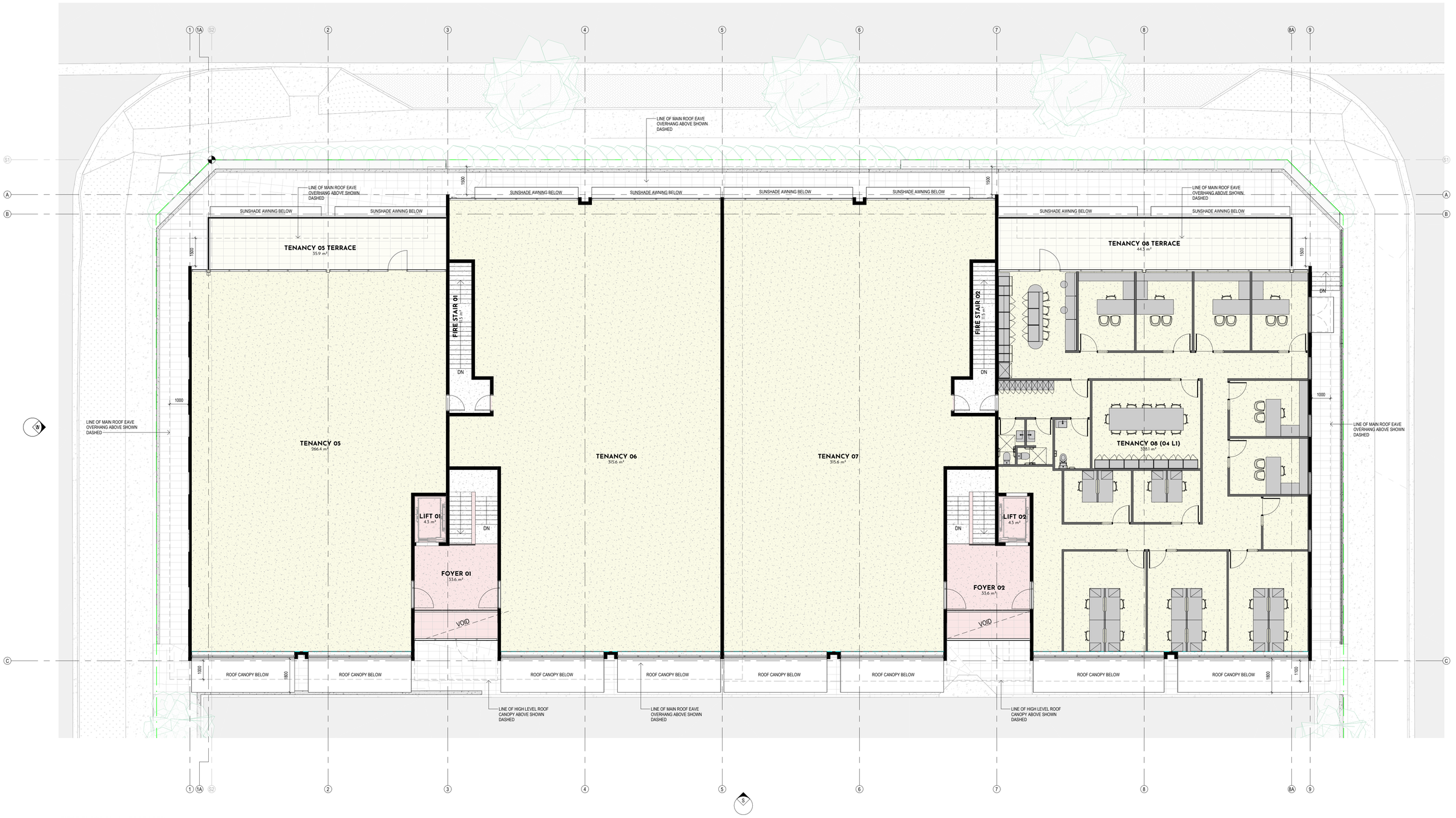
PRELIMINARY

DRAWN	CHECKED	DATE
MB	ML	18.02.26

SCALE	SHEET SIZE
1 : 100	A1

0 1m 5m 10m

PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Proposed Ground Floor Plan
PROJECT ADDRESS	PROJECT No.
480 Heysen Bvd. Mt Barker, SA 5251	**15.003**
CLIENT	DRAWING No.
-	**PL03.A**



FIRST FLOOR PLAN - PROPOSED
SCALE 1 : 100

PRELIMINARY

DRAWN	CHECKED	DATE
MB	ML	18.02.26

SCALE	SHEET SIZE
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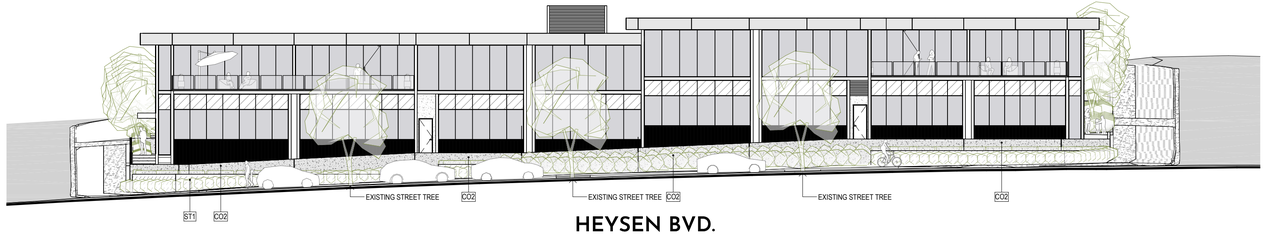
0 1m 2m 5m

health space
Construction & Interiors

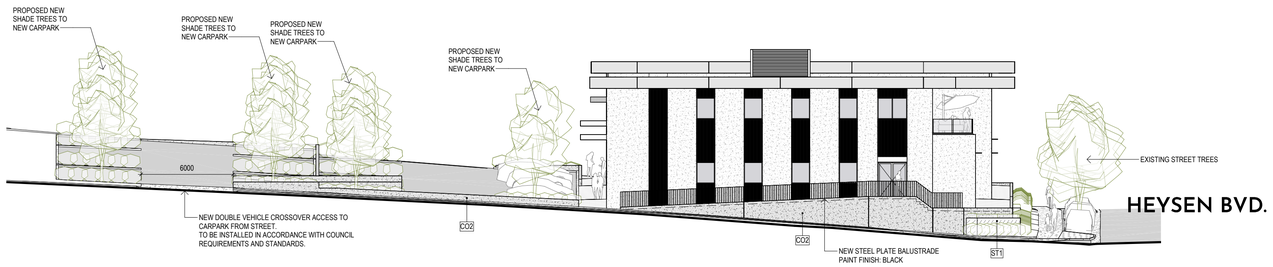
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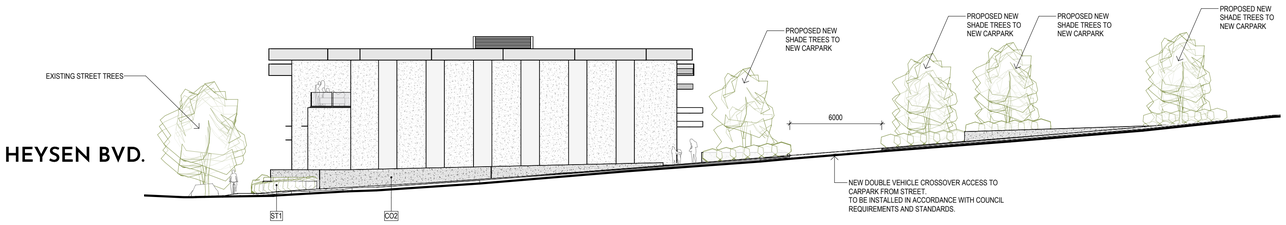
PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Proposed First Floor Plan
PROJECT ADDRESS: 480 Heysen Bvd. Mt Barker, SA 5251	PROJECT No.: 15.003
CLIENT: -	DRAWING No.: PL04.A



STREETSCAPE ELEVATION - HEYSEN BVD (NORTH)
SCALE 1 : 200



STREETSCAPE ELEVATION - ABINGTON WAY (EAST)
SCALE 1 : 200



STREETSCAPE ELEVATION - SPICER ST (WEST)
SCALE 1 : 200

EXTERNAL FINISHES - DPC

CODE	DESCRIPTION
AW1	PROPRIETARY ALUMINIUM SUNSHADE AWNING. HORIZONTAL SOLID PLATE POWDERCOAT FINISH: DARK GREY TONAL RANGE
CL1	SCYON MATRIX CLADDING VERTICAL EXPRESSED JOINTS PAINT FINISH - MICACEOUS (METALLIC) DARK GREY
CO1	PRECAST CONCRETE EXTERNAL WALL PANELS SMOOTH FACE FINISH COLOURMIX - BRIGHTONLITE / WHITE TONAL RANGE
CO2	EXTERNAL RETAINING WALLS. SMOOTH FACE, FORMED CONCRETE FINISH NATURAL GREY
GL1	EXTERNAL GLAZING - CLEAR
GL2	FRAMELESS GLASS BALUSTRADE CLEAR FINISH
GL3	SOLID COLOUR BACKED GLASS BLACK
LV	HORIZONTAL ALUMINIUM LOUVRES. POWDERCOAT FINISH, BLACK.
RB	50mm REBATE IN PRECAST CONCRETE PANEL
ST1	STEEL PLATE PLANTER BOX MICACEOUS PAINT FINISH DARK GREY TONAL RANGE
ST2	EXPRESSED STRUCTURAL STEEL FASCIA PAINT FINISH: BLACK
ST3	EXPRESSED STRUCTURAL STEEL FASCIA PAINT FINISH: YELLOW
TB1	CONCEALED FIX VERTICAL ALUMINIUM BATTENS TIMBER LOOK - LIGHT / BLONDE TONAL RANGE

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PRELIMINARY

DRAWN	CHECKED	DATE
MB	ML	18.02.26

SCALE	SHEET SIZE
1 : 200	A1

0 1m 5m 10m

PROJECT
Aston Hills Commercial Development

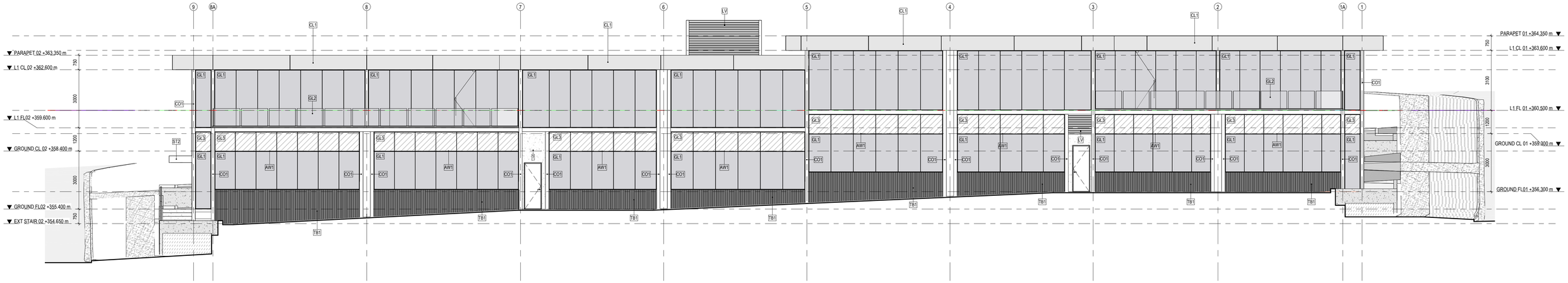
PROJECT ADDRESS
480 Heysen Bvd. Mt Barker, SA 5251

CLIENT
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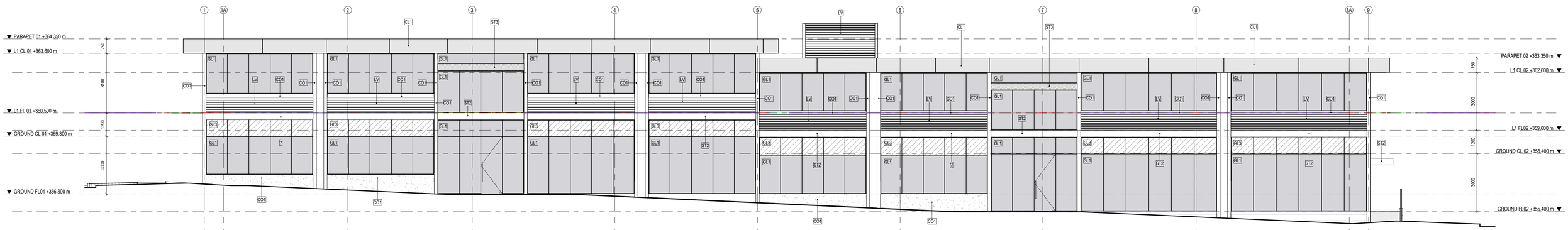
DRAWING TITLE
Proposed Elevations 01

PROJECT No.
15.003

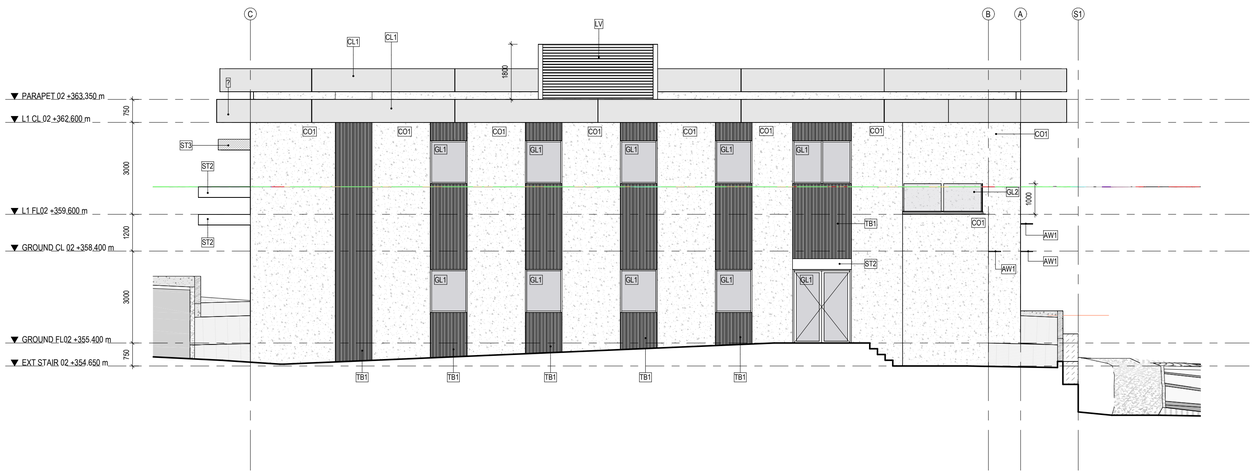
DRAWING No.
PL05.A



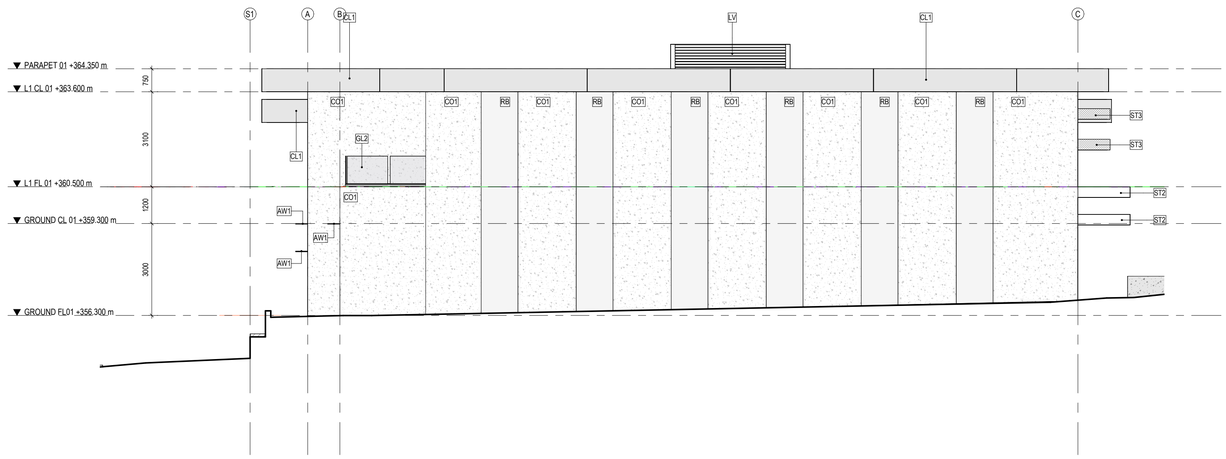
NORTH ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100



EAST ELEVATION
SCALE 1 : 100



WEST ELEVATION
SCALE 1 : 100

EXTERNAL FINISHES - DPC

CODE	DESCRIPTION
AW1	PROPRIETARY ALUMINIUM SUNSHADE AWNING. HORIZONTAL SOLID PLATE POWDERCOAT FINISH: DARK GREY TONAL RANGE
CL1	SCYON MATRIX CLADDING VERTICAL EXPRESSED JOINTS PAINT FINISH - MICACEOUS (METALLIC) DARK GREY
CO1	PRECAST CONCRETE EXTERNAL WALL PANELS SMOOTH FACE FINISH COLOURMIX - BRIGHTONLITE / WHITE TONAL RANGE
CO2	EXTERNAL RETAINING WALLS. SMOOTH FACE, FORMED CONCRETE FINISH NATURAL GREY
GL1	EXTERNAL GLAZING - CLEAR
GL2	FRAMELESS GLASS BALUSTRADE CLEAR FINISH

EXTERNAL FINISHES - DPC

CODE	DESCRIPTION
GL3	SOLID COLOUR BACKED GLASS BLACK
LV	HORIZONTAL ALUMINIUM LOUVRES. POWDERCOAT FINISH, BLACK.
RB	50mm REBATE IN PRECAST CONCRETE PANEL
ST1	STEEL PLATE PLANTER BOX MICACEOUS PAINT FINISH DARK GREY TONAL RANGE
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PRELIMINARY

DRAWN MB	CHECKED ML	DATE 18.02.26
SCALE 1 : 100	SHEET SIZE A1	

0 1m 2m 5m

PROJECT Aston Hills Commercial Development	DRAWING TITLE Proposed Elevations 02
PROJECT ADDRESS 480 Heysen Bvd. Mt Barker, SA 5251	PROJECT No. **15.003**
CLIENT -	DRAWING No. **PL06.A**



NORTH EAST PERSPECTIVE VIEW



NORTH WEST PERSPECTIVE VIEW



SOUTH EAST PERSPECTIVE VIEW



SOUTH WEST PERSPECTIVE VIEW

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PRELIMINARY

DRAWN	CHECKED	DATE
MB	ML	18.02.26

SCALE	SHEET SIZE
	A1

PROJECT
Aston Hills Commercial Development

PROJECT ADDRESS
480 Heysen Bvd. Mt Barker, SA 5251

CLIENT
-

DRAWING TITLE
3D Perspective Views

PROJECT No.
15.003

DRAWING No.
PL07.A

PLANTING LEGEND

TREES



T1
Cupaniopsis anacardioides
Tuckeroo Tree

SHRUBS



S1
Westringia fruticosa `zena`
Coastal Rosemary



S2
Buxus microphylla japonica
Japanese box hedge



S3
Convolvulus cneorum

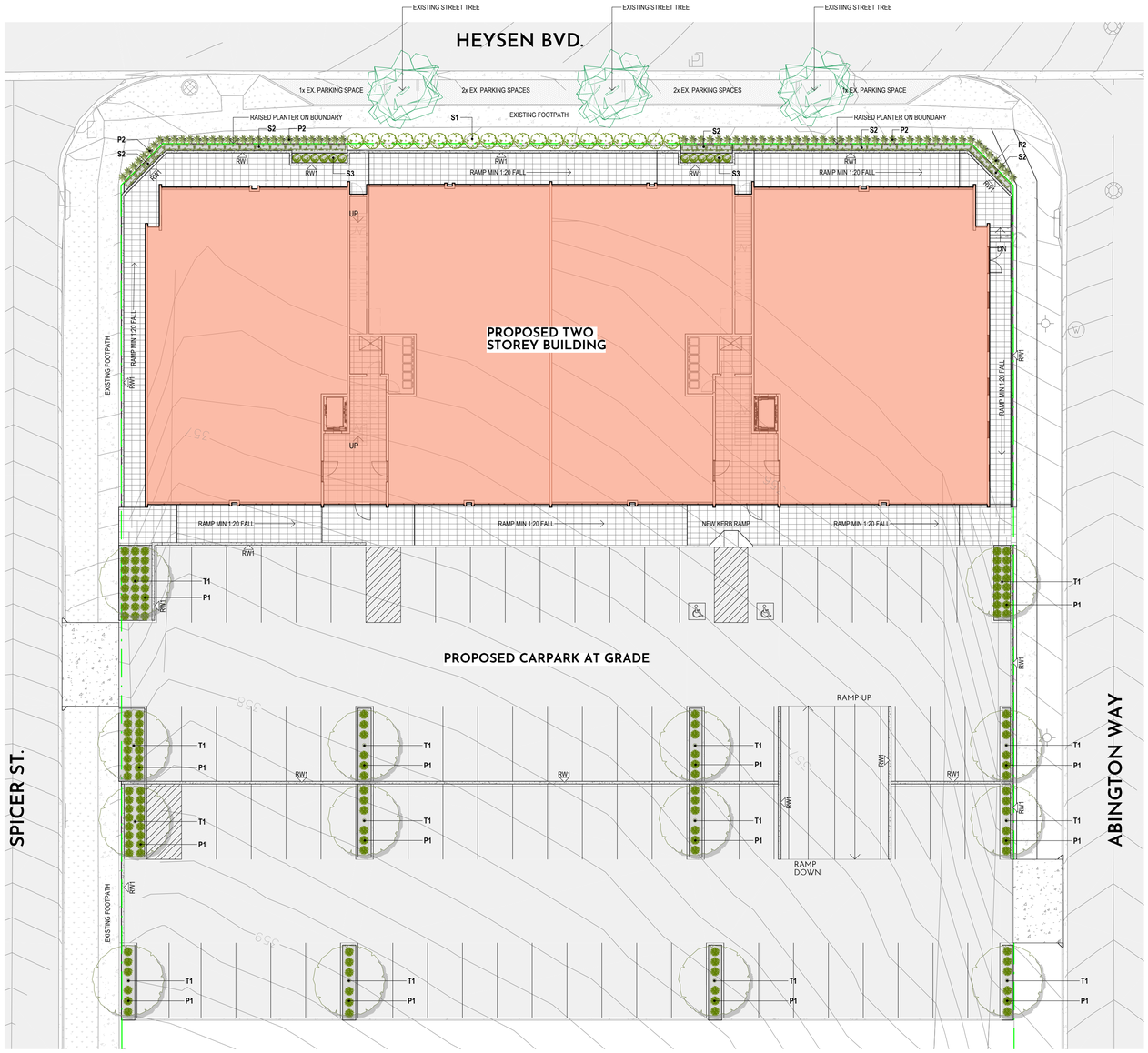
PLANTS



P1
Dietes iridioides `white tiger`



P2
Dianella revoluta `little rev`



SITE PLANTING PLAN - PROPOSED
SCALE 1 : 200

FOR APPROVAL

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DRAWN	CHECKED	DATE
MB	ML	02.03.26

SCALE	SHEET SIZE
As indicated	A1

0 1m 5m 10m

PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Site Planting Plan - Proposed
PROJECT ADDRESS	PROJECT No.
480 Heysen Bvd. Mt Barker, SA 5251	15.003
CLIENT	DRAWING No.
-	PL08.-

PROPOSED MIXED-USE DEVELOPMENT
480 HEYSEN BOULEVARD, MT BARKER

TRAFFIC AND PARKING REPORT

CIRQA™

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DOCUMENT CONTROL

Report title:	Proposed Mixed-Use Development 480 Heysen Boulevard, Mount Barker Traffic and Parking Report
Project number:	25274
Client:	Health Space Construction & Interiors
Client contact:	Mr Michael Lewington

Version	Date	Details/status	Prepared by	Approved by
V1	9 Jan 26	For submission	CGB	TAW
V1.1	22 Jan 26	Updated floor areas	CGB	TAW

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1. INTRODUCTION

CIRQA has been engaged to provide design and assessment advice for a proposed mixed-use development at 480 Heysen Boulevard, Mount Barker. Specifically, CIRQA has been engaged to provide advice in respect to traffic and parking aspects of the proposal.

This report provides a review of the subject site, the proposed development, its access and parking provisions and the associated traffic impact on the adjacent road network. The traffic and parking assessments have been based upon plans prepared by Health Space (Project no. 15.003, Drawing nos. PL01-PL02 and PL05 dated 8 January 2026, and Drawing nos. PL03A and PL04A dated 16 January 2026, refer Appendix A).

2. BACKGROUND

2.1 SUBJECT SITE

The subject site is located at 480 Heysen Boulevard, Mount Barker. The site is bounded by Heysen Boulevard to the north, Abington Way to the east, Grassmere Avenue to the south and Spicer Street to the west.

The Planning and Design Code identifies that the site is located within a Master Planned Neighbourhood Zone, with the following Overlays applicable:

- Affordable Housing;
- Hazards (Bushfire - Medium Risk);
- Murray-Darling Basin;
- Native Vegetation;
- Prescribed Water Resources Area;
- River Murray Tributaries Protection Area; and
- Regulated and Significant Tree.

The subject site is currently vacant land with no formal vehicle crossovers provided.

Figure 1 illustrates the location of the subject site with respect to the adjacent road network.



Figure 1 – Location of the subject site with respect to the adjacent road network

2.2 ADJACENT ROAD NETWORK

Heysen Boulevard is a local road under the care and control of Mount Barker District Council. Adjacent the site, Heysen Boulevard comprises eastbound and westbound carriageways, both a 5.0 m in width (approximate), featuring a single traffic lane and a bicycle lane. Intermittent indented parking bays are provided adjacent the main carriageway in the northern and southern verges. Parking within the indented bays is generally unrestricted on both sides of the road. The default urban speed limit of 50 km/h applies on Heysen Boulevard.

Spicer Street, Abington Way and Grassmere Avenue are all local roads under the care and control of Mount Barker District Council. These roads all comprise 7.2 m wide carriageways (approximate) accommodating two-way traffic. On-street kerbside parking is provided on both sides of Spicer Street and Abington Way, whilst an indented parking bay is provided on the northern side of Grassmere Avenue (with on-street kerbside parking provided on the southern side). Parking on Spicer Street, Abington Way and Grassmere Avenue is generally unrestricted on both sides. The default urban speed limit of 50 km/h applies on these roads.

Spicer Street and Abington Way form two separate priority-controlled (Give Way) T-intersections with Heysen Boulevard (with priority assigned to Heysen Boulevard at both intersections). All turning movements are permitted at the intersection of Heysen Boulevard and Spicer Street, whilst turning movements at

the intersection of Heysen Boulevard and Abington Way are restricted to left-in/left-out movements only due to the central median on Heysen Boulevard.

Spicer Street and Grassmere Avenue form a priority-controlled (Give Way) T-intersection, with priority assigned to Spicer Street, whist Abington Way and Grassmere Avenue form a priority-controlled (Give Way) T-intersection, with priority assigned to Grassmere Avenue.

2.3 WALKING, CYCLING AND PUBLIC TRANSPORT

Sealed footpaths are provided on the eastern side of Abington Way, on the southern side of Grassmere Avenue and on both sides of Heysen Boulevard and Spicer Street, servicing both pedestrians and cyclists. Cyclists are also able to ride on-street sharing the road with motorists and on-street within the bicycle lanes on Heysen Boulevard.

Public bus services do not operate in the vicinity of the subject site, with the nearest public bus stop located approximately 1.5 km from the site on Wellington Road.

3. PROPOSED DEVELOPMENT

3.1 LAND USE AND YIELD

The proposed development comprises the construction of a multi-level commercial development over the northern portion of the subject site (as shown in Figure 2). Specifically, the development comprises the following key components:

- 304 m^2 of retail floor area (Tenancy 1);
- 1,159 m^2 of office floor area (Tenancies 5, 6, 7 and 8);
- a 269 m^2 medical centre with 6 consulting rooms (Tenancy 2)
- a 269 m^2 medical centre with 6 consulting rooms (Tenancy 3)
- a 360 m^2 medical centre with 8 consulting rooms (Tenancy 4).

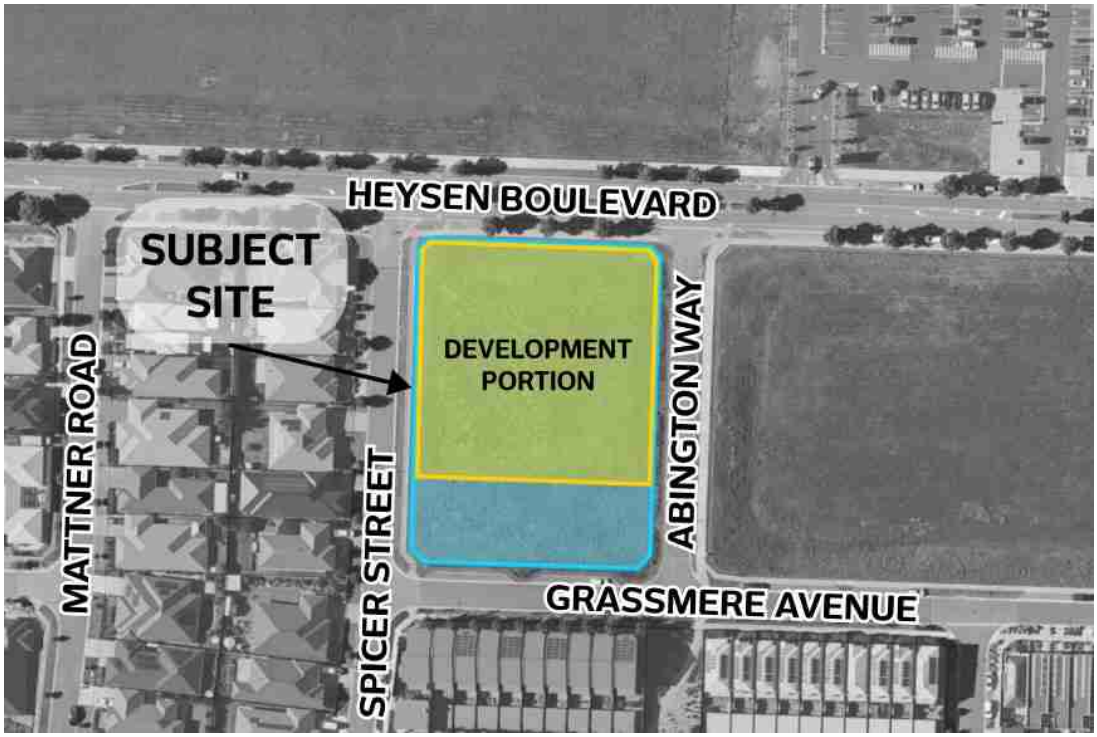


Figure 2 – Location of the development with respect to the overall site and adjacent road network

3.2 ACCESS AND PARKING DESIGN

The development will be serviced by an 84-space parking area (inclusive of 2 spaces reserved exclusively for use by people with disabilities) accessed via a two-way crossover on Spicer Street and a two-way crossover on Abington Way.

The parking area will comply with the requirements of Australian/New Zealand Standard, *Parking Facilities Part 1: Off-street car parking* (AS/NZS 2890.1:2004) and Australian/New Zealand Standard, *Parking Facilities Part 6: Off-street parking for people with disabilities* (AS/NZS 2890.6:2022) in that:

- regular parking spaces will be 2.5 m wide and 5.4 m long;
- the disabled parking spaces will be 2.4 m wide and 5.4 m long (with an adjacent shared space of the same dimension);
- the parking aisle will be at least 6.0 m wide;
- a 1.0 m end-of-aisle extension will be provided beyond the last parking space in all discontinuous parking aisles;
- a turn-around bay will be provided at the end of discontinuous parking aisles of length that exceeds the width of 6 parking spaces;
- 0.3 m clearance will be provided to all objects greater than 0.15 m in height; and

- pedestrian sightlines will be provided adjacent the site's egress points.

As above, vehicle access to the site will be provided via a two-way crossover on Spicer Street and a two-way crossover on Abington Way. The access points will accommodate two-way movements with entering vehicles able to be driven past another vehicle stored waiting to exit the site. All vehicles will be able to enter and exit the site in a forward direction.

Pedestrian access between the proposed building and the northern parking aisle is provided via connections through the northern side of the parking module (i.e. via hatched shared areas adjacent the foyer areas). Users of the southern parking aisle are able to access the building via the vehicle ramp linking the two parking aisles (and the hatched shared areas), or via the footpaths that bound the site on Spicer Street and Abington Way.

3.3 SITE SERVICING (INCLUDING REFUSE COLLECTION)

Refuse collection will be undertaken via private contractor with the associated manoeuvres accommodated on-site (forward-in/forward-out). The site will be able to accommodate movements by a 10.0 m long refuse vehicle. It is anticipated that such movements would be undertaken outside of peak periods (or opening hours). A plan illustrating a refuse collection vehicle accessing and manoeuvring through the site is included in Appendix B.

4. PARKING ASSESSMENT

4.1 CAR PARKING

The Planning and Design Code identifies the following Deemed-to-Satisfy/Designated Performance Feature (DTS/DPF) car parking criteria applicable to the land uses within the proposed development:

- office: 4 spaces per 100m^2 of gross leasable floor area;
- shop *(no commercial kitchen)*: 5 spaces per 100m^2 of gross leasable floor area (where located in an integrated complex containing two or more tenancies with shared parking and loading facilities); and
- consulting rooms: 4 spaces per consulting room *(excluding ancillary facilities)*.

Based on the proposed yields and the above parking rates, the development would be required to provide at least 142 parking spaces in order to satisfy the applicable DTS/DPF criteria, as outlined in Table 1. Given that 84 spaces will be provided on site, the proposal would result in a theoretical shortfall of 58 spaces when assessed against the DTS/DPF criteria specified in the Planning and Design Code.

Table 1 – Parking demand calculations based on Planning and Design Code criteria

Development component	Qty	Rate	Parking criteria
Office	1,159 m^2	4 spaces per 100 m²	46.3 spaces
Retail	304 m^2	5 spaces per 100 m²	15.2 spaces
Consulting rooms	20	4 spaces per consulting room	80 spaces
Total (rounded up)			142 spaces

However, while the proposal would not meet the DTS/DPF criteria of the Code in respect to parking provision, it is noted that Performance Outcome 5.1 of the General Development Policies (Transport, Access and Parking) states the following:

> *"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."* (our emphases)

The Planning and Design Code therefore contemplates acceptance of lower parking provisions (than suggested by the specified rates) based on development and land use considerations, including the availability of on-street and shared parking.

Of particular note, specialist consulting typically generates lower rates than adopted for general practitioner (GP) consulting. For instance, in comparison to the Planning and Design Code DTS/DPF rate, specialist consulting rooms within metropolitan Adelaide have been surveyed to generate peak parking demands of between 2.5 spaces per consulting room and 2.75 spaces per consulting room. Such rates are in the order of two thirds (or lower) of the rate suggested by the Planning and Design Code.

In addition, consideration has been given to the RMS *"Trip Generation Surveys – Medical Centres – Data Report"* (update to the RTA *"Guide to Traffic Generating*

Developments"). While this report relates to general medical consulting, it provides a conservative basis for comparison of parking demands associated with the proposal. The RMS report identified a peak parking demand rate based on the number of consulting rooms and analysed on a 'non-linear' statistical basis. The RMS report notes that the statistical regression value is less than the typical benchmark but is considered to provide a *"...reasonably close..."* fit to it. The non-linear, 'per consulting room' equation provided in the RMS report suggests a peak parking demand rate equivalent to 2.78 spaces per consulting room (equivalent to a 30% discount against the Code rate).

With regard to the development's office and retail uses, consideration has been given to the TfNSW's "*Guide to Traffic Impact Assessment*", which identifies the following car parking rates:

- office *(in regional areas or outer urban areas with low or limited alternative transport options, low population density and high car mode share)*:
  - 3.1 spaces per 100 m^2 of gross leasable floor area (equivalent to a 22.5% discount against the Code rate).

Taking into consideration the above discussion, a revised parking demand calculation has been undertaken for the proposal and is outlined in Table 2.

Table 2 – Revised parking demand calculations based on RMS reporting for medical centres

Development component	Base parking criteria	Proposed discount	Revised parking criteria
Office	46.3 spaces	22.5%	35.9 spaces
Retail	15.2 spaces	N/A	15.2 spaces
Consulting rooms	80 spaces	30%	56 spaces
Total (rounded up)			108 spaces

As outlined in Table 2, the proposed development would have be associated with a theoretical parking demand in the order of 108 parking spaces. Given that 84 parking spaces are proposed within the subject site and 32 on-street parking spaces are available on the roads that bound the site (as illustrated in the plans in Appendix B), the development's parking demand would be satisfied across the on-site parking area and on-street parking areas directly adjacent the site (with an 8-space surplus).

Based on the above discussion, the development is considered to satisfy the relevant Performance Outcomes of the Planning and Design Code in relation to car parking.

4.2 BICYCLE PARKING

The Planning and Design Code does not identify bicycle parking rates applicable to sites located within a Master Planned Neighbourhood Zone and no bicycle parking areas are proposed within the development.

Should Council require provision of bicycle parking facilities within the development, it would be possible accommodate bicycle parking within on-site paved path/plaza areas, or within parking spaces (resulting in a slight reduction in on-site parking provision).

5. TRAFFIC ASSESSMENT

The TfNSW's "*Guide to Traffic Impact Assessment*" identifies the following peak hour trip generation rates

- office:
  - 1.69 am peak hour trips per 100 m^2 of gross floor area;
  - 1.2 pm peak hour trips per 100 m^2 of gross floor area;
- retail:
  - 2.25 am peak hour trips per 100 m^2 of gross floor area; and
  - 4.0 pm peak hour trips per 100 m^2 of gross floor area.

An update to the RTA (now RMS) medical centre traffic generation rate was prepared by TEF Consulting for the RMS in August 2015. Based on analyses outlined within TEF Consulting's report, the following traffic generation rates were identified (where X_1 is the number of doctors on site at one time):

- peak 1-hour person trips (in + out) = $-0.0314\ X_1^2 + 6.1122\ X_1 + 8.0607$

Based upon 20 consulting rooms being proposed within the development, the proposed consulting rooms are forecast to generate approximately 118 person trips during a peak hour. Assuming (conservatively) that all 'persons' drive to and from the site via private motor vehicle, there could then be 118 peak hour vehicle trips associated with the consulting rooms.

However, the above consulting room forecast relates to the traffic generation associated with the proposed centre's peak operating period (likely to occur mid-morning). Traffic generation during the am and pm network peak hours will likely be less than that of the peak hour associated with the consulting rooms. The TEF

report indicated that at the surveyed medical centres the am and pm peak hour traffic generation rates equated, on average, to 45% and 54%, respectively, of the medical centres' peak hour generation. For the proposal, this would equate to forecasts of 53 am and 64 pm peak hour movements (rounded up). Again, as detailed above, these forecasts are conservative and the realistic level of additional traffic during these periods will likely be lower.

Based on the above traffic generation forecasts, the development's peak hour traffic generation is summarised in Table 3.

Table 3 – Forecast peak hour traffic generation

Development component	AM peak hour	PM peak hour
Office	19.6	13.9
Retail	6.8	12.2
Consulting rooms	53.0	63.6
Total (rounded up)	**80 trips**	**90 trips**

For the purposes of the assessment of traffic distribution to/from the overall site, the following assumptions have been adopted:

- am peak hour – 55% of trips are inbound and 45% of trips are outbound;
- pm peak hour - 45% of trips are inbound and 55% of trips are outbound;
- 40% of movements will occur to/from the east of the site and 60% to/from the west of the site;
- all access movements will occur via Heysen Boulevard (a conservative assumption);
- all traffic generated by the development will access the site's parking area (another conservative assumption);
- all inbound vehicles from the west will access the site via the Heysen Boulevard/Spicer Street intersection and the site's Spicer Street access point (due to the central median at the Heysen Boulevard/Abington Way intersection);
- all outbound vehicles heading east will travel via Heysen Boulevard/Spicer Street intersection and the site's Spicer Street access point (due to the central median at the Heysen Boulevard/Abington Way intersection); and

- 60% of vehicles accessing the site via left turns to/from Heysen Boulevard will do so via Spicer Street, with the remaining 40% accessing the site via Abington Way (due to the proximity of the Spicer Street access point and the northern portion of the parking area to the proposed building).

Based on the above assumptions, the forecast traffic distributions at the site's access points and adjacent intersections have been determined and are presented in Figure 3.

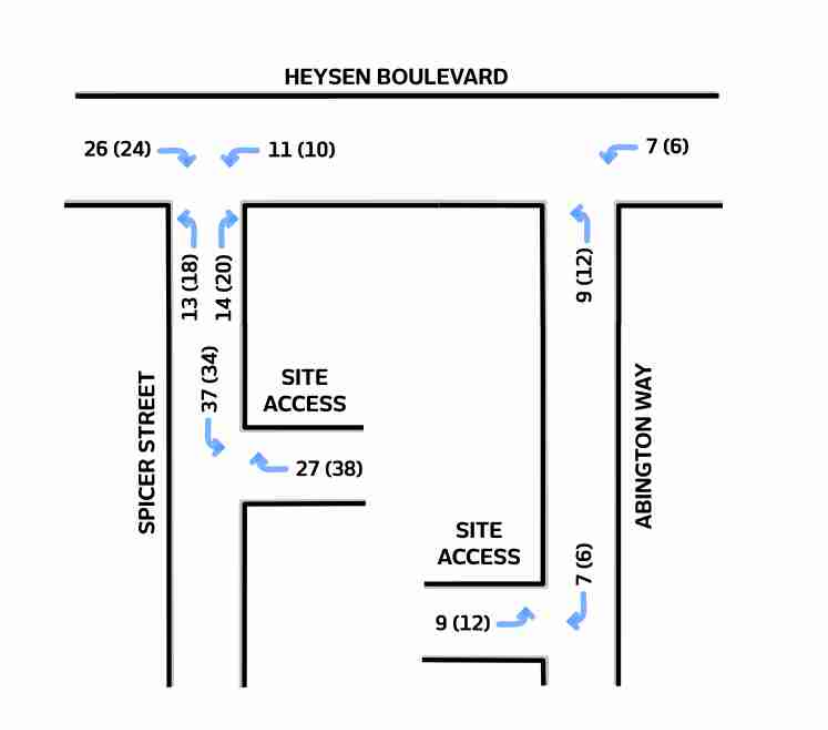


Figure 3 - -Forecast distribution of am (and pm) peak hour traffic movements

The site will be primarily accessed via Heysen Boulevard, a road with a 'collector' or 'distributor' road cross-section, with roundabouts or sheltered turn lanes provided at intersections. Given the adjacent road network provisions, the traffic generated by the development (including the peak hour turning movements illustrated in Figure 3) is anticipated to be readily accommodated with negligible impact.

6. SUMMARY

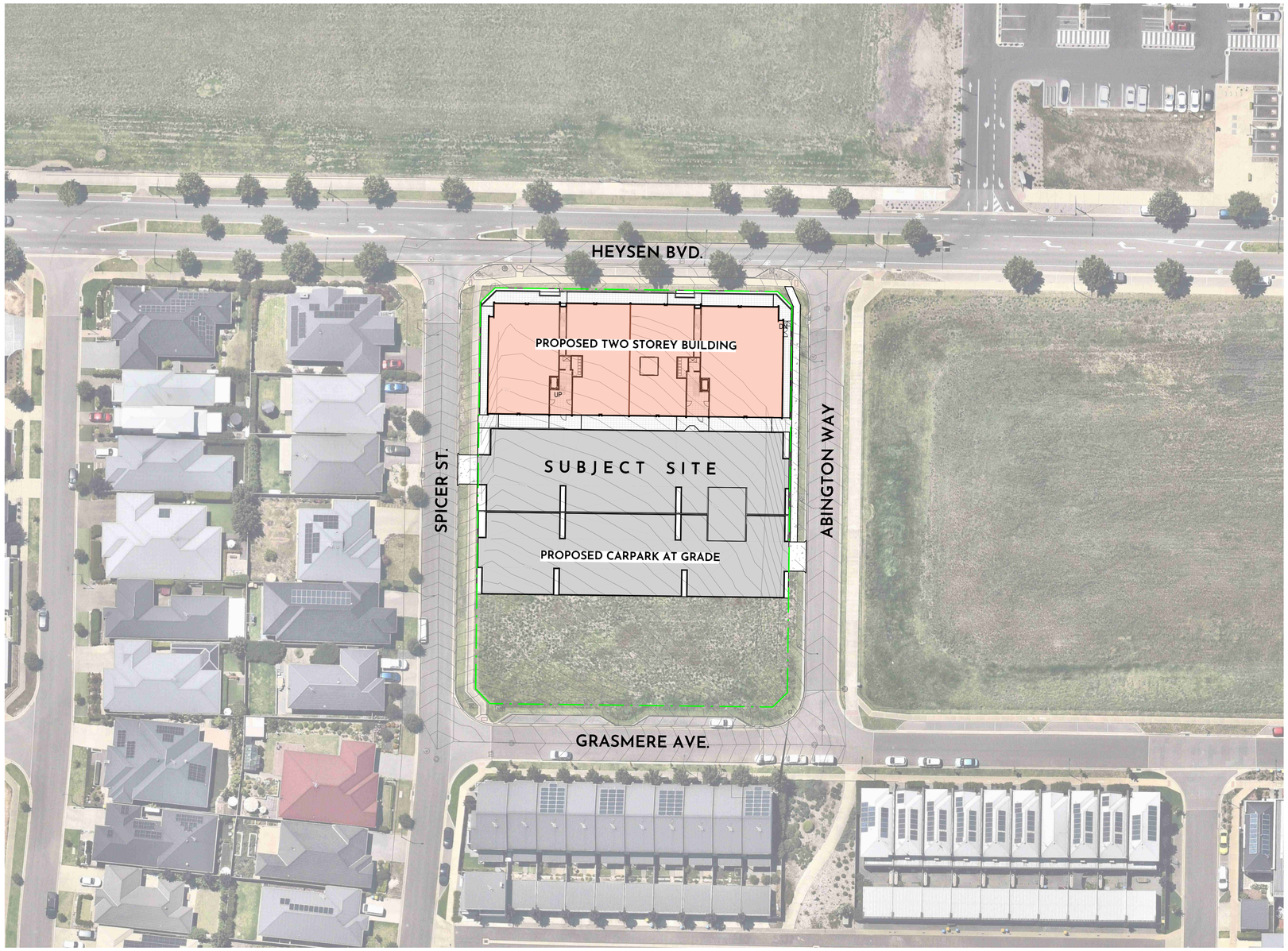
The proposal comprises the construction of a mixed-use development with associated access and parking provisions. Vehicle access to the site will be provided via an access point on Spicer Street and an access point on Abington Way. The site has been designed such that all vehicles can enter and exit the site in a forward direction.

A total of 84 parking spaces will be provided on-site, with 32 on-street spaces available on the roads that bound the site. Such a provision will satisfy the relevant Performance Objectives of the Planning and Design Code in relation to car parking. The proposed parking area will be provided in accordance with the relevant Australian Standard.

The proposal is forecast to generate in the order of 80 am and 90 pm peak hour trips. Such movements will be readily accommodated at the proposed site access and on the adjacent road network.

APPENDIX A

PLANS PREPARED BY HEALTH SPACE



SITE CONTEXT PLAN - PROPOSED
SCALE 1 : 500

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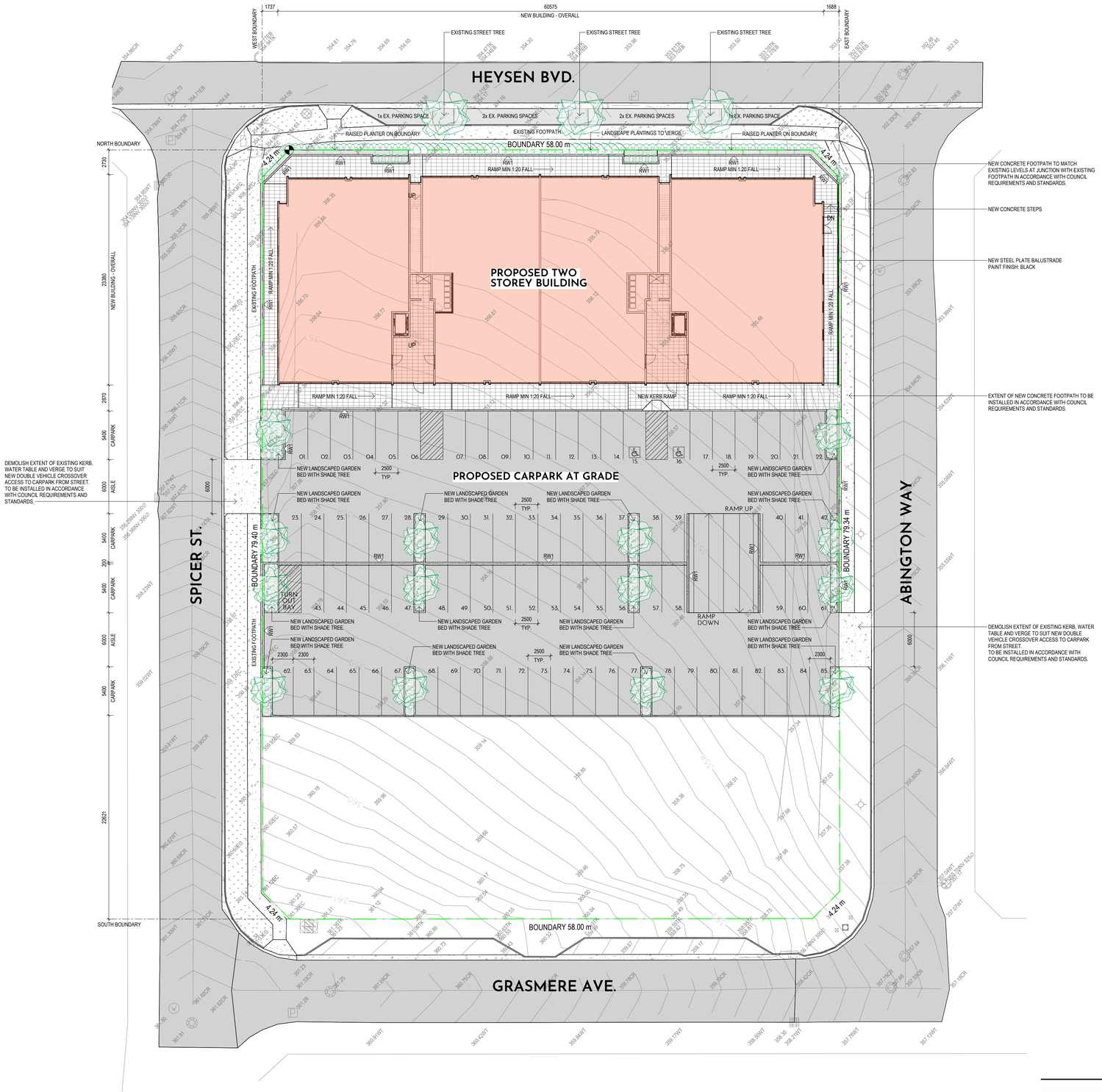
FOR APPROVAL

DRAWN	CHECKED	DATE
MB	ML	08.01.26

SCALE	SHEET SIZE
1 : 500	A1

0 5m 10m 20m

PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Site Context Plan - Proposed
PROJECT ADDRESS 480 Heysen Bvd. Mt Barker, SA 5251	PROJECT No. **15.003**
CLIENT -	DRAWING No. **PL01.-**



BUILDING AREA SCHEDULE

AREAS ARE TAKEN FROM EXTERNAL FACE OF EXTERNAL WALL LINE, UNLESS OTHERWISE SPECIFIED.

TOTAL ALLOTMENT AREA = 5445.9 m2

DESCRIPTION	AREA

SITE COVERAGE

DESCRIPTION	AREA	PERCENTAGE (%)
OPEN SPACE	4067 m²	75%
BUILDING AREA	1379 m²	25%

SITE PLAN LEGEND

CODE	DESCRIPTION
RW1	FORMED CONCRETE RETAINING WALL TO ENGINEER`S DETAILS

SITE PLAN - PROPOSED
SCALE 1 : 250

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FOR APPROVAL

DRAWN	CHECKED	DATE
MB	ML	08.01.26

SCALE	SHEET SIZE
1 : 250	A1

0 1m 5m 10m

PROJECT Aston Hills Commercial Development	DRAWING TITLE Proposed Site Plan
PROJECT ADDRESS 480 Heysen Bvd. Mt Barker, SA 5251	PROJECT No. **15.003**
CLIENT -	DRAWING No. **PL02.-**



GROUND FLOOR PLAN - PROPOSED
SCALE 1 : 100

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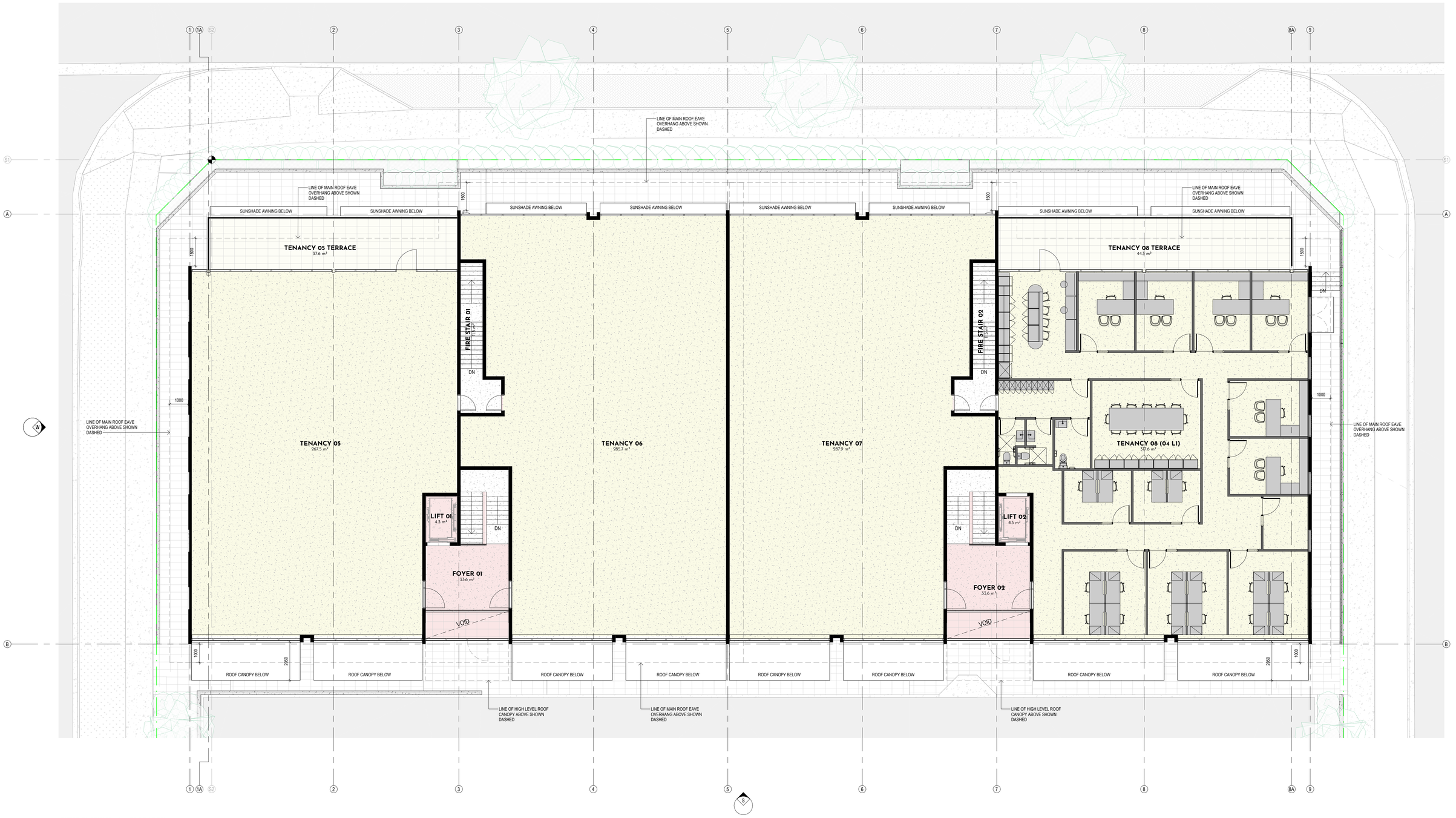
FOR APPROVAL

DRAWN	CHECKED	DATE
MB	ML	16.01.26

SCALE	SHEET SIZE
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PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Proposed Ground Floor Plan
PROJECT ADDRESS	PROJECT No.
480 Heysen Bvd. Mt Barker, SA 5251	**15.003**
CLIENT	DRAWING No.
-	**PL03.A**



FIRST FLOOR PLAN - PROPOSED
SCALE 1 : 100

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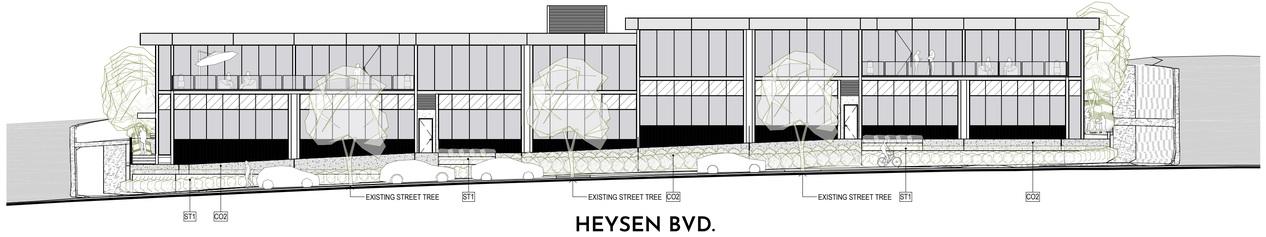
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MB	ML	16.01.26

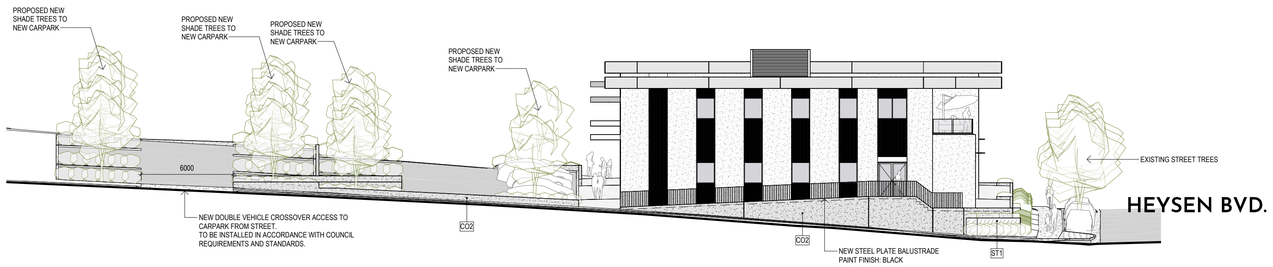
SCALE	SHEET SIZE
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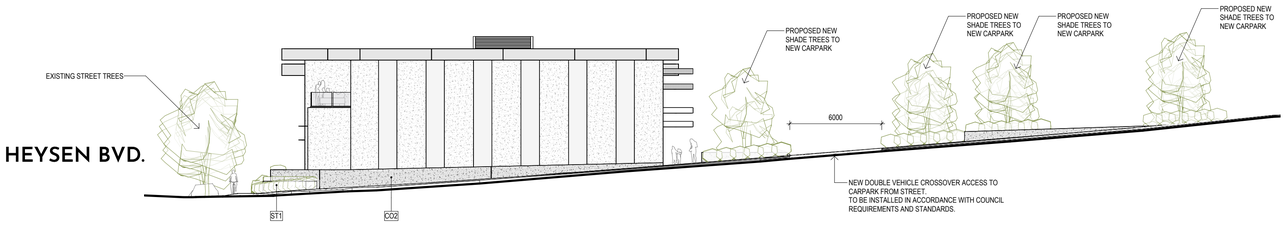
PROJECT	DRAWING TITLE
Aston Hills Commercial Development	Proposed First Floor Plan
PROJECT ADDRESS	PROJECT No.
480 Heysen Bvd. Mt Barker, SA 5251	**15.003**
CLIENT	DRAWING No.
-	**PL04.A**



STREETSCAPE ELEVATION - HEYSEN BVD (NORTH)
SCALE 1 : 200



STREETSCAPE ELEVATION - ABINGTON WAY (EAST)
SCALE 1 : 200



STREETSCAPE ELEVATION - SPICER ST (WEST)
SCALE 1 : 200

EXTERNAL FINISHES - DPC

CODE	DESCRIPTION
AW1	PROPRIETARY ALUMINIUM SUNSHADE AWNING. HORIZONTAL SOLID PLATE POWDERCOAT FINISH: DARK GREY TONAL RANGE
CL1	SCYON MATRIX CLADDING VERTICAL EXPRESSED JOINTS PAINT FINISH - MICACEOUS (METALLIC) DARK GREY
CO1	PRECAST CONCRETE EXTERNAL WALL PANELS SMOOTH FACE FINISH COLOURMIX - BRIGHTONLITE / WHITE TONAL RANGE
CO2	EXTERNAL RETAINING WALLS. SMOOTH FACE, FORMED CONCRETE FINISH NATURAL GREY
GL1	EXTERNAL GLAZING - CLEAR
GL2	FRAMELESS GLASS BALUSTRADE CLEAR FINISH
GL3	SOLID COLOUR BACKED GLASS BLACK
LV	HORIZONTAL ALUMINIUM LOUVRES. POWDERCOAT FINISH, BLACK.
RB	50mm REBATE IN PRECAST CONCRETE PANEL
ST1	STEEL PLATE PLANTER BOX MICACEOUS PAINT FINISH DARK GREY TONAL RANGE
ST2	EXPRESSED STRUCTURAL STEEL FASCIA PAINT FINISH: BLACK
ST3	EXPRESSED STRUCTURAL STEEL FASCIA PAINT FINISH: YELLOW
TB1	CONCEALED FIX VERTICAL ALUMINIUM BATTENS TIMBER LOOK - LIGHT / BLONDE TONAL RANGE

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FOR APPROVAL

DRAWN	CHECKED	DATE
MB	ML	08.01.26

SCALE	SHEET SIZE
1 : 200	A1

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PROJECT
Aston Hills Commercial Development

PROJECT ADDRESS
480 Heysen Bvd. Mt Barker, SA 5251

CLIENT
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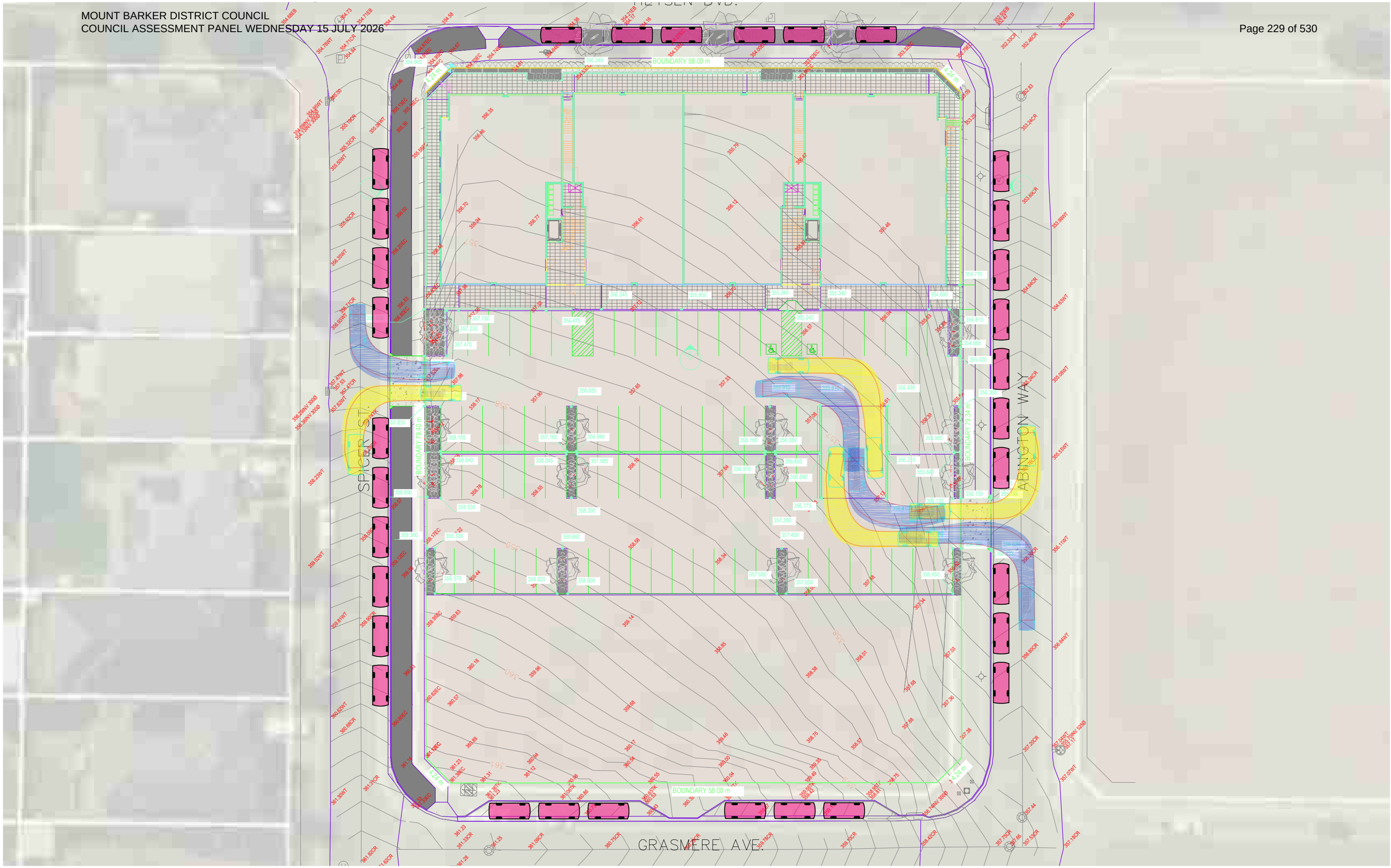
DRAWING TITLE
Proposed Elevations 01

PROJECT No.
15.003

DRAWING No.
PL05.-

APPENDIX B

TURN PATH PLAN PREPARED BY CIRQA (B85/B99 AND 10 m REFUSE VEHICLE)



CIRQA™

ABN: 17 606 952 309 | PO Box 144, Glenside SA 5065 | E: info@cirqa.com.au

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	A	B	C	D	E
1	DRAWING AMENDMENTS				
2	VER	DATE	DESCRIPTION	DWN	CHK
3					
4	C	09/01/2026	FOR REVIEW	ABH	CGB
5					
6					
7					

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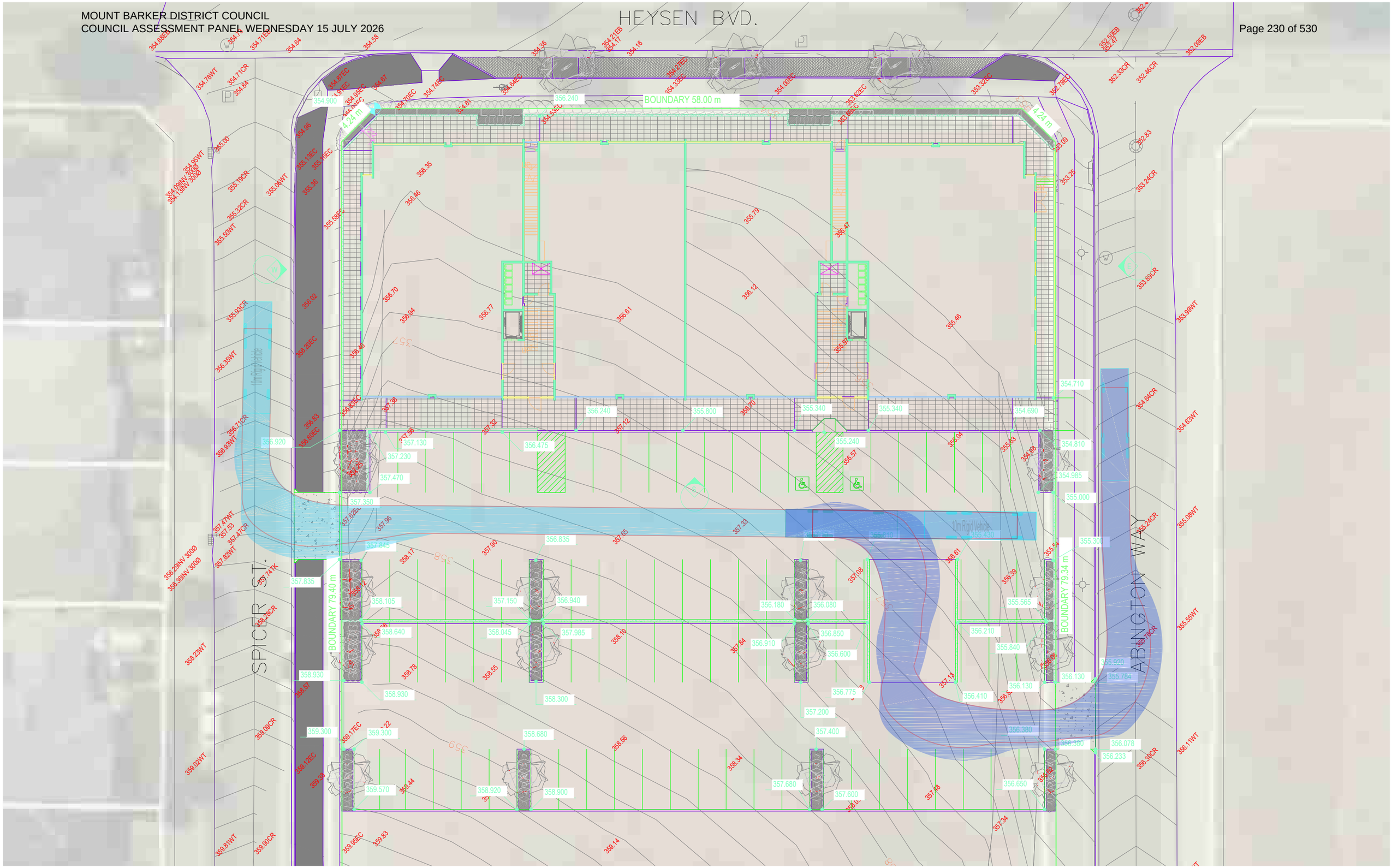
N
1:300
@ A3

PROPOSED MIXED USE DEVELOPMENT

HEYSEN BOULEVARD, MOUNT BARKER

TURN PATH ASSESSMENT - B99/B85 LIGHT VEHICLES

PROJECT # 25274 SHEET # 01_SH02



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DRAWING AMENDMENTS

VER	DATE	DESCRIPTION	DWN	CHK
B	05/12/2025	TURN PATH ASSESSMENT	RHK	CGB
C	09/01/2026	FOR REVIEW	ABH	CGB

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PROPOSED MIXED USE DEVELOPMENT

HEYSEN BOULEVARD, MOUNT BARKER
TURN PATH ASSESSMENT - 10M REFUSE VEHICLE

PROJECT # 25274 SHEET # 01_SH01

COMMERCIAL DEVELOPMENT - CIVIL DRAWINGS

480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

SUPERSEDED

SHEET NO.	DRAWING TITLE	REVISION
CV-0000	DRAWING LIST & LOCALITY PLAN	B
CV-0001	GENERAL NOTES	A
CV-0002	LEGENDS & SCHEDULES	A
CV-0100	CIVIL PLAN - KEY PLAN	B
CV-0101	CIVIL PLAN - SHEET 1	B
CV-0102	CIVIL PLAN - SHEET 2	B
CV-0200	SURVEY	A



LOCALITY PLAN

NOT TO SCALE

RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM
B	13.01.26	ISSUED FOR PLANNING	JM	JM

BENTLEY CONSULTING
36 Leader Street, Wayville SA 5034
Email: admin@bentleyconsulting.net.au
Phone: 08 7081 4120

COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

DRAWING LIST & LOCALITY PLAN

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013	DR-CV-0000	B

GENERAL

G1 THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL CONSULTANT DRAWINGS, THE SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO BC BEFORE PROCEEDING WITH THE WORK.

G2 THESE DRAWINGS SHALL NOT BE SCALED. DIMENSION AND SETOUT SHALL BE STRICTLY IN ACCORDANCE WITH THE ARCHITECTURAL DOCUMENTS. DRAWINGS ISSUED IN ELECTRONIC FORMAT MUST NOT BE USED FOR DIMENSIONAL SETOUT. ALL DIMENSIONS SHOWN SHALL BE VERIFIED BY THE BUILDER ON SITE. ALL DIMENSIONS SHOWN ARE IN MILLIMETERS AND LEVELS IN METERS UNLESS NOTED OTHERWISE (U.N.O).

G3 ALL MATERIALS AND WORKMANSHIP MUST BE IN ACCORDANCE WITH THE CURRENT AND RELEVANT AUSTRALIAN CODES, STANDARDS AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES UNLESS VARIED BY THE PROJECT SPECIFICATION.

G4 DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE STRUCTURE IN A STABLE CONDITION AND ENSURING NO PART SHALL BE OVER STRESSED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OBTAIN THE SERVICES OF AN INDEPENDENT ENGINEER, WHERE REQUIRED, FOR A COMPREHENSIVE SAFE ERECTION PROCEDURE, THAT WILL AT ALL TIMES ENSURE THE STABILITY OF THE WORKS, SAFETY OF ALL PERSONNEL AND PROTECTION OF SURROUNDING PROPERTY INCLUDING THE DESIGN, CERTIFICATION AND PROVISION OF ALL NECESSARY TEMPORARY BRACING AND SUPPORT.

G5 REFER TO ARCHITECTURAL DRAWINGS FOR WATERPROOFING MEMBRANES, CONTRACTION JOINT FILLING MATERIALS, BRICK AND BLOCK WALL THICKNESSES, FALLS IN SLABS, EXTRA PACKING, DRIP GROOVES AND ALL OTHER ARCHITECTURAL FEATURES WHERE NOT NOTED ON THESE DRAWINGS.

G6 REFER TO ARCHITECTURAL DRAWINGS FOR ALL ADDITIONAL PLATES, ANGLES AND THE LIKE REQUIRED ON STRUCTURAL STEELWORK FOR FIXINGS TO INTERNAL PARTITIONS, OPERABLE WALL BEAMS, BLOCKING, WINDOW FRAMES, FLASHING, CAPPING, ETC.

G7 ALL PROPRIETARY PRODUCTS SHALL BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND WHERE REQUIRED STRUCTURAL CERTIFICATION SHALL BE PROVIDED BY THE BUILDER PRIOR TO INSTALLATION.

G8 ALL SUBSTITUTIONS MUST BE APPROVED BY THE SUPERINTENDENT IN WRITING PRIOR TO USE OR INSTALLATION.

G9 CONSTRUCTION SHALL NOT COMMENCE UNTIL BUILDING APPROVAL HAS BEEN RECEIVED FROM THE RELEVANT AUTHORITIES.

G10 WHERE EXCAVATION WORK IS TO BE UNDERTAKEN ADJACENT TO EXISTING FOOTINGS, THE LEVEL OF THE UNDERSIDE OF THE FOOTINGS SHALL BE OBTAINED PRIOR TO EXCAVATION AND REPORTED TO BC TO DETERMINE IF UNDERPINNING OR SHORING OF THE STRUCTURE IS REQUIRED. THE EXISTING STRUCTURE SHALL BE MAINTAINED IN A STABLE AND UNDAMAGED CONDITION.

G11 NON-LOAD BEARING WALLS SHALL BE 20mm CLEAR OF THE U/S OF STRUCTURAL BEAMS AND SLABS ABOVE U.N.O.

FOUNDATIONS

F1 THESE DRAWINGS AND NOTES ARE TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL REPORT.

F2 FOOTINGS HAVE BEEN DESIGNED FOR AN ALLOWABLE BEARING CAPACITY OF 150 kPa. FOUNDING MATERIAL SHALL BE APPROVED BY A CERTIFIED GEOTECHNICAL ENGINEER FOR THIS BEARING CAPACITY PRIOR TO CONSTRUCTION.

F3 EXCAVATIONS FOR FOOTINGS SHALL BE CONSTRUCTED AND BACKFILLED AS SOON AS POSSIBLE FOLLOWING EXCAVATION TO AVOID SOFTENING OR DRYING OUT BY EXPOSURE.

F4 EXCAVATIONS TO BE BLINDED WITH A MINIMUM OF 50mm OF CONCRETE WITHIN 48 HOURS OF EXCAVATION WHEN IT IS INTENDED TO POUR FOOTINGS MORE THAN 48 HOURS AFTER EXCAVATION. CONCRETE SHALL NOT BE PLACED UNTIL THE EXCAVATION HAS BEEN INSPECTED AND APPROVED BY BC IF THIS IS NOT ADHERED TO.

F5 FOOTINGS SHALL BE LOCATED CENTRALLY UNDER WALLS AND COLUMNS U.N.O.

F6 THE DEPTHS TO UNDERSIDE OF ALL FOOTINGS ARE PROVISIONAL ONLY. AFTER EXCAVATION, APPROVAL SHALL BE OBTAINED FROM BC FOR THE FOUNDING LEVELS, WHICH MAY BE VARIED IF NECESSARY PRIOR TO FURTHER WORK.

F7 THE FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF WATER AT ALL TIMES BY BAILING AND PUMPING IF NECESSARY.

F8 ALL CONCRETE SLABS AND FOOTINGS IN CONTACT WITH THE GROUND ARE TO BE POURED ON 0.2mm DAMP PROOF MEMBRANE U.N.O.

F9 FOOTINGS TO BE FOUNDED 200 MINIMUM INTO NATURAL GROUND OR ALTERNATIVELY LEVEL 1 CERTIFIED CONTROLLED FILL. COMPACTION CERTIFICATION TO BE PROVIDED TO BC FOR REVIEW PRIOR TO PLACING OF MEMBRANE, REINFORCEMENT OR CONCRETE.

F10 RETAINING WALLS ARE NOT TO BE BACKFILLED UNTIL FLOOR CONSTRUCTION AT TOP AND BOTTOM IS COMPLETE, WITH THE EXEMPTION OF CANTILEVERED WALLS. ENSURE FREE DRAINING BACKFILL AND DRAINAGE IS IN PLACE.

F11 ANY OVER EXCAVATION SHALL BE FILLED WITH N10 LEAN MIX CONCRETE.

F12 OWNER TO REFER TO CSIRO PAMPHLET 10-91 "GUIDE TO HOME OWNERS FOUNDATION, MAINTENANCE & FOOTING PERFORMANCE" FOR BEST PRACTICE RECOMMENDATIONS.

SITE PREPARATION

SP1 ALL EARTHWORKS, SITE PREPARATION AND MATERIALS TO BE IN ACCORDANCE WITH AS3798 AND THE GEOTECHNICAL REPORT U.N.O.

SP2 EROSION AND SEDIMENT CONTROL MEASURES AS DOCUMENTED MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK.

SP3 SITE PREPARATION SHALL BE RESTRICTED TO THE MINIMUM AREA PRACTICABLE FOR CONSTRUCTION OF THE WORKS.

SP4 CLEARING AND GRUBBING SHALL CONSIST OF THE REMOVAL OF ALL VEGETATION, LOOSE MATERIAL, AND RUBBISH BUT EXCLUDES TOPSOIL STRIPPING. STRIPPING OF TOPSOIL SHALL NOT TAKE PLACE MORE THAN 28 DAYS PRIOR TO EARTHWORKS COMMENCING. THE CONTRACTOR SHALL STRIP ANY TOPSOIL PRESENT WITHIN THE AREA FOR SITE PREPARATION. THE DEPTH OF STRIPPING SHALL BE AT LEAST 100mm U.N.O.

SP5 ALL BOULDERS, STUMPS, ROOTS AND OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN 300mm BELOW THE STRIPPED SURFACE. GRUBBED HOLES (AND ANY AREA REQUIRING FILLING DUE TO THE REMOVAL OF A STRUCTURE) SHALL BE BACKFILLED IN ACCORDANCE WITH SP10.

SP6 SURPLUS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR.

SP7 SUBGRADE CUT/FILL SURFACE SHALL BE PROOF ROLLED TO ENSURE THE GROUND IS AT A SUITABLE DENSITY AND MOISTURE CONTENT PRIOR TO CONSTRUCTION OF THE SUB-BASE OR SLAB.

SITE PREPARATION (CONTINUED)

SP8 ALL EXISTING FILL TO BE REMOVED U.N.O. REFER TO THE BOREHOLE LOGS FOR PREDICTED DEPTHS.

SP9 PROOF ROLLING SHALL BE CARRIED OUT USING A 10t VIBRATING ROLLER (MINIMUM 8 PASSES). THE SUBGRADE SHALL BE PROOF ROLLED TO THE SATISFACTION OF THE SUPERINTENDENT. ANY SOFT, WET OR DISTURBED SPOTS SHALL BE REMOVED AND BACKFILLED IN ACCORDANCE WITH NOTE SP10.

SP10 SUBGRADE AREAS REQUIRING FILL ARE TO BE PLACED IN HORIZONTAL LOOSE 200mm THICK LAYERS WITHIN 2% OF STANDARD OPTIMUM MOISTURE CONTENT AND COMPACTED TO 98% OF THE MAXIMUM STANDARD DRY DENSITY (AS1289.5.1.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798. ALL FILL IS TO BE TESTED FOR COMPACTION BY A SUITABLY QUALIFIED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH AS3798. ALL RESULTS SHALL BE SUBMITTED TO BC FOR REVIEW PRIOR TO PLACEMENT OF VAPOUR BARRIER OR SLAB OVER.

SP11 BASE MATERIAL USED FOR BACKFILL SHALL BE PM2/20CG OR SIMILAR APPROVED MATERIAL COMPACTED TO 95% OF THE MAXIMUM MODIFIED DRY DENSITY (AS1289.5.2.1). FREQUENCY OF TESTING SHALL BE IN ACCORDANCE WITH AS3798.

SP12 WHERE THERE HAS BEEN AN EXTENDED DRY PERIOD, THE SUBGRADE MAY EXHIBIT CRACKING NEAR THE SURFACE DUE TO DRYING OUT. MOISTURE CONDITION THE UPPER 200mm OF THE SUBGRADE IN THIS SCENARIO AND COMPACT IN ACCORDANCE WITH NOTE SP10.

SP13 RAFT FOUNDATIONS HAVE BEEN DESIGNED ASSUMING 'ROLLED FILL' IS CONSTRUCTED IN ACCORDANCE WITH AS2870. ROLLED FILL SHALL BE COMPACTED IN LAYERS BY REPEATEDLY ROLLING WITH AN EXCAVATOR OR SIMILAR. ROLLED FILL SHALL NOT EXCEED 600mm COMPACTED IN LAYERS OF 300mm FOR SAND MATERIAL OR 300mm COMPACTED IN LAYERS OF 150mm FOR OTHER MATERIAL. EXTENT OF FILL SHALL BE DETERMINED ON SITE AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

SP14 SERVICE TRENCHES AND THE LIKE SHALL BE FILLED OVER AND COMPACTED WITH HAND OPERATED PLATE COMPACTORS IN LAYERS OF 100mm LOOSE THICKNESS.

SP15 BACKFILL SHALL NOT BE PLACED AGAINST CONCRETE WHICH IS LESS THAN 48 HOURS OLD.

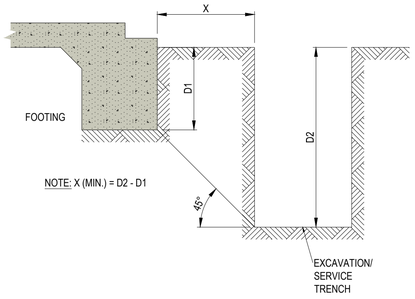
SP16 BACKFILL SHALL NOT BE PLACED AGAINST ABUTMENTS, WINGWALLS, PIERS OR RETAINING WALLS UNTIL ALL CAST IN PLACE CONCRETE HAS REACHED THE 28 DAY CHARACTERISTIC COMPRESSIVE STRENGTH AND IS AT LEAST 14 DAYS OLD.

SP17 VIBRATING MACHINERY SHALL NOT BE USED WITHIN 8m OF RETAINING WALLS.

SP18 EARTHWORK CONSTRUCTION SHALL COMPLY WITH GUIDELINES SETOUT IN AS3798 AND AS2870.

SP19 DO NOT TRENCH OR EXCAVATE WITHIN A ZONE CLOSER THAN 45° MEASURED FROM THE BASE OF FOUNDATIONS.

SP20 BENCH LEVEL (DENOTED 'BL.') REFERS TO THE SUB-GRADE PAD LEVEL. DEPTH TO BENCH LEVEL INCLUDES SLAB THICKNESS AND BASE COURSE. REFER TO STRUCTURAL DOCUMENTATION FOR DETAILS.



NOTE: X (MIN.) = D2 - D1

CONCRETE

C1 ALL WORKMANSHIP AND MATERIALS SHALL BE STRICTLY IN ACCORDANCE WITH AS3600, THE SPECIFICATION AND THE DRAWINGS.

C2 PROJECT CONTROL TESTING SHALL BE CARRIED OUT IN ACCORDANCE WITH AS1379.

C3 ALL FORMWORK SHALL CONFORM WITH AUSTRALIAN STANDARD AS3610. FORMWORK SHALL BE STRIPPED IN ACCORDANCE WITH AS3600. MEMBERS SHALL REMAIN SUPPORTED OR PROPPED UNTIL APPROVED IN WRITING BY BC.

C4 THE BUILDER SHALL CO-ORDINATE WHERE REQUIRED TO ENSURE THAT PROVISION IS MADE FOR ALL REBATES, OPENINGS, PENETRATIONS, CHASES, CASTING IN OF CONDUITS AND THE LIKE WHETHER OR NOT SPECIFICALLY DETAILED ON THE DRAWINGS. WHERE NOT DETAILED ON STRUCTURAL DRAWINGS, WRITTEN APPROVAL FROM BC IS REQUIRED.

C5 SCHEDULE OF CONCRETE PROPERTIES TO BE USED FOR THE PARTICULAR SECTION OF WORK SHALL BE IN ACCORDANCE WITH STRUCTURAL DRAWINGS. MIX DESIGNS SHALL BE SUBMITTED BY THE SUB-CONTRACTOR TO BC FOR REVIEW 14 DAYS PRIOR TO POUR.

C6 ADMIXTURES SHALL NOT BE USED UNLESS APPROVED IN WRITING BY BC.

C7 READYMIX CONCRETE SHALL COMPLY WITH AS1380.

C8 CLEAR CONCRETE COVER TO REINFORCEMENT SHALL BE AS PER TABLE C1 UNLESS SHOWN OTHERWISE.

C9 REQUIRED SURFACE FINISH AND CLASS OF FORMWORK FOR CONCRETE SHALL CONFORM WITH TABLE C2 UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT, SPECIFICATION OR BC.

C10 ALL REINFORCEMENT SHALL BE FIRMLY SUPPORTED ON INERT CHAIRS TO ACHIEVE THE REQUIRED COVER. SPACING OF THE CHAIRS SHALL NOT EXCEED 800mm IN EACH DIRECTION. BARS SHALL BE TIED AT ALTERNATE INTERSECTIONS. MINIMUM CHAIR SPACING FOR FABRIC SHALL BE:
SL92, SL102, SL81, RL918: 900mm CTS
SL72, SL82, RL818: 600mm CTS

C11 REINFORCEMENT SPLICES SHALL NOT BE MADE IN POSITIONS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS UNLESS APPROVED BY BC. MINIMUM LAPS FOR REINFORCEMENT SHALL BE AS PER TABLE C3. LAPS SHALL BE IN ACCORDANCE WITH AS3600 AND NOT LESS THAN THE DEVELOPMENT LENGTH FOR EACH BAR.

C12 ALL CONCRETE IN CONTACT WITH GROUND SHALL BE POURED ON A 0.2mm DAMP PROOF MEMBRANE U.N.O.

C13 CONCRETE SIZES DO NOT INCLUDE THICKNESS OF ANY APPLIED FINISHES.

C14 CONSTRUCTION JOINTS, WHERE NOT SHOWN ON THE DRAWINGS, SHALL BE LOCATED TO THE APPROVAL OF BC.

C15 ALL CONCRETE SHALL BE MECHANICALLY VIBRATED.

C16 BC SHALL BE GIVEN 24 HOURS NOTICE PRIOR TO REINFORCEMENT INSPECTIONS. CONCRETE SHALL NOT BE DELIVERED OR POURED UNTIL APPROVAL IS OBTAINED.

C17 ALL BEAM DEPTHS INCLUDE THE THICKNESS OF THE SLAB, IF SLAB PRESENT.

C18 WELDING OF REINFORCEMENT IS NOT PERMITTED UNLESS APPROVED BY BC OR SHOWN ON STRUCTURAL DRAWINGS.

C19 REINFORCEMENT IS NOT NECESSARILY REPRESENTED IN ITS TRUE PROJECTION AND MAY BY SHOWN DIAGRAMMATICALLY ONLY.

C20 ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS AFTER POURING BY COVERING WITH A PVC MEMBRANE WEIGHED DOWN TO PREVENT AIR FLOW BENEATH IT. IF CURING COMPOUNDS ARE USED, THEY MUST BE APPROVED BY BC PRIOR TO APPLICATION.

C21 ALL BAR CRANKS TO BE NO GREATER THAN 1 IN 6 U.N.O.

C22 REINFORCEMENT GRADE SHALL BE AS PER TABLE C4.

C23 ALL CONSTRUCTION POUR JOINTS TO BE SCABBLED AND CLEANED U.N.O.

C24 ADDITIONAL CONCRETE IS TO BE ALLOWED FOR DUE TO DESIGNED SUSPENDED FLOOR BEAM DEFLECTION.

C25 THE MINIMUM CLEAR SPACING BETWEEN CONDUITS, CABLES, PIPES AND BARS SHALL BE AS REQUIRED BY AS3600 BUT NOT LESS THAN THREE DIAMETERS U.N.O.

C26 ALL PROPPING AND THE LIKE UNDER SUSPENDED CONCRETE IS TO BE REMOVED PRIOR TO ANY MASONRY CONSTRUCTION ABOVE.

C27 DISTRIBUTION REINFORCEMENT (RIGHT ANGLES TO MAIN REINFORCEMENT) SHALL BE IN ACCORDANCE WITH MINIMUM REINFORCEMENT REQUIREMENTS TO AS3600 U.N.O.

C28 FORMS SHALL BE CHAMFERED FOR RE-ENTRANT ANGLES AND FILLETED FOR CORNERS AS SPECIFIED BY THE ARCHITECT.

CONCRETE (CONTINUED)

C29 IF PLACING IN EXTREME WEATHER FOR LARGE FLAT AREAS OF CONCRETE, EXCEEDING 15m² IN AREA, WHEN:
- THE AIR TEMPERATURE > 20˚ AND THE FORECAST WIND SPEED > 40km/hr OR
- THE AIR TEMPERATURE > 25˚ AND THE FORECAST WIND SPEED > 25km/hr OR
- THE AIR TEMPERATURE > 30˚ AND THE FORECAST WIND SPEED > 15km/hr

A WORK METHOD STATEMENT MUST BE SUBMITTED TO BC FOR APPROVAL. POURING WILL NOT BE PERMITTED WHERE THE PREDICTED EVAPORATION RATE EXCEEDS 1.0kg/m2/hr.

C30 TYPICAL REINFORCEMENT NOTATION: 3/N16-250 TF
3 - NUMBER OF BARS REQUIRED
N - GRADE OF REINFORCEMENT
16 - BAR DIAMETER IN MILLIMETRES
250 - BAR SPACING IN MILLIMETRES
TF - ABBREVIATION (REFER TABLE C5)

SUPERSEDED

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM

BENTLEY CONSULTING
36 Leader Street, Wayville SA 5034
Email: admin@bentleyconsulting.net.au
Phone: 08 7081 4120

COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

GENERAL NOTES

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0001		A

SUPERSEDED

LEGEND

SYMBOL	DENOTES
	EXISTING CONTOUR - 0.2m INTERVALS
	DESIGN CONTOUR - 0.2m INTERVALS
DP	DOWNPIPE - DIA T.B.C.
BS	BOX SUMP - SIZE T.B.C.
RH	RAINHEAD - SIZE T.B.C.
IO	INSPECTION OPENING
	GRATED INLET PIT (GIP) OR JUNCTION BOX (JB) U.N.O.
	GRATED TRENCH DRAIN (GTD). PROVIDE MIN 0.5% FALL ALONG TRENCH INVERT. SIZE AS NOTED
	uPVC PIPE (GRAVITY) - DIA T.B.C.
	uPVC PIPE (SEALED TO TANK) - DIA T.B.C.
	PUMPING MAIN (TO PUMP MANUFACTURER'S SPEC)
	CIVIL RETAINING WALL
	UPSTAND KERB
	FLUSH KERB/ CONCRETE EDGE
	UPSTAND KERB & GUTTER
	CONCRETE PAVEMENT (PEDESTRIAN)
	PAVERS (PEDESTRIAN)
	CROSSOVER (TO COUNCIL SPEC)
	ASPHALT PAVEMENT
	LANDSCAPING
	EXISTING CONCRETE FOOTPATH
FFL.	FINISHED FLOOR LEVEL
BL.	BENCH LEVEL
CL.	COVER LEVEL
IL.	INVERT LEVEL
P.	PAVEMENT LEVEL
TK.	TOP OF KERB LEVEL
WT.	WATER TABLE LEVEL
L.	LANDSCAPE LEVEL
EL.	EXISTING LEVEL
TW.	TOP OF RETAINING LEVEL
BW	BOTTOM OF RETAINING LEVEL
H.	HEIGHT OF RETAINING

RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:250 (A1) - SCALE BAR 1:500 (A3)
0 5 10 15 20 25m

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM

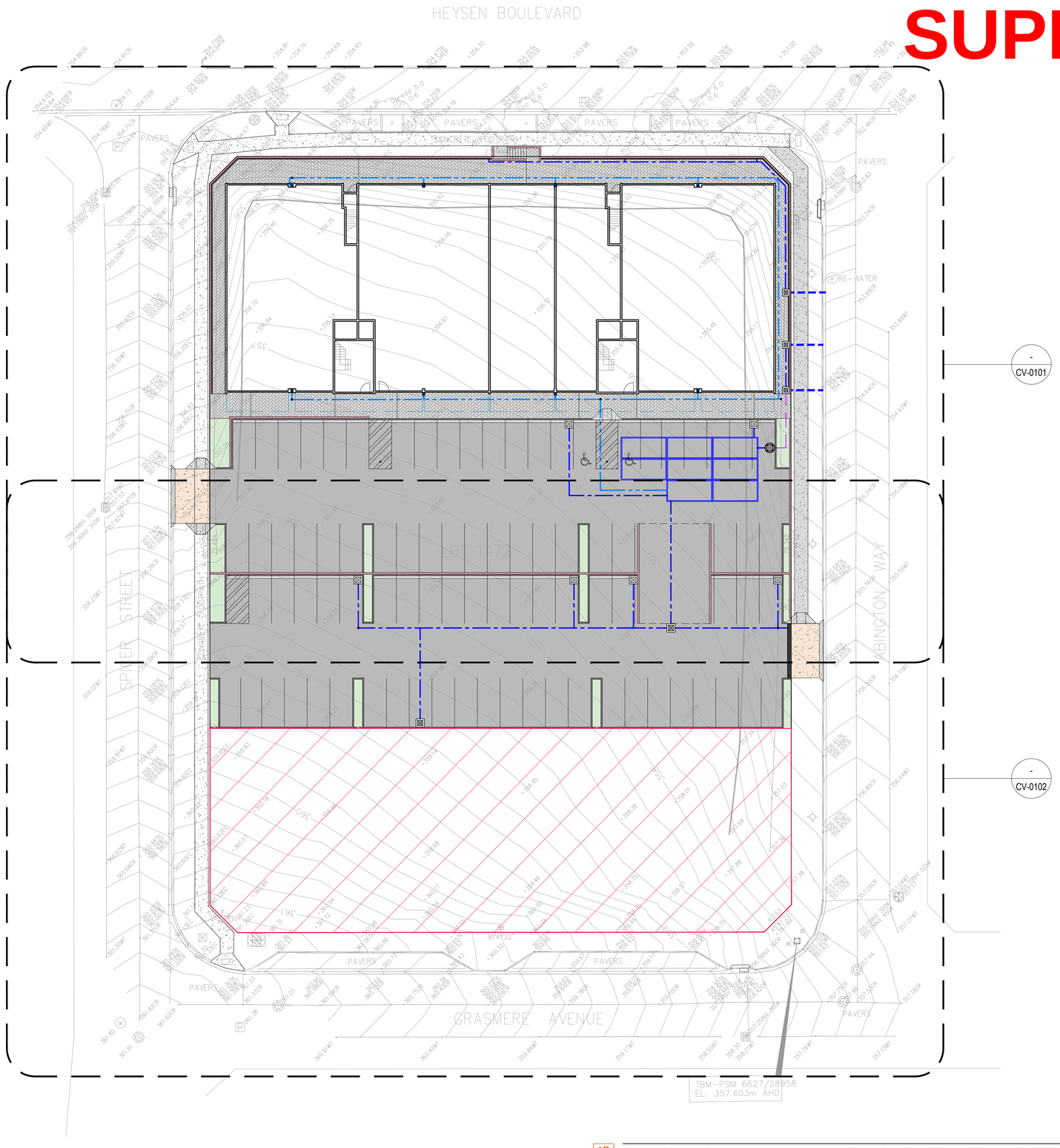
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CIVIL PLAN - KEY PLAN

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0002		B

SUPERSEDED



RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:250 (A1) - SCALE BAR 1:500 (A3)
0 5 10 15 20 25m

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM
B	13.01.26	ISSUED FOR PLANNING	JM	JM

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COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

CIVIL PLAN - KEY PLAN

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013	DR-CV-0100	B

SUPERSEDED

PRELIMINARY DESIGN

THIS DESIGN IS CONCEPTUAL AND FOR THE PURPOSE OF PLANNING APPROVALS ONLY. ADDITIONAL DESIGN AND SPECIFICATIONS ARE REQUIRED PRIOR TO CONSTRUCTION.

STORMWATER DETENTION

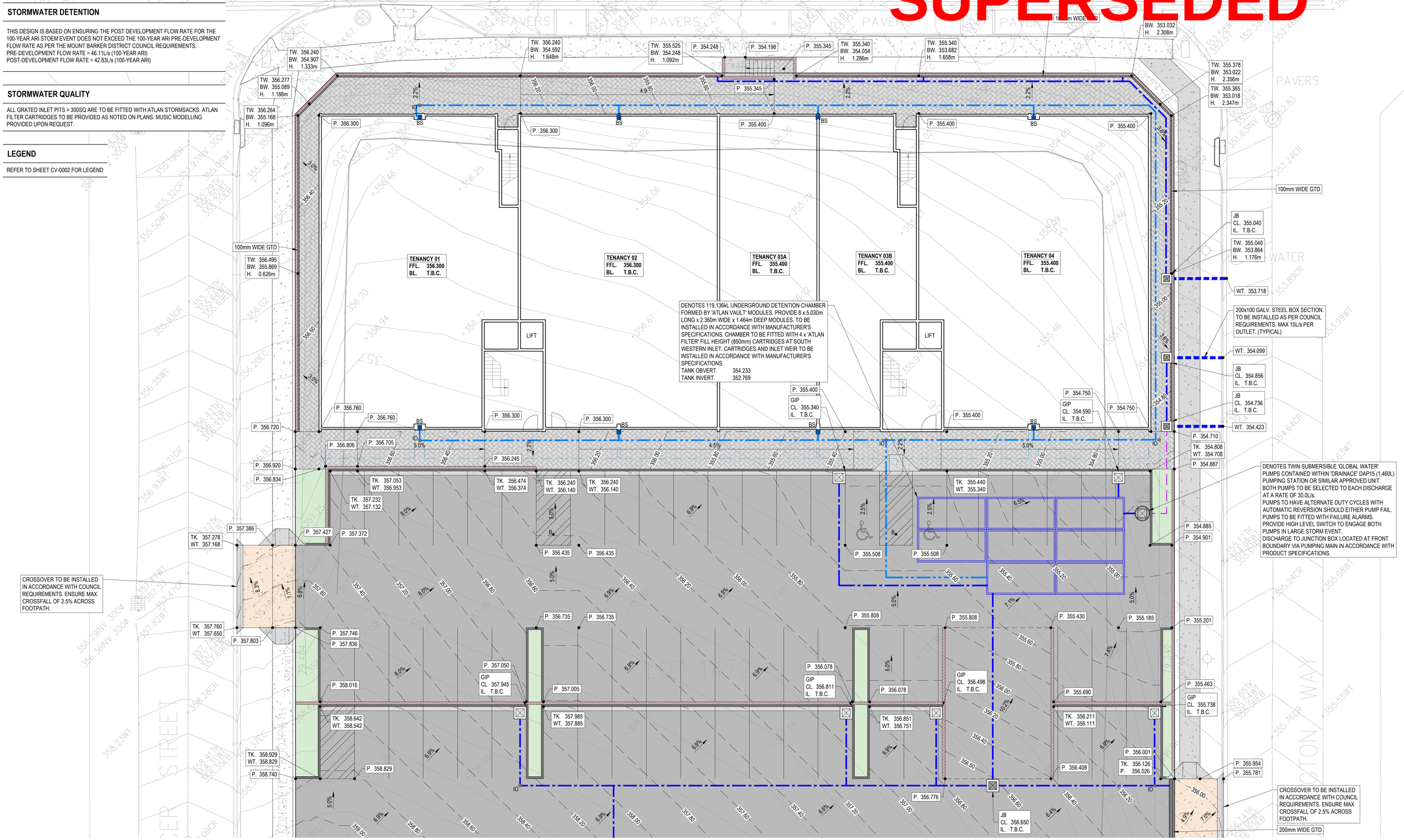
THIS DESIGN IS BASED ON ENSURING THE POST DEVELOPMENT FLOW RATE FOR THE 100-YEAR ARI STOEM EVENT DOES NOT EXCEED THE 100-YEAR ARI PRE-DEVELOPMENT FLOW RATE AS PER THE MOUNT BARKER DISTRICT COUNCIL REQUIREMENTS.
PRE-DEVELOPMENT FLOW RATE = 46.11L/s (100-YEAR ARI)
POST-DEVELOPMENT FLOW RATE = 42.83L/s (100-YEAR ARI)

STORMWATER QUALITY

ALL GRATED INLET PITS > 300SQ ARE TO BE FITTED WITH ATLAN STORMSACKS. ATLAN FILTER CARTRIDGES TO BE PROVIDED AS NOTED ON PLANS. MUSIC MODELLING PROVIDED UPON REQUEST.

LEGEND

REFER TO SHEET CV-0002 FOR LEGEND



REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM
B	13.01.26	ISSUED FOR PLANNING	JM	JM

ISSUE FOR PLANNING

RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3)
0 2.5 5 7.5 10 12.5m

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COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

CIVIL PLAN - SHEET 1

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013	DR-CV-0101	B

CROSSOVER TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS. ENSURE MAX CROSSFALL OF 2.5% ACROSS FOOTPATH.

TK. 357.760
WT. 357.650
P. 357.803
P. 357.746
P. 357.836
P. 358.016
TK. 358.642
WT. 358.542
TK. 358.929
WT. 358.829
P. 358.740
P. 358.829
P. 359.199
TK. 359.299
WT. 359.199
P. 359.129
TK. 359.569
P. 359.469
TK. 359.499
P. 359.399
P. 356.735
P. 356.735
P. 357.050
GIP
CL. 357.945
IL. T.B.C.
P. 357.005
TK. 357.985
WT. 357.885
P. 355.808
P. 355.808
P. 356.078
GIP
CL. 356.811
IL. T.B.C.
P. 356.078
TK. 356.851
WT. 356.751
GIP
CL. 356.498
IL. T.B.C.
P. 356.776
JB
CL. 356.650
IL. T.B.C.
P. 355.430
P. 355.185
P. 355.201
P. 355.690
TK. 356.211
WT. 356.111
P. 355.463
GIP
CL. 355.738
IL. T.B.C.
P. 356.001
TK. 356.126
P. 356.026
P. 355.954
P. 355.781
P. 408
P. 356.255
TK. 356.380
P. 356.280
P. 356.074
P. 356.208
TK. 356.650
WT. 356.550
JB
CL. 358.417
IL. T.B.C.
PROVIDE JUNCTION BOX WITH CONNECTION POINT FOR STAGE 02 DRAINAGE SYSTEM.
CROSSOVER TO BE INSTALLED IN ACCORDANCE WITH COUNCIL REQUIREMENTS. ENSURE MAX CROSSFALL OF 2.5% ACROSS FOOTPATH.
200mm WIDE GTD
HATCHED AREA DENOTES EXTENT OF STAGE 02. LEVELS T.B.C. IN STAGE 02 DOCUMENTATION.

SPICER STREET
CONCRETE FOOTPATH
LOT 1172
79.404
90°41'22"
PAVERS
GRASMERE AVENUE

PRELIMINARY DESIGN

THIS DESIGN IS CONCEPTUAL AND FOR THE PURPOSE OF PLANNING APPROVALS ONLY. ADDITIONAL DESIGN AND SPECIFICATIONS ARE REQUIRED PRIOR TO CONSTRUCTION.

STORMWATER DETENTION

THIS DESIGN IS BASED ON ENSURING THE POST DEVELOPMENT FLOW RATE FOR THE 100-YEAR ARI STOEM EVENT DOES NOT EXCEED THE 100-YEAR ARI PRE-DEVELOPMENT FLOW RATE AS PER THE MOUNT BARKER DISTRICT COUNCIL REQUIREMENTS.
PRE-DEVELOPMENT FLOW RATE = 46.11L/s (100-YEAR ARI)
POST-DEVELOPMENT FLOW RATE = 42.83L/s (100-YEAR ARI)

STORMWATER QUALITY

ALL GRATED INLET PITS > 300SQ ARE TO BE FITTED WITH ATLAN STORMSACKS. ATLAN FILTER CARTRIDGES TO BE PROVIDED AS NOTED ON PLANS. MUSIC MODELLING PROVIDED UPON REQUEST.

LEGEND

REFER TO SHEET CV-0002 FOR LEGEND

SUPERSEDED

RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:125 (A1) - SCALE BAR 1:250 (A3)
0 2.5 5 7.5 10 12.5m

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
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B	13.01.26	ISSUED FOR PLANNING	JM	JM

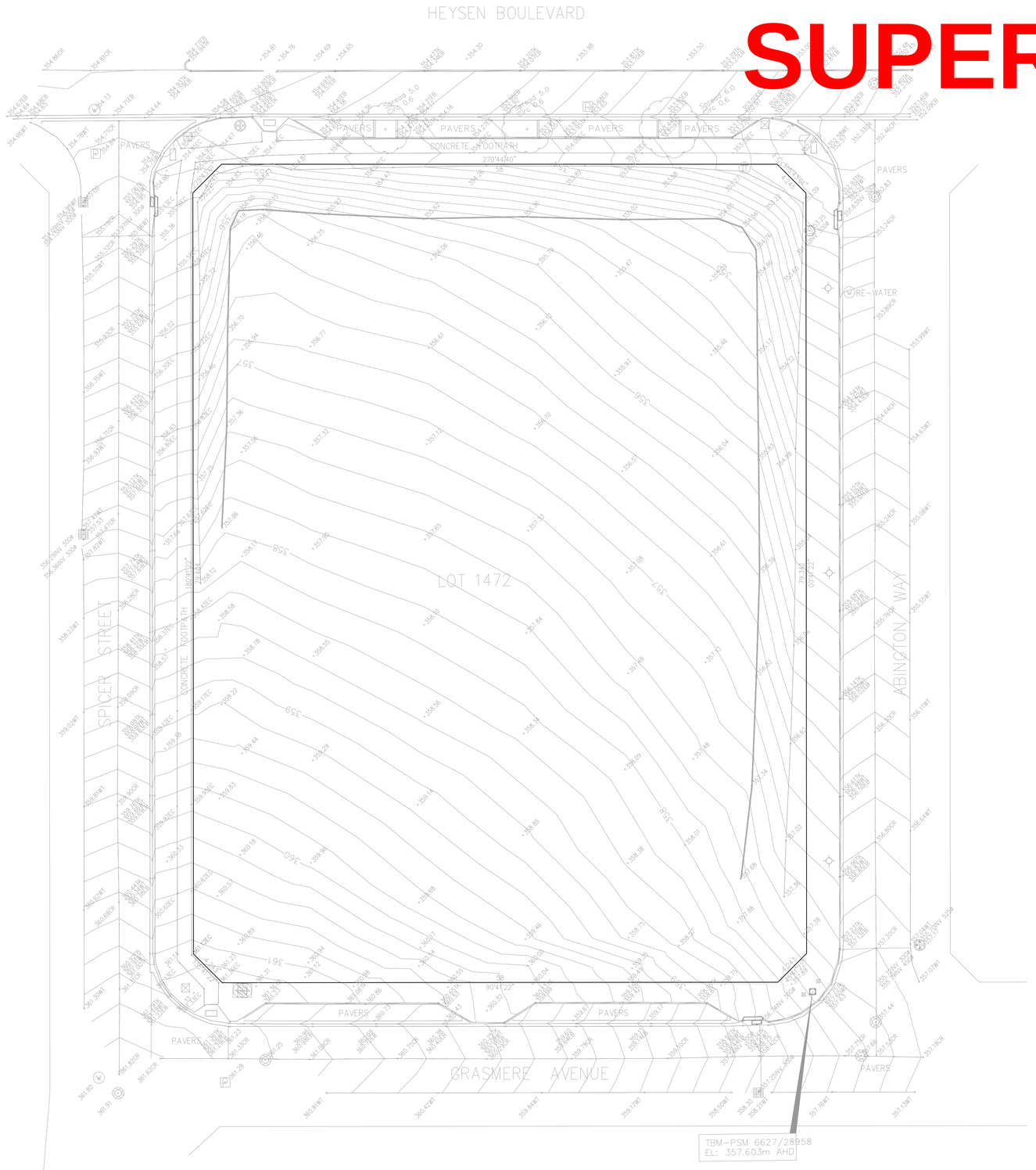
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COMMERCIAL DEVELOPMENT
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CIVIL PLAN - SHEET 2

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0102		B

SUPERSEDED



RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:250 (A1) - SCALE BAR 1:500 (A3)
0 5 10 15 20 25m

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM

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COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

SURVEY

SHEET SIZE	JOB NO.	SHEET NO.	REV
A1	BC2409013-DR-CV-0200		A

BENTLEY
CONSULTING

STORMWATER DETENTION CALCULATIONS

Project: Commercial Development
Address: 480 Heysen Blvd, Mount Barker
Job No: BC2409013
Revision: A
By: JM

Title: Commercial Development
Job #: BC2409013
Page: 1

Designer: JM
Date: 11/12/2025

BENTLEY CONSULTING

ENGINEERING CALCULATION PACKAGE

Design Information:

Bentley Consulting have been engaged to provide civil/ stormwater engineering for the proposed development located at the aforementioned mentioned address.

RELEVANT EQUATIONS

$$Q = C_y I A$$
$$C_y = F_y C_{10}$$

Q = *peak runoff rate (m^3/s)*
I = *rainfall intensity (mm/hr)*
A = *catchment area (m^2)*
C_y = *runoff coefficient*
C_{10} = *10 year ARI runoff coefficient*
Fy = *Frequency Factor*

DETENTION TANK STORAGE

Using AR&R 1987; equation 7.43

$$Q_P = I_P[1 - \frac{S_{max}}{V_I}]$$

Q_P = *peak discharge of the inflow hydrograph (m^3/s)*
I_P = *peak discharge of the outflow hydrograph (m^3/s)*
V_I = *volume of the inflow flood (m^3)*
S_{max} = *maximum storage (m^3)*

Pre Development

Catchment Type	C_{10}	F_y	C_y	Area (m^2)
Roof	1.00	1.2	1.000	0
Pavement	0.90	1.2	1.000	0
Landscape	0.20	1.2	0.240	5446
Misc.	0.35	1.2	0.420	0
Total				5446

Storm Event:	1 in	100	*ARI*
Time Conc:		10	*mins*
Intensity:		127	*mm/hr*

Pre Development Flow: **46.11** *L/s*

Title: Commercial Development
Job #: BC2409013
Page: 2

Designer: JM
Date: 11/12/2025

BENTLEY CONSULTING

ENGINEERING CALCULATION PACKAGE

Post Development (Surface Water Detained)

Catchment Type	C_{10}	F_y	C_y	Area (m^2)
Roof	1.00	1.2	1.000	2202
Pavement	0.90	1.2	1.000	2747
Landscape	0.20	1.2	0.240	233
Misc.	0.35	1.2	0.420	0
Total				5182

Storm Event: 1 in 100 *ARI*

Storage Outflow: 30.00 *L/s*

Time of conc *mins*	Intensity *mm/hr*	Inflow *L/s*	Outflow *L/s*	Storage *L*
5	175	243.29	30.00	63988
10	127	176.56	30.00	87937
15	102	141.81	30.00	100625
20	87	120.95	30.00	109143
30	68.3	94.95	30.00	116918
60	43.7	60.75	30.00	110715
120	27.2	37.81	30.00	56268
180	20.4	28.36	30.00	-17699
270	15.2	21.13	30.00	-143663
360	12.3	17.10	30.00	-278637
540	9.09	12.64	30.00	-562547

Therefore, Surface Storage Volume = 116918 *L*

Title: Commercial Development
Job #: BC2409013
Page: 3

Designer: JM
Date: 11/12/2025

BENTLEY CONSULTING

ENGINEERING CALCULATION PACKAGE

Post Development (Undetained)

Catchment Type	C_{10}	F_y	C_y	Area (m^2)
Roof	1.00	1.2	1.000	0
Pavement	0.90	1.2	1.000	264
Landscape	0.20	1.2	0.240	0
Misc.	0.35	1.2	0.420	0
Total				264

Storm Event:	1 in	100	*ARI*
Time Conc:		5	*mins*
Intensity:		175	*mm/hr*

Undetained Flow: 12.83 *L/s*

SUMMARY

Pre Development Flow: 46.11 *L/s*

Storage Outflow: 30.00 *L/s*
Undetained Flow: 12.83 *L/s*

Total Outflow: 42.83 *L/s*

Title: Commercial Development
Job #: BC2409013
Page: 4

Designer: JM
Date: 11/12/2025

BENTLEY CONSULTING

ENGINEERING CALCULATION PACKAGE

Pump Failure Wet Well Storage

8.3.6 Combined effective storage

The capacity of the pumped system shall be achieved by a combination of pump capacity and wet well storage between the high and low working levels of the wet well. The combined effective storage comprising the volume able to be pumped in 30 min plus the wet well storage shall be not less than the volume of the run-off from the storm of ARI = 10 years and duration of 120 min. The maximum pump capacity shall be as detailed in Clause 8.4(a). The minimum wet well storage between the high and low working levels, expressed in cubic metres, shall be 1% of the catchment area in m^2; in any case it shall be not less than 3 m^3.

Pump Catchment

Catchment Type	C_{10}	F_y	C_y	Area (m^2)
Roof	1.00	1	1.000	2202
Pavement	0.90	1	0.900	2747
Landscape	0.20	1	0.200	233
Misc.	0.35	1	0.350	0
Total				5182

Storm Event:	1 in	10	*ARI*
Time Conc:		120	*mins*
Intensity:		15.8	*mm/hr*

Flow Into Pump Sump: 20.72 *L/s*

COMBINED EFFECTIVE STORAGE (CLAUSE 8.6.3 AS3500.3)

Pump Rate	30.0	*L/s*
Pumping Time	30	*min*
Pumped Volume	54.0	*kL*
Wet Well Storage	119.136	*kL*
10YR ARI 120 min Storm	149.2	*kL*
Combined Effective Storage	173.1	*kL*
Check:	OK	

Title: Commercial Development
Job #: BC2409013
Page: 5

Designer: JM
Date: 11/12/2025

BENTLEY CONSULTING

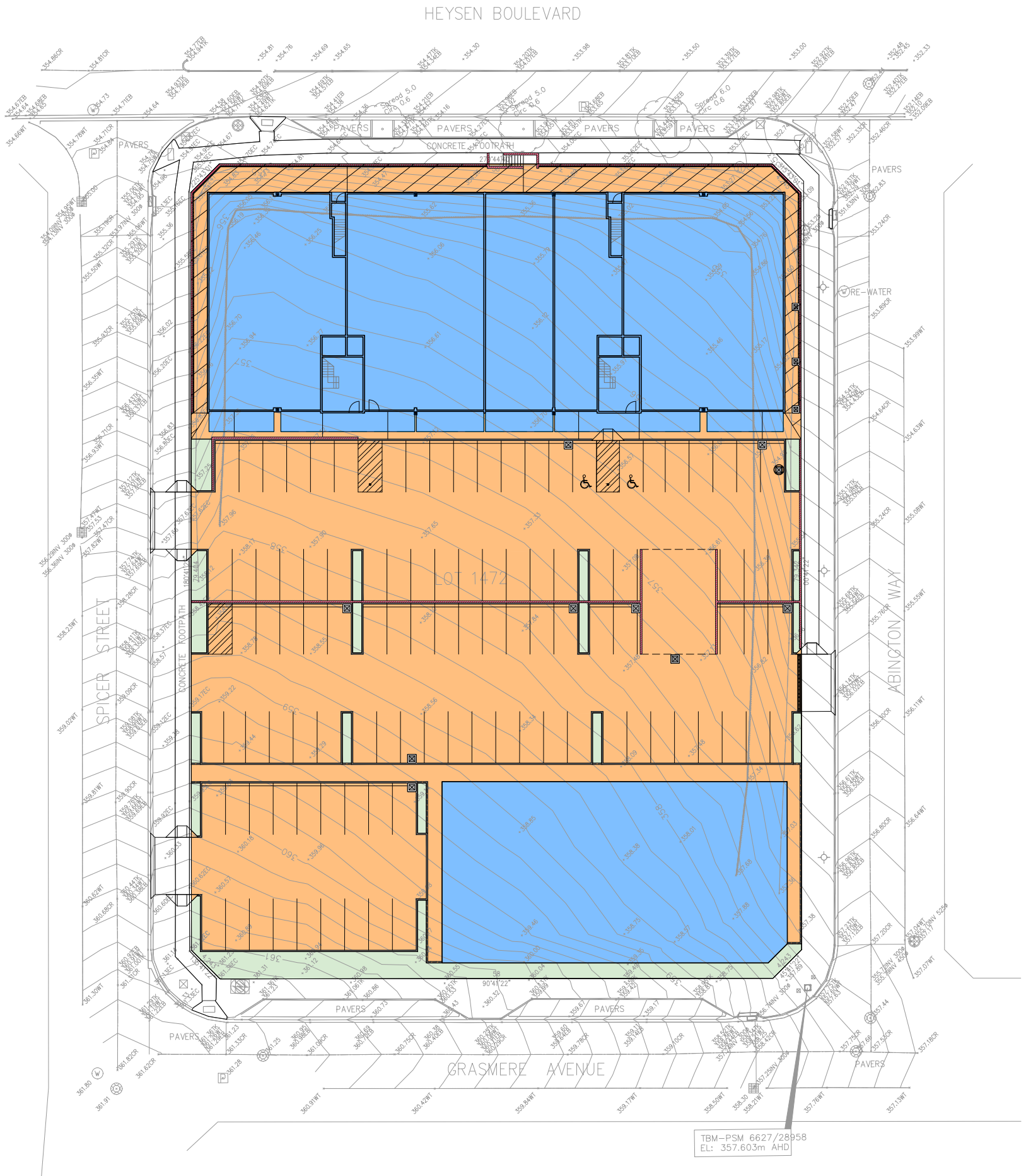
ENGINEERING CALCULATION PACKAGE

Intensity Frequency Duration (IFD) Table (mm/hr) - Bureau of Meterology

	Exceedances per Year (EY)								
	4	1	0.69	0.22	0.2	0.11	0.05	0.02	0.01
	Average Return Interval (ARI)								
	0.25	1	1.44	4.48	5	10	20	50	100
	Annual Exceedance Probability (AEP)								
Duration	**98%**	**63%**	**50%#**	**20%***	**18%**	**10%**	**5%**	**2%**	**1%**
1 min	41.5	77.4	88.4	126.0	129.0	155.0	186.0	231.0	269.0
2 min	36.6	68.3	77.6	110.0	112.2	135.0	162.0	203.0	237.0
3 min	32.6	60.7	69.1	98.1	100.2	120.0	145.0	180.0	211.0
4 min	29.4	54.9	62.5	89.0	90.8	109.0	131.0	163.0	191.0
5 min	26.9	50.3	57.3	81.7	83.4	100.0	120.0	150.0	175.0
10 min	19.7	36.4	41.7	59.6	60.6	73.3	87.8	109.0	127.0
15 min	16.1	29.4	33.6	48.1	49.2	59.1	70.8	88.0	102.0
20 min	13.8	24.9	28.5	40.8	41.7	50.1	60.1	74.7	87.0
25 min	12.2	21.9	25.0	35.7	36.5	43.9	52.6	65.4	76.3
30 min	11.0	19.6	22.4	31.9	32.6	39.2	47.1	58.5	68.3
45 min	8.7	15.2	17.4	24.7	25.2	30.3	36.4	45.3	52.8
1 hour	7.3	12.7	14.4	20.5	20.9	25.1	30.1	37.5	43.7
1.5 hour	5.7	9.8	11.1	15.7	16.0	19.2	22.9	28.5	33.2
2 hour	4.7	8.1	9.2	12.9	13.2	15.8	18.8	23.4	27.2
3 hour	3.7	6.2	7.0	9.8	10.0	11.9	14.2	17.6	20.4
4.5 hour	2.8	4.7	5.3	7.4	7.6	9.0	10.7	13.2	15.2
6 hour	2.3	3.9	4.4	6.1	6.2	7.4	8.7	10.7	12.3
9 hour	1.8	3.0	3.3	4.6	4.7	5.5	6.5	7.9	9.1
12 hour	1.4	2.4	2.7	3.8	3.8	4.5	5.3	6.4	7.3
18 hour	1.1	1.8	2.1	2.8	2.9	3.4	3.9	4.7	5.3
24 hour	0.9	1.5	1.7	2.3	2.3	2.7	3.2	3.8	4.3
30 hour	0.8	1.3	1.4	1.9	2.0	2.3	2.7	3.2	3.6
36 hour	0.7	1.1	1.3	1.7	1.7	2.0	2.3	2.7	3.1
48 hour	0.5	0.9	1.0	1.4	1.4	1.6	1.8	2.2	2.4
72 hour	0.4	0.7	0.8	1.0	1.0	1.2	1.3	1.5	1.7
96 hour	0.3	0.5	0.6	0.8	0.8	0.9	1.0	1.2	1.3
120 hour	0.3	0.5	0.5	0.7	0.7	0.8	0.8	1.0	1.1
144 hour	0.2	0.4	0.4	0.6	0.6	0.6	0.7	0.8	0.9
168 hour	0.2	0.4	0.4	0.5	0.5	0.6	0.6	0.7	0.8

LEGEND

SYMBOL	DENOTES
	ROOF C10 = 1.0
	PAVEMENT C10 = 0.9
	LANDSCAPING C10 = 0.2
	UNDETAINED AREA



RGB
THIS DRAWING INCLUDES COLOURED INFORMATION

SCALE BAR 1:250 (A1) - SCALE BAR 1:500 (A3)
0 5 10 15 20 25m

ISSUE FOR PLANNING

REV	DATE	ISSUE	ENG	DRAFT
A	11.12.25	ISSUED FOR PLANNING	JM	JM

BENTLEY CONSULTING
36 Leader Street, Wayville SA 5034
Email: admin@bentleyconsulting.net.au
Phone: 08 7081 4120

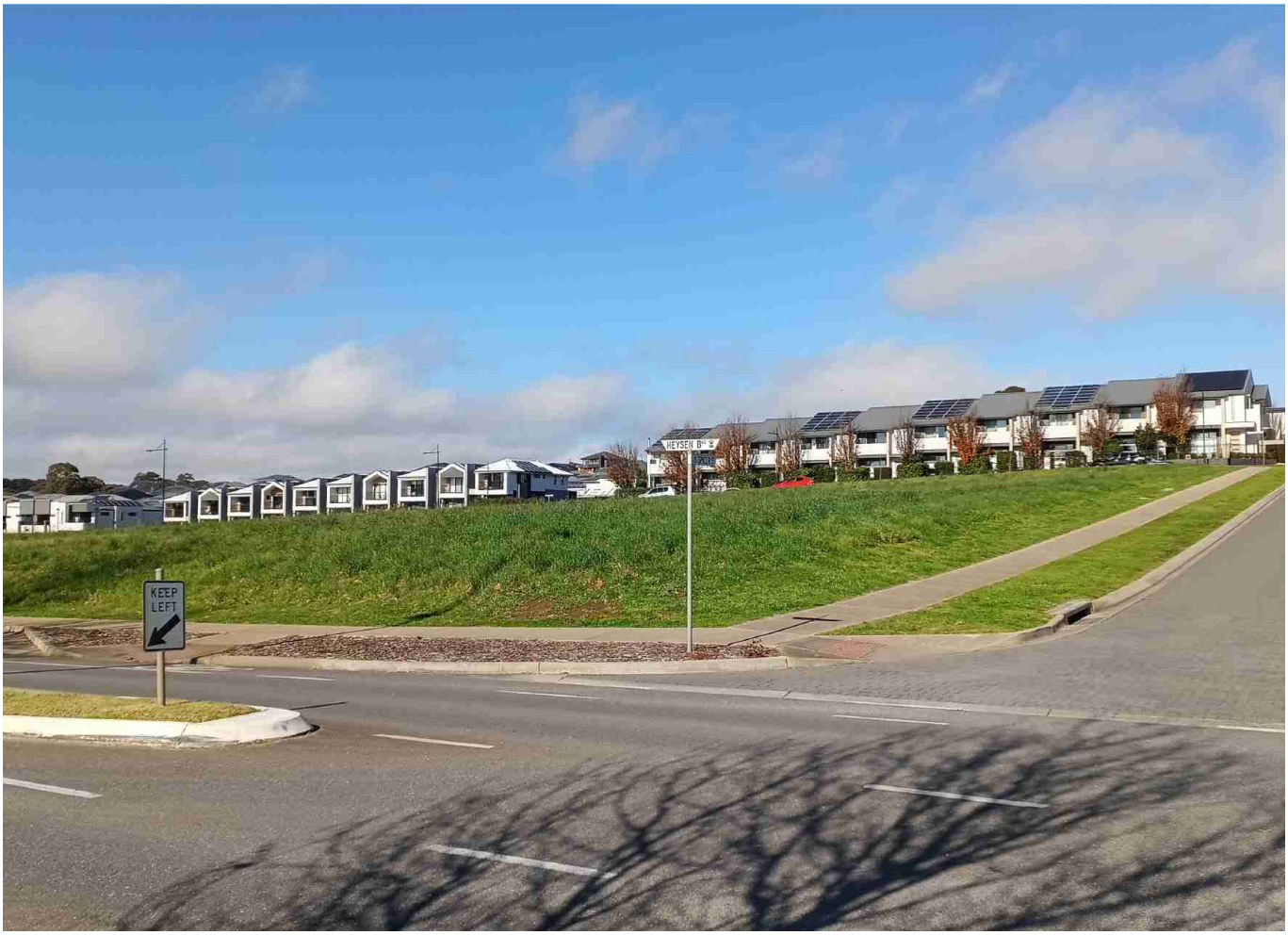
COMMERCIAL DEVELOPMENT
480 HEYSEN BOULEVARD, MOUNT BARKER SA 5251

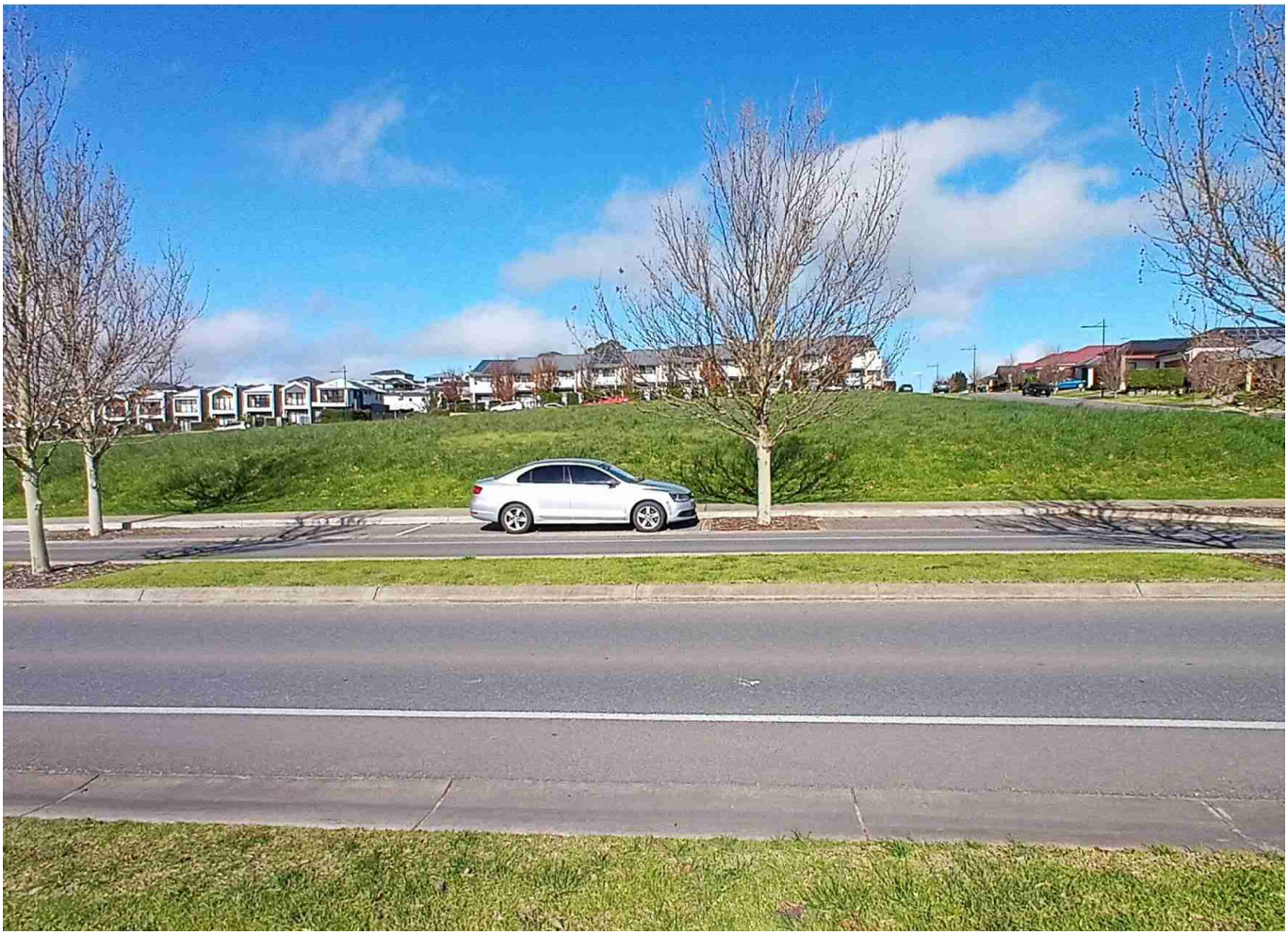
CATCHMENT PLAN - POST-DEVELOPMENT

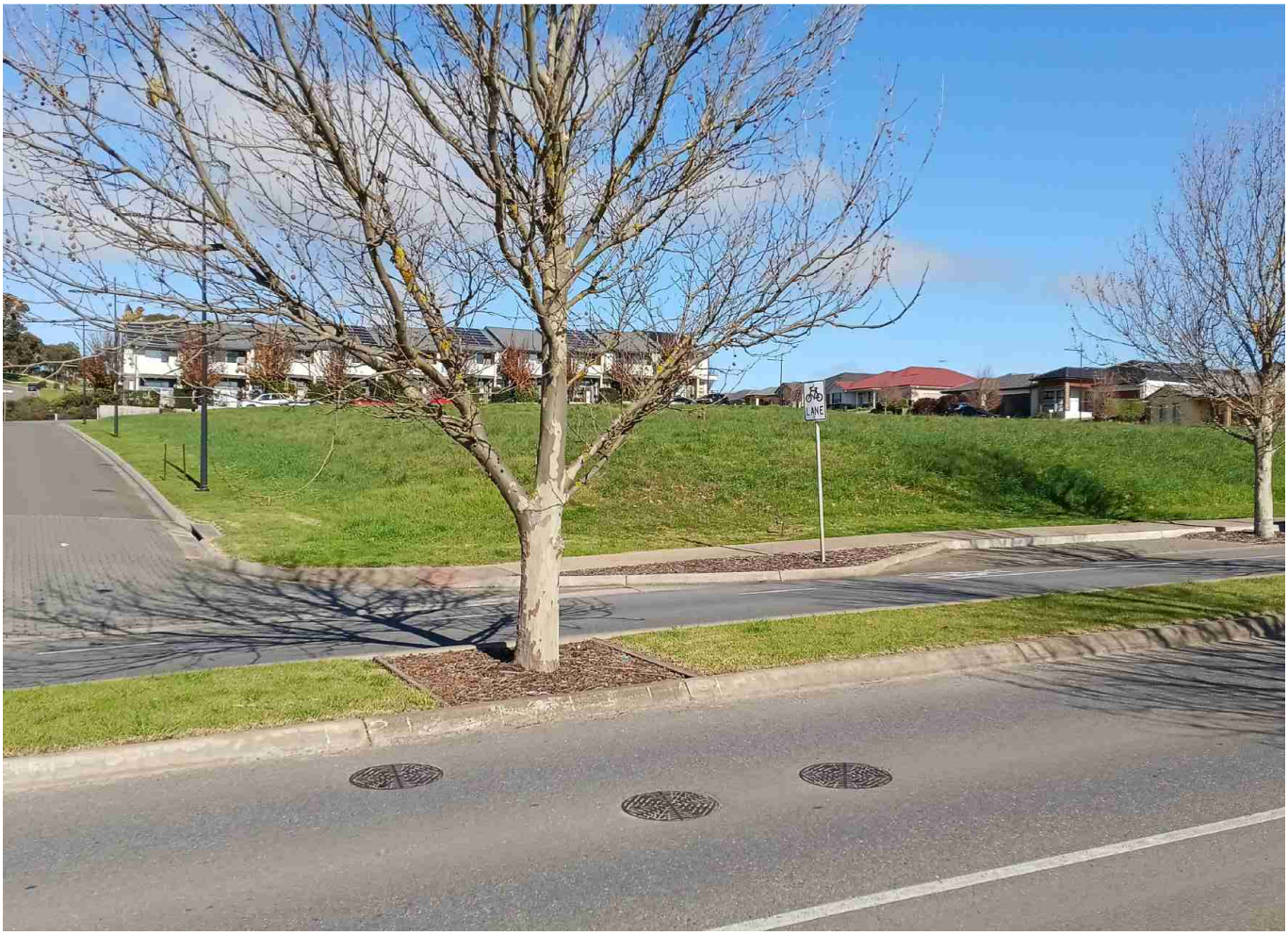
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A1	BC2409013-DR-CV-1000		A

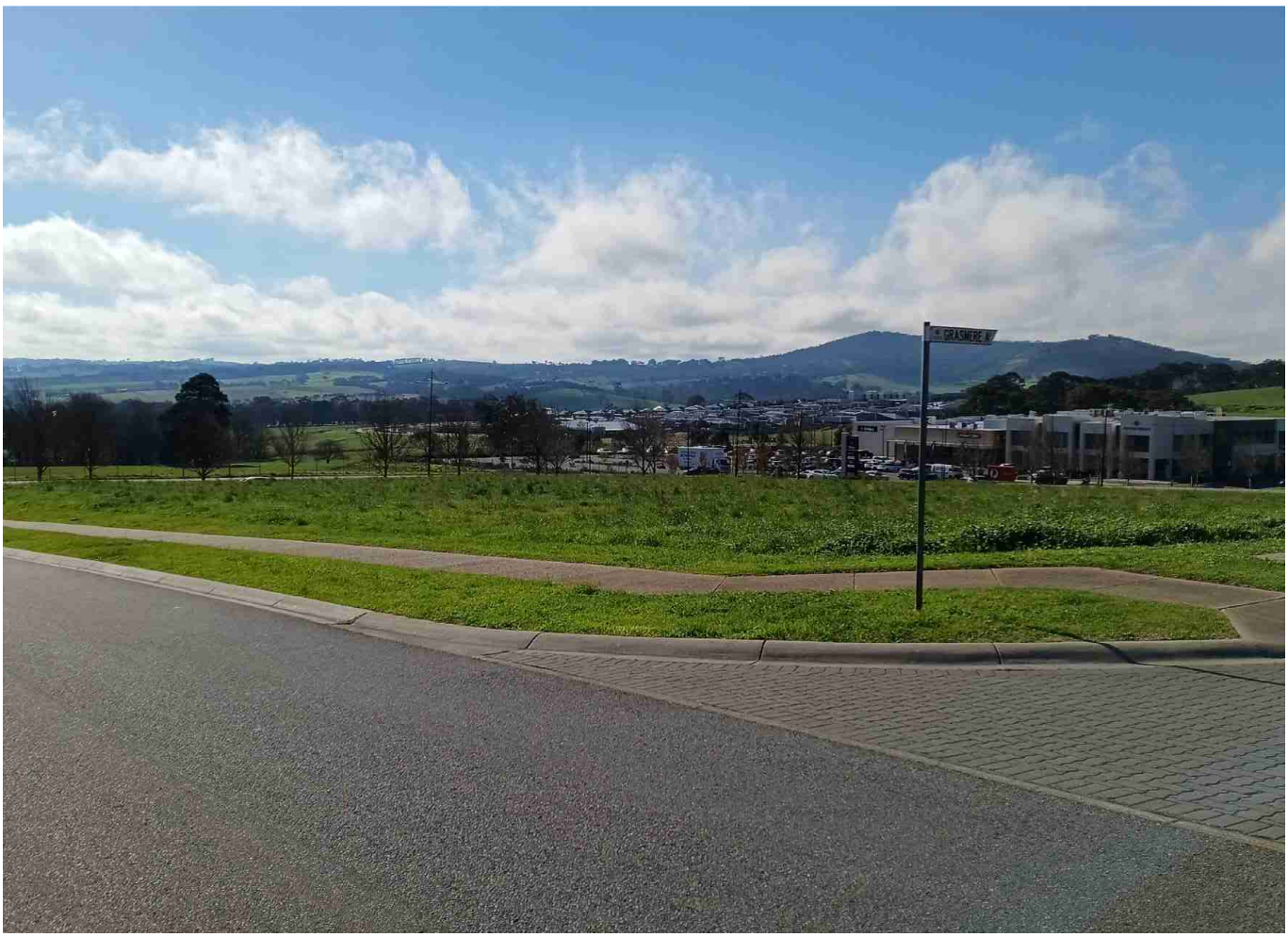





KEEP
LEFT




LANE


GRASMERE

Details of Representations

Application Summary

Application ID	26000491
Proposal	Mixed use commercial building comprising consulting rooms, offices and retail tenancies, associated car parking, landscaping and retaining walls.
Location	480 HEYSEN BVD MOUNT BARKER SA 5251

Representations

Representor 1 - Charlotte Hosking

Name	Charlotte Hosking
Address	7 Wilton Court MOUNT BARKER SA, 5251 Australia
Submission Date	14/03/2026 07:37 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
The carpark needs to be redesigned. Its current layout is going to create dead ends and frustration among the users. Frustration will lead to road rage, increased speeds, illegal parking everywhere and the neighbouring properties don’t need to deal with that when it can be avoided. It also needs to ensure that parking won’t be allowed on eastern side of Spicer St next to this centre, so that the flow of traffic can continue uninterrupted as is in 2 directions at all times.

Attached Documents

Representor 2 - Sarah Bodle

Name	Sarah Bodle
Address	30 Craven Drive MOUNT BARKER SA, 5251 Australia
Submission Date	14/03/2026 07:56 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 am not opposed to retail, and further development in this space, however I am against the primary tenant being Summit Health. The doctors employed at SH are sub par, and I am currently in litigation due to medical negligence. You should allow another - and different - medical business to operate in this area. There is already multiple Better Meds, Terry Whites and now Summit Health. The residents of Mount Barker deserve choice and variation rather than cut and copies of the same companies on repeat.

Attached Documents

Representor 3 - Kendell Trainor

Name	Kendell Trainor
Address	3a Wilton court MOUNT BARKER SA, 5251 Australia
Submission Date	14/03/2026 08:25 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
The current area does not have the appropriate road infrastructure to keep up with the demands that a medical centre would place on the road, especially spicer street being a relatively small street already, The houses already placed long that streets view would be severely impacted, this would also impact their noise levels in their homes especially I believe the space behind or surrounding drakes could be a better alternative keeping excessive cars off the small streets. But add to the community's access to public and private health suites.

Attached Documents

Representations

Representor 4 - Fiona Anderson

Name	Fiona Anderson
Address	Po box 389 MOUNT BARKER SA, 5251 Australia
Submission Date	14/03/2026 10:11 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns

Reasons
Retail is not required as there is already a pharmacy close by. It would be nice if the architects could come up with some other design other than a concrete and metal box. This is predominantly a residential area, let's have a bit more class.

Attached Documents

Representations

Representor 5 - Joanne Ward

Name	Joanne Ward
Address	PO Box 938 NAIRNE SA, 5252 Australia
Submission Date	16/03/2026 07:50 AM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	No
My position is	I support the development with some concerns
Reasons Fantastic idea but heyson blvd needs to be completed or pressure on roads will be too extreme	

Attached Documents

Representor 6 - Andrew Kohler

Name	Andrew Kohler
Address	12 Grasmere avenue MOUNT BARKER SA, 5251 Australia
Submission Date	19/03/2026 03:45 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

L To Whom It May Concern, Re: Development Application 26000491 – 480 Heysen Boulevard I am writing to formally lodge my concerns regarding the proposed development at 480 Heyson Boulevard (Application ID: 26000491). As a nearby resident, I have significant concerns about the scale and impact of this development, particularly in relation to the proposed building height. The height appears excessive for the surrounding area and is likely to have a substantial impact on neighbouring properties, including my own. Specifically, I am concerned that the development will obstruct existing views and negatively affect the amenity and enjoyment of my home. In addition to the loss of amenity, I am also concerned about the potential devaluation of my property as a direct result of this development. The obstruction of views and the visual dominance of an over-height structure are factors that can materially impact property values in established residential areas. Furthermore, I note that this application does not appear to include any detail regarding Stage 2 of the development. I understand that the remaining portion of the site, particularly the section adjoining Grasmere Avenue, is not addressed in the current proposal. I request that Council provide clarity on any future development plans for this portion of the land. It is important that residents are given full transparency on the complete scope of development, rather than assessing proposals in isolation. Given these concerns, I respectfully request that Council: • Carefully review the proposed building height and its compatibility with the existing streetscape • Consider the impact on neighbouring properties, including loss of views and residential amenity • Take into account the potential effect on surrounding property values • Provide clear information regarding any future stages of development, particularly relating to the portion of land fronting Grasmere Avenue I ask that my concerns be taken into serious consideration during the assessment process, and that any approval be subject to appropriate modifications to minimise adverse impacts on existing residents. Thank you for your time and consideration.

Attached Documents

Ref: 26ADL-0442

URPS
Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER | BNE

17 April 2026

Derek Henderson
Mount Barker District Council
6 Dutton Road
Mount Barker SA 5251

Submitted via PlanSA portal

Dear Derek

Response to Representations – Application ID 26000491 – 480 Heysen Boulevard, Mount Barker

Introduction

I write in response to the representations received for Application ID 26000491.

The application is for a mixed-use commercial building comprising consulting rooms, offices and retail tenancies, associated car parking, landscaping and retaining walls at 480 Heysen Boulevard, Mount Barker.

Summary of Representations

Six representations were received during public notification. These are summarised in the table below:

No.	Representor	Representor's Address	Position	Wishes to be heard
1	Charlotte Hosking	7 Wilton Court MOUNT BARKER	Supports with some concerns	No
2	Sarah Bodle	30 Craven Drive MOUNT BARKER	Opposes	No

No.	Representor	Representor's Address	Position	Wishes to be heard
3	Kendell Trainor	3a Wilton Court MOUNT BARKER	Supports with some concerns	No
4	Fiona Anderson	Po Box 389 MOUNT BARKER	Supports with some concerns	No
5	Joanne Ward	PO Box 938 NAIRNE	Supports with some concerns	No
6	Andrew Kohler	12 Grasmere Avenue MOUNT BARKER	Supports with some concerns	Yes

This letter provides a response to the items raised in the representations which primarily include:

- Land use.
- Built form and character.
- Building height.
- Noise.
- Car parking and traffic.

Several non-planning related concerns were also raised. These include:

- Property value.
- User of one of the tenancies.
- Restriction of views.
- Future development on the remainder of the site.

No response to these concerns is provided as they have no bearing on the planning assessment under the Planning, Development and Infrastructure Act 2016.

Response to Representors

Land Use

Representors cited land use in their representations.

The site is in the Emerging Activity Centre Subzone (the Subzone) and Master Planned Neighbourhood Zone (the Zone). Both the Subzone and Zone provide the following provisions relevant to land use:

Emerging Activity Centre Subzone:

PO 1.1 ***Activity centres within master-planned communities include a range of land uses to provide services at the local and neighbourhood level.***

DPF 1.1 ***Development comprises one or more of the following where located in an Activity Centre:***

...

And in any other case, one or more of the following land uses:

- ***(a) Ancillary accommodation***
- ***(b) Child care facility***
- ***(c) Community facility***
- ***(d) Consulting room***
- ***(e) Display home***
- ***(f) Dwelling***
- ***(g) Educational facility***
- ***(h) Indoor recreation facility***
- ***(i) Office***
- ***(j) Recreation area***
- ***(k) Residential flat building***
- ***(l) Retirement facility***
- ***(m) Shop***
- ***(n) Supported accommodation. (underline added)***

Master Planned Neighbourhood Zone:

PO 1.1 ***Diverse housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live.***

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

- ***(a) Ancillary accommodation***
- ***(b) Child care facility***
- ***(c) Co-living***
- ***(d) Community facility***

(e) Consulting room
(f) Display home
(g) Dwelling
(h) Educational facility
(i) Indoor recreation facility
(j) Office
(k) Recreation area
(l) Residential flat building
(m) Retirement facility
(n) Shop
(o) Supported accommodation. (underline added)

Concept Plan 3 Mount Barker and Littlehampton does not place the site within an activity centre. Therefore, the second part of DPF 1.1 of the Subzone applies.

The proposal includes consulting room, office and shop land uses. All these land uses are specifically envisaged in the Subzone and Zone. They will provide complementary services that supports the growth of the community in accordance with PO 1.1 of bother the Subzone and Zone.

From a land use perspective, the proposal is entirely appropriate.

Built Form and Character

Representors cited built form and character, specifically design and visual impacts, in their representations.

The Zone provides the following provisions relevant to built form and character:

PO 1.4 Commercial activities outside activity centres improve community access to services are of a scale and type to maintain residential amenity.

As expressed above, the site is not located in an activity centre. Therefore, the applicable provisions of the Subzone relevant to built form are:

PO 2.2 Buildings mitigate visual impacts of building massing on residential development within a neighbourhood-type zone

PO 2.3 Buildings mitigate overshadowing of residential development within a neighbourhood-type zone. (underline added)

The proposal comprises a two-storey building sited at the front of the allotment, with car parking located to the rear. This siting maximises separation from adjoining residential properties and represents the most appropriate built form response in the context. The location of the building on the site ensures there will be no adverse overshadowing of neighbouring residential properties satisfying PO 2.3 of the Subzone.

The land falls toward the primary street frontage, and the design responds directly to this topography. The building steps down the site from the rear car park toward the street, integrating with the natural slope. This approach reduces the perceived building height when viewed from properties to the rear and satisfies PO 2.2 Subzone.

The development adopts a modern and contemporary architectural expression suitable for a mixed-use, health-focused facility. The design achieves a balanced scale through considered articulation, façade modulation, and high-quality material selection.



Figure 1: North east view of building showing the modern architectural form

Landscaped setbacks soften the building's presentation and improve its interface with adjoining sites. Clearly defined entry elements reinforce legibility and maintain a human-scale streetscape outcome.

Collectively, these design measures provide an appropriate transition between the commercial development to the north-east and the residential development to the south.

The nature and scale of the building is such to maintain residential amenity satisfying PO 1.4. This design approach also ensure compliance with the relevant provisions of the Design in Urban Areas section of the Code.

Building Height

Representors cited building height in their representations.

The Zone provides the following provisions regarding building height:

PO 5.1 ***Buildings establish a low-medium rise residential character with development above 3 building levels located close to activity centres, open space and/or public transport.***

DPF 5.1 ***Buildings (excluding garages, carports and outbuildings) do not exceed the maximum building height nominated on a Building Envelope Plan, or where none exists:***

(a) a maximum building height of 3 building levels or 12m

and

(b) a maximum wall height of 10m (except where a gable end).

The Code defines low rise as:

> ***In relation to development, means up to and including 2 building levels.***

The proposal is for a 2 level, 11.5m high building. This is low rise and satisfies the above provisions.

Importantly the proposal has a compliant scale and does not unreasonably impose upon neighbouring amenity by way of privacy, overshadowing or visual impact.

Noise

Representors cited noise in their representations.

The Interface between Land Uses section of the Code provides the relevant provisions for noise:

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.

DPF 2.1 ***Development operating within the following hours:***

Class of Development	*Hours of operation*
Consulting room	***7am to 9pm, Monday to Friday*** ***8am to 5pm, Saturday***
Office	***7am to 9pm, Monday to Friday*** ***8am to 5pm, Saturday***
Shop, other than any one or combination of the following: ***(a) restaurant*** ***(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone***	***7am to 9pm, Monday to Friday*** ***8am to 5pm, Saturday and Sunday***

PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).

The proposed hours of operation are:

- Monday 7am–9pm
- Tuesday 7am–9pm
- Wednesday 7am–9pm
- Thursday 7am–9pm
- Friday 7am–9pm
- Saturday 8am–5pm
- Sunday 8am–5pm – Retail only.

These hours are consistent with DPF 2.1 and considered 'daytime' regarding the noise policy.

Shops, consulting rooms and offices are generally low impact types of uses. Hence why they are often included as envisaged land uses in residential areas. There is no late night or early morning activity. Weekend activity is also limited in extent. The uses generate internalised activity rather than amplified or mechanical noise. Traffic impacts remain modest because trip generation spreads across the day and avoids freight movements.

Collectively these factors ensure no adverse noise impacts will result. The proposal will not unreasonably impact the amenity of the adjacent sensitive receivers in accordance with PO 4.1.

Car Parking and Traffic

Representors cited car parking and traffic in their representations.

To address this, CIRQA has been engaged to provide a response to these matters.

In summary:

- The car park is designed to respond to the site's topography and minimises the number of crossovers.
- Turning bays are provided, as required by the relevant Australian Standards.
- The car parking design proposed is similar to other commercial off-street parking areas that operate without issue.

- The planning and design of the roads bounding the site have regard to potential non-residential uses of the site.
- The proposal is forecast to generate approximately 80am and 90pm peak hour trips. The adjacent intersections include roundabouts or sheltered turn lanes, which safely manage traffic movements.

CIRQA's full response is attached.

Conclusion

Thank you for the opportunity to address the concerns of the representors.

The concerns from the representors have been adequately addressed. The application satisfies the provisions of the Planning & Design Code and warrants Planning Consent.

I will attend the Council Assessment Panel meeting to respond to the representors requesting to be heard and answer any questions of CAP members.

I can be contacted on 8333 7999 if you have any questions.

Yours sincerely



Sean Elliott
Senior Consultant

Cirqa Traffic responses - 16 April 2026

Chris Bentick | Senior Transport Planner

CIRQA

Planning and Design of Networks to Move People

T: (08) 7078 1801 | M: 0407 458 670 | E: chris@cirqa.com.au | Tenancy 3, Level 1, 27 Halifax Street, Adelaide SA 5000 | PO Box 144, Glenside SA 5065 | ABN: 17 606 952 309

Representor 1

"The carpark needs to be redesigned. Its current layout is going to create dead ends and frustration among the users. Frustration will lead to road rage, increased speeds, illegal parking everywhere and the neighbouring properties don't need to deal with that when it can be avoided. It also needs to ensure that parking won't be allowed on eastern side of Spicer St next to this centre, so that the flow of traffic can continue uninterrupted as is in 2 directions at all times."

The proposed parking area design responds to site topography (incorporating an internal ramp between the two parking aisles on the different levels) and aims to minimise the size and number of driveway crossovers on the adjoining local roads. The design results in a short discontinuous northern parking aisle (of a length less equivalent to the width of 3 parking spaces), which should allow users to determine whether vacant spaces are available within the discontinuous section at a glance (hence will not require a turning bay). The southern parking aisle is discontinuous and is longer, hence will require a turning bay, as required by the Standards.

The northern parking module is likely to accommodate the bulk of on-site parking demand associated with the development due to its proximity to the proposed building. When it fills, users will likely seek to park in the southern parking module, which can be accessed via a link internal to the site.

The Representor expresses the opinion that the design will lead to user frustration, road rage and increased traffic speeds. This is a personal view about how the parking area will operate. Multiple-aisle parking area arrangements are not uncommon for commercial off-street parking areas and generally operate without issue.

Approximately 6 kerbside parking spaces are available on the western side of Spicer Street, between Heysen Boulevard and Grassmere Avenue (due to residential driveway locations and parking restrictions adjacent intersections). Approximately 10 kerbside parking spaces are available on the eastern side of Spicer Street, between Heysen Boulevard and Grassmere Avenue. A number of options would be available to maintain uninterrupted two-way traffic flow on Spicer Street (i.e. timed parking restrictions or restrictions only on sections of road that carry the highest traffic volumes). The assessment of the requirement for kerbside parking restrictions (and the selection of the most appropriate intervention, if deemed required) would typically be managed through operational review.

Representor 3

“The current area does not have the appropriate road infrastructure to keep up with the demands that a medical centre would place on the road, especially spicer street being a relatively small street already, The houses already placed long that streets view would be severely impacted, this would also impact their noise levels in their homes especially I believe the space behind or surrounding drakes could be a better alternative keeping excessive cars off the small streets. But add to the community’s access to public and private health suites.”

The proposed site use is regarded as consistent with uses envisaged for the Master Planned Neighbourhood Zone. The planning and design of the roads bounding the site would have had regard to potential non-residential uses of the site.

Representor 5

“Fantastic idea but Heysen Blvd needs to be completed or pressure on roads will be too extreme.”

The proposal is forecast to generate in the order of 80 am and 90 pm peak hour trips, which distribute via the roads and intersections on the adjacent road network. The adjacent intersections include roundabouts or sheltered turn lanes, which assist in safely managing traffic movements. Further to this, it is understood that the Mount Barker District Council is planning to upgrade road infrastructure along Paech Road, Sims Road and Hartmann Road to accommodate growth in the eastern section of Mount Barker. These works are expected to relieve some of the traffic pressure until a continuous Heysen Boulevard connection is established (as planned).

Representor 6

Does not raise specific concerns relevant to traffic and parking

MOUNT BARKER DISTRICT COUNCIL

Memo

TO: Derek Henderson

FROM: Mitchell Tamblyn

SUBJECT: DA 26000491 – Medical Centre, 480 Heysen Boulevard, Mount Barker

DATE: 3/7/2026

Derek,

In reference to the above development application, I have reviewed the following information provided:

- Bentley Consulting Commercial Development – Civil Drawings, 480 Heysen Boulevard, Mount Barker SA 5251, Revision D, dated 5/6/2026.
- Bentley Consulting Commercial Development – Stormwater Detention Calculations, 480 Heysen Boulevard, Mount Barker SA 5251, Job No: BC2409013, Revision A.

Comments regarding this development are as follows:

Access and Carparking

Access to the development will be provided via both Spicer Street and Abington Way. The width of these accesses has been shown to be in accordance with AS2890.1. The aisle width also complies with the standard. DDA parking spaces are provided in accordance with AS2890.6.

Council is supportive of the indented parking being delivered within Spicer Street as a part of the development as this will improve both movements in and out of the development as well as flow of traffic.

Some grades within the carpark do not comply with clause 2.4.6.1(b) of AS2890.1, however this can be resolved with a reserved matter.

Tactiles are to be provided on all pram ramps in accordance with AS1428.4.1, which can also be resolved with a reserved matter.

Stormwater Management

A detention system has been provided to reduce post-development flows back to the pre-development flow rate from the site with a below ground detention system, before sending flows to Council's existing pit and pipe network within Abington Way.

It is noted that Revision A of the Stormwater Detention Calculations report does not exactly reflect the final stormwater design proposed on the Civil Plans, however this has been resolved offline with updated modelling provided to reflect what is proposed on the current revision of the Civil Plans.

Water Sensitive Urban Design has been incorporated into the proposed development to treat stormwater before it leaves the site with flows being sent an Atlan Ecoceptor Class 3 GPT 1500 Series and then four Atlan Filters prior to leaving the subject site. The gross pollutant trap specified is also capable of capturing and storing hydrocarbons as requested by Council.

Summary and Recommendation
After assessment of the proposed development it is anticipated that the development would operate satisfactory and safely from an Engineering perspective, subject to the relevant conditions applied.

Recommended Reserved Matters

1. Gradients within the parking modules exceed clause 2.4.6.1(b) of AS2890.1. Civil Plans are to amended accordingly.
2. Tactiles to be provided on pram ramps, in accordance with AS1428.4.1.

Yours sincerely



Mitchell Tamblyn
Senior Development Engineer

5.2.2 25033798 – Craven Group

Application ID	25033798
Applicant	Craven Group
Subject Land	Lot 2 Jeffrey Street, Nairne
Nature of Development	Demolition of a Local Heritage Place (Barn-house, ID 18675)
Lodgement Date	7 November 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Housing Diversity Neighbourhood Zone
Sub Zone	N/A
Planning and Design Code Version Number	2025.20 – 23/10/2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	Three
Persons to be heard	One
Referrals - Statutory	Nil
Referrals – Non-Statutory	Heritage Consultant and Building Team
Responsible Officer	Derek Henderson – Principal Planner (Major Land Divisions)
Recommendation	Refuse issuing of Planning Consent

ATTACHMENT 1: Applicant Documentation for Review
ATTACHMENT 2: Council Assessment Panel Report, Appendix and Attachments 20 May 2026

1. BACKGROUND

The subject application was previously considered by the Council Assessment Panel (Panel) at its meeting held on 20 May 2026. Refer to **ATTACHMENT 2** for a copy of the Council Assessment Panel Report (CAP Report) with Appendix and Attachments that were previously considered by the Panel.

Upon consideration of the application, the Panel as the Relevant Authority, resolved to defer the application to allow further consideration of the additional information received from the applicant prior to the meeting date (refer to **ATTACHMENT 1**). One of these documents, being the correspondence of Tom Game of McDonald Game Lawyers dated 19 May 2026, was accepted by the Panel for consideration in the meeting.

2. ADDITIONAL INFORMATION

The following additional documentation has been provided for consideration.

- Correspondence of Tom Game of McDonald Game Lawyers dated 19 May 2026 titled *Proposed demolition of Local Heritage Place – DA 25033798 – Lot 2 Jeffrey St, Nairne* providing supporting arguments as to relevant matters for consideration in the performance assessment, and
- An ERD Court Judgment titled *Oren Klemich v City of Norwood, Payneham & St Peters ERDC No.1250 of 2001 [2002] SAERDC 10*

The second item was not presented at the meeting but was forwarded by Tom Game as being a relevant Court judgment in support of the proposal.

Further to the above, Tom Game, on behalf of the applicant, has presented another structural assessment in support of the proposal in addition to a supporting letter as detailed below.

- Report of TMK Consulting Engineers dated 26 June 2026 titled *Structural Performance of Existing Heritage Building Lot 2 Jeffrey Street Nairne*, and
- Correspondence of Tom Game of McDonald Game Lawyers dated 29 June 2026 titled *Further Engineering Report and Submissions – demolition of Local Heritage Place -DA 25033798 - Lot 2 Jeffrey St, Nairne* providing additional supporting arguments as to relevant matters for consideration in the assessment.

In the context of discussions in the previous CAP meeting, the latest documentation is considered appropriate for inclusion to provide further clarity on the structural and Code matters for a determination by the CAP.

3. PLANNER COMMENTS ON ADDITIONAL DOCUMENTATION

The following items are highlighted to assist the Panel in their determination, with the ERD Court Judgment to be discussed first.

Comments on ERD Court Judgment [2002] SAERDC 10, in the context of the subject proposal

- The determination was for a decision made against provisions of the revoked Development Plan and *Development Act* and *Development Regulations* legislation, however includes interpretation of definitions that are still considered relevant for the current provisions.
- The building (a dwelling in this instance) was determined by all parties to be in very poor condition with the majority of elements being unsound and many being unsafe.
- The attributes of the locality was not a fundamental factor in the determination.
- The original fabric of the building (being red-brick) was covered in concrete stucco and the removal might impact on the soundness of the structure, including rising damp up to 1.8 metres. This differs to this application where the original external fabric of the walling is intact and the rising damp is limited to 1.0 metres.
- The test for demolition is based on being "so structurally unsound as to be unsafe and irredeemable"; being the exception to the general approach for retention, restoration and, if necessary, alterations and extensions.
- Most of the building was agreed to be irredeemable as opposed to the GAMA report in this application that identifies means to retain the majority of the existing stone wall structure and lean-tos.
- The Court agreed that an application is to assess demolition only; and requires no consideration or regard to be given to any future replacement development on the site if approval to the demolition is granted. However, indirect impacts cannot be ignored and, whilst of secondary importance, the questions of obsolescence and economics are of some relevance and should not be ignored entirely.
- Only in the "most extreme circumstances" should result in demolition being supported. In this judgment, it was determined that these circumstances were applicable, and hence demolition was supported.

Comments on McDonald Game Lawyers correspondence dated 19 May 2026

- Commentary on the relevance of cost is discussed in the original CAP report. It is relevant to note that the cost estimate of circa $500,000 to remediate the building includes works that would be typically be required for maintenance and for restoration of the lean-to sections that were originally proposed to be demolished in the land use application submitted prior to the fire.
- The adaptive use costing, including potential increased yield opportunities for the associated land division that might facilitate funding for retention and reuse has not been presented in detail for consideration.
- There is no commentary of any insurance claim that would typically cover fire damaged components.
- DASH Architects do not identify that the lean-to sections are essentially unharmed from the fire.

- The heritage listing would indicate that the house/barn would have historically been the primary building on the land at that time. Any later buildings (including a dwelling) does not diminish the heritage importance of this building by being subservient in a subsequent use of the land.

Comments on McDonald Game Lawyers correspondence dated 29 June 2026 and the TMK Structural Performance Report

- A second opinion on the structural condition of the building is provided for the benefit of the Panel.
- Further exploration of the first test for demolition being whether an unacceptable risk to public or private safety was undertaken and concluded that exclusion of access is not a reasonable solution under the Code.
- There is no particular relevance as to whether a building is occupied or not in relation to private risk.
- TMK concluded that the condition of the building is an "immediate structural concern".
- Further commentary on the application of repair and construction provided in addition to irredeemable.
- Concludes that the majority of the external walling, which is considered to be of particular heritage importance, is most likely requiring removal and then be reconstructed.
- TMK have indicated due to the extent of required replacement of lower and upper section of the walling then, for constructability purposes, temporary removal will likely be the only feasible option. Furthermore, only less than 30% of the external facing surfaces could be restored.
- Concluded that the above is a very strong indicator that the building is irredeemably beyond repair and meets the relevant tests in the Code for demolition to be granted.

2. CONCLUSION

It is reasonable to expect that the criteria in the Code that would support the total demolition of a local heritage place, particularly one identified in the original listing as rare, should be compelling. The applicant has presented information where they have concluded that the proposal has achieved this.

The building itself has had no use for at least the last decade, if not longer. A use of the building has not been abandoned in light of private risk of failure but dutifully fenced off until such time as the risk could be made good.

There is no doubt the restorative works, which would also require repair works, would be complex and might not ultimately be achievable, however if this is the case then the proposal could be reviewed at that time.

In light of the above, acknowledging that the information provides more clarity on the tests for demolition, it is considered that the conclusion and recommendation for refusal in the original performance assessment is retained.

3. RECOMMENDATION

It is recommended that the Council Assessment Panel;

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

REFUSE Planning Consent to the application by Craven Group for the Demolition of a Local Heritage Place (Barn-house, ID 18675) at Lot 2 Jeffrey Street, Nairne as detailed in Application ID: 25033798 as the development does not achieve Performance Outcome 6.1 of the Local Heritage Places Overlay.

McDonald Game Lawyers

M|G

29 June 2026

Mr Greg Sproule
Acting Manager, City Development
Mount Barker District Council
6 Dutton Road
MOUNT BARKER SA 5251

By email: sproule@mountbarker.sa.gov.au

Dear Greg,

Further Engineering Report and Submissions - demolition of Local Heritage Place - DA 25033798 - Lot 2 Jeffrey St, Nairne

This firm acts for the Craven Group, the applicant for Development Application No. 25033798 being for demolition of a Local Heritage Place, at Lot 2 Jeffrey Street, Nairne.

The proposed development was considered at a meeting of the Council Assessment Panel on 20 May 2026. The Panel resolved to defer the application to allow further consideration of additional material presented by the applicant, including my letter of 19 May 2026 and email of the same day regarding a relevant ERD Court case.

Since the matter was deferred the applicant has also obtained an engineering report from TMK Engineers so that the Panel has the benefit of a second opinion on the structural condition of the building.

Please find enclosed report from TMK dated 26 June 2026 (**TMK Report**).

In addition the applicant wishes to make further brief submissions in response to the debate by the Panel at its 20 May meeting.

LHPO Performance Outcome 6.1(b)

Performance Outcome 6.1(b) of the Local Heritage Place Overlay relevantly provides that:

> *Local Heritage Places are not demolished, destroyed or removed in total or in part unless:*
>
> *(b) the structural condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.*

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Risk to public or private safety

The first part of the "test" for demolition is whether the condition of the building represents an unacceptable risk to public or private safety.

During the Panel meeting on 20 May 2026 some members appeared to adopt the view that as the building is on private property and is currently excluded from access by temporary builders fencing it does not represent any risk to safety.

With respect, the question of whether a building represents an unacceptable risk must account for use of the building and cannot be addressed by simply preventing people from accessing it.

It is notable that the Code speaks to "public or private safety". If the exclusion of access was an acceptable answer to a safety risk there would arguably never be a circumstance where a building on private land represents an unacceptable risk to private safety because the owner could always exclude people from the property. That cannot be the intended operation of the policy.

Indeed, in the present case our client could remove the temporary builders fence in which case access would no longer be excluded. It would be a bizarre outcome if a property owner were penalised for taking steps manage safety risks until the building is either demolished or made safe.

It is wholly unreasonable to expect that a property owner would be burdened with a heritage place that is not safe to access, let alone put to a meaningful use. Some use of the building must be assumed as part of assessing whether the risk is unacceptable.

The question that should be asked is whether the building represents an unacceptable risk to people inside or outside the building.

The TMK report expresses the view that the condition of the building is an "immediate structural concern" and:

> *It is the considered opinion of this office that the current condition of the building represents an unacceptable safety risk (total structural failure) due to the instability of the masonry walls (loss of restraint & erosion) and the widespread fire damage compromising the (remaining) primary timber members.*
>
> *We note that the global instability of the masonry walls has the potential to result in outward collapse, representing a significant safety risk outside of the building footprint (public safety).*

The building clearly represents an unacceptable risk to safety, whether classed as public or private.

Concept of "repair" distinct from "reconstruction"

During the Panel meeting on 20 May 2026 there was discussion about the extent of materials that would need to be replaced and the ability to effectively rebuild the barn.

There is however an important policy distinction between “repair” and “reconstruction”.

It is readily acknowledged that the building could be demolished and rebuilt with new materials and re-use of the original stone, but that is not the test.

The policy speaks of “irredeemably beyond repair”. The concept of “repair” includes restoration and rehabilitation of existing original building fabric but does not include “reconstruction” or “rectification”.

There is also significance to the term “irredeemable” in terms of the extent of the original structural fabric that can be retained versus that which needs to be replaced with new construction. The TMK Report correctly observes that distinction.

As referenced during the CAP meeting, the term “irredeemable” has been considered by the ERD Court previously, in *Klemich v City of Norwood, Payneham & St Peters*[1].

The case involved an application for demolition of a local heritage place in extremely poor condition, with the majority of the original fabric unable to be retained. The City of Norwood, Payneham & St Peters Development Plan contained a similar “test” for demolition as that found in PO 6.1, being (in part) that “*the place or any designated significant element of the place is so structurally unsound as to be unsafe and irredeemable”.*

That lead the Court to consider the meaning of the term “irredeemable” in a planning context. The Court observed that:

> *Choice of this word is not considered to be ideal for the concept that I understand is sought to be achieved. … Hence,* ***in a planning sense, I find that it is intended to include the restoration, repair and rehabilitation of existing original building fabric of heritage value, but not to include its full replacement with new materials, nor necessarily include the term or works comprising 'rectification'.***[2]

The ERD Court has since endorsed that interpretation of “irredeemable” in the case of *OM Holdings (SA) Pty Ltd v Minister for Climate, Environment and Water*[3], albeit in the context of a State Heritage Place.

In *Klemich* the Court found that as much of the dwelling would need to be rebuilt and replaced with new materials (going beyond restoration, repair or rehabilitation), the heritage place was “irredeemable”.

As is the case with the barn, in *Klemich* it was the external walls that were considered to be of the greatest heritage value. The Court held that the need to replace large parts of the external walls meant the building was “irredeemable”:

---

[1] [2002] SAERDC 10
[2] Ibid at [35]
[3] 2025] SAERDC 14

> *So, with respect to the external walling, considered to be of particular heritage importance, the greater likelihood and opinion of the structural engineers, is that the majority would need to be removed to a height of 1 metre or up to 1.8 metres and on this basis, and having regard to the balance of the building, the whole place is considered to be irredeemable.*[4]

Although the case did not turn on it, the Court also held that the cost of undertaking the works was a relevant consideration despite not being expressly listed in the Principle of Development Control. The Court found that "questions of obsolescence and economics are of some relevance"[5] and economics are "implicit in the concept of redeemability"[6].

It is also notable that in *Klemich* the Court accepted that the building was "unsafe", even though the dwelling was not being lived in, and had not been lived in for 18 months.

Further engineering report – extent of demolition

TMK are recognised for their expertise in structural assessments of historic buildings and their advice is relied upon regularly by councils and the private sector alike. The TMK Report reaches similar conclusions to the Gama report but provides greater detail regarding the areas of the building that will need to be demolished and rebuilt versus those which can be retained and repaired.

While the TMK Report notes that some sections of the northern wall may be of suitable condition to be retained, the report notes that that may not be practically feasible in terms of construction:

> *Removal of sections of the base courses to the external walls will inherently require either extensive, bespoke, temporary propping, or the temporary removal of all the existing masonry structure. We note that for constructability purposes, temporary removal will likely be the only feasible option.*

While the original stone may be able to be re-used, it is clear that the building will in large part require reconstruction. TMK estimates that "only less than 30% of the external facing surfaces could be restored with the original fabric".

This is a very strong indicator that the building is irredeemably beyond repair.

Conclusion

The building clearly represents an unacceptable risk to safety, satisfying the first limb of the test in PO 6.1(b).

It is apparent from the two expert engineering reports that the building is largely (and irredeemably) beyond repair and will need to be substantially if not fully reconstructed.

---

[4] *Klemich* at [37]
[5] Ibid at [42]
[6] Ibid at [43]

The Panel should also have regard to the cost of the works required, as well as the likely cost of converting the building for some form of contemporary use (consistent with the uses anticipated in the Housing Diversity Neighbourhood Zone).

In all of the circumstances the proposed development warrants the grant of planning consent.

Yours faithfully



Tom Game
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cc Mr Derek Henderson, Principal Planner (Major Land Divisions)

TMK Consulting Engineers

Adelaide | Melbourne | Riverland

TMK 2606026_R1A
26 June 2026

STRUCTURAL PERFORMANCE OF EXISTING HERITAGE BUILDING

Lot 2 JEFFREY STREET NAIRNE

Prepared for

CRAVEN ESTATES PTY LTD
C/- URPS

26 June 2026

TMK Ref: 2606026 (A)

CRAVEN ESTATES PTY LTD
C/- URPS

ATTENTION: **GRAEME GIBSON** **Email:** Graeme@cravengroup.com.au
JAKE VACCARELLA jvaccarella@urps.com.au

RE: STRUCTURAL PERFORMANCE OF EXISTING HERITAGE BUILDING
Lot 2 JEFFREY STREET, NAIRNE

TMK Consulting Engineers is pleased to present a PDF copy of our report on the investigation undertaken at the above location.

If you require further information or clarification regarding any aspect of this report, please do not hesitate to contact the undersigned.

For and on behalf of
TMK Consulting Engineers

DANIEL AKERS
Forensic Engineer

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Report Issue	Author(s)	Reviewer	Issue date
2606026 _R1A	**DANIEL AKERS** *BEng (Hons.) (Civil & Arch.)* **Engineer**	**RAIK BOSSE** *BEng (Civ & Struct), CPEng, MIEAust, NER* **Team Manager / Associate Director**	26 June 2026

The work carried out in the preparation of this report has been performed in accordance with the requirements of TMK Consulting Engineer's Quality Management System which is certified by SAI Global to comply with the requirements of ISO 9001.

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1 INTRODUCTION

At your request, TMK Consulting Engineers (TMK) undertook a visual non-destructive inspection at the above property on 04 June 2026. The inspection was undertaken by Engineer Mr. Daniel Akers from this office.

Our brief was to assess the structural integrity of the building with respect to the criteria for demolition outlined by the SA Planning and Design Code.



Figure 1 - Aerial image of the heritage building in question, Lot 2, Jeffrey street Nairne (MetroMap Jan 2026).

1.1 SITE HISTORY

The building was listed as a Local Heritage Place (18675), reportedly built mid-19th-century, with the extent of the listing as *"Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney."*

Historical aerial photographs of the building in question were reviewed back to the approximate time of December 1936.

- Vegetation to the west has been changing throughout the life of the structure.
- There were multiple small buildings on the site which had been removed over time.
- A fire event had occurred in 2025 which had resulted in damage to the building in question.



Photo 1 – Building in 1936



Photo 2 – Building in 2013

1.2 GENERAL CONSTRUCTION

Walls:	Original building - Stone masonry
	Adjoining building(s) – Timber frame with corrugated sheeted cladding
Footings:	Expected to be stone or similar.
Roof:	Timber framed, clad with corrugated sheeting



Photo 3 – Front of the building

1.3 SITE SOIL PROFILE

A. TMK currently hold soil test data obtained from nearby properties which indicated a site soil type of 'P1/P2' i.e. 'Grey sandy surface over yellow and mottled clay with blocky structure on slates, shales and quartzites', with a varying site classification of between 'H1-D' for high levels of expected surface movement, to 'S' for stable soils, typically with shallow soil profiles (i.e. rock at shallow depth).

B. The soil conditions onsite were expected to be similar to the soils found in the surrounding area, these soils are of a highly reactive nature, subject to high degrees of vertical movement upon changing soil moisture conditions, creating stresses within the footing system of any nearby building or structure.

C. However, the depth of the soil profile in the location of the building is unknown to this office. The varying soil depths may result in differing levels of expected soil movement across the building footprint.

D. During the drier periods of the year, the moisture content of these reactive clays decreases, resulting in shrinkage of the soils surrounding the building. Conversely, during the wetter period of the year, the soil moisture content of the soil increases resulting in expansion of the soil.

E. Soil shrinkage effects can be exacerbated through the soil drying effects of trees. As the roots of trees seek out moisture within the soil, particularly within dryer periods of the year, the soil can become even drier, subsequently increasing the extent of soil shrinkage.

F. Poor drainage around the building and poor stormwater management can contribute to moisture ingress into the soils during the wetter months, further increasing the differential soil moisture content between seasons.

G. Older, non-articulated solid masonry structures can be particularly susceptible to the effects of soil movement as the structure has a reduced capacity to 'absorb' movement.

2 OBSERVATIONS

2.1 MASONRY

A. At the time of inspection, varying levels of cracking was observed to locations of the stone masonry walls of the building. Multiple locations were noted with cracking which could be classified up to 'Slight' (Category 2, up to 5mm) in accordance with AS2870-2011 Appendix C Table C1.

B. Numerous locations were observed with varying appearances of masonry deterioration.

i. Some locations were noted with missing (spalled) and chalking mortar & render / plaster, considered to be the result of high temperature fluctuations from the fire event.



Photo 4 – Damage to internal wall face



Photo 5 – External mortar deterioration (fire)

ii. Some locations were noted with missing and powdered sections of mortar, considered to be the result of long-term rising and falling dampness (moisture ingress).



Photo 6 – Mortar deterioration (rising dampness)



Photo 7 – Mortar deterioration (falling dampness)

iii. Multiple locations were noted with powdered sections of stone units, with some locations noted to have eroded / washed out sections of the stone.



Photo 8 – (West) erosion / deterioration to lower course



Photo 9 – (North) erosion / deterioration up to window height

C. Some locations were observed with damage to the stone units, likely related to spalling as a result of the high temperature fluctuations from the fire event.



Photo 10 – Damaged / missing sections of stone

2.2 ROOF

A. The roof to the main building was observed to have completely failed (collapsed) due to widespread fire damage.

B. The roof of the southern and western lean-to was observed with locations of fire damage and deterioration.

C. The roof cladding to the southern and western lean-to were noted with widespread corrosion damage to the steel sheeting, particularly at sheet joins. Some locations were noted with missing sections and locations of fire / heat damages.



Photo 11 – Fire damage to southern lean-to roof (east)



Photo 12 – Collapsed main roof



Photo 13 – Fire damage to southern lean-to roof (west)



Photo 14 – Fire damage to western lean-to roof

2.3 TIMBER

In addition to the noted timber roof damage in 2.2:

A. All timber members to the main section of the building were observed to have widespread charring damage, including to the door and window frames, floor structure and wall frames.

B. Multiple timber members to the southern and western lean-to were observed with moisture related damage (timber rot), typically noted to the lower sections of the timber.

C. Cladding to the side and rear walls were observed with surface corrosion and coating deterioration.



Photo 15 – Fire damage to main area (front)



Photo 16 – Fire damage to main area (rear)



Photo 17 – Disconnected timber post (rot)



Photo 18 – Moisture affected walls

3 DISCUSSION

3.1 STRUCTURAL ASSESSMENT OF OBSERVED DAMAGES

A. Based on observations made at the time of inspection and on the experience of this office, it is the considered opinion of TMK Consulting Engineers that the extent of damage observed on site was of significant structural concern.

B. Timber building elements across the building (particularly to the main area) were considered unsafe and structurally concerning due to the fire event, and in some locations timber rot / moisture damage.

C. Furthermore, the fire damage which had occurred to the roof and floor of the main area has resulted in a significantly reduced level of structural stability to the masonry walls due to a loss of lateral restraint.

D. Additionally, it was evident from the observed damage to the stone (refer 2.1.C) and the mortar (refer 2.1.B.i) that the fire event had structurally compromised the building fabric to the top section (where the heat of the fire event was expected to have been most severe). As such, the top sections of the stonework were considered to have a reduced structural capacity.

E. Notwithstanding the above, it was also evident that the masonry walls were in a structurally concerning state considering the extent of material loss (deterioration / extensive erosion) to the lower courses of the stone.

F. Given the extent of damage observed to the building, it is the considered opinion of this office that the building condition was of an immediate structural concern. The structural integrity of the building has been compromised and was considered unsafe.

3.2 DEFINITIONS

For the purposes of this report, the following definitions of The Burra Charter, 2013 have been adopted when referring to the structural fabric of the building:

A. *Maintenance* means the continuous protective care of a *place*, and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

B. *Preservation* means maintaining a *place* in its existing state and retarding deterioration.

C. *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

D. *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

3.3 CRITERIA FOR DEMOLITION

This report has been prepared to address required supporting documentation as outlined within the Planning and Design Code. Namely to address Performance Outcomes (PO) 6.1 for the demolition of a building which meets the criteria for a Local Heritage Place.

Local Heritage Places are not demolished, destroyed or removed in total or in part unless:

Criteria A – Listing Extents

Criteria (a) is outside our scope.

Criteria B – Structural Integrity

Criteria (b) is defined as *"the structural condition of the Local Heritage Place represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair."*

A. It is the considered opinion of this office that the current condition of the building represents an unacceptable safety risk (total structural failure) due to the instability of the masonry walls (loss of restraint & erosion) and the widespread fire damage compromising the (remaining) primary timber members.

B. We note that the global instability of the masonry walls has the potential to result in outward collapse, representing a significant safety risk outside of the building footprint (public safety).

C. The fire event was considered to be the primary contributing factor to the unsafe condition to the building. Such a fire event could be seen as an unforeseen event.

D. To eliminate the subjectivity of the phrase 'irredeemably beyond repair' and for the purposes of this report, the term 'irredeemably' shall instead be represented in terms of the extent of original structural fabric requiring replacement with new material (i.e. *reconstruction*, sometimes referred to as 'rectification').

E. Structural defects of significance were identified during our investigations which will require the 'removal' of significant building fabric. However, in parts, may not necessarily constitute replacement with new (i.e. temporary removal to facilitate *restoration* by reassembly).

F. This office has provided a high-level conceptual scope of works for the repairs in part 4 of this report with additional comments to address the extent of reconstruction and restoration required to the structural fabric of the building.

4 HERITAGE REPAIR (STRUCTURAL)

Note, the below repairs are provided as high-level / general advice for the heritage repair of the building. A full scope of works including suitable design work (as noted) will be required prior to proceeding with any repair works, if required.

4.1 MASONRY WALLS

As a result of the fire damage, the top 600mm of the masonry (all walls) and the first course of stones around the upper window openings to the northern side should be removed [refer 3.1.D].
As a result of the deterioration / erosion the base courses should be removed (all walls), varying between 400mm (south and west wall) ~ 1200mm (north wall) [refer 3.1.E].

As a guide for the above, the below figure has been provided for the north wall, where the expected required *reconstruction* (i.e. replace the bricks and stone with new) has been marked.

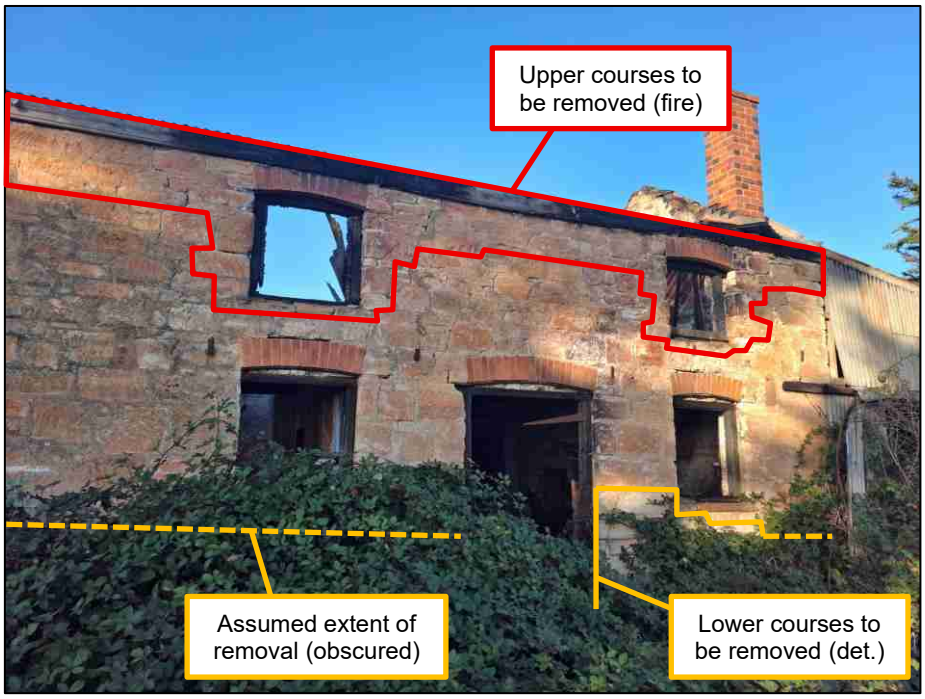


Figure 2 – Markup of sections to be removed.

Removal of sections of the base courses to the external walls will inherently require either extensive, bespoke, temporary propping, or the temporary removal of all the existing masonry structure.
We note that for constructability purposes, temporary removal will likely be the only feasible option.

A. Restoration:

In order to retain the existing building fabric, the walls should be carefully removed as to minimise damage to the brick / stone units which are in good condition (i.e. between the locations to be removed as noted).

The individual brick / stone units could theoretically be labelled as to ensure that the arrangement is re-built the same as the existing. Such a restoration method has been adopted in the past, typically for prominent heritage stone masonry walls.

B. Reconstruction:

The re-building should be constructed with new mortar to closely match the existing (M1 sand-lime mix in accordance with AS3700 Appendix H).

Replacement stone units (refer to the noted extent of replacement) should be locally sourced and / or sourced from stone matched to the existing (sympathetic to the original fabric).

All steel lintels to be replaced with new to suit.

C. Footings

Considering the masonry walls will require rebuilding / reassembling, the footings (which structurally support the walls) will inherently require strengthening or rebuilding to comply with current standards.
The current footings (stone) would be entirely exposed during works to the masonry walls, as such, rebuilding the footings with a new engineered reinforced concrete system will be more economical and feasible than strengthening / underpinning works.

The footings below the walls should be entirely reconstructed with new, suitably designed to support non-articulated masonry and to resist the expected levels of soil movement.

4.2 TIMBER

All timber members will require replacement with new, suitably designed and installed in accordance with current standards.

- Main area

  Roof, floor, walls, window frames & door frames.

  Match existing arrangement, some alterations may be required to conform to current code / standard requirements.

- Southern lean-to

  Roof, walls & door frames.

  Match existing arrangement, some alterations may be required to allow for cladding fixings.

  New footings / perimeter beam will be required.

- Western lean-to

  Roof, walls & door frames.

  Match existing arrangement, some alterations may be required to allow for cladding fixings.

  New footings / perimeter beam will be required.

4.3 CLADDING

All locations with corrosion to steel sheeting will inherently require replacement with new.
Locations exhibiting light / surface corrosion and coating damages will also require replacement with new as maintenance to the coating was not considered feasible without detracting from the heritage surface finish (i.e. the cladding would no longer be galvanised).

As such, all steel cladding will require replacement with new. Cladding to match existing profile and finish (corrugated, galvanised [Z600]). New cladding should be continuous (i.e. no laps permitted) on the roofs of the western and southern lean-to.
All cladding to doors should be replaced with new to match.

5 SUMMARY & CONCLUSION

It is the considered opinion of TMK Consulting Engineers that the repair of the existing building is, in fact, irredeemable on the basis that the repair of the building, to an acceptable structural state (of the extent of the listing), will require significant replacement of structural building fabric with new (i.e. predominantly requiring *reconstruction*, rather than *restoration*).

For the stone masonry walls, it was considered that areas of the extent of the listing would require rebuilding of all the listed walls, where an approximate 70% of original material can be reused in the rebuilding (*restoration*).
All the timber framing and cladding (within the extent of the listing) would require rebuilding of all the listed fabric.
Together, we estimate that only less than 30% of the external facing surfaces could be restored with the original fabric.

We do however note that the interpretation of the terms within the Planning and Design Code may result in varying conclusions made.
As an alternative perspective, should the interpretation of “irredeemably beyond repair” cover all structural rebuilding repairs, regardless of if the existing material is to be retained / re-introduced within the rebuilt structure or not (i.e. regardless of *restoration* or *reconstruction*), the building may be considered irredeemable just on the basis that all of the listed fabric will inherently be ‘removed’ to facilitate required structural works.

6 FINAL STATEMENTS

We trust this report is sufficient for your present requirements. If you have any further queries regarding this matter, please do not hesitate to contact this office.

The conclusions reached in this report have been based on opinions derived from site observations and our experience in understanding the causes of building damage. If you consider that the circumstances in this matter justify any additional testing or measurement, please contact this office so that we can discuss whether any appropriate further testing or procedure may be of assistance to gain further insight to the observed site conditions.

This report is copyright, and may not necessarily apply to circumstances other than those provided to us in the addressee’s original instructions. It shall not be used for or by other than the original addressee or their authorized agent.

For and on behalf of
TMK Consulting Engineers

McDonald Game Lawyers

M|G

19 May 2026

Mr Andrew Houlihan
Manager, City Development
Mount Barker District Council
6 Dutton Road
MOUNT BARKER SA 5251

By email: ahoulihan@mountbarker.sa.gov.au

Dear Andrew

Proposed demolition of Local Heritage Place - DA 25033798 - Lot 2 Jeffrey St, Nairne

This firm acts for the Craven Group, the applicant for Development Application No. 25033798 being for demolition of a Local Heritage listed barn (**proposed development**), at Lot 2 Jeffrey Street, Nairne (**land**).

We have had an opportunity to consider the report provided by staff to the Panel ("**the staff report**") and our client wishes to provide a response to the staff report, in advance of the Panel meeting scheduled for 20 May 2026.

The staff report recommends refusal of the application on the basis that the development does not achieve Performance Outcome 6.1 of the Local Heritage Place Overlay.

To assist the Council Assessment Panel in its consideration of the proposed development we make these submissions on the correct approach to assessment of the application. For the reasons that follow:

1. The cost of structural repairs to make the building safe is a relevant planning consideration, as is the impact of those repairs on the residual heritage value of the place;

2. The cost of adapting the building to some form of contemporary use is also a relevant planning consideration; and

3. The question of whether a building represents an unacceptable risk must account for use of the building and cannot be addressed by simply preventing people from accessing it.

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Liability limited by a scheme approved under Professional Standards Legislation.

LHPO Performance Outcome 6.1

Performance Outcome 6.1 of the Local Heritage Place Overlay relevantly provides that:

> *Local Heritage Places are not demolished, destroyed or removed in total or in part unless:*
>
> *…*
>
> *(b) the structural condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.*

The "test" for demolition embodied by PO 6.1 can be applied to the whole or a part of a Local Heritage Place.

Cost of structural repairs relevant

The staff report records that:

> *It is noted that the words 'irredeemably beyond repair' indicate that the Local Heritage Place must be incapable of being redeemed or repaired before demolition can occur. Relevantly, PO 6.1 does not include a financially viability test in relation to the proposed demolition of a Local Heritage Place. Therefore, the costs associated with works to ensure that a structurally unsound Local Heritage Place is no longer a risk to public or private safety are not a relevant planning consideration.*
>
> *However, in reality, if the costs to repair a Local Heritage Place are so unreasonable such that no entity could reasonably be expected to deliver these works, then it is possible that the Local Heritage Place could not be reasonably remediated; resulting in it falling further into disrepair and fail thus increasing the risk to public or private safety.*

Provisions of the Planning and Design Code, including PO 6.1, must be interpreted and applied having regard to their text, context and apparent purpose[1].

The test in part (b) of PO 6.1 necessarily calls into play at least two considerations:

1. What is the extent and cost of the works needed to repair the building?

2. What is the impact of the works on the residual heritage value of the building?

The more extensive the works required, the greater the burden on the property owner and the greater the impact on the heritage value.

It is also relevant that PO 6.1 speaks of repair, not reconstruction or rebuilding. Indeed, there will be circumstances where the level of work that is needed is so significant that it in fact amounts to a rebuilding rather than a repair.

The Planning and Design Code does not seek for Local Heritage Places to be rebuilt or reconstructed, recognising that their heritage value lies in the fabric of what remains.

[1] *Garden College v City of Salisbury* [2022] SAERDC 10 at [32]

A third consideration also comes into play, being the relative heritage value of the building, albeit the heritage value of the building must itself be considered before and after the repair works.

The cost of structural repairs to the barn have been estimated at over $500,000. That is simply the work required to make the building structurally sound. The level of work required and the cost of the works is not disputed by the Council's Building Team. The Council has not sought it's own independent engineering advice.

However, even the expenditure of over $500,000 does not resolve the matter because it is necessary to consider:

1. The impact of the works on the residual heritage value of the building; and

2. The further work and expense needed to adapt the building to some form of contemporary use.

The impact of the repair works on the heritage value of the building has been considered by DASH Architects who advise that:

> *The fire has left the two storey stone barn in a ruinous and precarious state, with only the stone walls (and chimney that likely dates mid twentieth century) remaining. Almost all other fabric of significance has been lost.*
>
> *…*
>
> *Repairs to the building, as scheduled by Gama consulting engineers are extensive and will require large portions of the building to be reconstructed and / or replicated. Any reconstruction will diminish the heritage values of the place.*

The adaptation of the building for contemporary use is discussed below.

Cost of adapting to contemporary use relevant

It is well established that in order to ensure the ongoing preservation of heritage places without government assistance it is necessary to find a viable contemporary use for them[2].

Desired Outcome 1 of the Local Heritage Place Overlay for example speaks clearly of the "conservation, ongoing use and adaptive reuse" of local heritage places.

A local heritage place that is unsuitable for any land use is essentially a monument or a ruin.

It is therefore necessary to consider the cost and works that will be involved to convert the building for some form of future use. Furthermore, that use must be a use that is consistent with the current zoning of the land within the Housing Diversity Neighbourhood Zone.

It is not enough to say that the building will be suitable for the parking of a tractor or as a wind break for cows.

[2] *Peter Humphries v The City of Mount Gambier* 1996 EDLR 627 at 643

In other words, consideration should be given to the cost of adapting the barn to convert it to a use supported by the Zone such as a dwelling, shop, office or consulting room. All of these uses would, in themselves, require significant additional work.

The applicant has not gone to the length of having any of these uses designed or costed. Rough estimates by the applicant puts the combined cost of structural and adaptive reuse works at around $2Million. This is not considered a realistic or reasonable expenditure for a building of this type in this location.

It would of course also be necessary to consider the impact of such works on the residual heritage value of the building. The heritage value of the building derives from its construction and use as a barn. It was a building that was ancillary and subservient to a larger homestead that has since been demolished. That itself prevents a challenge in how to preserve and display the heritage value of the barn as part of a future redevelopment. DASH Architects describe the building as an "isolated remnant" of what was once a cohesive farmstead.

Accordingly, the applicant does not believe that the repair and adaptive reuse of the building is a reasonable or realistic outcome to expect. The site has enough other challenges which threaten its viability for development as a residential estate.

Risk to public or private safety

The staff report advises that:

> *In its current state and use of the land, the structural integrity of the building is considered not to represent an unacceptable risk to public or private safety, being secured behind construction fencing.*

With respect, the above approach to safety risks should not be followed. As explained above, the planning system clearly seeks the ongoing use of local heritage places because it is the use of local heritage places which secures their preservation and ongoing conservation.

The question is whether the building represents an unacceptable risk to people inside or outside the building. The fact that the risk is so significant that people need to be excluded from the site of the building speaks for itself.

The building is at risk of collapse such that it would plainly represent an unacceptable risk to any occupants.

Offer to vest in the Council

While the applicant does not believe that there is any viable use which may be made of the building it is possible that the building, or its ruins, could form a feature within a public reserve.

The applicant is so convinced that the building cannot be reasonably repaired and adapted for re-use that it would be prepared to gift the building (and underlying land) to the Council.

The applicant has, since reading the staff report, made an offer to transfer ownership of the barn to the Council, either as part of a future reserve or as part of a stand-alone allotment.

Inspection by Panel members

Panel members are encouraged to attend the land prior to the CAP meeting on 20 May 2026. The applicant has indicated that it will open the temporary fencing for any Panel members who wish to visit in the site in the morning before the meeting.

Panel members will not be permitted to enter the building for safety reasons but can view it from outside.

Conclusion

For the reasons explained above it is open to the Panel to form the view that the building presents an unacceptable risk to safety and is irredeemably beyond repair.

Yours faithfully



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Cc Mr Derek Henderson, Principal Planner (Major Land Divisions)

OREN KLEMICH
v
CITY OF NORWOOD, PAYNEHAM & ST PETERS
ERDC No.1250 of 2001

[2002] SAERDC 10

THE COURT DELIVERED THE FOLLOWING JUDGMENT:

1 This is an applicant appeal against the refusal by the Council of Development Application (No.155/00268/01) comprising demolition of a detached dwelling and outbuilding at 10 Edmund Street, Norwood.

2 The Council refused the application on the basis that:

> *"The proposed development does not satisfy Metropolitan Objective 34, Council Wide Objective 17 and 20, Council Wide Principles of Development Control 47 and 51 and Historic (Conservation) Zone/Residential Objective 1 and Principles of Development Control 3, 4 and 7 as it proposes a demolition of a building which contributes to the desired character of the zone and policy area and the historic integrity of the City generally and which has been listed as a Local Heritage Place."*

3 Some of the relevant details are as follows:

Date of application:	Registered 2 April 2001
Subject land address:	10 Edmund Street, Norwood
Existing use:	Detached dwelling
Proposal:	Demolition of detached dwelling and outbuilding – a local heritage place
Relevant authority:	City of Norwood, Payneham and St Peters
Appropriate Development Plan:	Kensington and Norwood (City), consolidated 15 February 2001
Relevant Zone/Area:	Historic (Conservation) Zone - Residential and Norwood 2 Policy Area
Date of decision:	15 October 2001
Appeal lodged:	9 November 2001

4 Following a pre-trial conference on 26 November 2001 where no settlement was achieved, the matter came on for hearing and evidence was given by the applicant, Mr O. Klemich (real estate agent acting on behalf of the Public Trustee for the Estate of Ethel Maud Keeping), Ms A.F. White (Senior Urban Planner of the Council and appearing under subpoena), Mr R.J. Liney (Fellow Institute of Engineers and experienced structural engineer), Mr A.J. Taylor (Member Royal Australian Institute of Architects, registered building surveyor and builder), and by Mr D. Marchetti (Member Royal Australian Planning Institute).

5 In the presence of the parties, the Court viewed the subject site on 7 January 2002, during which it also carried out an internal inspection of much of the building in

question (though this was somewhat difficult and hazardous) and it viewed the locality comprising primarily the properties along Edmund Street. The Court received a number of exhibits including the proposal details, photographs of the external and internal characteristics of the dwelling, letters and statements of evidence from the experts and a heritage survey sheet from 1994 relevant to the said property.

The Subject Land

6 The subject site at 10 Edmund Street, Norwood is described as allotment 5 in File Plan 4, within Certificate of Title Volume 2551, Folio 91. The site has a frontage of some 11 metres to Edmund Street and depth of some 31 metres providing an approximate site area of 355 square metres. The site contains a single storey, rendered masonry cottage, estimated in a 1994 Mark Butcher Architects Heritage Survey Sheet (Exhibit R4) to be from the period 1850s-1860s, although there is no other proof or evidence of that, and one expert, Peter Harmer, refers to the building as coming from the late 1800s. It addresses its street frontage and a new verandah added at the front is setback from the street by some 4.5 metres and the front wall of the dwelling is setback some 6 metres. Garden vegetation significantly screens the streetscape elevation of the dwelling and the rear of the property comprises an overgrown garden, an abandoned vehicle and a small outbuilding understood to accommodate a toilet, but heavily overgrown by vegetation. On the evidence, the dwelling has not been lived in for some 18 months and its current condition is extremely poor in all respects. The dwelling is of small proportions with four small rooms within the masonry walling and with a later lean-to addition at the rear, of lightweight construction.

7 It was agreed by all experts that the building was in very poor condition, that the majority of elements were unsound and that many, particularly the roof, ceiling, floors and some internal walls were unsafe.

8 The ‘original’ elements of the building and property were generally agreed to comprise the walls only (external and internal and windows and doors), chimney and likely bluestone foundation of the building. All other elements including the front fence and gates, the replacement verandah, the roofing and ceilings, the flooring (if it could be described as such), the lean-to additions and the concrete stucco render applied to the external walling, are all new additions or of newer origins.

9 The subject site is listed within Table KeN/1 as a local heritage place where it is described as “Masonry Cottage”, satisfying criteria in Section 23 (4) (a), (b) and (d), Development Act 1993 .

The Proposal

10 The proposal to demolish the dwelling (and outbuilding) was made by completion of a development application form with accompanying letter, photos and site plan (stamped 11 April 2001) from the applicant, together with a letter dated 2 February 2001 from Mr R. Liney of Koukourou and Partners (part of Exhibit R1).

The Locality

11 The locality is generally limited in extent based on the direct visual impacts of the proposed demolition of the dwelling and outbuilding. It approximates that described by Mr Marchetti, except that it is more limited to the south and comprises only what he refers to as the immediate locality. It extends for a distance of some 40 to 50 metres to the north, to the corner of Chapel Street, for some 60 to 70 metres to the south just past the intersection of Edmund Street with King Street, for some 30 metres to the west including the front portions of properties and buildings fronting Edmund Street, but not extending beyond the eastern boundary of the subject site given the commercial building barrier adjoining.

12 The locality comprises a small historic residential enclave now set amidst mixed business, commercial and industrial uses. Of the 20 or so dwellings, only the subject building, a restored cottage adjoining to the north at No.8, two pairs of duplex dwellings at Nos.22 to 28 and a dwelling at No.30 – seven in total, are listed as local heritage places. The remainder, including several attractive bluestone and sandstone fronted dwellings, did not attract such listing, but nevertheless are implicitly recognised as of heritage value by the Development Plan provisions for the Historic (Conservation) Zone - Residential. Some new, one and two storey townhouse/unit development has occurred at the southern and western side of Edmund Street and is of contemporary design. Notwithstanding Mr Marchetti's view that the level of amenity in the locality is of high quality (attributable to low traffic volumes and a pleasant streetscape), I am of the view that it is of more moderate quality due to the commercial/industrial influences, noise from adjoining commercial premises and overall, a general absence of gardens and significant vegetation. However, nothing turns on these descriptions or amenity levels.

13 A description of the Norwood 2 Policy Area contained in the Development Plan is as follows:

> *"Development in the Norwood 2 Policy Area should conserve and maintain the existing character created by the late 19th Century and turn-of-the-century single-fronted, double-fronted, semi-detached and row cottages in Edmund Street, typically constructed of bluestone or sandstone with brick and with limited front and side setbacks."*

Relevant Development Plan Provisions

14 Both of the expert planners provided a list of relevant provisions in the Kensington and Norwood (City) Development Plan (consolidated version 15 February 2001), with minor inconsistencies only between them, and I consider the following to be relevant:

> **METROPOLITAN ADELAIDE**
> **Objectives: 1, 9, 34 and 39; and**
> **Principle of Development Control: 9**

COUNCIL WIDE
Objectives: 2, 16, 17 and 20; and
Principles of Development Control: 2, 4, 45, 46, 47, 49, 50, 51 and 55;
HISTORIC (CONSERVATION) ZONE – RESIDENTIAL
Objective: 1
Principles of Development Control: 3, 4 and 7
TABLE KeN/1 – List of Local Heritage Places
MAP KeN/3 and KeN/5

15 A number of the most relevant provisions are quoted in full under **Assessment** of this matter.

Processing

16 Demolition of a building is neither "complying" nor "non-complying" development in the relevant zone and is therefore for consideration on merit.

17 The proposal was given Category 3 classification by the Council, bringing the requirement for full public notification, and as a result four representations were received, three opposing the application and one in favour.

18 There are no referral requirements to other agencies or bodies with respect to a matter of this kind.

The Evidence

19 Mr Klemich advised the Court of his role as agent to advise the Public Trustee as to the sale of the property; that in his opinion the property was unsaleable – though he acknowledged that no marketing campaign had been undertaken; and that if approval for demolition was received, the property would be sold as is, so that the purchaser could either demolish and rebuild or retain/restore the existing building.

20 Ms White (the Senior Urban Planner) advised and reported (refer Exhibit R1, pp.16-20) to the Council on the application and recommended approval to demolition of the building. She did so after seeking and obtaining an independent engineering report and advice from Katnich Dodd (Exhibit R1 pp.14-15) and specifically from a Mr P. Harmer, a building surveyor and an engineer with structural engineering experience. Ms White formed the view that the building was so poor and work to redeem it, so extensive, as to warrant demolition having regard to the tests in Council Wide Principle 47 and having regard to the Development Plan as a whole. Her evidence before the Court was that little (perhaps only 5%) of the whole building would remain if the work recommended by Mr Liney and Mr Harmer (together with some components recommended by Mr Taylor) was undertaken, and that very little of the original fabric of any heritage value would remain. She was also of the opinion that retention of the façade was not reasonable having regard to the extent of the work required to make it sound, but she conceded an argument that if the original masonry

walls (red brick, following removal of the concrete stucco render) of the building could be retained effectively, then potentially the building may be redeemable.

21 Mr Liney is an expert structural engineer with some 25 years experience in that field, specialising in such aspects concerning domestic buildings in recent years. His evidence may be summarised as follows:

- The original elements of the building comprised the bluestone footings, red brick walls and chimney and the new elements added to the building comprised the roofing, ceilings, external concrete render, timber framed rear extension and front verandah;

- All of the internal walls and possibly the external walls as well (under the concrete render), are, or are likely to be, in poor condition affected by rising damp, commonly referred to as salt damp, there being unlikely to be any damp proof course and no damp proof membrane under walls and flooring respectively;

- Chemical treatment to remove and overcome the salt damp, would "not work" given that dampness is up to a level of 1-1.8 metres above the ground and a sound base would need to exist to apply the chemical treatment upon;

- Brick quality and mortar was poor, with most test areas revealing easy powdering with an instrument;

- Undersetting – replacement, of at least 50% of each wall is required to remove the damp affected sections and the relevant bluestone foundations may also need removal;

- A new stormwater management regime and chemical treatment would not arrest the rising damp, at least for several years;

- A new concrete floor slab could develop problems such as "doming" from moisture in reactive clays thereunder, but alternatively, a new timber floor would also have problems of movement over a three to five year period as replacement walls/footings and a new stormwater regime settled and took effect;

- A whole new roof and ceilings are required but there being significant safety issues relating to removal of the existing roof and ceiling elements and stability of the chimney and walling (after undersetting had been completed);

- The chimney is also badly cracked, requiring repair and temporary bracing;

- There existed a risk of significant collapse occurring notwithstanding safety measures and best endeavours;

- Restoration/rebuilding of the kind envisaged would be extremely difficult in these circumstances;

- In its current form the building is unsafe and unsound and because of the nature of the roof framing, the walls and the footings, the building is irredeemable, in fact 'a hopeless situation'.

22 Mr Taylor gave his expert opinion as an experienced architect, building surveyor and builder but acknowledged that he did "not argue with the advice of a structural engineer on engineering aspects". In summary his evidence and views were:

- Agreement with Mr Liney and Mr Harmer that the building is unsafe (roof, ceilings, floors, rear walls and other aspects) and much of it unsound and that the whole roof, ceilings, floors are unsound and in need of replacement (to be carefully and sensitively undertaken); but

- That a majority of the external walls and bluestone foundations are not unsound and are likely (upon removal of the concrete stucco rendering) to be able to be retained and rising damp arrested through:

    - liquid chemical damp proof treatment of certain sections;
    - removing (underset/replace) of certain walls up to 1 metre and some walls up to 1.8;
    - external stormwater management regime; and
    - new concrete slab floor with water proofing to all areas (a timber floor not being achievable).

23 The main area where his opinion differed from that of Mr Liney and Mr Harmer is the degree of walls and therefore including some bluestone foundations, that is required to be underset (replaced). His view is that the majority can be kept, whereas Mr Liney and Mr Harmer are of the view that the majority cannot be kept, and he is of the view that the balance of the walls can be appropriately treated with the liquid chemical damp proof method but with the proportions to be liquid treated versus underset, subject to further investigations of all the walling.

24 Mr Taylor agreed with the unusual nature of the work and that cost is to be weighed up when considering whether the fabric is worth keeping. Under examination he conceded that most of the building was irredeemable – though replaceable.

25 Mr Marchetti, who gave evidence as a planner with expertise in a range of areas, conceded that he had no heritage places experience in Adelaide. On the basis of equivocal advice (as he saw it) from Mr Liney and Mr Harmer on the one hand and Mr Taylor on the other, the latter appearing to be preferred by him, he formed the view that the building as a whole, though walls in particular, may be redeemable even

if underset/replaced to a significant height. He also agreed that the building was in very poor condition, unsound and unsafe (except for the façade), and that the majority of the building needed to be rebuilt. He was of the opinion that keeping/retaining the original front wall and chimney and the overall form of the cottage building was sufficient to warrant retention of the building and refusal of the application, in the context of considering all of the relevant Development Plan provisions. He initially asserted that the roofing tiles, and fencing elements were of historical integrity and value, though he later conceded his mistake or lack of knowledge in this regard, and he asserted that the whole of the property is of local heritage value. His apparent lack of appreciation or understanding on matters of a heritage nature meant that I had difficulty accepting his evidence over that of Ms White.

Assessment

26 There is no land use issue involved and it is the direct physical impact – heritage and aesthetic, as well as safety (current and during any restorative process) that are the prime considerations in this matter.

27 It is the position that the broad provisions applicable to Metropolitan Adelaide, Council Wide and for the Historic (Conservation) Zone – Residential, generally support and favour retention, restoration, rehabilitation and sensitive alterations and extensions of local heritage places. The main provisions of relevance of this kind are as follows:

METROPOLITAN ADELAIDE

"Objective 34: *The preservation of buildings or sites of architectural, historical, or scientific, interest."*

COUNCIL WIDE

"Objective 17: *Development which conserves and reinforces the historic integrity of the city and is compatible with the desired future character of the appropriate zone or policy area."*

"Objective 20: *The conservation and enhancement of land, buildings and structures which are of aesthetic, architectural, historic, social, economic, cultural, aboriginal, archaeological, technological or scientific significance, particularly those identified in Table Kensington and Norwood/1 - Local Heritage Places."*

PRINCIPLES OF DEVELOPMENT CONTROL

"45 *Development should not significantly impair the character or nature of buildings or sites of architectural, historical or scientific interest, sights of natural beauty, or items of heritage significance.*

46 *Development should not compromise or impair the character or integrity of buildings or sites afforded Local Heritage status or State Heritage status as identified in Tables KeN/1 and KeN/2.*

49 *Nominated Local Heritage Places as designated in Table KeN/1 and State Heritage Items as designated in Table KeN/2 should be restored, rehabilitated, altered and added to, including all designated associated development on the site, in an appropriate manner, which:*

(a) preserves, respects and complements the original integrity, character, scale, street frontage, architectural style, design, roof form and pitch, window and door openings and specific features, materials, colours and finishes of the existing identified places; and

(b) maintains or reinstates the integrity and prominence of the original street frontage and significant streetscape and other aspects and features; and

(c) integrates contemporary improvements and achieves opportunities to the rear or the side behind the main building alignment, but without any compromise to the original character, street prominence, siting, boundary setbacks, significant aspects and heritage value of the place; and

(d) does not detrimentally affect the character, setting, heritage value, integrity or function by development, including land division.

51 *Local Heritage Places identified in Table KeN/1 and State Heritage Items as designated in Table KeN/2 should:*

(a) not be totally demolished, particularly facades that face public roadways;

(b) be restored and rehabilitated in accord with their original style, design and features;

(c) not be detrimentally affected in terms of character or function by development, including land division;

(d) integrate improvements without compromise to the character of the original building;

(e) not be altered except if the alterations do not involve the removal of any significant elements of the hereto places™ street elevation.

HISTORIC (CONSERVATION) ZONE – RESIDENTIAL

Objective 1: *Development which conserves and enhances the historic and residential character of the relevant policy areas of the zone.*

PRINCIPLES OF DEVELOPMENT CONTROL

3 *Development should conserve, maintain, enhance and reinforce the existing streetscape of the relevant policy area and the historic character of individual buildings, exhibiting architectural and roof-forms, designs, street frontage widths, materials, colours, fences and landscape settings which complement without effecting the reproduction of historic buildings or their detailing. New buildings should be designed to maintain the prominence of existing historic buildings.*

4 *Development within the zone should restore and rehabilitate existing historic buildings and may incorporate compact extensions to buildings of a scale, bulk and external appearance which is sympathetic to the existing historic character.*

7 Existing buildings originally constructed prior to 1920 ..... and which contribute to the desired character of the Zone or relevant Policy Area should not be demolished .....”

28 It was also of relevance to note that in Council Wide Principle of Development Control 55 as well as the starred footnote in Table KeN/1, the extent of control and protection for local heritage places applies only to all exterior parts of the original main portion of the subject building (exterior walls, façades and roof) and contiguous elements (verandahs and balconies, including balastrading and lace work, doors and windows and their frames, original materials and finishes and similar features), and otherwise with particular attention to certain parts or to other additional elements where specifically designated in the Table. In this case, no elements or specific parts are so designated.

29 It is also noteworthy in Table KeN/1 that the majority of bluestone, sandstone and red brick villas, cottages, duplexes and the like in Edmund Street and the Historic Conservation Zone – Residential are not listed as local heritage places.

30 The Court agrees with both counsel that this application, involving consideration of demolition only, requires no consideration or regard to be given to any future replacement development on the site if approval to the demolition is granted.

31 The crux of the case, espoused by both counsel, rests on consideration of Council Wide Principle of Development Control 47 (and to a lesser extent Principle 51(a), quoted above), as they provide the most specific and detailed tests and provisions applicable to consideration of whether demolition approval should be granted. Accordingly, a higher degree of weight should be placed on these provisions.

COUNCIL WIDE
PRINCIPLE OF DEVELOPMENT CONTROL

"47 Nominated Local Heritage Places, designated in Table KeN/1 and State Heritage Items as designated in Table KeN/2 should not be demolished other than in the most extreme circumstances, and unless:

(a) the place or any designated significant element of the place is so structurally unsound as to be unsafe and irredeemable; and

(b) the extremely poor state of the structure is verified and supported by appropriate independent qualified expert advice."

32 This provision is clearly designed to provide an exception to the rule and the general approach concerning Local Heritage Places, where retention, restoration and if necessary alterations and extensions, are preferable to demolition. The tests are now considered individually.

33 It is considered that the most extreme circumstances exist in this case, supported by the evidence from structural engineers and at least one of the planners, including the extremely deteriorated, unsafe and unsound nature of the building in question and extreme difficulty and safety risk involved in attempting its replacement and repair, particularly the roof and ceilings but also portions of the walling, which are liable to collapse.

34 With respect to the first limb of the test in clause (a) it was agreed by all experts that the masonry cottage, comprising "the Place", is so structurally unsound as to be unsafe. In addition, in terms of clause (b), the extremely poor state of the structure has been verified and supported by two independent qualified engineers with structural experience, namely Mr Harmer in a letter of report to Council dated 28 September 2001 (pp.14 and 15 in Exhibit R1) and by Mr Liney in his letters of report and advice dated 2 February 2001 and 18 December 2001 (comprising Exhibits A1).

35 The remainder of the test revolves around consideration of the word "irredeemable" in clause (a) of Principle 47. Choice of this word is not considered to be ideal for the concept that I understand is sought to be achieved. Dictionary definitions include references to not redeemable, beyond redemption, incapable of being bought back or paid off; and redeemable being capable of being redeemed; and to redeem to include to make up for, to obtain the restoration of or to pay off, to bring the item back to original condition or its presence. Hence, in a planning sense, I find that it is intended to include the restoration, repair and rehabilitation of existing original building fabric of heritage value, but not to include its full replacement with new materials, nor necessarily include the term or works comprising 'rectification'.

36 The independent expert opinions of two engineers with structural experience and the one planner with some heritage assessment experience, is that "the place", comprising the external elements the subject of the control as set out in Principle 55, is for all practical purposes, irredeemable.

37 It would only be portions of the bluestone foundations, and of the upper portions of external walls and the chimney (subject to adequate support and shoring up during works) that could be retained and redeemed and in the opinion of Ms White, this might only comprise 5% of the overall building. In the opinion of both engineers and Mr Marchetti, this excludes the majority of the building and the majority of the walls (including external walls). It is only Mr Taylor who is of the view that perhaps less than the majority of the walls will need to be replaced and that the liquid chemical damp proof treatment might be satisfactory for the remainder, and that on this basis, the test of irredeemability is not met. It is agreed that all other aspects, including removal and replacement with new of the roof, the ceilings, the verandah (for aesthetic compatibility), much of the footings, all of the floor, front fence (for aesthetic compatibility) and the other functional aspects including walling, doors, windows, electric wiring, plumbing and kitchen, laundry and ablution facilities, would all need to be new. So, with respect to the external walling, considered to be of particular heritage importance, the greater likelihood and opinion of the structural engineers, is that the majority would need to be removed to a height of 1 metre or up to 1.8 metres and on this basis, and having regard to the balance of the building, the whole place is considered to be irredeemable.

38 I prefer the opinions of the structural engineers and Ms White over the opinion of Mr Taylor and Mr Marchetti and find the evidence to be compelling, confirmed by my on-site observations, and I find that "the place" is irredeemable for the purposes of Principle 47 and the Development Plan.

39 Council Wide Principle 51 (quoted above) particularly sought retention of the façade, if demolition of a local heritage place was to occur, and this aspect was considered by the various experts. I have taken account of the following:

- A new verandah is required to replace the existing non-original and unsympathetic verandah, to improve compatibility with the heritage streetscape;

- The whole of the roof will be required to be replaced and it should be of more appropriate materials and colours than the pressed metal orange "tiling" at present;

- It is likely (on the basis of advice and opinion from two engineers) that the majority of the external walls (including some of the front walls) will be required to be underset and replaced; and

- That all walls and the chimney are currently unsatisfactorily rendered with concrete stucco (a likely significant contributing factor to the major salt damp problem existing and hiding the appearance of the red brick fabric underneath) and that upon its removal there is a high likelihood that a significant proportion of the front wall would need to be underset and replaced.

40 I agree with Ms White that it is not reasonable or of sufficient point to require redemption/restoration of the remainder of the façade fabric. Together with the "form" of the cottage, said by Mr Marchetti to be important, these could be easily redeveloped to be more compatible with the heritage character of the street, in any new replacement development. Hence, due to the above factors I find that it is not reasonable to require retention of the façade, namely portions of the front and side red brick walls and the chimney to be retained and incorporated in any subsequent redevelopment as sought by Principle 51(a).

41 I am satisfied that the tests, and they are onerous tests in Principles 47 and 51, are met and that extreme circumstances exist in this case to warrant approval to demolition of the whole building including façade (and the minor outbuilding).

42 Indirect impacts cannot be ignored and whilst of secondary importance in this case, the questions of obsolescence and economics are of some relevance. I do not accept, as put to me by counsel for the respondent, that they are to be ignored entirely and are of no relevance. Whilst there are no specific provisions in the Development Plan referring to the "economic life of buildings" or to take account of the cost/economic implications of restoration of heritage places, nevertheless Metropolitan Adelaide Objective 1 and Council Wide Principle 2 and Principle 4 bring into play these considerations.

"METROPOLITAN ADELAIDE

Objective 1: Orderly and economic development."

"COUNCIL WIDE
PRINCIPLES OF DEVELOPMENT CONTROL

2. *Development should be orderly and economic.*
4. *Development in localities having a bad or unsatisfactory layout, or unhealthy or obsolete development, should improve or rectify those conditions."* (My underlining).

43 In my view it is also implicit in the concept of redeemability (Council Wide Principle 47(b)), so that some consideration of such aspects, as may be more evident in certain cases and as conceded by Mr Taylor, is necessary.

44 In this matter, the decision does not rest on these aspects as the significant, explicit tests in Principles 47 and 51 are found to be met, supported by the evidence of two structural engineers.

Conclusions

45 I have given balanced consideration to all aspects, the evidence, and my observations, and acknowledge that the spirit and intent of the Historic (Conservation) Zone – Residential and the Development Plan guidelines generally for heritage conservation of buildings and for local heritage places, are mostly directed to

preservation, restoration, rehabilitation and repair, wherever possible, but that Principle 47 quite properly provides for consideration of extreme circumstances and cases where demolition may be acceptable. The Court is satisfied that such are the circumstances and facts in this case.

Decision

46 The appeal is allowed, the decision of the Council is reversed and Provisional Development Plan Consent is granted unconditionally, as I cannot envisage any reasonable or relevant planning condition being applicable, with most relevant matters concerning demolition dealt with through the subsequent Building Rules Consent stage.

47 There will be an order accordingly.

5.1. DEVELOPMENT ACT APPLICATIONS

5.2. PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT APPLICATIONS

5.2.1. 25033798– Craven Group

Application ID	25033798
Applicant	Craven Group
Subject Land	Lot 2 Jeffrey Street, Nairne
Nature of Development	Demolition of a Local Heritage Place (Barn-house, ID 18675)
Lodgement Date	7 November 2025
Relevant Authority	Assessment Panel at Mount Barker District Council
Zone	Housing Diversity Neighbourhood Zone
Sub Zone	N/A
Planning and Design Code Version Number	2025.20 – 23/10/2025
Categorisation	Code Assessed (Performance Assessed)
Notification	Yes
Representations	Three
Persons to be heard	One
Referrals - Statutory	Nil
Referrals – Non-Statutory	Heritage Consultant and Building Team
Responsible Officer	Derek Henderson – Principal Planner (Major Land Divisions)
Recommendation	Refuse issuing of Planning Consent

APPENDIX 1:	Relevant Planning and Design Code Policies
ATTACHMENT 1:	Application Documents
ATTACHMENT 2:	2004 Heritage Survey
ATTACHMENT 3:	Site Photos
ATTACHMENT 4:	Representations
ATTACHMENT 5:	Response to Representations
ATTACHMENT 6:	Referrals – Non-statutory

1. PROPOSAL

The proposal is best described as follows:

Demolition of a Local Heritage Place (Barn-house, ID 18675)

The applicant is seeking to demolish, in its entirety, the above Local Heritage Place located on the subject land based on the condition of the building. More specifically, the applicant seeks approval for demolition on the basis that the building poses a safety risk and the remediation works are so extensive that the heritage values of the building will be diminished.

The applicant has not included any proposal for reusing any materials, retaining any part of the ruins or installation of any feature that would identify this local heritage place within the new urban precinct approved in the current land division authorisation.

The applicant has provided the following documents in support of the proposed demolition.

- Planning Statement of URPS.
- Structural Assessment Report of GAMA Consulting;
- Feasibility Cost Estimate by Rider Levett Bucknall; and
- Response to Representations and Council's Heritage Advisor Comments by URPS, including a Heritage Assessment Report prepared by DASH Architects.

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

2. BACKGROUND

In 2004, a Heritage Survey (the 'Survey') commissioned by the District Council of Mount Barker (the 'Council') recommended that a 'barn-house' located on the subject land be included on the local heritage register. The original survey is included in **ATTACHMENT 2**. The Survey identified that the condition of the building was "Poor" at the time of the Survey. The subject building was one of several farm buildings on the land that comprised of a mix of stone, timber framed and corrugated sheeting construction as detailed in the DASH Architect's report accompanying the Response to Representations.

Subsequent to the Survey, Council prepared a District Wide Heritage Plan Amendment Report (PAR) which included formally listing the building as a Local Heritage Place in the (now revoked) Mount Barker District Council Development Plan enacted under the *Development Act 1993*.

A development authorisation was granted in 2011 for the removal of all buildings on the land except for the heritage listed barn. These buildings have subsequently been removed.

In 2021, this listing was transferred to Part 11 – Heritage Places in the Planning and Design Code (see extract below) enacted under the *Planning, Development and Infrastructure Act 2016.*

Property Address	Description and/or Extent of Listed Place	Section 67(1) Criteria	Heritage NR
Jeffrey Street NAIRNE	Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.	a b d e f	18675

The criteria for listing as a Local Heritage Place in the Planning Design Code is detailed below.

a. it displays historical, economic or social themes that are of importance to the local area.
b. it represents customs or ways of life that are characteristic of the local area.
d. it displays aesthetic merit, design characteristics or construction techniques of significance to the local area.

e. it is associated with a notable local personality or event.
f. it is a notable landmark in the area.

The 2004 Heritage Survey provided the following historical information and associated Statement of Heritage Value.

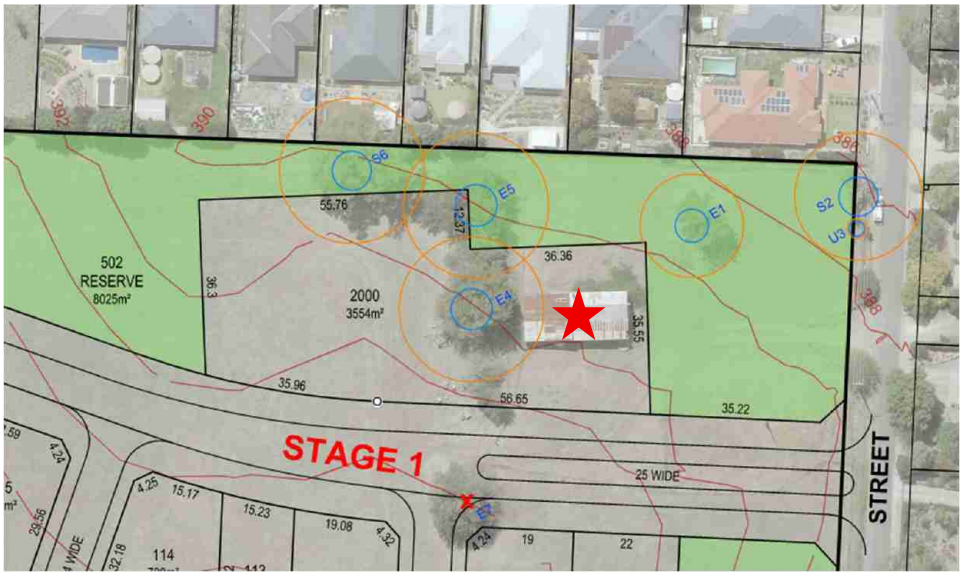
HISTORY
Date (approximate) *c1850s*
Current Use *Barns*
Original Use *Farmhouse, attached barn & barns*
In 1839, South Australia's first Special Survey included the Mount Barker, Blakiston and Nairne areas, and the Colony's earliest township was that of Nairne, also founded in that year. The early farms and settlements which were quickly established in the Nairne area played a significant role in the early success of the township, and in the formation of the surrounding rural landscape. One of the most remarkable farm complexes in the district is the barn-house at on Jeffrey Road between Nairne and Little Dublin. This was constructed in the mid-19th-century, and included a rare example of a non-German combined farmhouse and barn. Using Georgian design for the front of the house, the attached two level barn has a practical functional design. For many decades the building was part of a property owned by the Mullins family. Now, the residence is no longer lived in, and the building is now a farm building.

STATEMENT OF HERITAGE VALUE
The fr Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in an British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area.

In 2010, the subject land was rezoned from 'Rural Mount Barker' to 'Residential' and 'Policy Area 21 (Medium Density Area)' in the Development Plan. The creation of the Planning and Design Code resulted in the subject land being placed in the Housing Diversity Neighbourhood Zone.

In 2024, development authorisation was issued for development application ID 23033444 being a variation to a previous issued authorisation for a residential land division over the subject land to create 136 residential allotments with associated roads, reserves, landscaping and infrastructure (see **Figure 1**). This land division proposed to place the Local Heritage Place within a 3,554m^2 allotment with the main connector road servicing the overall development running directly to the south of the Local Heritage Place. This proposal has yet to commence construction.

Figure 1. Excerpt of development authorisation ID 23033444 with Local Heritage Place highlighted by the red star



As noted in the URPS Response to Representations, a Development Application was submitted in June 2022 to adaptively reuse the Local Heritage Place as a sales office and to construct a new building to be used as a café/wine

bar/restaurant. However, URPS advises that the applicant did not proceed with this application due to the deterioration of the Local Heritage Place. The land division that would create the allotment where this development would occur has not yet commenced and hence the proposal did not proceed to an assessment as it was awaiting the final design of the first stage of the land division. The proposal included demolition of the western lean-to, refurbishment of the southern lean-to, removal of two-thirds of the upper-level flooring and replacement of all corrugated sheet cladding and openings (windows and doors).

It is apparent that there has been no use of the local heritage place, securing of the building nor works that would have redirected stormwater or prevent further deterioration of the building in recent times. The deterioration was accelerated by a fire in 2025 which damaged the building including the collapse of the main roof of the building, charring of timber members and other damage as detailed in the GAMA report. It is not known whether the building was insured and, if so, if an insurance claim occurred.

A Structural Assessment Report prepared by GAMA Consulting documents the damage caused by the fire and advises that the building presents a risk to private or public safety. Consequently, a temporary fence has been placed around the Local Heritage Place to restrict access.

3. SUBJECT LAND

The subject land is known as Lot 2 Jeffrey Street, Nairne and is more formally described in Certificate of Title Volume 6064 Folio 932. The land has an irregular shape with an area of 26.23 hectares and frontages of circa 200 metres to Jeffrey Street and circa 453 metres to an unmade road reserve to the west (as a continuation of Saleyard Road).

The land is used for low-intensity farming (primarily livestock grazing) with the only building on the land being the Local Heritage Place. Whilst the Local Heritage Survey indicated that the Local Heritage Place was originally constructed to be used as a 'barn-house' it is apparent that the building has not been used for this purpose for many years. Also, as noted previously, sections of the Local Heritage Place have been significantly damaged by a fire and is currently unsuitable for any use.

The Local Heritage Place is sited approximately 50 metres to the west of Jeffrey Street and approximately 30 metres south of the adjoining dwellings to the north.

The land slopes up from Jeffrey Street towards the south-west. Scattered mature vegetation is located across the land as well as along the Jeffrey Street frontage.

Figure 2. Location of the subject land (in orange), with site of the local heritage place designated by the yellow star.



Refer to **ATTACHMENT 3** for site photos.

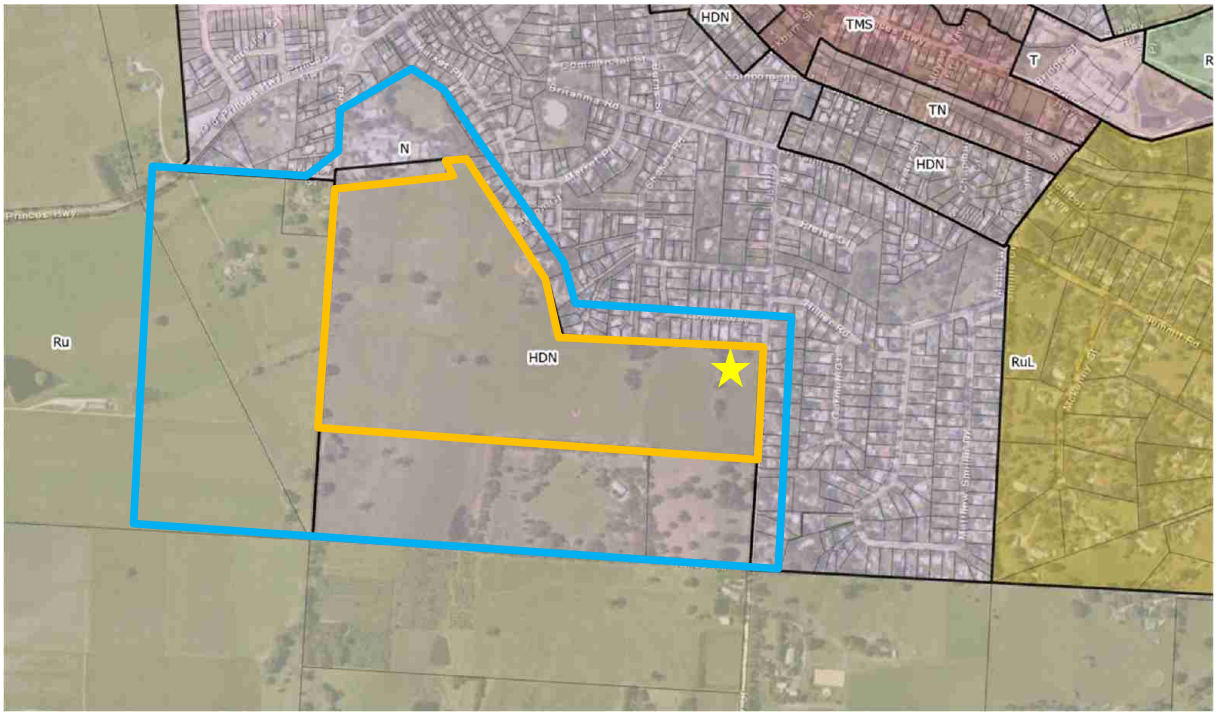
4. THE LOCALITY

The subject land is located in the south western precinct of the Nairne township within a primarily residential precinct, with the Nairne Primary School abutting the land along the northwestern boundary. The locality is mixed in terms of land use and built form. For example, low-intensity farming activities with associated dwellings on relatively large allotments are located to the south and west of the subject land. In addition, low-density housing, generally in the form of single storey detached dwellings, is located to the north and east of the subject land.

Jeffrey Street is a local road under the care and control of the Mount Barker District Council. It provides vehicular access to the eastern side of the subject land and connects through to Princes Highway to the north through the Nairne main street commercial and community precinct.

4.1. Locality Plan

Figure 3. Locality Plan, including zoning (HDN – Housing Diversity Neighbourhood Zone, N - Neighbourhood Zone and Ru – Rural Zone). Subject land outlined in orange, the site of the local heritage place in yellow and locality outlined in blue.



4.2. Zoning

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

Overlays

- Affordable Housing
- Hazards (Bushfire - Medium Risk)
- Hazards (Flooding - Evidence Required)
- Local Heritage Place 18675
- Murray-Darling Basin
- Native Vegetation
- Prescribed Water Resources Area
- River Murray Tributaries Protection Area
- Regulated and Significant Tree
- Traffic Generating Development
- Water Resources

Technical and Numerical Variations (TNV's)

Local Heritage Place

- Maximum Building Height (Metres) Maximum building height is 9m
- Maximum Building Height (Levels) Maximum building height is 2 levels

Concept Map/s

- Concept Plan Concept Plan 3 - Mount Barker and Littlehampton

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 is not identified as a class of development that is excluded from the requirement of notification of the Zone. Specifically, clause 10 of Table 5 of the Housing Diversity Neighbourhood Zone indicates that the demolition (or partial demolition) of a State or Local Heritage Place is not excluded from notification.

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

Three (3) representations were received as a result of the public notification and are summarised as follows.

	Representor	Summary of Representation	Request to be heard
1	Bradley West *(Oppose)*	• Identifies that an argument for demolition is based on the notion that repairing the building would extinguish the heritage value of the building. • Cost of repair should certainly be a consideration but conclusion that the entirety of the heritage place should therefore be demolished (as opposed to some retention) is inconsistent with heritage management. • Raises concerns in relation to the justification given by the applicant that demolition is warranted. • Repairing ruins of heritage value is common place and suggests that the building could be retained without requiring total renovation. • Advises that the local community is strongly attached to the building and its removal will be traumatic for those that live close by.	No
2	Darren Kelly *(Oppose)*	• States that the proposed demolition is inconsistent with the approved land division which contemplated the retention of the Local Heritage Place and integration into the development. • Raises concern that approval of the demolition may mean that the applicant may seek to vary the land division without community input. • Raises a concern that the removal of the building will simplify future residential development on the site which will result in a broader erosion of heritage protection. • Suggests that alternative options exist to stabilise or partially reconstruct the building; noting that heritage retention does not require full modern compliance or unrestricted use. • States that the Local Heritage Place contributes to local character, identity and community benefit. Its loss would	Yes

		remove both a heritage asset and the opportunity for share open space or community use. • Demolition in isolation without consideration of any associated replacement use is not appropriate.	
3	Nicoly Moyse *(Oppose)*	• Raises concerns with the proposed total demolition and the broader impact on Nairne's history. • Suggests that alternative options such as the partial restoration or retention of the building should be considered, including incorporating parts of the structure or building materials as a historical marker.	No

Refer to **ATTACHMENT 4** for a copy of the representations received.

5.2.2. Response to Representations

The applicant's Planning Consultant, URPS, has prepared a response to the representations. The response also includes a Heritage Assessment prepared by DASH Architects. In essence, URPS advises that, given the ongoing deterioration of the building, together with the extensive damage caused by the 2025 fire, the fabric of the Local Heritage Place has been compromised to such an extent that its value would be lost were it to be repaired or replaced.

The URPS's response also reiterates that the applicant has sought advice from a Structural Engineer, Quantity Surveyor and Heritage Architect. This advice concludes that the structure is unsafe and the condition of the Local Heritage Place had reduced its heritage value to such an extent that remediation is no longer viable.

Refer to **ATTACHMENT 5** for a copy of the applicant's response to the representations.

6. REFERRALS – NON STATUTORY

6.1. Heritage Advisor

The application was referred to the Council's Heritage Advisor, Elizabeth Little of Grieve Gillett Architects, who provided the following comments:

Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisor that full demolition should not be supported. Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place, and could be remediated to facilitate reuse of the structure.

There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre.
Further structural assessment and stabilisation remediation scope development is recommended.

The following supplementary comments were provided by the Council's Heritage Advisor following a review of the Heritage Assessment prepared by Dash Architects:

As previously advised, further detailed structural assessment and development of a scope of remediation and stabilisation is recommended. Repair works to stone suffering from salt damp decay can be undertaken without substantial impact on heritage values, with replacement of fabric an acknowledged appropriate response to the care and conservation of heritage buildings. Materials such as corrugated sheet metal can be replaced in appropriate profiles and materials, and again this is common practice in the conservation of heritage buildings, for example reroofing of a building once the roof material has reached the end of its service life.

It is acknowledged that works to remediate the structure are not superficial or minor, but that substantial portions of the original building fabric, particularly the stone walls, remain intact, and could successfully be stabilised and remediated.

6.2. Building Team

The application was also referred to the Council's Building Team, with the Team Leader Building, Brittany Coventry, providing the following response:

GAMA report is a fair reflection of the current state of the building. Substantially damaged by fire, other damage such as salt damp evident. Some elements (some stone walls) may be able to be rectified/retained in some capacity - dependent on cost feasibility/remaining heritage value.

Refer to **ATTACHMENT 6** for a copy of the Heritage Advisor's report.

7. ASSESSMENT

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

Refer to **APPENDIX 1** for a copy of the extract.

7.1. Key Issues

Given that the proposed development is limited to the demolition of a Local Heritage Place, the key planning issue relates to the proposal's alignment with the provisions expressed in the Local Heritage Places Overlay. This is discussed in detail in section 7.3 of this report.

7.2. Question of "Seriously at Variance"

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

- The proposed development does not seek to change the use of the land;
- The proposed development will not result in any adverse impacts on neighbouring properties; and
- The Planning and Design Code contemplates the demolition of a Local Heritage Place under certain circumstances.

7.3. Performance Assessment

Local Heritage Place Overlay

The proposed development does not seek to change the use of the land nor does it include any building work or activities which may result in adverse impacts on properties in the locality. Therefore, this assessment focuses on the proposed development's alignment with the provisions of the Local Heritage Place Overlay as reproduced in the table below.

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Demolition	
PO 6.1	DTS/DPF 6.1 None are applicable.

Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.	
PO 6.2 The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.	DTS/DPF 6.2 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

It is noted that the proposed development does not propose conservation works to the exterior of a Local Heritage Place and other features identified in the extent of the listing. Therefore, PO 7.1 is not applicable to an assessment of the proposed development.

In terms of PO 6.2, it is noted that the Description and/or Extent of Listed Place outlined in Part 11 – Heritage Places of the Planning and Design Code is considered to include the entirety of the building. On this basis, the proposed demolition does not involve the removal of a building, portion of a building or other feature or attribute where it does not contribute to the heritage values of the Local Heritage Place. Therefore, the circumstances outlined in PO 6.2 do not apply to the proposal.

PO 6.1, clause (b) outlines the following two 'tests' which might provide justification of the demolition of a Local Heritage Place, being:

- The structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety; and
- The structural integrity or condition of the Local Heritage Place is irredeemably beyond repair

In terms of the first 'test', the Structural Assessment Report prepared by GAMA Consulting provided the following observations in relation to the structural condition of the building as detailed in Pages 6 and 7 of their report:

- The Tallest roof has collapsed.
- The collapsed roof material was held by the charred first floor framing in places.
- Although heavily charred in places, the timber columns stayed plumb.
- The 1st floor decking was demolished in the fire. Heavy charring to 1st floor lateral braces and joists.
- Heavy charring to central 1st floor primary beam.
- The corrugated sheeting used as a dividing wall has bowed, most likely from heat effects.
- The Southern Extension has only been affected at higher levels. (i.e. Girts, Wall plate, Knee brace, rafter and purlins) And predominantly on the Northern side and localized to the central door.
- Certain stones are friable on the outer surface.
- Wall cladding is corroded in places and has a low sheen. (similar for flashings)
- There are vertical cracks in the proximity of door and window openings.
- Some of the cracks on the external face of the Northern perimeter wall were patched and have reopened.
- There are isolated locations where some of the stones have spalled from the matrix.
- In the Western Extension, the first two rafters in from the North side have sustained heavy charring, as has the purlins in this area which is in the Northeastern quadrant of the extension.

- The internal Ladder from ground to 1st floor is severely charred.
- Spalled render and mortar
- A large percentage of the steel/iron fixings and bracketry survived the fire with minimal apparent damage.
- The sliding door frames are corroded.
- The remains of a bicycle frame were found within the building.
- Internal timber cladding and doors were heavily charred or demolished by the fire.
- There are cracks in the chimney brickwork.
- There is a vertical crack on the Western gable wall which reflects through to the Western extension.
- Some timber members are only covered in soot.
- Stone wall ends on East end were measured at 350 mm width.

The second 'test' of PO 6.1 will be considered in detail first.

Irredeemably beyond repair test

It is noted that the words 'irredeemably beyond repair' indicate that the Local Heritage Place must be incapable of being redeemed or repaired before demolition can occur. Relevantly, PO 6.1 does not include a financially viability test in relation to the proposed demolition of a Local Heritage Place. Therefore, the costs associated with works to ensure that a structurally unsound Local Heritage Place is no longer a risk to public or private safety are not a relevant planning consideration.

However, in reality, if the costs to repair a Local Heritage Place are so unreasonable such that no entity could reasonably be expected to deliver these works, then it is possible that the Local Heritage Place could not be reasonably remediated; resulting in it falling further into disrepair and fail thus increasing the risk to public or private safety. This is particularly the case in the context of being sited within a new urban precinct.

GAMA Consulting has advised that the following works are required to 'make safe' the Local Heritage Place:

- *Provide sufficient lateral stability for wind and seismic action by the introduction of a new timber floor and roof to create shard load paths.*
- *Provide sufficient lateral stability for wind and seismic action by the introduction of a new braced wall of structural frame on the East Elevation.*
- *Creation of a weather tight external envelope (roof, doors, windows, etc) to reduce internal wind pressures wind loads and stop degradation of internal materials.*
- *Provision of salt-damp protection on all masonry walls to stop efflorescence.*
- *Consideration of underpinning the footings/wall to a stable soil strata to stop footing movement induced by reactive soil movement (shrink/swell).*
- *Review & possible replacement of all structural timber elements on the Southern & Western Extensions.*

The remediation works listed above are extensive and have been estimated by Rider Levett Bucknall to cost $518,585.00 (as of October 2025). While these costs are not a relevant planning consideration, they go some way to explain why the applicant is no longer seeking to pursue an adaptive reuse the Local Heritage Place as a sales office (as outlined in the URPS response to representations). On this basis, if the current application is refused, the future of the Local Heritage Place remains uncertain. It is noted that there are items included in the remediation works which would have been typically required irrespective of the additional damage by the fire (including structural stabilisation works, recladding of all metal cladding, repair/replacement of windows/doors).

In addition to the above, it is noted that the Heritage Assessment prepared by DASH Architects indicates that the recent fire has *"… significantly impacted the heritage values of the place*". Further, DASH has formed the view that the remediation works identified by GAMA Consulting will *"… diminish the heritage values of the place*". On this basis, while it may be possible to remediate the building, they suggest that the nature and extent of the remediation works may dilute the heritage values of the Local Heritage Place to such a degree that the building no longer reflects the values identified in the original listing.

The advice of Council's Heritage Advisor does not agree with this conclusion. It is evident that the most significant element of the local heritage place is the double-storey structure comprising predominately of the stone-walled

structure that is identified as a rare example of a non-German barn house building constructed early in the settlement of South Australia (in the mid-1800s). The GAMA report does not identify that any of these walls need to be reconstructed to be made safe thus losing their original form. There are works required, but the integrity of the primary structure can be made safe and restored. The replacement of the roof and internal framing and cladding can enhance a restored wall structure and reflect the original form and design features of the building. The loss of a building of this rarity which displays such high heritage values should not be considered lightly.

The context of this heritage place being located within a new urban precinct (in the Housing Diversity Neighbourhood Zone) is important in the consideration of the feasibility for the building being restored – whether in its entirety or a reduced footprint. The approved land division includes the siting of the building that would abut a public reserve located between the building and Jeffrey Street to retain the visual connection to the original rural road in addition to a new primary connector road abutting the site to the south to provide a visual connection to the new urban precinct. The Local Heritage Overlay specifies how an adaptive use should occur as detailed in the following provision.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Alterations and Additions	
PO 2.2 Adaptive reuse and revitalisation of Local Heritage Places to support their retention in a manner that respects and references the original use of the Local Heritage Place.	DTS/DPF 2.2 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

The current land division proposal includes provision of a 3354sqm allotment for retention of the Local Heritage Place within the eastern section (with interface to a public reserve) and sufficient room to create a potential retail/function use with associated carparking and landscaping. There is no requirement to undertake a development of this kind within the Housing Diversity Neighbourhood Zone. A redesign of this allotment that might assist in funding the cost of restoration and adaptive reuse by:

- Creating a suitably sized residential allotment incorporating the local heritage place for an adaptive use and revitalisation, and
- Create multiple residential allotments to the west, with interface to a public reserve to the north, and
- Be assessed in consideration of the provision of open space in balance with local heritage preservation.

The above has not been explored through this application and might be reasonable to be considered through any variation to the land division authorisation, noting that there has been no implementation of this authorisation as yet.

In summary, it is considered that the local heritage place is not irredeemably beyond repair.

<u>Structural integrity or condition of the Local Heritage Place representing an unacceptable risk to public or private safety test</u>

GAMA Consulting's report concluded that:

> *Our review and risk assessment has identified that the structure, in its current state, poses a risk to the public safety and must be isolated (fenced) from public access. Objectively, temporary diagonal bracing (waling beams & diagonal props) may be used to stabilise free-standing masonry walls if isolation is not feasible.*

Construction fencing has been erected to isolate the building from access from private or public access (noting that the building remains on private land and access to the public is only afforded by trespass on the subject land).

GAMA Consulting have formulated their response on the following basis:

- *The aim of the remediation (assessment) is to introduce structural compliance with the National Construction Code (NCC), Building Code of Australia (BCA) Volume one with the following objectives"*

Volume One of the of NCC is applicable for Building Class 2-9 buildings only (predominately being commercial or community buildings) and does not include non-habitable buildings or houses. The basis of the GAMA report is for a future use that is for these building classes only and not for a non-habitable use or a dwelling use. Furthermore, the introduction to the NCC identifies that:

The BCA is given legal effect by building regulatory legislation in each State and Territory, and

Any provision of the BCA may be overridden by, or subject to, State or Territory legislation. The BCA muse therefore be read in conjunction with that legislation.

The relevant legislation is the **Act** which includes interpretation and priority of consents specific to heritage places, including Local Heritage Places. The BCA is to be interpreted in the context of the **Act** in addition to any performance solutions that might be applied to restoration of an existing building that is also a Local Heritage Place.

In its current state and use of the land, the structural integrity of the building is considered not to represent an unacceptable risk to public or private safety, being secured behind construction fencing. As such, and as the land is still unoccupied and being used for occasional livestock grazing purpose only, remediation of the building to a point where its structural integrity is restored (initially by temporarily installing diagonal bracing (waling beams & diagonal props) to stabilise free-standing masonry walls as recommended by GAMA) so that it does not represent an unacceptable risk to public or private safety in advance of being sited within a new urban precinct can be achieved.

8. CONCLUSION

In summary, it is considered that the proposal does not satisfy either of the two key tests of the Planning and Design Code relating to demolition of a Local Heritage Place (Performance Outcome 6.1(b)) in that the structural integrity does not represent an unreasonable risk to the public either currently or through recommended works to retain integrity in the short to long-term nor are the key elements of the place irredeemably beyond repair.

It is acknowledged that the recent fire has exacerbated the poor condition of the building, however this not resulted in the building now becoming irredeemably beyond repair beyond the condition of the building prior to the fire.
The heritage value of this rare type of building which displays such high heritage values reinforces the importance placed on these 'tests'.

There has been no alternative option provided in support of the proposal that would seek a partial retention of the key heritage components of the heritage place (considered to be the stone walled structure) in balance with development of the land as a new urban precinct, including investigation of a redesign of the land division authorisation for improved outcomes that could offset the costs of remediation work either by the applicant, or stabilisation by the applicant such that a future allotment owner could invest in the restoration and adaptive use of the local heritage place.

To this end, the proposal is therefore not supported when assessed against relevant provisions of the Planning and Design Code and refusal of Planning Consent is therefore recommended.

9. RECOMMENDATION

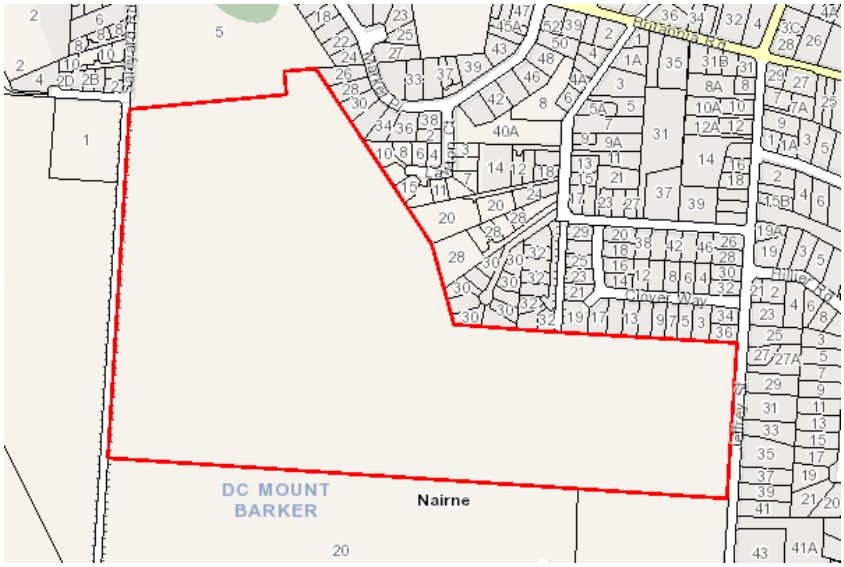
It is recommended that the Council Assessment Panel;

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

REFUSE Planning Consent to the application by Craven Group for the Demolition of a Local Heritage Place (Barn-house, ID 18675) at Lot 2 Jeffrey Street, Nairne as detailed in Application ID: 25033798 as the development does not achieve Performance Outcome 6.1 of the Local Heritage Places Overlay.

Address: **LOT 2 JEFFREY ST NAIRNE SA 5252**

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



Property Zoning Details

Zone

Housing Diversity Neighbourhood

Overlay

Affordable Housing
Hazards (Bushfire - Medium Risk)
Hazards (Flooding - Evidence Required)
Local Heritage Place *(18675)*
Murray-Darling Basin
Native Vegetation
Prescribed Water Resources Area
River Murray Tributaries Protection Area
Regulated and Significant Tree
Traffic Generating Development
Water Resources

Local Variation (TNV)

Maximum Building Height (Metres) *(Maximum building height is 9m)*
Concept Plan *(Concept Plan 3 - Mount Barker and Littlehampton)*
Maximum Building Height (Levels) *(Maximum building height is 2 levels)*

Demolition - Code Assessed - Performance Assessed

Part 2 - Zones and Sub Zones

Housing Diversity Neighbourhood Zone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Medium density housing supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities. Employment and community service uses contribute to making the neighbourhood a convenient place to live without compromising residential amenity.

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. All development 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.	Except development involving any of the following: 1. residential flat building(s) of 3 or more building levels 2. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building) 3. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).
3. Any development involving any of the following (or of any combination of any of the following): (a) ancillary accommodation (b) dwelling (c) dwelling addition (d) recreation area (e) residential flat building	Except development that: 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 2. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a

(f) retirement facility (g) student accommodation (h) supported accommodation.	boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
4. Alteration of or addition to any development involving any of the following (or of any combination of any of the following): (a) child care facility (b) community facility (c) educational facility.	Except development that does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.4.
5. Any development involving any of the following (or of any combination of any of the following): (a) consulting room (b) office (c) shop.	Except development that: 1. exceeds the maximum building height specified in Housing Diversity Neighbourhood Zone 3.1 or 2. does not satisfy Housing Diversity Neighbourhood Zone DTS/DPF 1.2 or 3. involves a building wall (or structure) that is proposed to be situated on (or abut) an allotment boundary (not being a boundary with a primary street or secondary street or an excluded boundary) and: (a) the length of the proposed wall (or structure) exceeds 11.5m (other than where the proposed wall abuts an existing wall or structure of greater length on the adjoining allotment) or (b) the height of the proposed wall (or post height) exceeds 3m measured from the top of footings (other than where the proposed wall (or post) abuts an existing wall or structure of greater height on the adjoining allotment).
6. Any development involving any of the following (or of any combination of any of the following): (a) air handling unit, air conditioning system or exhaust fan (b) carport (c) deck (d) fence (e) internal building works (f) land division (g) outbuilding (h) pergola (i) private bushfire shelter (j) replacement building (k) retaining wall	None specified.

(l) shade sail (m) solar photovoltaic panels (roof mounted) (n) swimming pool or spa pool and associated swimming pool safety features (o) temporary accommodation in an area affected by bushfire (p) tree damaging activity (q) verandah (r) water tank.	
7. Any development involving any of the following (or of any combination of any of the following) within the Tunnel Protection Overlay: (a) storage of materials, equipment or vehicles (whether temporary or permanent) over an area exceeding 100 square metres (b) temporary stockpiling of soil, gravel, rock or other natural material over an area exceeding 100 square metres (c) excavation or ground intruding activity at a depth greater than 2.5 metres below the regulated surface level.	Except where not undertaken by the Crown, a Council or an essential infrastructure provider.
8. 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).
9. Railway line.	Except where located outside of a rail corridor or rail reserve.

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

Part 3 - Overlays

Local Heritage Place Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Landscape Context and Streetscape Amenity	
PO 5.1 Individually heritage listed trees, parks, historic gardens and memorial avenues are retained unless: (a) trees / plantings are, or have the potential to be, a danger to life or property or (b) trees / plantings are significantly diseased and their life expectancy is short.	DTS/DPF 5.1 None are applicable.
Demolition	
PO 6.1 Local Heritage Places are not demolished, destroyed or removed in total or in part unless: (a) the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value or (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.	DTS/DPF 6.1 None are applicable.
PO 6.2 The demolition, destruction or removal of a building, portion of a building or other feature or attribute is appropriate where it does not contribute to the heritage values of the Local Heritage Place.	DTS/DPF 6.2 None are applicable.
Conservation Works	
PO 7.1 Conservation works to the exterior of a Local Heritage Place (and other features identified in the extent of listing) match original materials to be repaired and utilise traditional work methods.	DTS/DPF 7.1 None are applicable.

Procedural Matters (PM) - Referrals

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

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

None	None	None	None

Ref: 25ADL-0771

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27 Halifax Street
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ADL | MEL | PER

27 October 2025

Greg Sproule
Team Leader Planning
Mount Barker District Council

Via Plan SA Portal

Dear Greg

Demolition of Barn-house at Lot 2 Jeffrey Street, Nairne

Introduction and Proposal

URPS has been engaged by Craven Group to prepare a planning statement for the demolition of the barn-house.

The barn-house is a Local Heritage Place. It was significantly damaged by a fire that occurred earlier this year. Repairing the structure is not viable. Its demolition is therefore required.

This letter assesses the suitability of this demolition against the Planning and Design Code (Version 2025.19). It is accompanied by:

- A structural assessment prepared by GAMA Consulting (Annexure A).
- A cost estimate of the required remediation works identified in the structural assessment. The cost estimate is prepared by RLB (Annexure B).

In preparing this statement I have also attended the subject land and locality.

Background

The barn-house is used as a farm building. It is unknown when it was last used as a dwelling.

In 2004 the District Council of Mount Barker engaged Pope/Heritage Online to prepare a heritage survey.

The survey identified that the barn-house was in poor condition. It also determined that the building was of heritage value because:

- It combined residential and farming functions under a single roof.
- It displays early construction techniques, including stonework and timber-framing.

- It has associations with the early farming development of the Nairne area.

It recommended that the barn-house be listed as a Local Heritage Place. The 2004 heritage survey extract is provided within Annexure C.

In October 2007 Council received approval for its District Wide Heritage Plan Amendment Report (PAR). This PAR sought to list items and areas identified by the 2004 heritage survey. The PAR resulted in the barn-house being listed as a Local Heritage Place.

The Mount Barker Urban Growth Ministerial Development Plan Amendment (DPA) was approved in December 2010. The DPA rezoned rural land to support urban expansion. It enabled new residential, commercial, and community development in areas like Nairne. This included rezoning the subject land for medium density development.

In 2025 the barn-house was subject to a fire. This fire substantially damaged the building.

Figure 1: Original Barn-house, Source: DC Mount Barker Heritage Survey (2004) ~ Part 5



Figure 2: Barn-house Post Fire



Subject Land

The subject land is located at Lot 2 Jeffery Street, Nairne. It is contained within Certificate of Title 6064/932.

It is a large, irregular shaped allotment of approximately 26.5 ha. It has a primary frontage to Jeffery Street and a secondary frontage (rear) presenting to Saleyard Road.

The land consists of open paddocks and scattered vegetation. The stone barn-house is located within the northeast corner adjacent to the Jeffery Street frontage. It is the only building on the land.

Figure 3: Subject Site



Figure 4: Barn-house





Locality

The locality is mixed in character. The subject land forms the interface between the established township and the rural land beyond.

The locality includes low-rise detached dwellings at a low density within the Nairne township and surrounding rural land.

Jeffery Street features an undulating topography. The built form character includes contemporary single storey detached dwellings with landscaped frontages. These dwellings typically comprise of brick and rendered finishes. Open paddocks front the southern portion of Jeffery Street.

Figure 5: Locality



Procedural Matters

The land is in the Housing Diversity Neighbourhood Zone (the Zone) of the Planning and Design Code (the Code).

The Local Heritage Place (LHP) Overlay also applies. The building to be demolished is a Local Heritage Place. Its listing is described by Part 11 of the Code as:

> ***Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.***

The demolition of the building on this site is subject to the Code Assessed – Performance Assessed pathway and will be assessed on its merits against the relevant provisions of the Code.

Table 5 of the Zone states that the demolition of a LHP is subject to public notification.

Planning Assessment

Approach to Assessment

Performance Outcome (PO) 6.1 of the Local Heritage Place Overlay provides the test for the demolition of a LHP.

It states:

PO 6.1 ***Local Heritage Places are not demolished, destroyed or removed in total or in part unless:***

(a) ***the portion of the Local Heritage Place to be demolished, destroyed or removed is excluded from the extent of listing that is of heritage value***
or

(b) ***the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.***

The barn-house is of heritage value. Its demolition must be assessed against criterion (b).

Criterion (b) requires the structural condition of the LHP to:

1. Present an unacceptable safety risk; and
2. Be irredeemably beyond repair.

The Code does not define "irredeemably beyond repair" for the purposes of PO 6.1.

The draft Practice Guideline for *the Interpretation of the Local Heritage Places Overlay, Historic Area Overlay and Character Area Overlay* offers guidance on its intended meaning. Although not implemented, the draft guidelines demonstrate the Code author's intended interpretation.

It defines the term to mean:

The building fabric is so compromised that its value would be lost were it to be repaired or replaced.

I have applied this definition to inform the assessment against PO 6.1 (b).

GAMA Consulting and Rider Levett Bucknall (RLB) were engaged to support this assessment and determine:

- The building's structural condition and the associated safety risk.
- The extent of structural repairs/replacement required.

SHAPING GREAT COMMUNITIES

- The cost of the remediation works.

I have then considered whether the building fabric has been lost because of the necessary repair and replacement works.

I discuss these aspects in more detail below.

Structural Integrity

GAMA's assessment confirms the structural integrity of the building is compromised and presents a safety risk.

This is because:

- Fire caused collapse of the tallest roof and severe charring to key structural elements.
- Stone walls are unrestrained and vulnerable to wind and seismic loads.
- Cracks, salt damp, and friable mortar affect the northern and southern walls.
- The eastern bracing wall was destroyed, removing critical lateral stability.
- The building lacks structural support due to missing shear walls and compromised framing.
- Internal timber framing is heavily damaged and must be replaced.
- The building has salt damp, efflorescence and rot.
- Remediation requires extensive rebuilding to meet structural standards.

It concludes the irregular building shape with lack of bracing, timber framing/joinery, damaged cladding and support frame are of high risk. The free-standing masonry wall is of critical risk.

A fence has been placed around the building to prevent access to the building to mitigate the immediate safety risk.

Figure 6: Fencing around barn-house



Extensive repair and reconstruction are required to reinstate the buildings structural integrity. This is discussed in the section below.

Repair

GAMA Consulting has determined the extent of work required to remediate the structural integrity of the building. This is detailed within Annexure A of their report.

It confirms the following is required:

- Replace roof sheeting, wall cladding, flashings, doors, and door hardware.
- Rebuild the collapsed roof using custom rafters and trusses.
- Replace all mezzanine floor framing with compliant timber.
- Replace damaged wall framing, purlins, and top plates.
- Reconnect the chimney to the roof for structural support.
- Replace the hearth sill and all degraded metal fixings.
- Remove and replace fire-damaged and salt-damp affected stonework and mortar.
- Patch settlement cracks and spalled render across masonry walls.
- Stitch cracked brickwork and stonework using Helifix stainless steel reinforcing bars.
- Install new bracing to stabilise the eastern wall.
- Treat all masonry with a salt-damp protection system.
- Improve site drainage and footing performance to reduce soil movement.
- Replace damaged timber and cladding in southern and western extensions.
- Install compliant bracing to walls and roof framing in both extensions.

Undertaking these repairs will erode the remaining fabric of the LHP. This is discussed below.

Impact to Building Fabric

The building's historic fabric is informed by the LHP listing description. This listing is restated below:

> ***Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.***

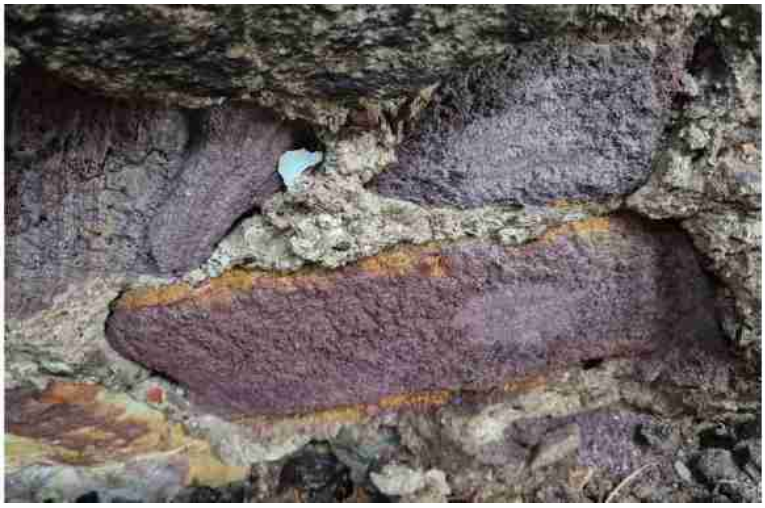
Parts of the building's fabric were destroyed by the fire. This includes some of the corrugated iron cladding (bowed), gable roof (collapsed) and the timber framing, windows and doors (heavily charred).

Only the local stone, red-brick cambered arches, red-brick chimney and some timber remain. The red brick cambered arches sit within the stonework.

The stone walls of the building are unrestrained and free standing. The bracing/sheer wall on the eastern elevation was destroyed.

Efflorescence and salt damp damage is also visible in the external perimeter of the northern wall. Fire damage is evident on the internal stonework and mortar. The integrity of the material has become friable. This affected stone must be replaced and a damp proof course installed.

Figure 7: Friable outer surface of stone. (smooth patch where finger was rubbed across)



The chimney has evidence of cracking. It needs to be reengaged with any replacement roof and cracked brickwork stitched.

The GAMA report confirmed the building fabric is heavily compromised. Other than the chimney it needs to be replaced or reconstructed.

The building fabric is so compromised that its value would be lost were it to be repaired or replaced. It is irredeemably beyond repair on this basis.

It would also impose unreasonable cost impacts. The cost is discussed in the section below.

Figure 8: Charred timber door and window frames





Cost

The cost implication is not directly referenced in PO 6.1.

It is an important consideration, nonetheless, in determining the reasonableness of undertaking the required repair/reconstruction work.

Expert quantity surveyors RLB prepared a cost analysis based on the required structural repairs identified by GAMA consulting (Annexure B). It confirms the structural remediation works will cost $518,585 excluding GST.

This cost is unreasonable to enable the retention of a farm building.

A replacement farm building of a similar scale suitable for this site's location can be achieved for far less than this value.

This assessment approach is consistent with the 'beyond economic repair' (now reasonable repair) test determined by the Environment, Resource and Development Court in the matter between Shackley v Town of Gawler & Anor [2005] SAERDC 108 (17 October 2005).

In this matter the court noted the following:

> ***34. The test is an objective test. .... Ultimately, the issue is whether it is economic to repair the building or in other words, whether the cost of repairing the building to a standard that will enable it to be used, is less than the cost of replacing the building with another that is suitable at the location, for the use desired.***

It is not economically reasonable for the barn-house to be repaired/reconstructed.

Conclusion

The barn-house is a Local Heritage Place. It was identified in Council's 2004 heritage survey of being in poor condition. Its condition has since been worsened by the recent fire.

The fire destroyed parts of the building fabric. The parts of the building that remain, including the stonework and timber framing, require reconstruction and replacement.

The building condition is now compromised. It is unsafe.

The historic value of the building will be diminished if it was to be repaired or replaced.

The cost of undertaking the required reconstruction and repair work is unreasonable. It significantly exceeds the cost of providing a suitable replacement farm building.

The barn-house is a risk to safety and irredeemably beyond repair.

Its demolition, while regrettable, is necessary and consistent with PO 6.1 of the Local Heritage Place Overlay. Planning Consent is therefore warranted.

Please contact me on 8333 7999 with any questions.

Yours sincerely



Jake Vaccarella
Principal Consultant

Annexure A

Structural assessment prepared by GAMA Consulting

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GAMA CONSULTING
engineers and project management

STRUCTURAL ASSESSMENT REPORT

PROJECT No.: 250661

DATE: 8th September 2025

CLIENT: Graeme Gibson
General Manager Property & Development
Craven Group

SITE: Lot 2 Jeffrey Street, Nairne SA

PREPARED BY:
Mark Riddick
Jakub Wilk

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1.1 Background
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3.4 Western Extension
3.5 Remediation & Future Repairs

4.0 Conclusion

APPENDIX A: REMEDIATION LIST
APPENDIX B: HELIFIX HELIBAR BROCHURE
APPENDIX C: SITE PHOTOS
APPENDIX D: RISK ASSESSMENT
APPENDIX E: RAPID ASSESSMENT

DOCUMENT REVISION(S):

Revision	Description	Date Issued:	Report by:
A	Issued for approval	July 2025	M.Riddick
B	Issued to client	September 2025.	J.Wilk

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1.Overview

1.1 Background

Gama Consulting have been engaged to assess a heritage listed building in Nairne that has sustained fire damage.

The aim of this report is to determine current and future structural integrity and provide a remediation list.

1.2 Scope of assessment

As agreed with our client, our scope is as follows:

- Site inspection to visually assess structural integrity
- Provision of a structural assessment report
- Provision of a remediation list as required to achieve structural integrity

The focus of our scope is the original stone wall building, commentary is made regarding the additional sheds as well.

2. Observations

2.1 Original condition

We began the assessment process with a look at Google Maps, which enabled us to see the structure prior to the fire. We were able to see 2D and 3D images of the building taken earlier this year. And Western/Southwestern elevations from years past.



Figure 1: Plan View (2D from Google Maps)





Figures 2 & 3: Western Elevations (2D from Google Maps – Jan 2010 top and April 2019 below)





Figures 4 & 5: Southwestern Elevations (2D from Google Maps – Jan 2010 top and April 2019 below)



Figure 6: Northern Elevation (3D from Google Maps – 2025)

From this imagery, we can see the dilapidation over time and can confirm that the roof sheeting is likely 15+ years old. We were also able to estimate the ridge height of the duo pitch roof at approximately 7m above ground level.

2.2 Site Inspection

On the 14th of July 2025 Mark Riddick of GAMA Consulting attended site.

From this inspection, the following observations were made.

- The Tallest roof has collapsed.
- The collapsed roof material was held by the charred first floor framing in places.
- Although heavily charred in places, the timber columns stayed plumb.
- The 1st floor decking was demolished in the fire. Heavy charring to 1st floor lateral braces and joists.
- Heavy charring to central 1st floor primary beam.
- The corrugated sheeting used as a dividing wall has bowed, most likely from heat effects.
- The Southern Extension has only been affected at higher levels. (i.e. Girts, Wall plate, Knee brace, rafter and purlins) And predominantly on the Northern side and localized to the central door.
- Certain stones are friable on the outer surface.
- Wall cladding is corroded in places and has a low sheen. (similar for flashings)

- There are vertical cracks in the proximity of door and window openings.
- Some of the cracks on the external face of the Northern perimeter wall were patched and have reopened.
- There are isolated locations where some of the stones have spalled from the matrix.
- In the Western Extension, the first two rafters in from the North side have sustained heavy charring, as has the purlins in this area which is in the Northeastern quadrant of the extension.
- The internal Ladder from ground to 1st floor is severely charred.
- Spalled render and mortar
- A large percentage of the steel/iron fixings and bracketry survived the fire with minimal apparent damage.
- The sliding door frames are corroded.
- The remains of a bicycle frame were found within the building.
- Internal timber cladding and doors were heavily charred or demolished by the fire.
- There are cracks in the chimney brickwork.
- There is a vertical crack on the Western gable wall which reflects through to the Western extension.
- Some timber members are only covered in soot.
- Stone wall ends on East end were measured at 350 mm width.

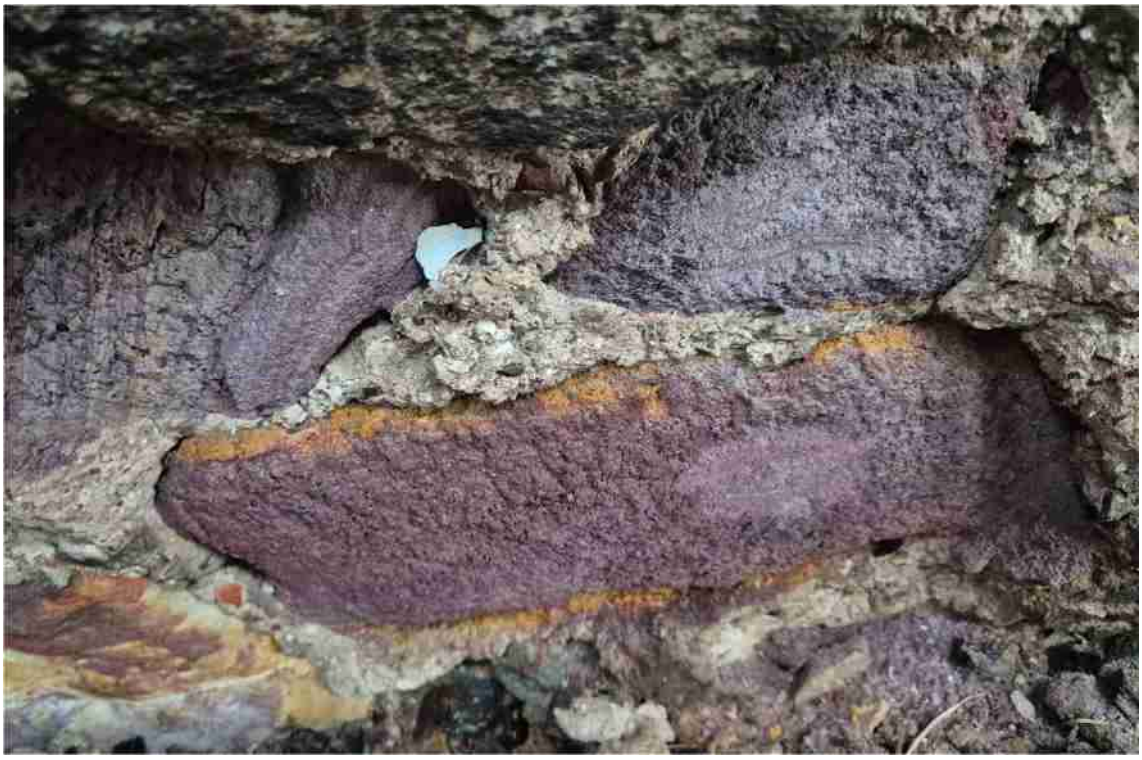


Figure 7: Friable outer surface of stone. (smooth patch in the bottom right is where finger was rubbed across)



Figure 8: Vertical cracks in the proximity of door and window openings



Figure 9: Stones spalled from the matrix of the wall



Figure 10: Remains of a bicycle frame



Figure 11: Cracks in the chimney brickwork

2.3 Current Code requirements

Remediation of the structure, fit for public use, would require meeting the performance obligations of the National Construction Code, Building Code of Australia Volume One. From a structural assessment aspect, we need to satisfy the structural performance requirements by complying with the relevant Australian Standards referenced in the NCC. Key Standards:

1. From AS 2870 we obtain performance requirements of the footing system to accommodate differential soil movements.
2. From the AS 1170 set of Standards we obtained guidance on Live loads, Wind loads & Earthquake loads.
3. From AS 3700 – Masonry Structures & AS 4773.1 – Masonry in small buildings Part 1 : Design we obtain guidance for masonry wall robustness, stability and construction.

Further to this, we have undertaken The Ministerial Building Standard MBS 001 – May 2023 - Rapid seismic assessment, refer Appendix E. The RAPID assessment concluded that for this building (Unreinforced masonry and Timber construction) requires a further review & *Detailed Seismic Assessment*.

- Estimated Wind load parameters as below.

Region	A5
Terrain category	2
Importance level	IL2
Average roof height	5.3m (estimated)
Maximum roof height	7m (estimated)
Pitch – original building	45 degrees (estimated)
Maximum design wind speed	45 m/s
Base wind pressure (qz) – ultimate	1.05 kPa

2.4 Internet research about Fire temperatures

There were several indicators, listed below, which could assist in gauging the peak fire temperature. The peak temprature value depends on fuel type, fuel load, ventilation, burning time, distance from source and other factors. From the damage observed to timber, masonry and houshold objects such as bicyle frames & hardware (door latch) we **estimate** the peak fire temperature at between 250 and 480 degrees Celsius.

We are not fire engineers, and so caution the reader on quotation of the below.

- Melting temperature of rubber – 200 to 250 degrees Celsius (bicycle frame with no tyres or handle grips)
- Melting temperature of steel – 900 degrees Celsius (all metal was intact)
- Spalling of render – 200 to 380 degrees Celsius
- Sandstone – Friability on exposed surface – "*While 400°C is a common threshold for noticeable changes, some studies have reported significant effects at temperatures*

as low as 250°C or as high as 600-800°C, depending on the specific type of sandstone and the duration of heating. "Confirmed by Table 1 (pg. 33) of - **Engineering properties of four different rocks after heat treatment** https://research-repository.griffith.edu.au/server/api/core/bitstreams/8910f46b-82da-4cdd-a921-51d9bb86cfc8/content

- Residential fires as a benchmark: < 482 degrees Celsius as no Flashover because stone walls did not combust.

3. Assessment

3.1 Current Status

Based on the site inspection, site photographs and references to the appropriate standards we note the following as our structural integrity assessment of the status of the building at the time of this report.

We have also undertaken a risk assessment that has identified area's of the building that must be reviewed and remediated, refer to Appendix D.

3.2 Original building

The stone walls of the building are currently unrestrained and free standing with a "soft storey". This makes them vulnerable to high wind loads and seismic events. The bracing/shear wall on the East Elevation was destroyed along with the floor and roof structure. The floor and roof structure, in particular, help distribute lateral load to the West & East walls at the ends of the structure. The cracks on the North & South walls appear to have been caused by ground movement and the change in stiffness of the original wall due to the introduction of the windows, deduced from the presence of a plate lintel above both of the lower windows (Refer figure 12). Efflorescence & salt damp damage is visible on the external perimeter on the Northern Wall. Fire / temperature damage is evident on the internal stonework and mortar where the integrity of the material has become friable.



Figure 12: Lintel above lower window arch

3.3 Southern Extension

The lean to on the South side has sustained the least amount of damage of the three zones. The integrity of the lean to has been reduced and should be reviewed for structural compliance with the NCC if the structure is to be remediated.

3.4 Western Extension

The western extension is a part “lean-to” and part “post & beam” frame construction. The extension is braced to the stone walls of the original build. The roof is mono slope with the low eave on the west end.

The far Western side of the extinction is undamaged in relation to the fire damage. However, the framing should be reviewed for structural compliance with the NCC if the structure is to be remediated.

The far Eastern side (adjacent to the masonry walls) of the extension was affected by the fire. The Southern third of the east half of the roof has minor damage. The Central and Northern thirds of the east half of the roof have sustained damage as the fire spread from what was likely an access door to the 1st floor. (Refer figure 13). The framing should be reviewed for structural compliance with the NCC.



Figure 13: Roof damage in the Western extension (photograph taken facing East)

3.5 Remediation & Future Repair

The practicability and economic feasibility of remediation are strictly outside Gama Consulting scope of work and beyond this structural assessment report.

The aim of the remediation is to introduce structural compliance with the National Construction Code, Building Code of Australia Volume One with the following objectives:

1. Provide sufficient lateral stability for wind and seismic action by the introduction of a new timber floor and roof to create shard load paths.
2. Provide sufficient lateral stability for wind and seismic action by the introduction of a new braced wall of structural frame on the East Elevation.
3. Creation of a weather tight external envelope (roof, doors, windows, etc) to reduce internal wind pressures wind loads and stop degradation of internal materials.
4. Provision of salt-damp protection on all masonry walls to stop efflorescence.
5. Consideration of underpinning the footings/wall to a stable soil strata to stop footing movement induced by reactive soil movement (shrink/swell).
6. Review & possible replacement of all structural timber elements on the Southern & Western Extensions.

The structural items that require attention and remediation can be reviewed in Appendix A - Remediation List.

4. Conclusion

Our assessment was based on the site inspection, site photographs and review of relevant standards. If a further detailed assessment or calculations are required, we can offer a fee proposal upon request.

Our review and risk assessment has identified that the structure, in its current state, poses a risk to the public safety and must be isolated (fenced) from public access. Objectively, temporary diagonal bracing (waling beams & diagonal props) may be used to stabilise free-standing masonry walls if isolation is not feasible.

The structural performance requirements of the *National Construction Code, Building Code of Australia Volume One* "Section B" may be addressed by following the Remediation List in Appendix A.

For non-structural items we would recommend that the structure also be reviewed, by the appropriate authority such as an architect or building surveyor, for compliance with *National Construction Code, Building Code of Australia Volume One.* Specifically, Section D – Access and Egress and Section F – Health and Amenity should be checked to ensure fit-for purpose relative to the future use & *building class*.

A remediation situation may likely occur where the only structural elements, fit for repair & retrofit, are the original 3 stonework walls of the Original Building. The timber framework & cladding for the Southern & Western Extensions may require replacement for code compliance. All the framework & cladding for the Original Building must be replaced. The economics feasibility of this should be reviewed by others.

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Gama Consulting

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APPENDIX: A

REMEDIATION LIST

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Remediation Items:

Note: All items on the following list must comply with the relevant National Construction Code and Australian Standards. In conjunction with this, items must take into consideration site specific factors such as Bushfire Attack Level, Windspeed, Seismic requirements.

- External Cladding (typical)
  - Replace roof corrugated sheeting
  - Replace wall corrugated sheeting
  - Replace flashing where corroded or damaged.
  - Replace front roller door track and associated hardware.
  - Replace all doors, door frames and associated hardware.
- Original Building (Fire Damaged) - Internal Framing
  - Replace all mezzanine floor framing with compliant floor joints.
  - For cost estimation replace with seasoned F11 grade timber of equal or greater section size (e.g. 218x42 floor joist measured on site, replace with F11 240x45)
  - Groove out damaged 1st floor wall plate, measure void and substitute with F11 grade timber of closest similar size.
  - Rebuild fallen roof with custom "A frame" rafter / trusses at 1200 mm allowing height clearance above the existing header in the original gable wall.
    - Replace purlins with compliant members
    - Replace top plate & tie down with compliant members
    - Re-engage the chimney with the roof structure to offer stability
  - Replace or remediate (wire brush & paint steel/iron ladder from first floor to top of perimeter wall)
  - Replace or remediate all washers, bolts, nuts, cleats, plates and threaded rods. If section size < 90 % of current code dimensions for a similar component (or in the case of plates, the next nominal thickness up), replace with a new item which is aesthetically the same.
  - Mark North wall window lintols current edge. Wire brush all exposed metal lintol faces. Measure distance from marked datum to clean steel edge. If > 5 mm, notify Engineer.
  - Replace hearth sill.
- Original Building (Fire Damaged) – Masonry
  - Engage stone mason to restore wall to original width and provide new mortar/render.
    - Replace all fire damaged stonework and mortar (friable mortar)
    - Replace all efflorescence damaged stonework & mortar
      - Estimation is the lower 1.0m of the Northern & Southern walls
    - Patch settlement cracks. Fill areas where mortar has spalled with new mortar.
    - Stitch cracked brickwork in chimney with Helifix helibar – Refer Appendix B. Replace spalled mortar.
    - Stitch cracked stonework on the Northern & Southern walls with Helifix helibars.
  - Scabble all loose render. Patch mortar. Re render If Heritage consultant say it is mandatory.

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- Provide Lateral Stability to the Eastern elevation.
  - Option 1 - Build new external masonry wall on a new strip footing. It is recommended to allow for 190mm reinforced blockwork wall.
  - Option 2 – Build new structural steel 'Portal Frame" on a new strip footing system.
- Engage salt-damp specialist contractor to protect existing & remediated masonry from salt damp.
  - A performance solution using a liquid membrane (such as *Silicone Injection System*) should be strongly considered to provide a "damp proof course".
  - Edge of masonry exposed to soil should be excavated and sealed with an appropriate liquid applied membrane (such as *Mapelastic Smart* by Mapei)

- Footing & Stormwater Management System
  - Site and stormwater drainage must be improved and maintained. The new roof should be connected to a gutter and downpipe system and discharge water away from the building perimeter.
  - Impermeable perimeter pavement should be installed to protect a perimeter envelope around the building for a distance of no less than 1.0m
  - Consideration should be given to improve the existing footing performance and help reduce / control future soil differential movement after remediation. In order of preference and effectiveness:
    - Option 1 – Underpin masonry wall footings to a stable soil strata (weathered siltstone) often found between 1.5m – 2.5m below natural ground level.
    - Option 2 – Construction of a raft slab or strip footing system that meets the strength and stiffness requirements of AS 2870. Construction of such a system may require some shallow underpinning to ensure the existing stone wall is not undermined during footing construction.
- Southern Extensions
  - Review the adequacy of timber & connections to AS1684.
  - Replace any damaged or dilapidated timber or connection caused by corrosion, rot, fire damage or moisture (splitting or warping).
  - Provide galvanised iron strap bracing to the walls and roof in accordance with AS 1684.
  - Replace all claddings
- Western Extensions
  - Relace all timber and connections to the Eastern Side (adjacent to the masonry wall) that has been fire damage (30%-). All construction to comply with AS1684.
  - Review the adequacy of timber & connections to AS1684 on the Western Side
  - Replace any damaged or dilapidated timber or connection caused by corrosion, rot, fire damage or moisture (splitting or warping).
  - Provide galvanised iron strap bracing to the walls and roof in accordance with AS 1684.
  - Replace all claddings

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GAMA CONSULTING
engineers and project management

APPENDIX: B

HELIFIX HELIBAR BROCHURE

HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

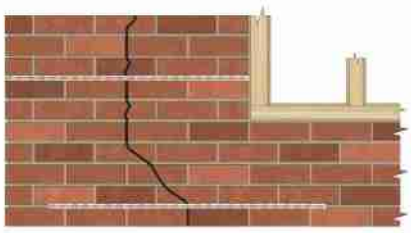
HeliBar

Helical stainless steel reinforcing bar for masonry repair and strengthening in both remedial and new build situations



Applications

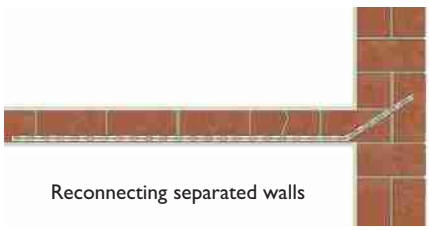
- Crack stitching
- Lintel repair and creation
- Forming deep masonry beams
- Horizontal structural restraint (when used with BowTie systems)
- Reconnecting separated walls
- Securing parapet walls
- Support existing masonry when creating new openings
- Creating movement joints
- Reinforcing new build masonry
- Seismic upgrades for existing masonry
- Repairing bridges, tunnels and arches



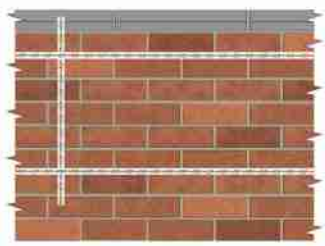
Crack stitching



Lintel reinstatement



Reconnecting separated walls



Securing parapet walls

For full Product Information, Case Studies and downloadable Repair Details, giving specifications for many common structural faults, go to:
www.helifix.com/products/retrofit-products/helibar

Features

- Austenitic stainless steel helical bars
- Combines great axial strength with flexibility
- Accommodates differential building movement
- No additional stresses introduced into structure
- Generates high tensile strength with mortar (new build only) or HeliBond grout
- Extremely economical compared with alternative methods
- May remove or reduce the need for mass underpinning
- Fully concealed once installed
- Avoids expensive taking down and rebuilding
- Minimal disruption to building's fabric or occupants
- Spreads structural loads to avoid secondary cracking
- Reduces the potential for cracking in shrinkable materials



HeliBar is inserted into HeliBond grout within a cut slot

Installation Procedures

1. HeliBar to be long enough to extend a minimum of 20" either side of the crack or 20" beyond the outer cracks if two or more adjacent cracks are being stitched using one rod.
2. Where a crack is less than 20" from the end of a wall or an opening, the HeliBar is to be continued for at least 8" around the corner and bonded into the adjoining wall or bent back and fixed into the reveal, avoiding any DPC.
3. For solid masonry in excess of 8 1/2" thick and in a cavity wall where both wythes are cracked, the wall must be crack stitched on both sides.
4. If there is render/plaster, this thickness must be added to the depth of slot. Crack stitching must be installed in the masonry and never in the render.
5. Ensure the masonry is well wetted or primed to prevent premature drying of the HeliBond due to rapid de-watering, especially in hot conditions. Ideally additional wetting of the slot should be carried out 1 to 2 minutes prior to injecting the HeliBond grout.
6. Do not use HeliBond when the air temperature is 40°F and falling or apply over ice. In all instances the slot must be thoroughly damp or primed prior to injection of the HeliBond grout.



1. Rake out or cut slots into the horizontal mortar beds, a minimum of 500mm either side of the crack



2. Clean out slots and flush with clean water and thoroughly soak the substrate within the slot



3. Using the Helifix Pointing Gun, inject a bead of HeliBond along the back of the slot



4. Using the HeliBar Insertion Tool push one HeliBar into the grout to obtain good coverage



5. Insert a further bead of HeliBond over the exposed HeliBar, finishing 12mm from face and 'iron' firmly into the slot using the HeliBar Insertion Tool



6. Inject CrackBond TE3 into the crack leaving enough space for making it good. Re-point the bed joints with matching mortar and make good the crack.

Slot Depth and Spacing

	Single skin/ Cavity wall	Solid Masonry		
		Up to 4"	4" to 8 1/2"	Over 8 1/2"
Depth of slot	1" – 1 1/2"		1" – 1 1/2"	1" – 1 1/2" On both sides
Vertical Spacing	Every 4 – 6 courses, 12" – 16"			

Technical Specifications

Material:	Austenitic stainless steel Grade 304 or 316
Diameter:	4.5mm, 6mm, 8mm and 10mm
Tensile strength (6mm HeliBar):	10kN
0.2% Proof stress (6mm HeliBar):	900 N/mm^2 (304) 840 N/mm^2 (316)
Standard lengths:	1m, 1.5m & 2m – in packs of 10
Width of slot:	Full height of bed joint (10mm in render/plaster)
Bonding agent:	HeliBond cementitious grout
RECOMMENDED TOOLING	
For cutting slot up to 40mm deep:	Twin-bladed cutter with vacuum attachment or angle grinder or hammer and mortar chisel
For mixing HeliBond grout:	3-jaw-chuck drill with mixing paddle
For injection of HeliBond into slots:	Helifix Pointing Gun CS with mortar nozzle
For smoothing pointing:	Standard finger trowel
For inserting HeliBar:	HeliBar Insertion Tool

HELIFIX
SUSTAINABLE STRUCTURAL SOLUTIONS

A Division of Halfen USA Inc.
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Toll Free: 888-992-9989 • Fax: 877-683-4910
Email: inquiry@helifix.com

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HALFEN
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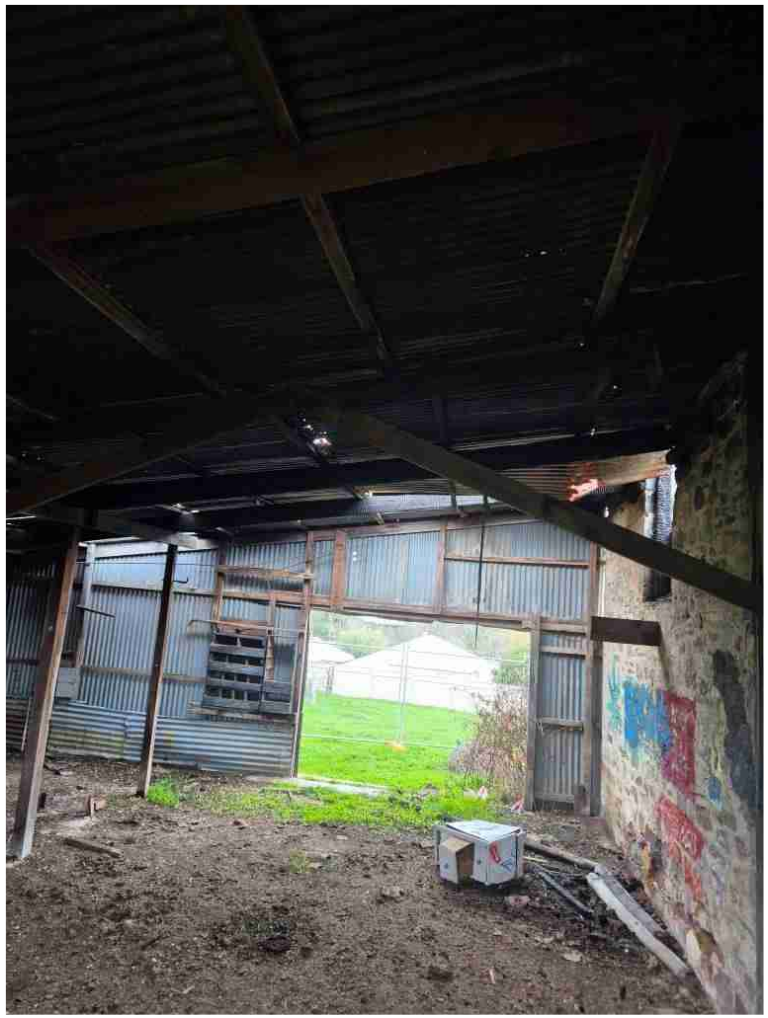
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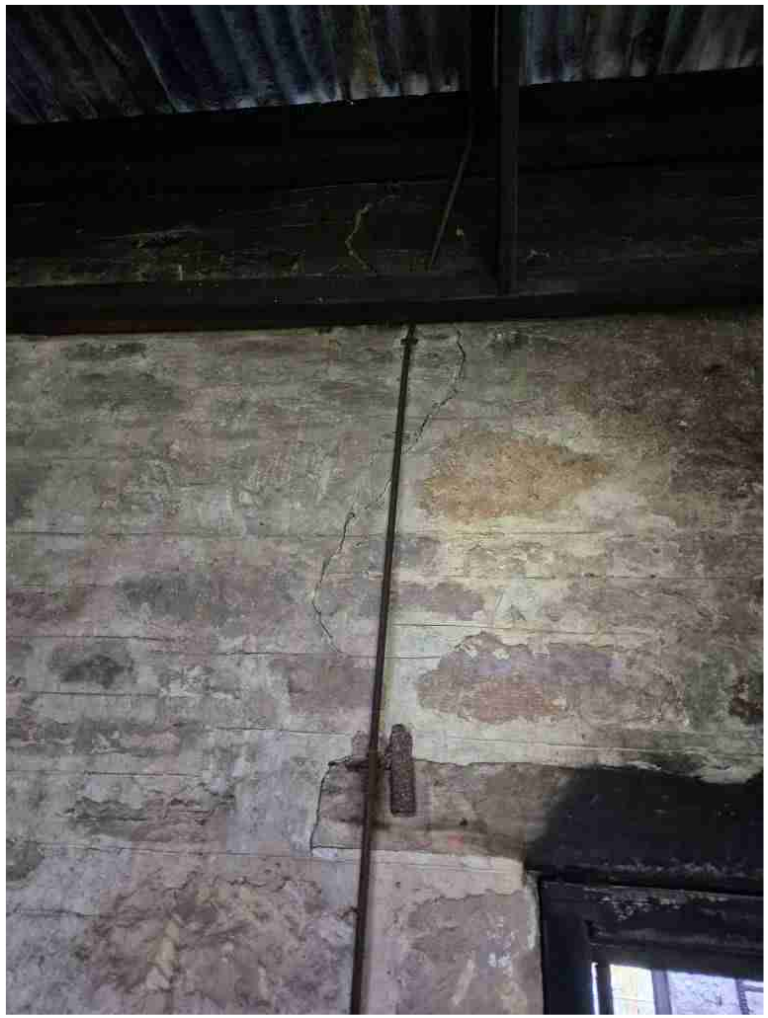
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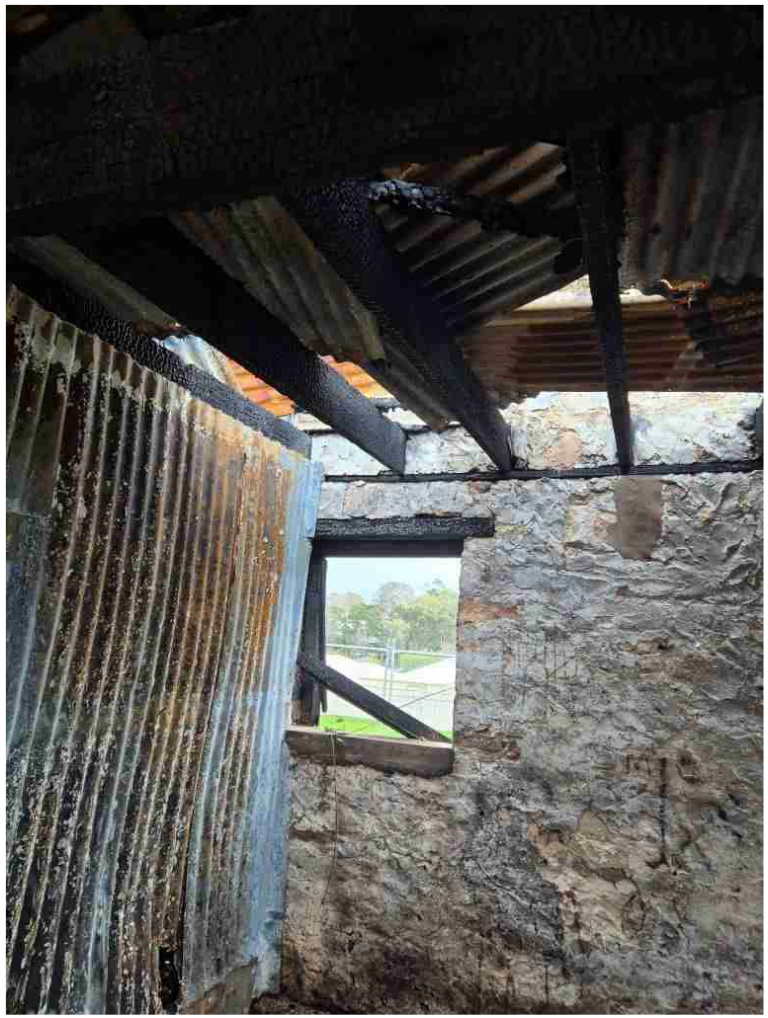
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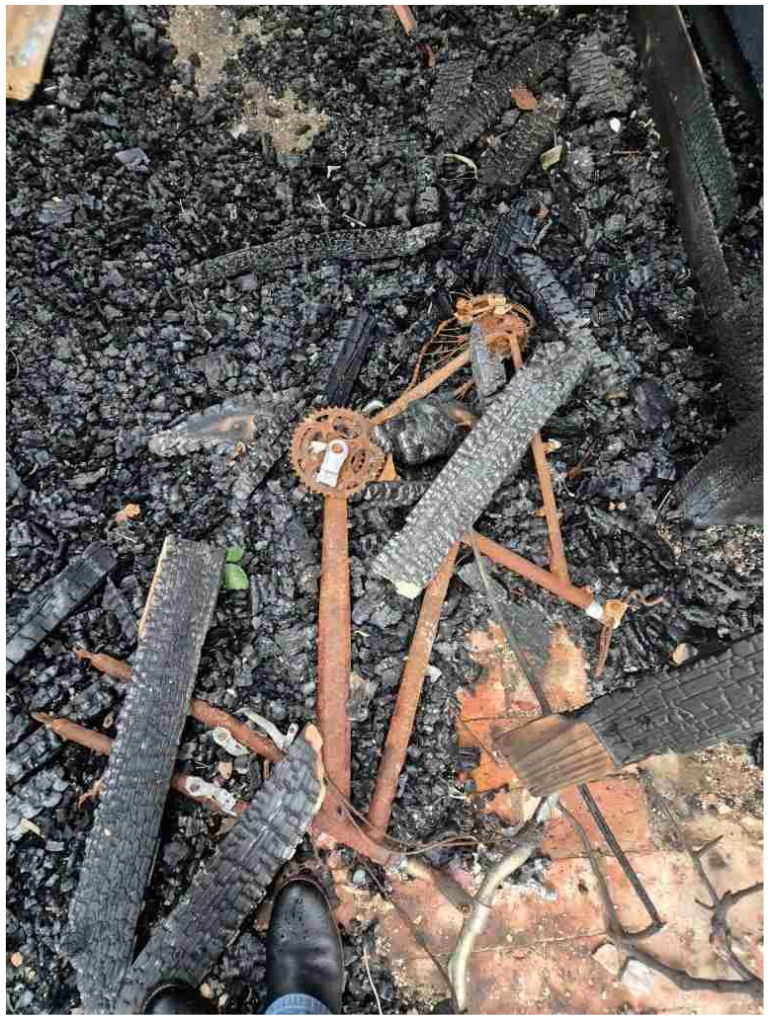
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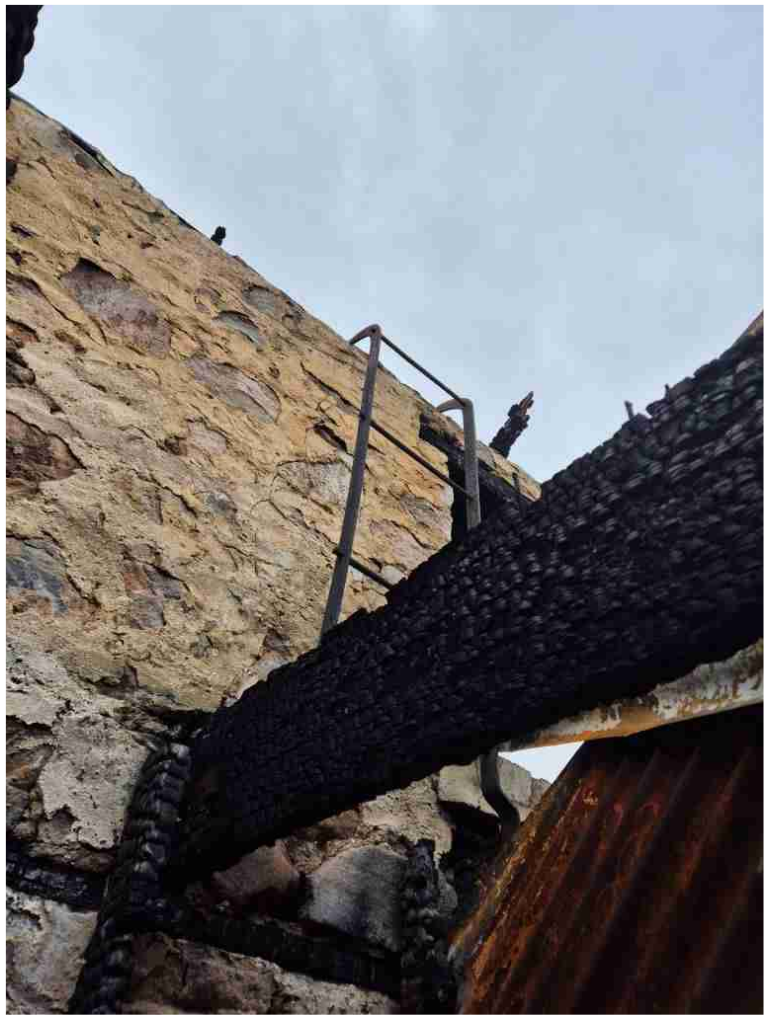
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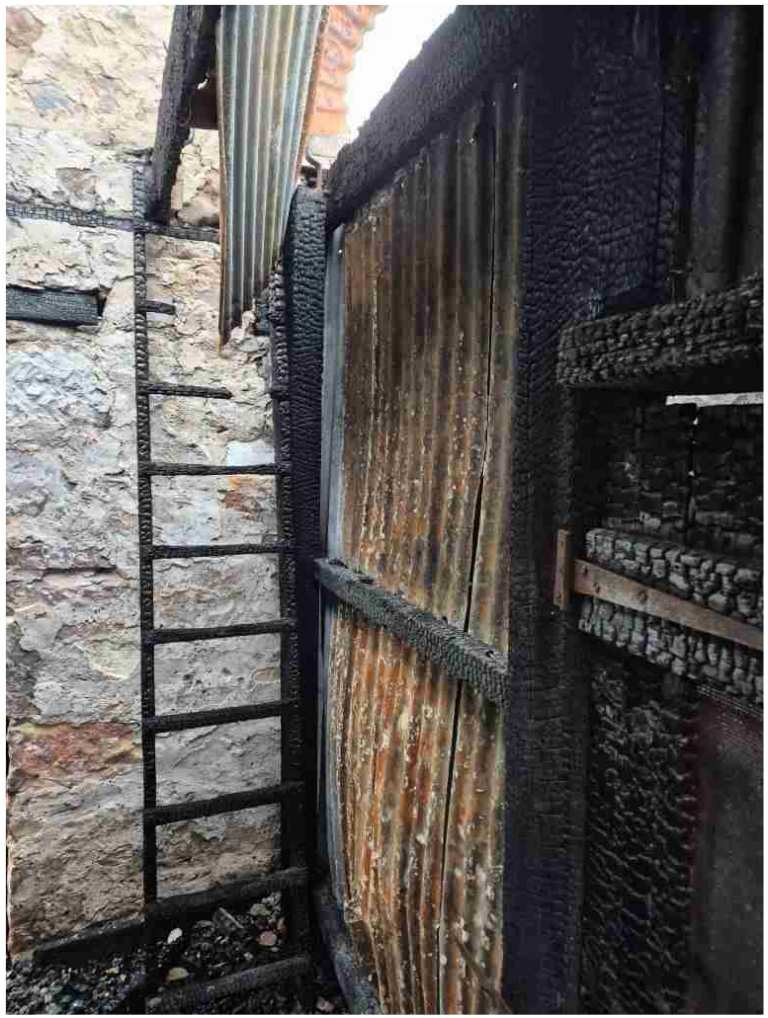
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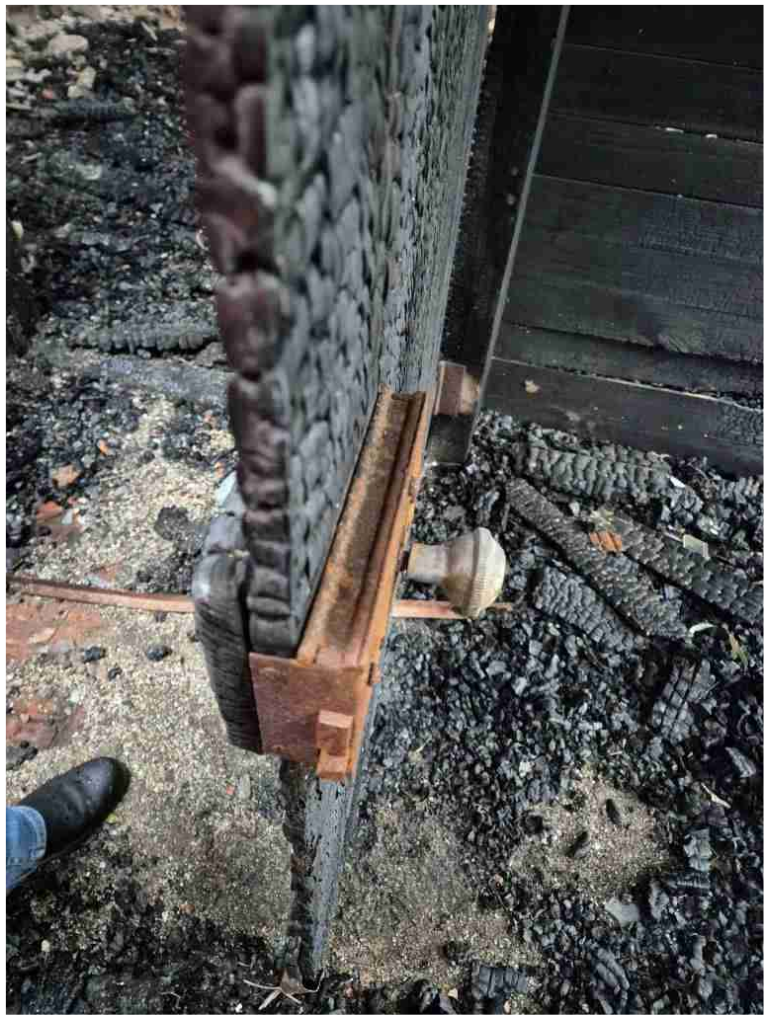
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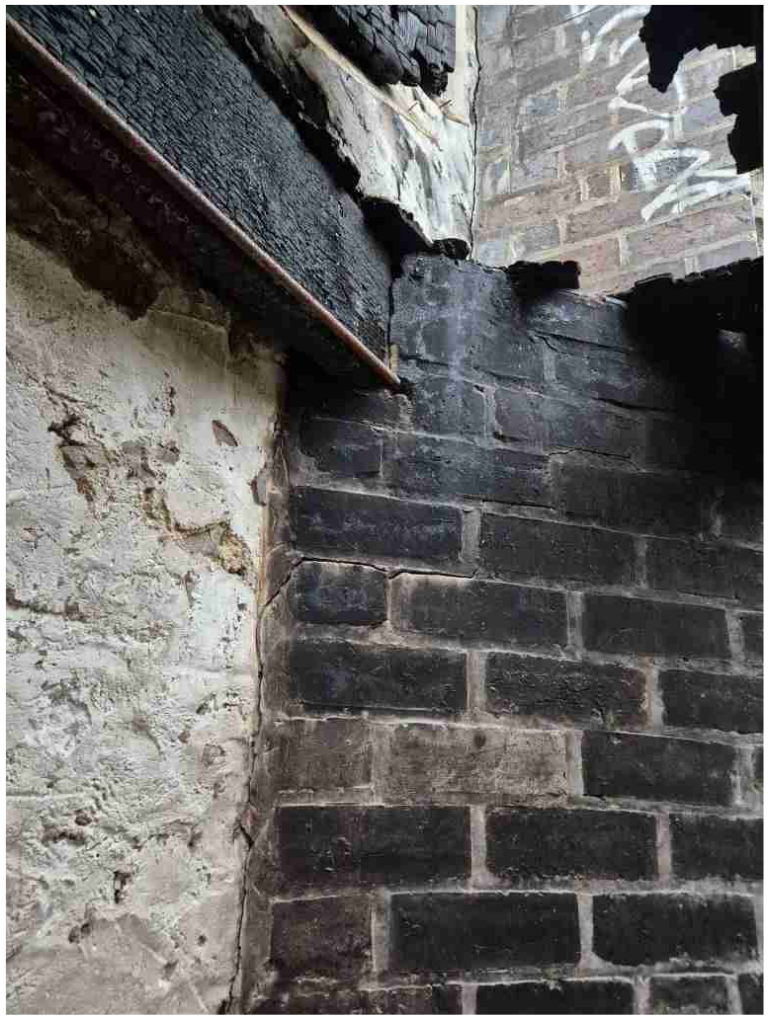
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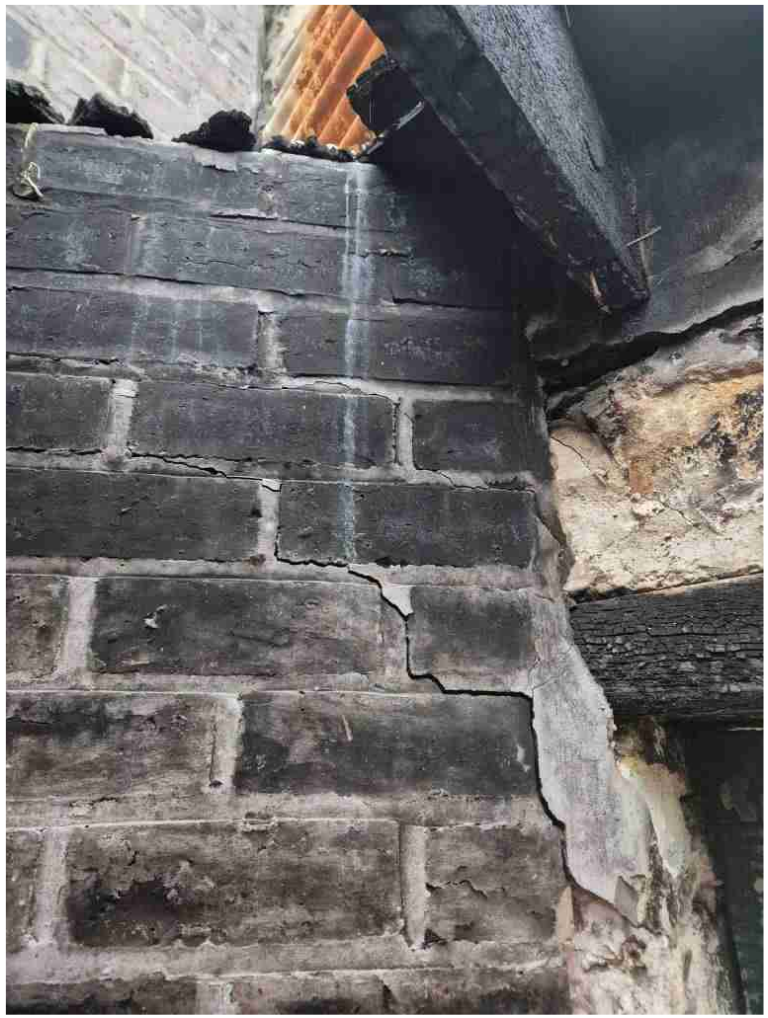
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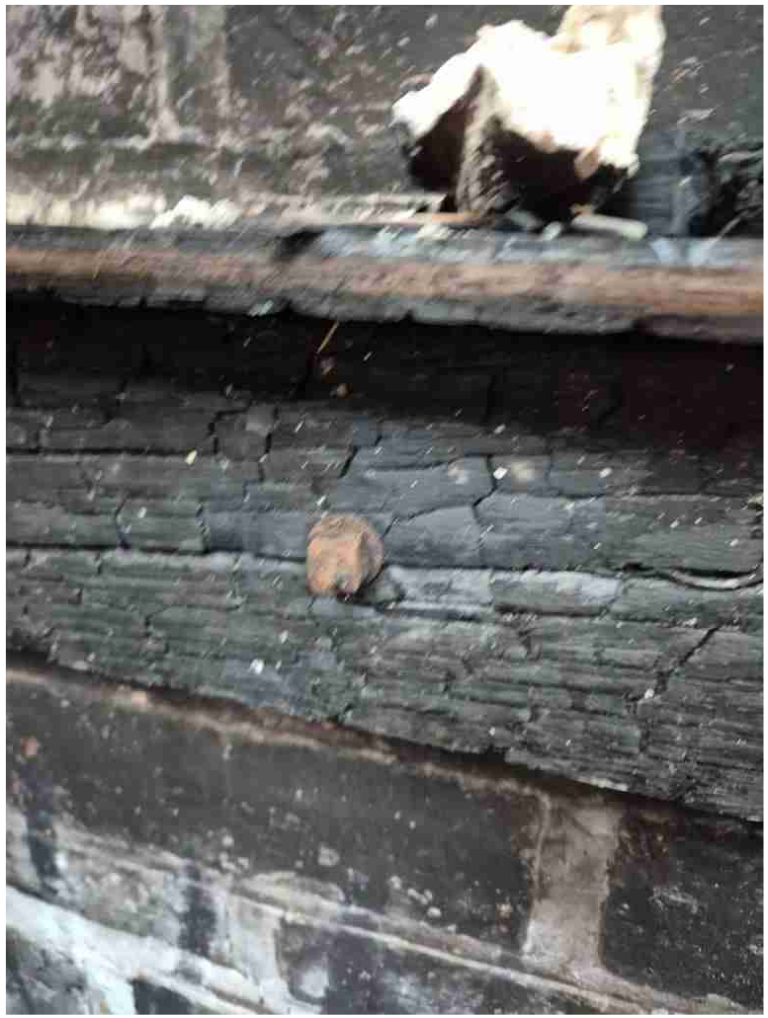
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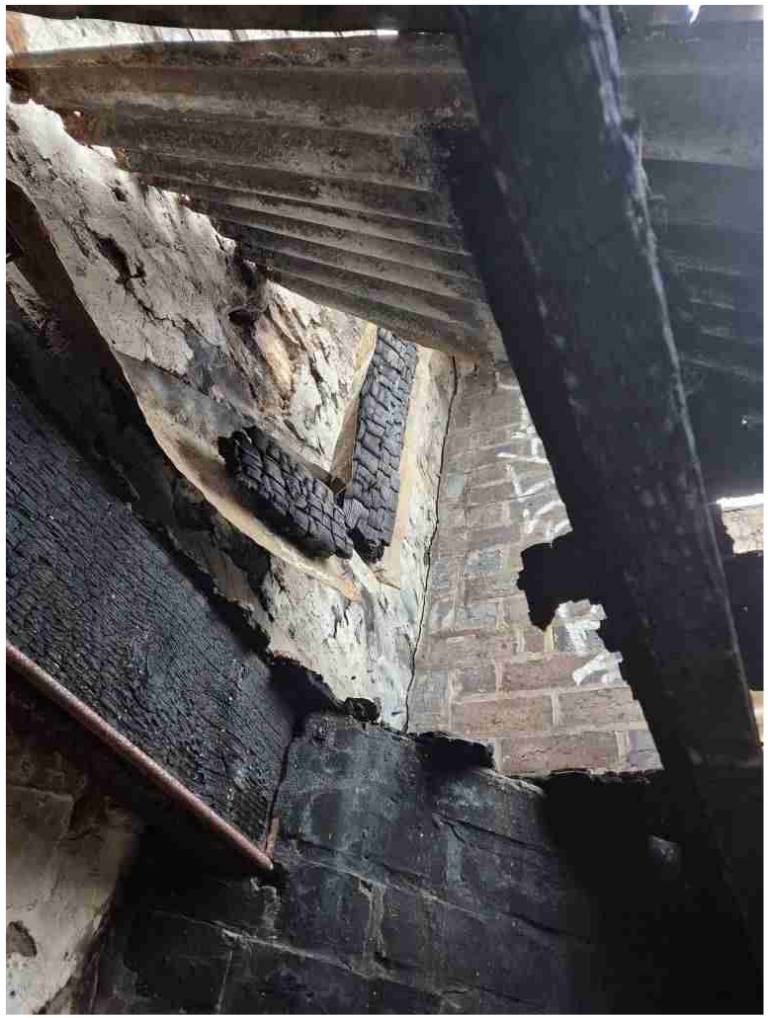
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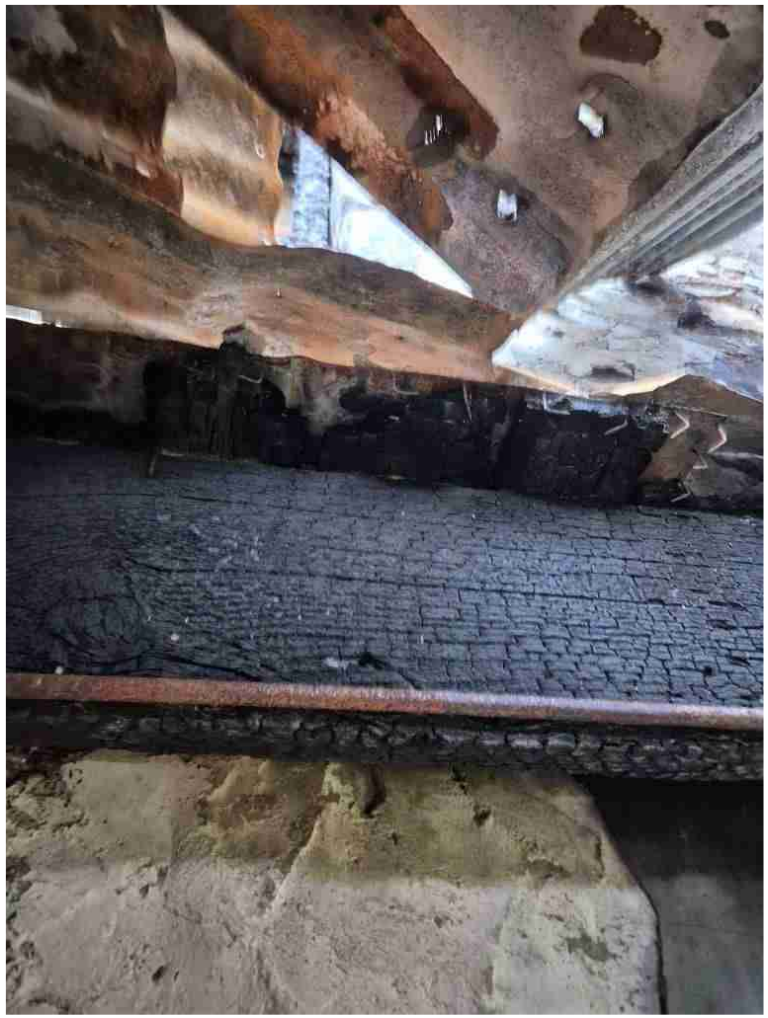
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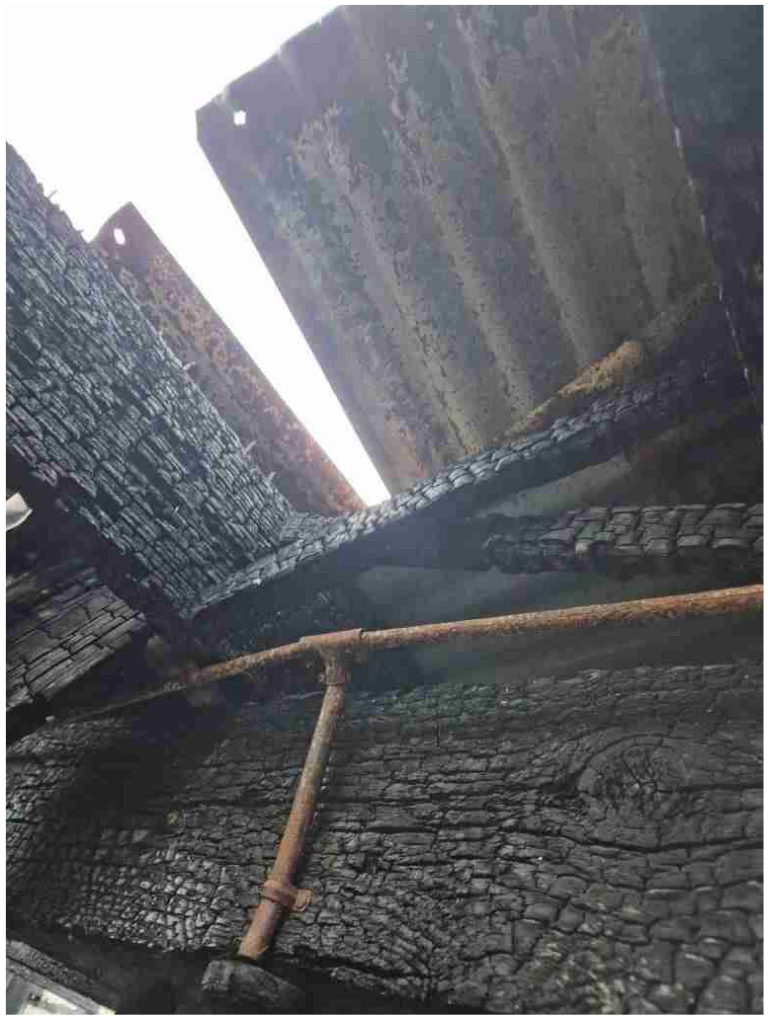
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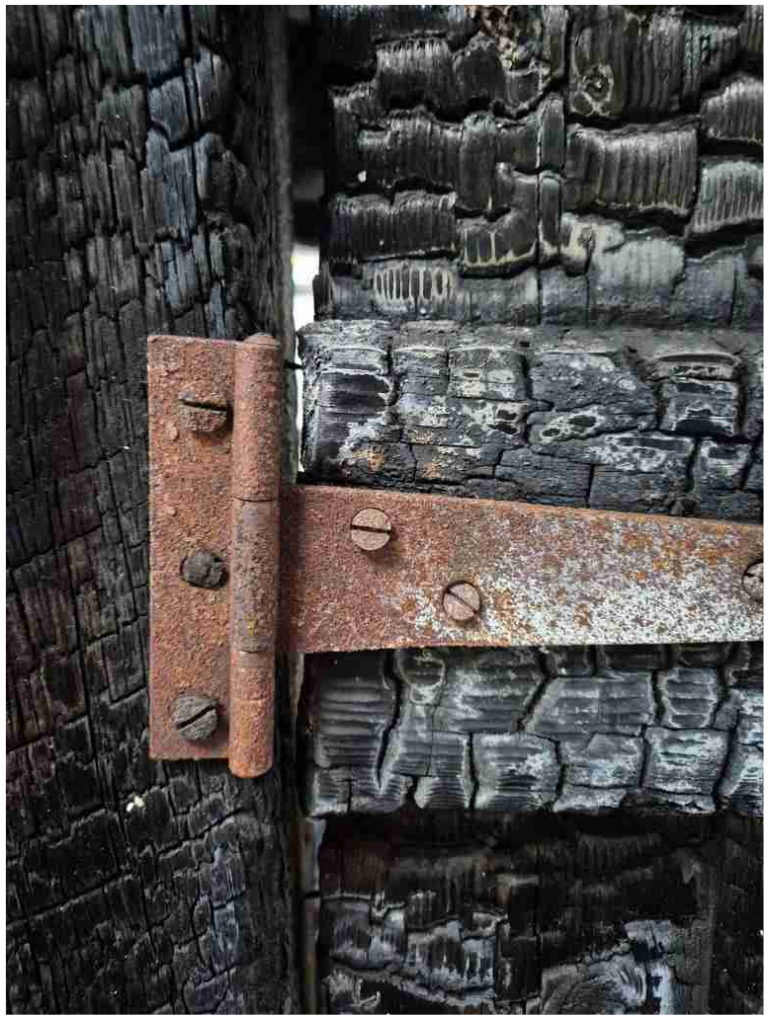
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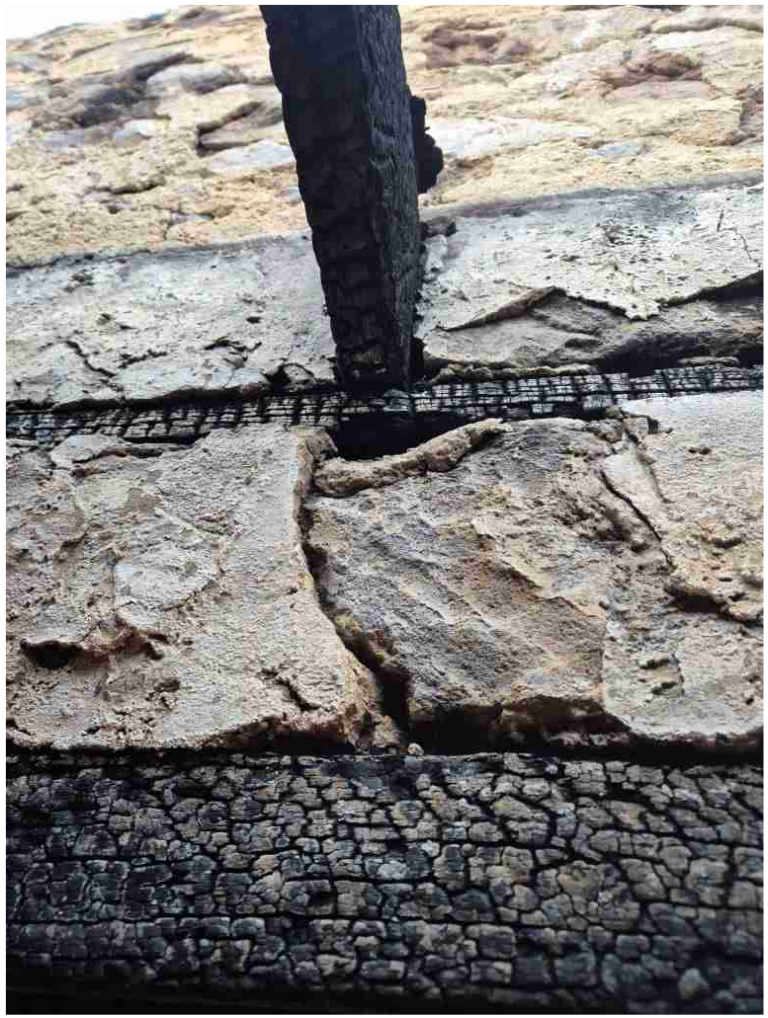
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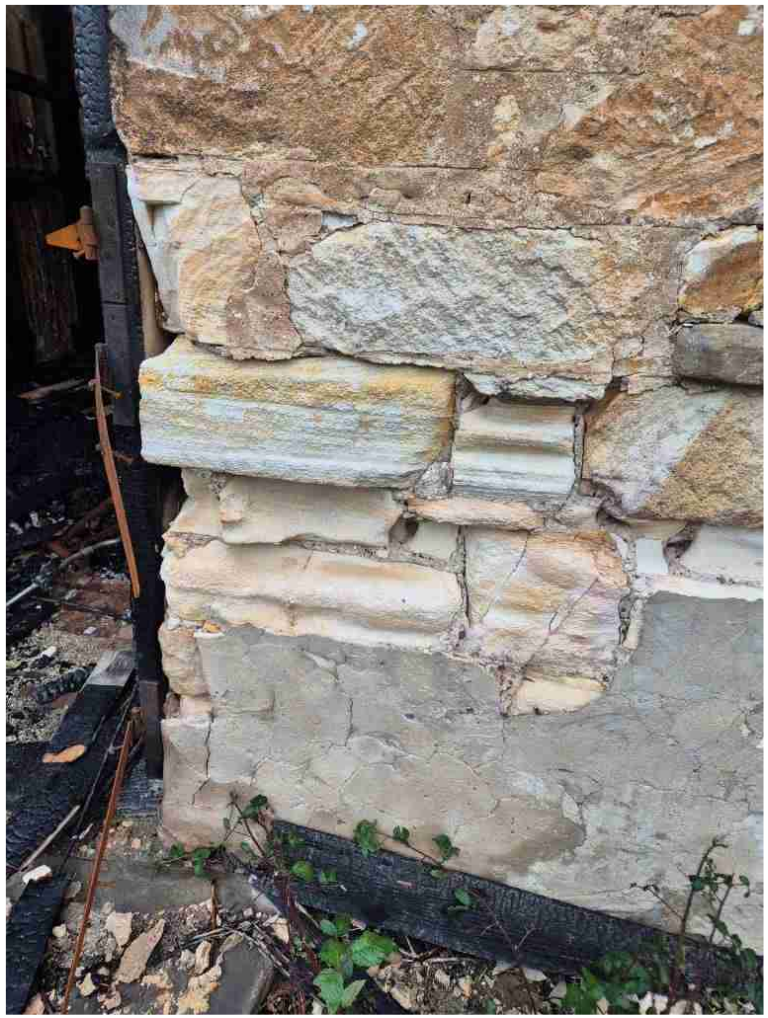
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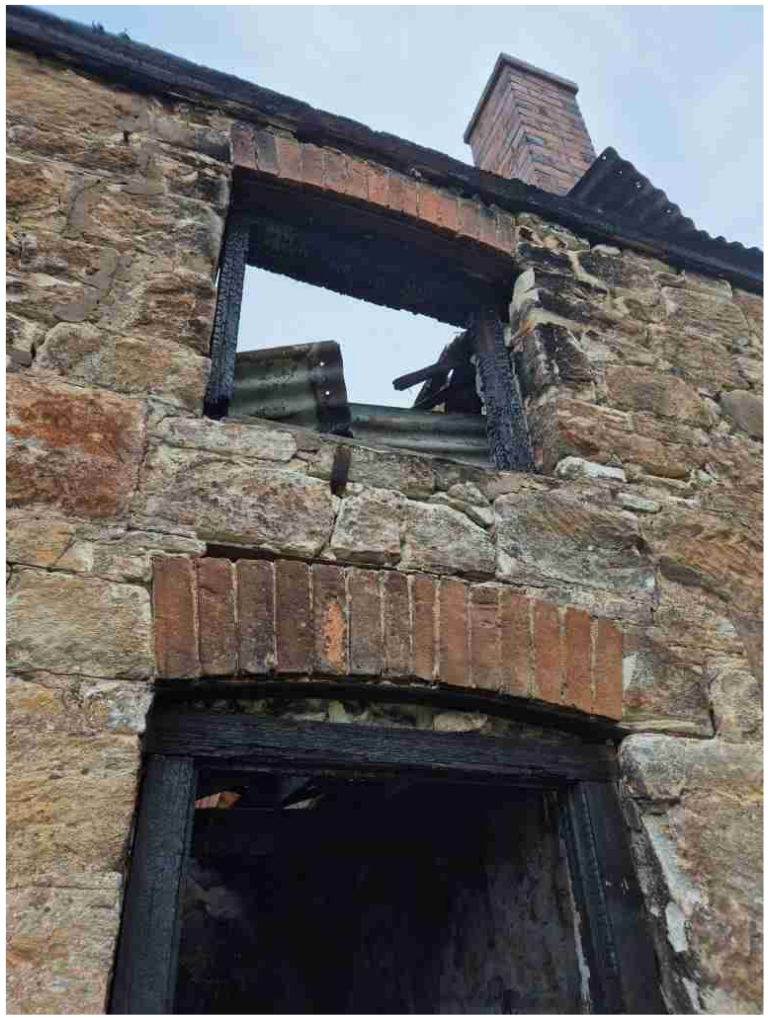
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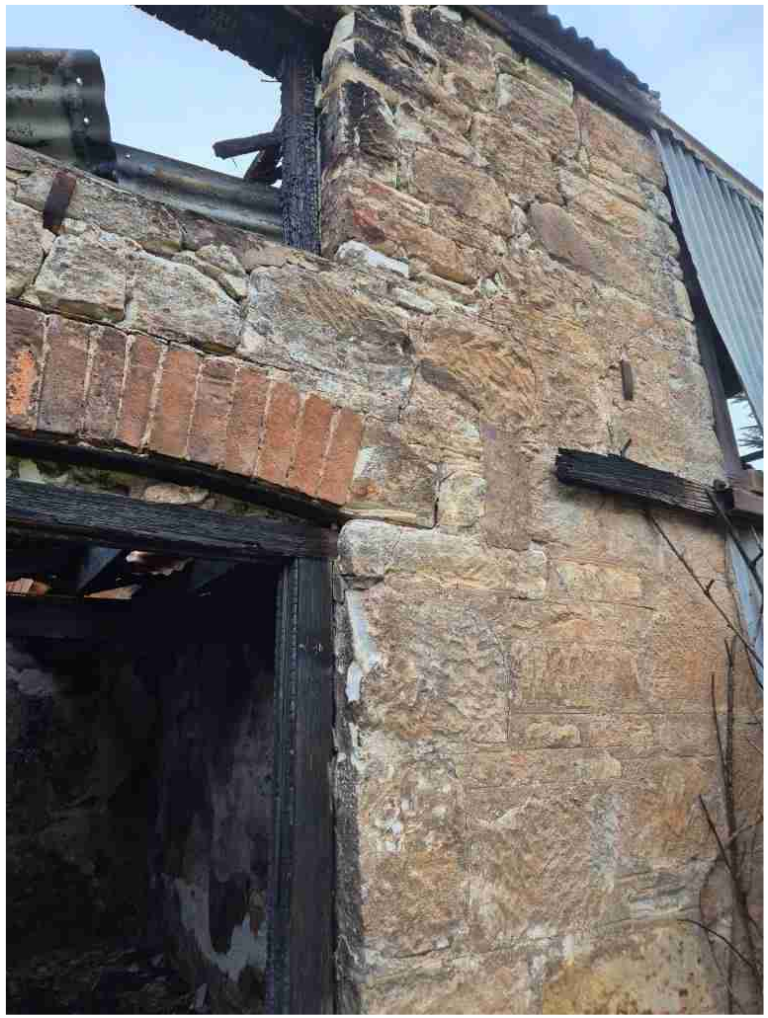
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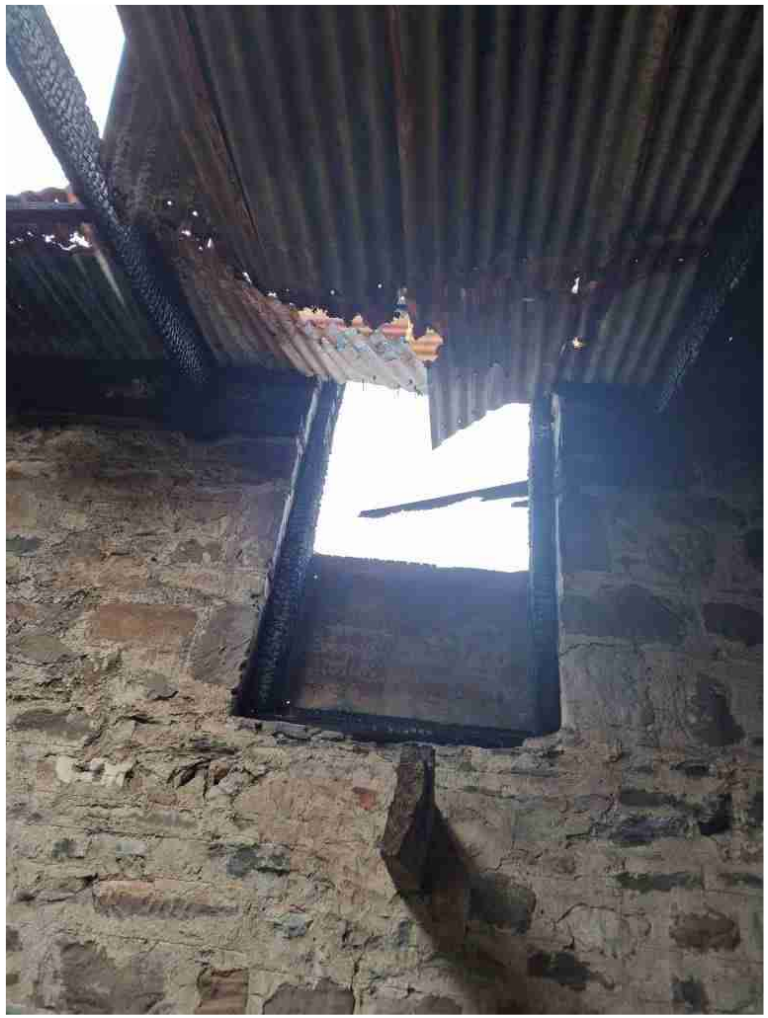
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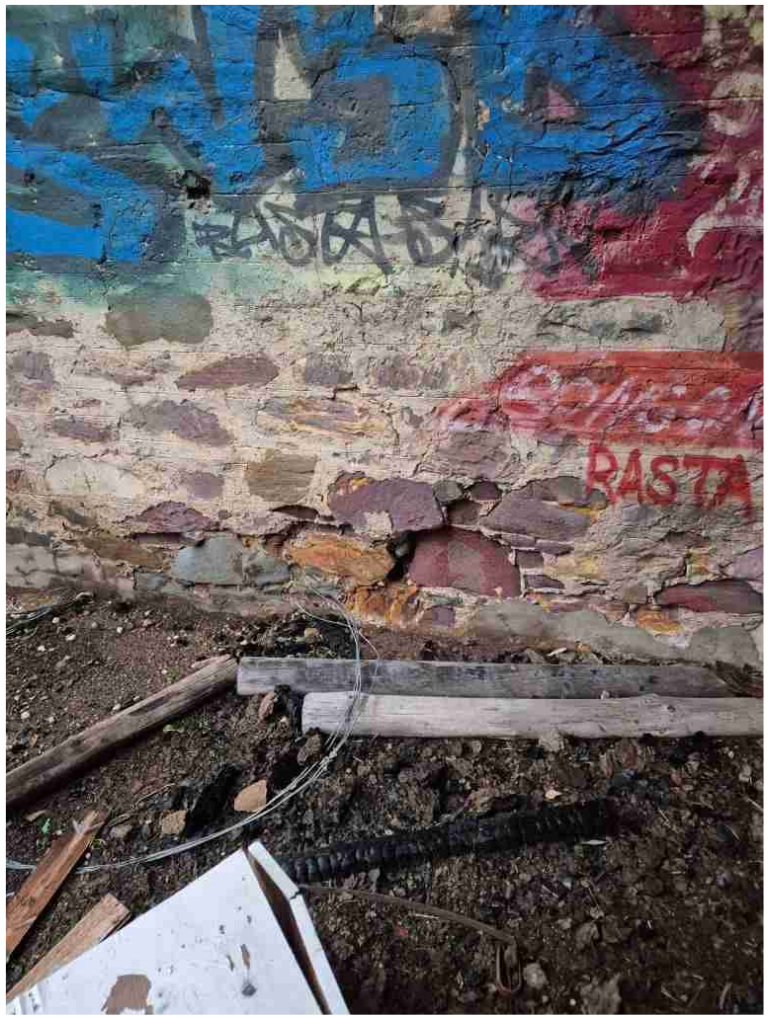
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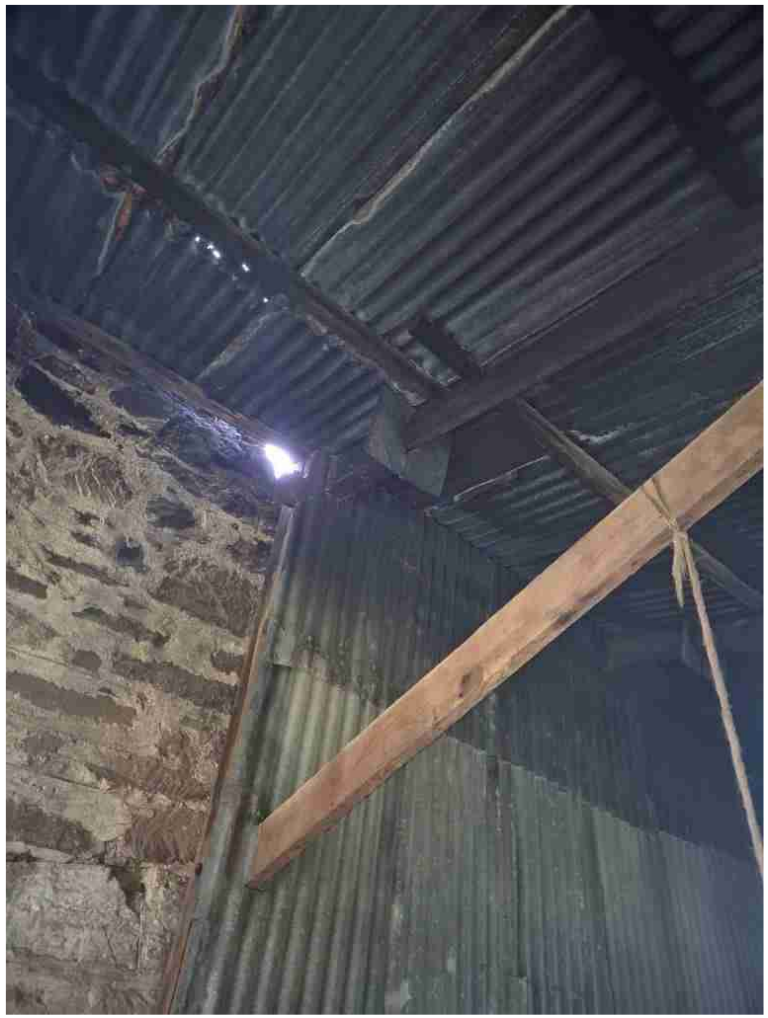
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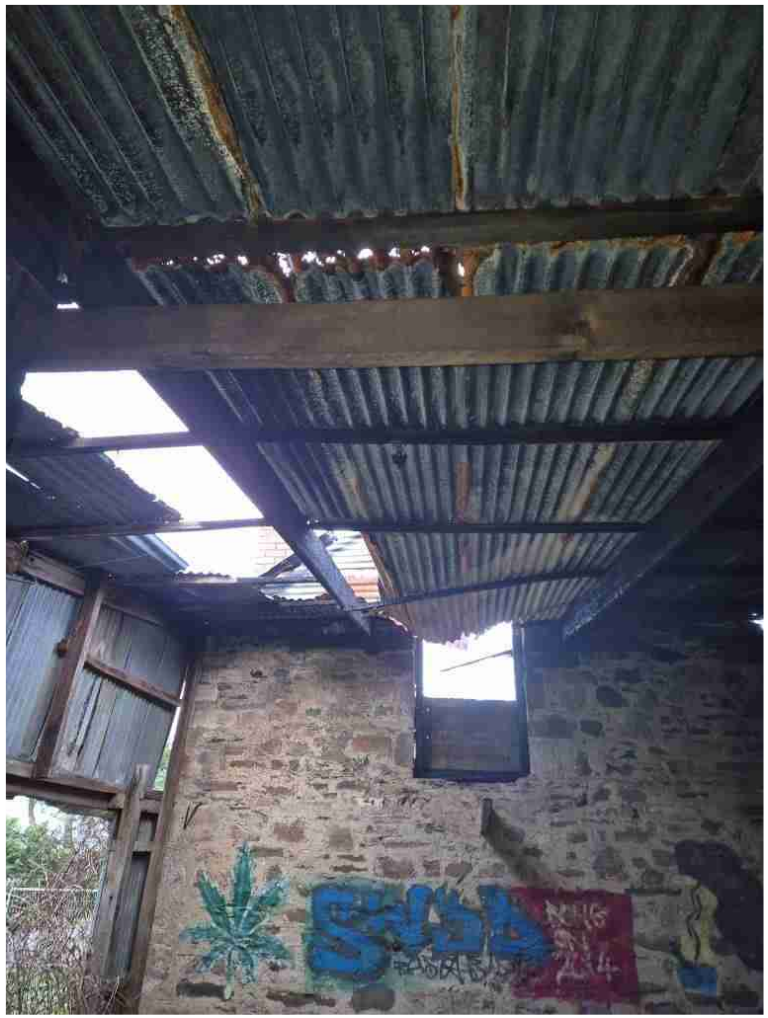
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250661.2025.07.14.Site Photo (100)



250661.2025.07.14.Site Photo (101)



250661.2025.07.14.Site Photo (102)

APPENDIX: D

RISK ASSESSMENT

RISK ASSESSMENT

Critical defects identified on site were considered with respect to persons safety, the environment and suitability for operations. The consequence of various events occurring was considered with respect to these three categories along with the associated likelihood of that particular event occurring within the next five years. The overall risk rating was determined for each defect by using the consequence analysis descriptions and likelihood analysis descriptions presented in the tables below and considering the event with the worst-case scenario output from the risk level matrix. The overall risk rating for each defect identified can be seen in Appendix D, along with the corresponding consequence levels for each category

CONSEQUENCE	RISK LEVEL MATRIX					
	LIKLIHOOD:					
	0 - ELIMINATED	1 - RARE	2 - UNLIKELY	3 - POSSIBLE	4 - LIKELY	5 – ALMOST CERTAIN
	4 - CATASTROPHIC	HIGH	CRITICAL	CRITICAL	CRITICAL	CRITICAL
	3 – MAJOR	HIGH	HIGH	CRITICAL	CRITICAL	CRITICAL
	2 – MODERATE	MEDIUM	MEDIUM	HIGH	HIGH	CRITICAL
	1 – MINOR	LOW	LOW	MEDIUM	HIGH	HIGH
	0 - INCIDENTAL	LOW	LOW	LOW	MEDIUM	MEDIUM

for the worst-case scenario event. Photos of each defect can be seen in Appendix C.

CATEGORY	CONSEQUENCE ANALYSIS DECRIPTIONS			
		PERSONS SAFETY	ENVIRONMENT	OPERATIONAL
	4 - CATASTROPHIC	Single or multiple fatality	Permanent / irreversible widespread ecological damage not able to be remediated	Virtual complete loss of plant or system
	3 – MAJOR	Disabling injury or illness i.e. amputation and/or permanent loss of bodily function, or any kind of permanent health impact	Extensive ecological damage, lengthy remediation process	Extensive damage to plant or system
	2 – MODERATE	Any Lost Time Incident (LTI), ie. an illness or injury resulting in one or more consecutive days or shifts off work	Substantial ecological damage but able to be remediated	Significant damage to plant or system
	1 – MINOR	A medical treatment case (MTC) / or restricted work case (RWC)	Localised ecological damage, easily remediated	Damages impact on budget and program
	0 - INCIDENTAL	First Aid Case, or an injury or illness not requiring treatment	Negligible ecological damage, may not require remediation	Minor damage to plant or system

CATEGORY	LIKELIHOOD ANALYSIS DECRIPTIONS			
		DESCRIPTOR	LIKELIHOOD (i.e. % chance of realisation during applicable period: construction phase, operating cycle or decommissioning)	INDUSTRY INCIDENCES (only applicable to common systems/assets)
	5 – ALMOST CERTAIN	The threat is expected to be realised.	90% < Likelihood ≤ 100%	Common incident
	4 – LIKELY	The threat is likely to be realised.	5% < Likelihood ≤ 90%	Several incidents nationally
	3 – POSSIBLE	The threat may be realised.	1% < Likelihood ≤ 5%	One or a few incidents nationally
	2 – UNLIKELY	The threat is not expected to be realised.	0.1% < Likelihood ≤ 1%	No known national incidents. One or a few incidents in comparable international operating regimes.
	1 - RARE	The threat may be realised in reasonably foreseeable but exceptional circumstances.	0% < Likelihood ≤ 0.1%	No known incidents in comparable international operating regimes.

Table 1: Defect List and Assessment Form

Defect List			Risk Assessment						Recommendations	Timing of Repair
Item Number	Defect Description	Photos	Consequence				Likelihood	Risk Level		
			Safety	Environmental	Operational	Overall				
1	Irregular Building Shape - No Front Shear Wall & Bracing System	1, 2	3	0	3	3	2	High	Refer To Rapid Assessment. Assess & remediate building stability	Within 3-6 months
2	Free Standing Masonry Wall (Lateral Stability From Wind / Accidental Load)	3 - 5	3	0	3	3	4	Critical	Ensure Public Assess is restricted. Remediate builiding slability	Immediately
3	Damage Sheeting (Cladding) & Support Frame	5 - 12	2	0	3	3	2	High	Ensure Loose Cladding is removed. Full support frame remedaited	Within 3-6 months
4	Fire Damage Timber Framing / Joinery	16 - 28, 40-57	3	0	3	3	2	High	Full Framing Replacnement Required	Within 3-6 months
5	External Masonry Cracking & Damage	35-38, 83-90	2	0	2	2	1	Medium	50-70% regrouting & external moisture (Weather protection) remediation	Within 6-12 months
6	Fire Damage Masonry & Mortar Replacement	67-71	2	0	2	2	1	Medium	Identify all damaged mortar / stonework & replace Thermal expansion & material (stone/mortar) degredation should be assessed upon internal render removal	Within 6-12 months
7	Weaterproofing (General Comment)	-	0	0	1	1	3	Medium	Walls are not weatherproof in Accordance with AS3700, Clause 4.7.4 Salt damp attack and efflorescence evident Review and application of a performance solution should be applied	Within 6-12 months
8	Wall Performance for soil movement (General Comment)	-	0	0	1	1	3	Medium	General cracking and salt damp attack is related to the existing low performing footing system. Consideration should be given for estabilshing a new footing system	Within 6-12 months

MOUNT BARKER DISTRICT COUNCIL
COUNCIL ASSESSMENT PANEL WEDNESDAY 15 JULY 2026

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JOB NO: 250661
DATE: 11/08/2025
SHEET: APPENDIX E - E1

APPENDIX A STRUCTURAL SAFETY

Appendix A1 – Seismic Risk Assessment of Existing Buildings (Amendment 1)

(For buildings other than Importance Level 4 buildings)

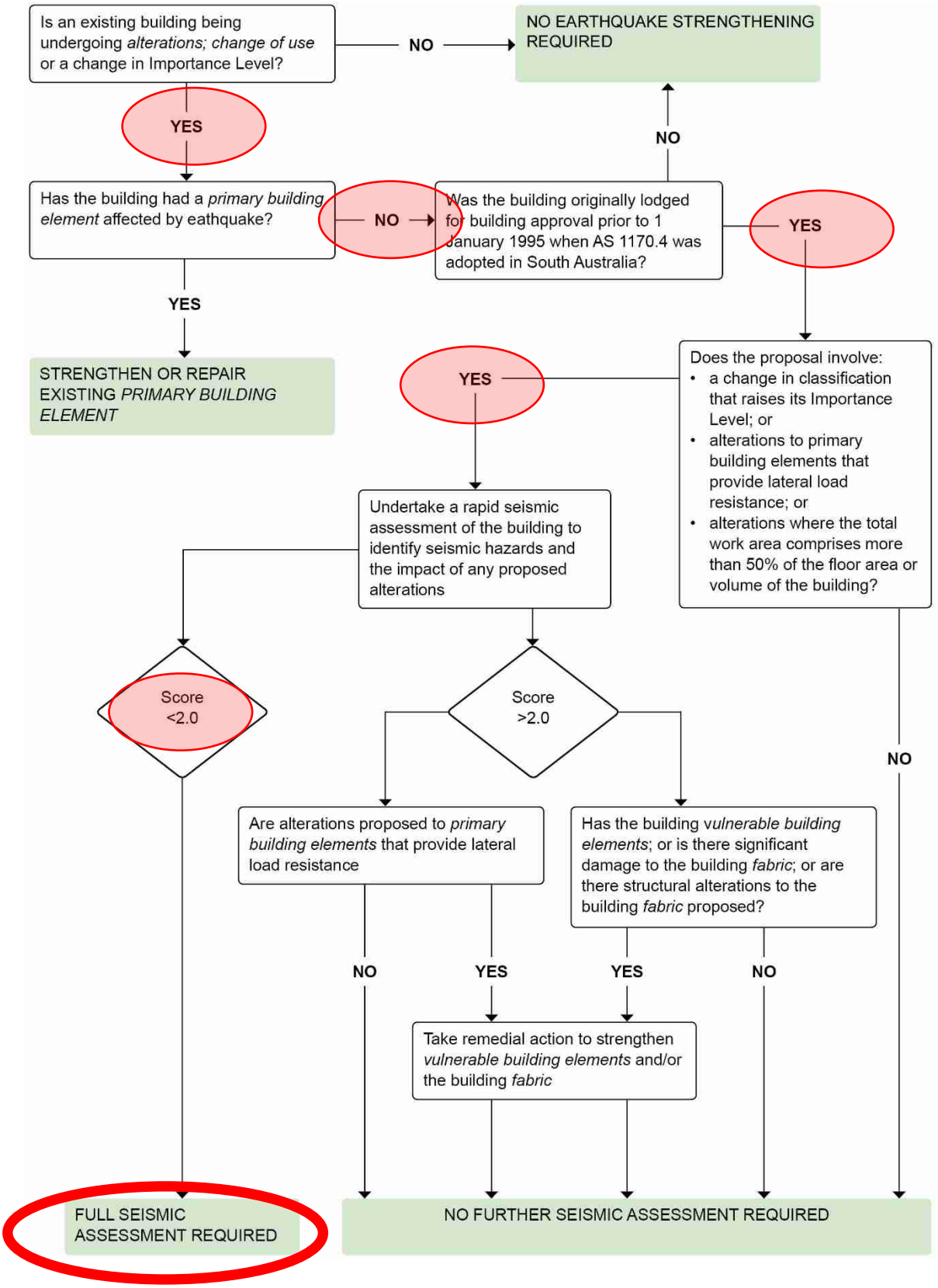


Table A101 - Rapid seismic assessment form



Figure 1: Plan View (2D from Google Maps)

Scale: Location Plan

Address: LOT 2 Jeffrey Street, Nairne, SA

No. Storeys: 2 Year built: Circa 1900's

Total Floor Area (m²): Circa 1900's

Building Name: Barn

Use: Unknown



SEISMIC HAZARDS

Identify if the building has any of the following *vulnerable building elements* or other seismic hazards:

Unreinforced chimneys	Unbraced parapets	Unbraced gable end walls	Heavy cladding	Cantilever or tied street awnings	Structural damage	Other
☒	☒	☒	☐	☐	☒	☒ FIRE DAMAGE

BASIC SCORE, MODIFIERS, AND FINAL SCORE

Construction type	Braced or moment frame steel, with or without concrete shear walls	Steel frame with masonry infill	Concrete moment frame	Concrete shear wall	Concrete frame with masonry infill	Unreinforced masonry	Timber Construction
Basic Score	2.4	2.4	2.0	2.4	2.2	2.6	3.6
Mid Rise (4 to 7 stories)	+0.4	+0.4	+0.2	+0.4	+0.2	-0.4	n/a
High Rise (> 7 stories)	+1.4	+0.8	+0.5	+0.8	+0.4	n/a	n/a
Vertical Irregularity	-2.0	-2.0	-2.0	-2.0	-2.0	-1.5	-3.0
Plan Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5 1)
Pre 1983	-0.4	-0.2	-1.0	-0.4	-1.0	-0.4	-0.2
FINAL SCORE						1.7	

COMMENTS
1) Fully open one end (no masonry) resulting in a "soft storey". Modification to side walls evident with additional windows installed after original construction

Detailed Seismic Assessment Required if Final Score ≤ 2.0

YES NO

Assessed by: Jakub Wilk
Senior Structural Engieer

Qualifications: Bachelor of Civil and Structural Engineering, University of Adelaide, 2011

Signature: Jakub Wilk

Date: 11/08/2025

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DATE: 11/08/2025
SHEET: APPENDIX E - E3

Table A102 - Definitions of score modifiers in Form A101

Mid-Rise	4 to 7 storeys
High-Rise	8 or more storeys
Vertical Irregularity	Steps in elevation view; inclined walls; building on hill; soft storey (e.g., house over garage); building with short columns. Discontinuous lateral load path.
Plan Irregularity	Buildings with re-entrant corners (L, T, U, E, + or other irregular building plan); buildings with good lateral resistance in one direction but not in the other direction; eccentric stiffness in plan, (e.g. corner building, or wedge-shaped building, with one or two solid walls and all other walls open).

Rapid seismic assessment process

The process for undertaking a *rapid seismic assessment* is as follows-

1. Identify the building and its location.
2. Identify the size, height, use of the building and year it was built.
3. Visually assess the building and identify if it has any *vulnerable building elements*, such as unreinforced chimneys, unbraced parapets or gable end walls, heavy cladding etc, or other seismic hazards and tick the relevant box or boxes on the **Table A101** form if applicable.
4. Identify the construction type and note the relevant Basic Score from **Table A101** applicable to that type of construction.
5. Identify if the building-

   (a) is a mid-rise building (4 – 7 storeys);
   (b) is a high rise building (8 or more storeys);
   (c) has any vertical irregularities;
   (d) has any plan irregularities;
   (e) it was constructed prior to 1983; and

   apply all relevant score modifiers listed in **Table A101** to the Basic Score as determined for its construction type to produce its final score.
6. Identify if the building achieved a final score of more than 2.0 and therefore requires no further detailed seismic assessment.
7. Identify if the building has *vulnerable building elements* that need strengthening to provide an acceptable level of safety for building occupants who may be evacuating the building during an earthquake.
8. Identify if the building achieved a final score of less than 2.0 and will therefore require a further detailed seismic assessment.
9. Complete all relevant details in **Table A101** and sign and date the form. The completed form can then be attached to an application for building consent, together with details of any work proposed to be undertaken to address any identified safety risks.

Vertical Irregularity

If a building has a vertical irregularity, the relevant modifier shown in **Table A101** for vertical irregularity must be applied to the basic score. Vertical irregularities can affect all building types. Examples of vertical irregularity include buildings with setbacks, hillside buildings, and buildings with soft storeys (see examples of vertical irregularities in **Figure A1-01**).

If the building is on a steep hill and the up-slope dimension of the building rises at least one storey above the lowest down-slope point of the building, a problem may exist because the horizontal stiffness along the lower side may be different from the uphill side. In addition, in the up-slope direction, the stiff short columns attract the seismic shear forces and may fail. In this case the performance modifier is applicable. See **Figure A1-01** for an example.

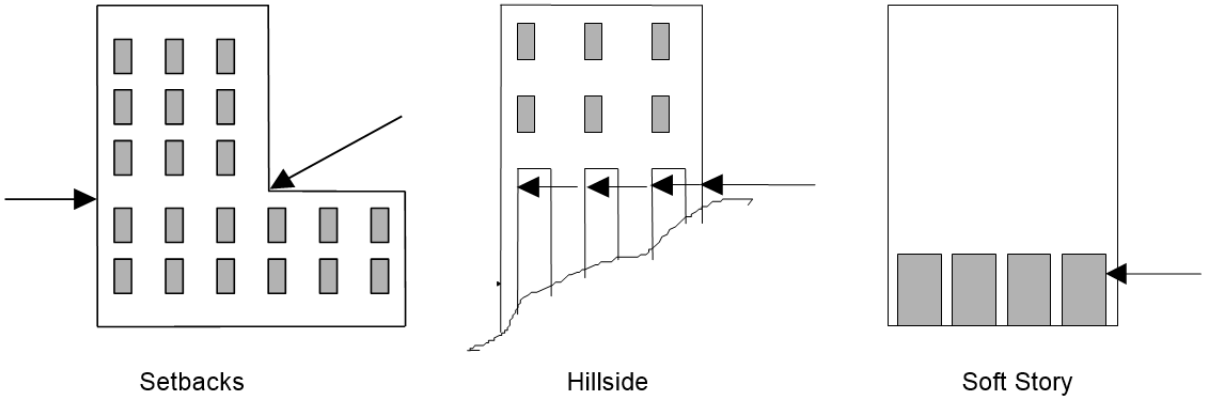


Figure A1-01 Building elevations showing vertical irregularities, with arrows indicating locations of particular concern.

A soft storey exists if the stiffness of one storey is dramatically less than that of most of the others (see **Figure A1-02**). Examples are shear walls or infill walls not continuous to the foundation. In many commercial buildings, the first storey is soft due to large window openings for display purposes. If one storey is particularly tall or has windows on all sides and the storeys above have fewer windows, then that storey is probably a soft storey.

A building may be adequate in one direction but be ‘soft’ in the perpendicular direction. For example, the front and back walls may be open but the side walls may be solid. Another common example of soft storey is where under croft parking is provided, which is commonly found in apartment buildings (see **Figure A1-03**).

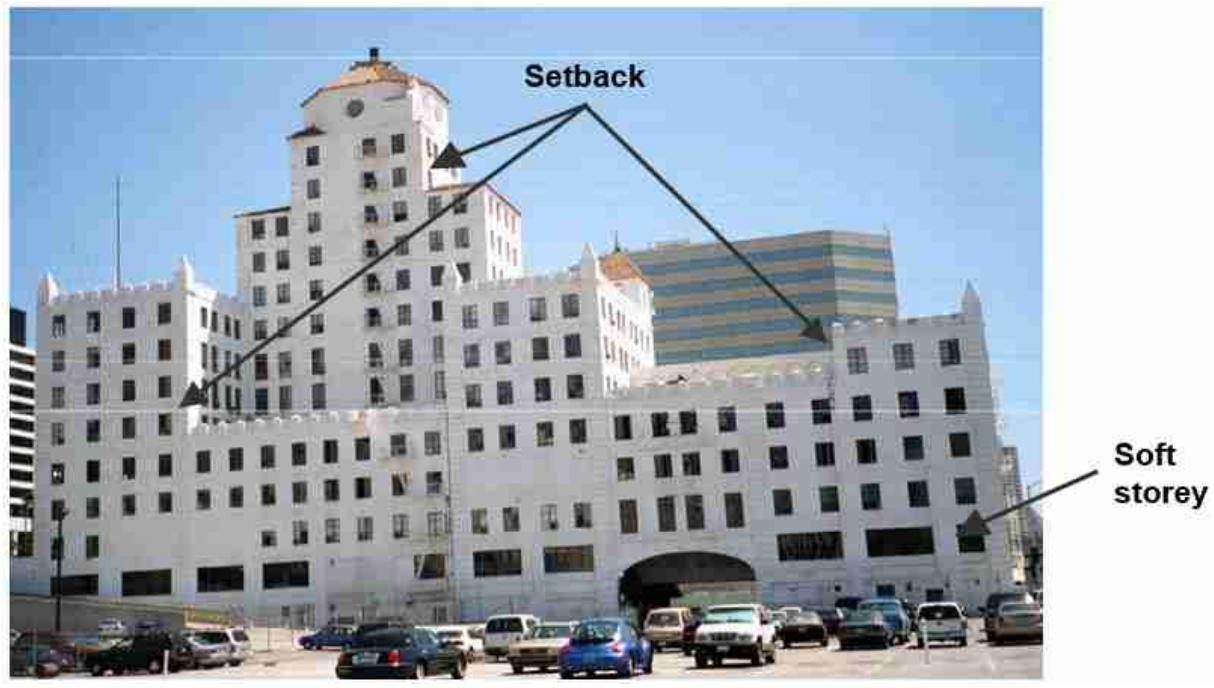


Figure A1-02 Example of setback irregularity.

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DATE: 11/08/2025
SHEET: APPENDIX E - E5



Figure A1-03 - Example of soft storey conditions, where parking requirements result in large weak openings.

Plan Irregularity

If a building has a plan irregularity, the relevant modifier shown in **Table A101** for plan irregularity must be applied to the basic score.

Plan irregularity can affect all building types. Examples of plan irregularity include buildings with re-entrant corners, where damage is likely to occur; buildings with good lateral-load resistance in one direction but not in the other; and buildings with major stiffness eccentricities in the lateral-force-resisting system, which may cause twisting (torsion) around a vertical axis.

Plan irregularities causing torsion are especially prevalent among corner buildings, in which the two adjacent street sides of the building are largely windowed and open, whereas the other two sides are generally solid. Wedge-shaped buildings, triangular in plan, on corners of streets not meeting at 90 degrees, are similarly susceptible.

Although plan irregularity can occur in all building types, primary concern lies with wood, tilt-up, pre-cast frame, reinforced masonry and unreinforced masonry construction. Damage at connections may significantly reduce the capacity of a vertical-load-carrying element, leading to partial or total collapse.

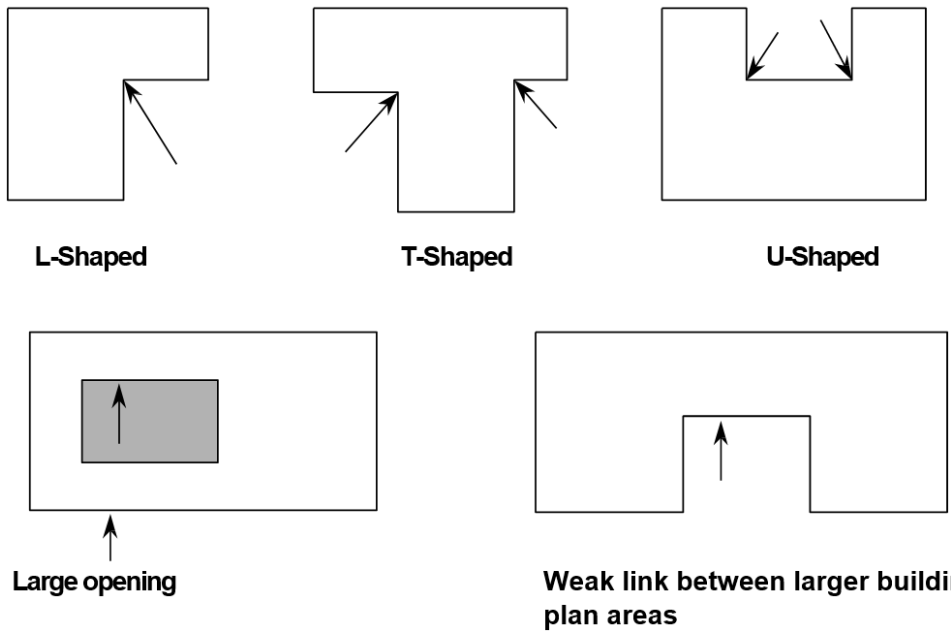


Figure A1-04 - Plan views of various building configurations showing plan irregularities; arrows indicate possible areas of damage.

Annexure B

Cost estimate of the required remediation works identified in the structural assessment prepared by RLB

Rider Levett Bucknall SA Pty Ltd
ABN 96 008 129 324
Level 1, 8 Leigh Street
Adelaide SA 5000

T: +61 8 8100 1200
E: adelaide@au.rlb.com

21 October 2025

Oakford Homes
306-312 Payneham Road
Payneham SA 5070

Attention: **Graeme Gibson**
General Manager | Property & Development

Dear Graeme,

LOT 2 JEFFREY STREET, NAIRNE, SA 5252
FEASIBILITY COST ESTIMATE

As requested, we have prepared a detailed Feasibility Cost Estimate for the proposed Lot 2 Jeffery Street, Nairne, SA 5252 based on the documents provided by Gama Consulting and Contech Architectural. We refer you to the attached estimates that further defines the proposed scope of works and associated costs respectively.

- **Remediation Estimate** – based on the woks outlined in the Gama Consulting report including a rebuild of the Southern and Western extensions
- **Building Works Estimate** – this estimate focuses on the extra over costs after remediation works have occurred. These costs are for the sales office only within the four original walls of the barn building.

We summarise the Feasibility Cost Estimates as follows;

DESCRIPTION	**COST** (Excl. GST)
Remediation Estimate	$518,585
Building Works Estimate	$300,060

BASIS OF ESTIMATE

The Feasibility Cost Estimate is based upon measured quantities to which we have applied rates and conditions we currently believe applicable as of October 2025. We have assumed the project will be procured by a suitably sized and experienced Contractor.

The cost estimate is based on the documentation listed below and does not, at this stage, provide a direct comparison with tenders received for the trade works at any future date.

DOCUMENTATION

The Feasibility Cost Estimate is based on the following documentation (or unless scope has been specifically excluded) provided to our office:

DOC No.	DOC TITLE	DATE
250661	Gama Consulting – Structural Assessment Report	8 September 2025
646	Contech – The Barn Planning Application Set	10 December 2021

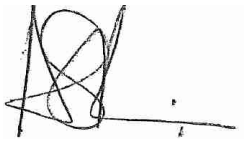
PROJECT EXCLUSIONS

The Feasibility Cost Estimate specifically excludes the following items, that may require further consideration when preparing an overall Project Feasibility Study. We refer you to the detailed estimate that further lists other project exclusions:

- Works outside remediation report
- New proposed deck as part of planning application set
- Construction of new carparking
- Lake and sitewide landscaping
- New barn extension as detailed in planning application set
- Paved areas further than existing stone barn surround
- Furniture, Fitting and Equipment
- Goods and Services Tax
- Professional Fees

We trust this report is of assistance, however, should you require any further information or clarification please do not hesitate to contact our office.

Yours faithfully,



Andrew Knowles
Director
Rider Levett Bucknall
andrew.knowles@au.rlb.com

APPENDIX A:
REMEDIATION ESTIMATE

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

GFA: Gross Floor Area
Rates Current At October 2025

LOCATION SUMMARY

Ref	Location	GFA m²	GFA $/m²	Total Cost $
A	**Remediation Works**	**204**	**2,542**	**518,585.00**
ESTIMATED NET COST		**204**	**2,542**	**518,585.00**
	MARGINS & ADJUSTMENTS			
	No allowance for works outside remediation report			Excl.
	No allowance for new proposed deck			Excl.
	No allowance for Goods and Services Tax			Excl.
	No allowance for Professional Fees			Excl.
ESTIMATED TOTAL COST		**204**	**2,542**	**518,585.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION ELEMENT ITEM

A Remediation Works

GFA: 204 m² Cost/m²: 2,542
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
53	Builders Preliminaries	Item			53,500.00
	PR - Preliminaries			**262/m²**	**53,500.00**
SB	**Substructure**				
70	Provisional allowance to underpin masonry wall footings to a stable soil strata - assumed 1.5-2.5m below natural ground level (Option 1)	m	30	1,200.00	36,000.00
71	No allowance for Option 2 to raft slab as per Gamma Consulting report	Note			Excl.
	SB - Substructure			**176/m²**	**36,000.00**
UF	**Upper Floors**				
7	Supply and install new F11 240 x 45 mezzanine floor joists including fixings and connections	m	55	280.00	15,400.00
8	Groove out damaged 1st floor wall plate including removal of debris from site	m	33	50.00	1,650.00
9	Site measure, supply and install new F11 grade timber of closest size as 1st floor wall plate including fixings and connections	m	33	220.00	7,260.00
	UF - Upper Floors			**119/m²**	**24,310.00**
SC	**Staircases**				
15	Wire brush existing steel/iron ladder in preparation for paint	m	3	110.00	330.00
16	Prepare and paint existing steel/iron ladder	m	3	125.00	375.00
	SC - Staircases			**3/m²**	**705.00**
RF	**Roof**				
10	Rebuilt fallen roof with custom A-frame rafter / trusses at 1200mm centres including fixings and connections	m²	82	180.00	14,760.00
11	Timber purlins fixed to new trusses at 1200mm centres	m²	82	60.00	4,920.00
12	Supply and install timber top plate and tie down including fixings and connections	m	33	280.00	9,240.00
14	Allowance to re-engage the chimmney with the new roof structure	Item			2,500.00
51	Supply and install corrugated metal roof sheeting including sarking, flashing, capping, etc.	m²	82	260.00	21,320.00
	RF - Roof			**259/m²**	**52,740.00**
EW	**External Walls**				
56	Clean stonework in preparation for works	m²	75	20.00	1,500.00
17	Allowance to replace all washers, bolts, nuts, cleats, plates and threaded rods with new which is aesthetically the same - assumed 35 connections	No	35	150.00	5,250.00
18	Allowance to mark North wall window lintols and measure marked datum to clean steel edge	Item			750.00
19	No allowance for any additional works to North wall window lintols	Note			Excl.
22	Replace all fire damaged stonework and friable mortar - assumed 20% of facade	m²	15	600.00	9,000.00
23	Replace all efflorescence damaged stonework and mortar - assumed 1.0m of the Northern and Southern walls	m²	24	600.00	14,400.00

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

LOCATION ELEMENT ITEM

A Remediation Works (continued)

GFA: 204 m² Cost/m²: 2,542
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
24	Allowance to patch settlement cracks comprising of filling areas where mortar has spalled with new mortar - assumed 10% stonework area	m²	15	200.00	3,000.00
26	Stitch cracked stonework on Northern and Southern walls with Helifix helibar - assumed 10% of stonework	m²	6	500.00	3,000.00
27	Allowance to scabble back all loose render including patching mortar as required - assumed 20% of stonework	m²	15	200.00	3,000.00
69	Provisonal allowance to engage a salt-damp specilist contractor to protect existing and remediated masonry from salt damp as per the Gama Consulting report	Item			25,000.00
66	Construct new 190mm reinforced blockwork wall including strip footing to Eastern Elevation to provide lateral support (Option 1)	m²	21	850.00	17,850.00
67	No allowance for Option 2 to provide lateral support as per Gamma Consulting report	Note			Excl.
	EW - External Walls			**406/m²**	**82,750.00**
NW	**Internal Walls**				
57	Clean stonework in preparation for works	m²	69	20.00	1,380.00
21	Supply and install new hearth sill	No	1	350.00	350.00
25	Stitch cracked brickwork in chimney with Helifix helibar including replacing spalled mortar - assumed 10% of stonework	m²	7	500.00	3,500.00
	NW - Internal Walls			**26/m²**	**5,230.00**
AR	**Alterations and Renovations**				
1	Take down existing corrugated roof sheeting including removal of debris from site	m²	68	25.00	1,700.00
2	Take down existing corrugated wall sheeting including removal of debris from site	m²	32	25.00	800.00
3	Take down existing flashing and capping including removal of debris from site	m²	99	10.00	990.00
4	Take down existing roller door and track including removal of debris from site	No	1	250.00	250.00
5	Take down existing door and frame including removal of debris from site	No	4	100.00	400.00
6	Remove all existing mezzanine floor framing including removal of debris from site	m	55	20.00	1,100.00
13	Remove existing timber top plate including removal of debris from site	m	33	20.00	660.00
20	Remove existing hearth sill including removal of debris from site	No	1	150.00	150.00
	AR - Alterations and Renovations			**30/m²**	**6,050.00**
XR	**Roads, Footpaths and Paved Areas**				
73	Impermeable perimeter pavement to protect the perimeter envelope around the building - assumed 1.0m wide	m²	35	350.00	12,250.00
	XR - Roads, Footpaths and Paved Areas			**60/m²**	**12,250.00**
XB	**Outbuildings and Covered Ways**				
74	Reconstruct existing Southern Extension	m²	44	650.00	28,600.00
75	Reconstruct existing Western Extension	m²	93	650.00	60,450.00
	XB - Outbuildings and Covered Ways			**437/m²**	**89,050.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

LOCATION ELEMENT ITEM

A Remediation Works (continued)

GFA: 204 m² Cost/m²: 2,542
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
XK	**External Stormwater Drainage**				
63	Provisonal allowance for stormwater management / drainage to site	Item			15,000.00
	XK - External Stormwater Drainage			**74/m²**	**15,000.00**
PL	**Design Development Contingency**				
76	Design Development Contingency	Item			32,400.00
	PL - Design Development Contingency			**159/m²**	**32,400.00**
MA	**Builders Margin**				
58	Builders Margin	Item			41,000.00
	MA - Builders Margin			**201/m²**	**41,000.00**
CO	**Contingency**				
78	Construction Contingency	Item			67,600.00
	CO - Contingency			**331/m²**	**67,600.00**
REMEDIATION WORKS				**2,542/m²**	**518,585.00**

APPENDIX B:
BUILDING WORKS ESTIMATE

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

Rider Levett Bucknall

GFA: Gross Floor Area
Rates Current At October 2025

LOCATION SUMMARY

Ref	Location	GFA m²	GFA $/m²	Total Cost $
B	**Building Works**	**119**	**2,522**	**300,060.00**
ESTIMATED NET COST		**119**	**2,522**	**300,060.00**
	MARGINS & ADJUSTMENTS			
	No allowance for works outside remediation report			Excl.
	No allowance for construction of carparking			Excl.
	No allowance for lake and sitewide landscaping			Excl.
	No allowance for new barn extension			Excl.
	No allowance for paved areas further than existing stone barn surround			Excl.
	No allowance for new proposed deck			Excl.
	No allowance for FFE			Excl.
	No allowance for Goods and Services Tax			Excl.
	No allowance for Professional Fees			Excl.
ESTIMATED TOTAL COST		**119**	**2,522**	**300,060.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

B Building Works

GFA: 119 m² Cost/m²: 2,522
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PR	**Preliminaries**				
53	Builders Preliminaries	Item			32,400.00
	PR - Preliminaries			**272/m²**	**32,400.00**
SB	**Substructure**				
33	Polished concrete floor including requirement for topping slab	m²	56	350.00	19,600.00
	SB - Substructure			**165/m²**	**19,600.00**
SC	**Staircases**				
40	Allowance for new ladder leading to mezzanine	m	3	550.00	1,650.00
	SC - Staircases			**14/m²**	**1,650.00**
EW	**External Walls**				
52	Supply and install corrugated metal wall sheeting including sarking, flashing, capping, etc.	m²	32	240.00	7,680.00
	EW - External Walls			**65/m²**	**7,680.00**
WW	**Windows**				
49	Supply and install timber framed windows including frame and hardware	m²	6	1,250.00	7,500.00
72	Supply and install aluminium glazed window suite behind sliding barn door	m²	7	850.00	5,950.00
	WW - Windows			**113/m²**	**13,450.00**
ED	**External Doors**				
48	Supply and install new timber barn style single door including frame and hardware	No	2	2,500.00	5,000.00
50	Supply and install new large sliding entry door including frame, track and hardware	No	1	5,500.00	5,500.00
68	Supply and install new aluminum framed glass sliding entry door including frame, track and hardware	m²	6	1,100.00	6,600.00
	ED - External Doors			**144/m²**	**17,100.00**
FF	**Floor Finishes**				
34	Timber skirting or similar to perimeter of internal walls	m	33	30.00	990.00
39	Hardwood flooring to mezzanine	m²	22	320.00	7,040.00
	FF - Floor Finishes			**67/m²**	**8,030.00**
FT	**Fitments**				
36	Laminate office counter joinery unit including underbench storage - high level finish	m	5	6,500.00	32,500.00
37	Laminate display cabinet for precinct model - high level finish	m	2	7,500.00	15,000.00
38	No allowance for precinct model - by others	Note			Excl.
41	No allowance for wall displays - by others	Note			Excl.
	FT - Fitments			**399/m²**	**47,500.00**
SE	**Special Equipment**				
47	Provisional allowance for fireplace	Item			12,500.00
	SE - Special Equipment			**105/m²**	**12,500.00**

LOT 2 JEFFREY STREET, NAIRNE, SA 5252

FEASIBILITY COST ESTIMATE

RLB Rider Levett Bucknall

LOCATION ELEMENT ITEM

B Building Works (continued)

GFA: 119 m² Cost/m²: 2,522
Rates Current At October 2025

Ref	Description	Unit	Qty	Rate $	Total Cost $
PD	**Sanitary Plumbing**				
46	No allowance for Hydraulic Services	Note			Excl.
	PD - Sanitary Plumbing				**Excl.**
AC	**Air Conditioning**				
42	Allowance for Mechanical Services - split unit	m²	56	130.00	7,280.00
	AC - Air Conditioning			**61/m²**	**7,280.00**
FP	**Fire Protection**				
44	Allowance for Fire Protection Services	m²	56	50.00	2,800.00
	FP - Fire Protection			**24/m²**	**2,800.00**
LP	**Electric Light and Power**				
43	Allowance for Electrical Services	m²	56	220.00	12,320.00
54	Extra over allowance for feature lighting	m²	56	65.00	3,640.00
55	No allowance for PV solar panels, batteries, etc.	Note			Excl.
	LP - Electric Light and Power			**134/m²**	**15,960.00**
CM	**Communications**				
45	Allowance for Communication Services	m²	56	50.00	2,800.00
	CM - Communications			**24/m²**	**2,800.00**
AR	**Alterations and Renovations**				
59	Take down existing timber framed steel clad wall including removal of debris from site	m²	27	80.00	2,160.00
31	Demolish existing Southern Extension including removal of debris from site	m²	44	175.00	7,700.00
	AR - Alterations and Renovations			**83/m²**	**9,860.00**
XB	**Outbuildings and Covered Ways**				
60	Modify timber framed outdoor covered area	m²	43	450.00	19,350.00
	XB - Outbuildings and Covered Ways			**163/m²**	**19,350.00**
XL	**Landscaping and Improvements**				
80	Provisional allowance for minimal Landscaping works	Item			15,000.00
	XL - Landscaping and Improvements			**126/m²**	**15,000.00**
PL	**Design Development Contingency**				
77	Design Development Contingency	Item			15,000.00
	PL - Design Development Contingency			**126/m²**	**15,000.00**
MA	**Builders Margin**				
58	Builders Margin	Item			24,800.00
	MA - Builders Margin			**208/m²**	**24,800.00**
CO	**Contingency**				
79	Construction Contingency	Item			27,300.00
	CO - Contingency			**229/m²**	**27,300.00**
BUILDING WORKS				**2,522/m²**	**300,060.00**

Barn - house & barns

Place no.: 1615

Recommendation	L* ~ Recommended for inclusion in the local heritage register
Significant fabric	Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney. Also 19th-century barns with tree-branch frames and cgi cladding.
Condition	Poor
Address	Shakes Rd, (adj Jeffrey St), nr Nairne
Land Description	Lot 17, Section 4500, Hundred of Kanmantoo
Certificate of Title	CT 5076-429
State Heritage Status	Nil **HSA file no.** Nil
Other Assessments	Nil
Map Reference	West 1.3
Photo filename	Mt Barker Heritage Survey\MBHS Photos\Nairne\NA Jeffrey fm#.jpg



Barn-house, 2004

Barn - house & barns Place no.: 1615

HISTORY

Date (approximate) c1850s
Current Use Barns
Original Use Farmhouse, attached barn & barns

In 1839, South Australia's first Special Survey included the Mount Barker, Blakiston and Nairne areas, and the Colony's earliest township was that of Nairne, also founded in that year. The early farms and settlements which were quickly established in the Nairne area played a significant role in the early success of the township, and in the formation of the surrounding rural landscape. One of the mostg remarkable farm complexes in the district is the barn-house at on Jeffrey Road between Nairne and Little Dublin. This was constructed in the mid-19th-century, and included a rare example of a non-German combined farmhouse and barn. Using Georgian design for the front of the house, the attached two level barn has a practical functional design. For many decades the building was part of a property owned by the Mullins family. Now, the residence is no longer lived in, and the building is now a farm building.

STATEMENT OF HERITAGE VALUE

The fr Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in an British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area.

RELEVANT CRITERIA

(a) *it displays historical, economic or social themes that are of importance to the local area,* having significant associations with the early farming development of the Nairne area.

(b) *it represents customs or ways of life that are characteristic of the local area,* demonstrating a rare early custom involving the construction of farmhouses attached to farm buildings.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area,* being a remarkable and rare surviving building which combines residential and farming functions under one roof in an British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing.

REFERENCES

- Budd, C & C Tilley [comp.] 1986, *Over the Hills to Nairne: historical glimpses of a South Australian Town*.
- DC Mt Barker, Mount Barker files.
- Martin, Vivien S 1982, *Mostly Mount Barker.*
- Schmidt, Bob 1983, *Mountain upon the Plain, A History of Mount Barker and its Surroundings.*
- South Australian *Directories.*
- www.heritage.gov.au/ahpi, www.slsa.sa.gov.au, www.southaustralianhistory.com.au


PRE-FIRE PHOTOS 2023


PRE-FIRE PHOTOS 2023


PRE-FIRE PHOTOS 2023



PRE-FIRE PHOTOS 2023

PRE-FIRE PHOTOS 2023



Details of Representations

Application Summary

Application ID	25033798
Proposal	Demolition of a Local Heritage Place (Barn-house, ID 18675)
Location	LOT 2 JEFFREY ST NAIRNE SA 5252

Representations

Representor 1 - Bradley West

Name	Bradley West
Address	36 Jeffrey st NAIRNE SA, 5252 Australia
Submission Date	21/12/2025 01:03 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 argument forwarded for demolition is strongly based on the notion that repair extinguishes the heritage value of the building. As a university professor who studies heritage, I note that this is inconsistent with contemporary comprehensions of heritage. Costs of repair should certainly be a consideration but the application presents this as an all or nothing ,proposition, total renovation or demolition, which is again inconsistent with contemporary norms of heritage. Many of the most significant heritage amsites work with ruins. The building is not only historically significant but a strong cultural landmark for locals who are strongly attached to it. If the building would be completely lost, this would inflict a moral injury on those who live close by, coming on top of the trauma caused by the fire and make the impeding major inconveniences which will be caused by construction on this lot even more difficult to experience.

Attached Documents

Representations

Representor 2 - Darren Kelly

Name	Darren Kelly
Address	PO Box 530 HAHNDORF SA, 5245 Australia
Submission Date	12/01/2026 11:49 PM
Submission Source	Online
Late Submission	No
Would you like to talk to your representation at the decision-making hearing for this development?	Yes
My position is	I oppose the development
Reasons Please refer to the attached document.	

Attached Documents

DPK-Submission-Lot-2-Jeffrey-Street-Nairne-1574317.pdf

Submission — Development Application 25033798

Demolition of Local Heritage Place, Lot 2 Jeffery Street, Nairne

I wish to lodge a submission in relation to the development application seeking approval for the demolition of the locally listed heritage house/barn (Local Heritage Place) at Lot 2 Jeffery Street, Nairne.

1. Approved planning outcome for the site

Subdivision approval was granted by this panel for this site in September 2024. That approval contemplated the **retention and integration of the Local Heritage Place within the development**, including its relationship to open space and the public realm.

The current application seeks to remove the Local Heritage Place in advance of any revised land division or development proposal. This fundamentally alters the approved planning outcome for the site and removes a key element that informed the original decision.

In effect, the application is asking the Council Assessment Panel to endorse the loss of a heritage asset without simultaneously assessing the revised development outcome that would follow.

2. Consequence of approving demolition at this stage

While it is acknowledged that the Planning and Design Code allows for standalone applications for demolition, approval in isolation would have clear downstream consequences.

If demolition is approved, the applicant may subsequently seek to vary the approved land division without further community input. At that point, the Local Heritage Place — and the community benefit associated with its retention — would already be lost.

This would remove Council's ability to meaningfully assess whether an alternative outcome could retain heritage value, deliver public benefit, or preserve meaningful open space. Once demolition occurs, those options no longer exist.

3. Incremental erosion of heritage outcomes

While the application focuses on fire damage and structural condition, the broader planning consequence must also be considered.

Approving demolition in isolation would remove the final heritage and form constraint on the site and materially simplify future residential development. Taken cumulatively, this represents an incremental erosion of heritage protection achieved through sequencing, rather than through a transparent assessment of the overall development outcome.

4. Restoration, adaptation, or replacement

I acknowledge that the structure has suffered significant damage and that safety considerations must be addressed.

However, heritage retention does not require full modern compliance or unrestricted use. Where full restoration is genuinely not feasible, other reasonable options exist, including:

- stabilisation or partial reconstruction of key heritage elements;

- replacement with a comparable community-focused structure; or
- retention of the site as open or green space with interpretive value.

These options align with the intent of the original subdivision approval and preserve both heritage value and community benefit. None can be meaningfully considered if demolition is approved without a linked development proposal.

5. Public interest

The Local Heritage Place is not simply a private structure. Its retention was intended to contribute to local character, identity, and community benefit. Its loss would remove both a heritage asset and the opportunity for shared open space or community use.

Given the irreversible nature of demolition, approving removal without a clear and integrated replacement outcome is not, in my view, in the public interest.

Residential development across the Mount Barker district is frequently criticised for the lack of meaningful open space and shared community facilities, despite clear and ongoing demand for both.

This application therefore presents an opportunity for the Council Assessment Panel to reinforce the importance of these outcomes by ensuring that heritage retention, open space, and community benefit remain integral to any future development of the site.

6. Requested outcome

For these reasons, I respectfully request that:

- demolition not be approved in isolation; and
- any consideration of removal of the Local Heritage Place occur only in conjunction with a revised development or land division proposal that clearly demonstrates net heritage, public, and community benefit.

This would allow the Council Assessment Panel to assess the proposal holistically and in line with the intent of the previously approved planning outcome.

I respectfully request the opportunity to address the Council Assessment Panel in support of this submission when the matter is considered.

Sincerely,

Darren Kelly
Hahndorf, SA

Phone: 0466 477 351
Email: darren.kelly@angard.au

Disclaimer: These are my personal views and not those of Council.

Representor 3 - Nicoly Moyse

Name	Nicoly Moyse
Address	PO Box 121 NAIRNE SA, 5252 Australia
Submission Date	14/01/2026 10:31 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 greatly concerned with the loss of our local historical structures. I understand it was planned to make use of the barn/house building as part of a public area and green space before it was tragically affected by a fire. I would support any plan which would at least restore or retain some of the structure or if that is not feasible, incorporate parts of the structure or building materials as a historical marker sympathetic to the era in which the building was erected. Nairne's marvelous history is highlighted by informative plaques around the town. Indeed it is our Nairne history in all its forms which must be protected and celebrated, not demolished to be lost and forgotten.

Attached Documents

Ref: 25ADL-0771

URPS

Adelaide
27 Halifax Street
Adelaide SA 5000
08 8333 7999

urps.com.au

ADL | MEL | PER | BNE

13 March 2026

Derek Henderson
Principal Planner
Mount Barker District Council

Submitted via PlanSA portal

Dear Derek

25033798 - Response to Representations and Heritage Advisor Comments

Introduction

URPS continues to act for the proponent of the application referred to above.

This letter is a written response to the representations received during public notice of this application. It also responds to advice from Council's heritage advisor.

A Heritage Assessment Report prepared by DASH Architects accompanies this response and is included in Appendix A.

Summary of Representations

Three representations were received during public notification as follows:

No.	Representor	Representor's Address	Position	Wishes to be heard
1	Bradley West	36 Jeffrey Street, Nairne	Opposes	No
2	Darren Kelly	PO Box 530 Hahndorf	Opposes	Yes
3	Nicoly Moyse	PO Box 121 Nairne	Opposes	No

Response to Representors

Issues of concern raised by the representors are:

- Social impact on community.
- Demolition conflicts with the earlier land division approval which kept the Local Heritage Place (LHP).
- Implications of applying for demolition through standalone application.
- Concern that adaptive reuse options have not been explored.

Social impact on community

One representor expressed concern that demolishing the Local Heritage Place (LHP) would negatively affect nearby residents because the building is regarded by some as a landmark with cultural associations.

In my view, the cultural value of the LHP to the broader community is limited. The building has been vacant and in a dilapidated condition for several decades. Its historic associations have also been reduced due to the demolition of the former farmhouse and barns that once formed part of the wider group of structures on the site. These buildings were removed between 2006 and 2010.

This claimed loss of heritage value must be viewed with its loss of historical context. Once part of a cohesive farmstead, it now stands as an isolated remnant. This isolation is compounded by the fact that a fire destroyed the structure's primary and most significant original sections.

At the time of its listing in 2007, the Statement of Significance referred to the combined residential and farming functions historically associated with the barn. These activities ceased many decades ago, and by 2007 the building was uninhabitable due to its poor structural condition.

In 2007, DASH Architects lodged a submission to Council opposing the heritage listing. Their submission noted:

- The structures were already in very poor condition at that time.
- The extent of repairs required would involve substantial replacement of original fabric, which would diminish the claimed historic integrity.
- Restoration was likely impractical or unrealistic due to the compromised structural state of the buildings.

In the almost 20 years since, the condition of the LHP has declined even further. The recent fire has compounded this deterioration and has caused significant additional damage.

I believe the long term decline and loss of function mean the barn now holds little cultural value for the community.

Conflict with the earlier land division approval

One representor says the proposed demolition changes an approved planning outcome that kept the LHP.

That earlier application created 210 residential lots. It set aside an open space reserve along Jeffrey Street that included the LHP.

A subsequent application in June 2022 to adaptively reuse the barn as a sales office and new building for a café/wine bar/restaurant was submitted.

The condition of the building has significant deteriorated over several decades. The fire event in 2025 accelerated this decline to the extent that the building fabric is so compromised that its value would be lost were it to be repaired or replaced. Because of this the proponent decided not to continue with the reuse proposal.

Implications of applying for demolition through standalone application

The same representor also says that assessing demolition on its own separates it from the earlier land division. Nothing prevents an applicant from pursuing development that differs from what was previously approved. An applicant may lodge any number of applications. The rapid decline of the barn, and the cost of remediation, has forced the proponent to change direction.

The test for demolition sits in PO 6.1 of the Local Heritage Place Overlay. The assessment criteria seeks an assessment of building's structural integrity, risk to safety, and whether the condition of the building is beyond repair. Land use questions or links to past approvals do not form part of this assessment.

Adaptive-reuse options not explored

One representor accepts the damage and safety issues but asks why the applicant has not considered ways to retain key heritage elements.

As mentioned earlier, the proponent submitted a development application in 2022 to reuse the building as a sales office. This proposal has been abandoned because of the significant long term decline of the building and recent fire damage.

The collective advice from a structural engineer, quantity surveyor and heritage architect has concluded that the structure is unsafe, and its condition has reduced its heritage value so much that rehabilitation is no longer viable.

Response to Heritage Advisor Comments

Council's consulting heritage architect has reviewed the proposal and provided the following comments.

> *Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisory that full demolition should not be supported.*
>
> *Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place, and could be remediated to facilitate reuse of the structure.*
>
> *There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre.*
>
> *Further structural assessment and stabilisation / remediation scope development is recommended.*

Comparisons to the former Mullin's barn, Kapuna High School, Marble Hill and Queen's Theatre are unreasonable. This is because:

- These places are all State Heritage Places, not Local Heritage Places.
- Marble Hill was listed as a State Heritage ruin and later rebuilt as a private residence with little regard for cost. Its fire-damaged state formed part of its heritage value as a symbol of major bushfires, including the 1955 Black Sunday event. It is therefore not comparable to the subject barn.
- Kapunda High School (the former Kidman Residence) was rebuilt after fire with major insurance funding. The fire still caused major loss of significant fabric and reduced its integrity and heritage value.
- Queen's Theatre is one of the State's earliest surviving colonial sites and the oldest purpose-built mainland theatre in Australia. Any comparison to the fire-damaged Nairne barn is tenuous.

In the case of the Nairne barn, we are dealing with an isolated remnant of a once cohesive farmstead. This isolation is compounded by the fact that a fire destroyed the structure's primary and most significant original sections.

Aside from the stone walls almost all other fabric of significance has been lost. The fire has caused major damage and reduced the heritage values of the place.

In 2007, DASH Architects raised serious concerns about the future use and condition of the former Mullins' farm structures if they were listed as a Local

Heritage Place. Even then, they were in very poor condition and well below the level needed to support ongoing use or any form of habitation. Their long-term viability and any adaptive-reuse potential were already doubtful.

Those concerns have been largely proven correct. The barn now stands alone on a cleared site and remains mostly unused. If the warnings were serious in 2007, the recent fire damage has now made the situation untenable.

Conclusion

Thank you for the opportunity to address the concerns of the representors.

I contend that the concerns from the representors have been appropriately summarised and addressed in this letter.

For all the above reasons, and as set out in our planning statement dated 27 October 2025, I maintain that demolition of the LHP warrants Planning Consent.

I will attend the Council Assessment Panel meeting to respond to the representors requesting to be heard and answer any questions of CAP members.

I can be contacted on 0409 701 595 if you have any questions.

Yours sincerely



Jake Vaccarella
Principal Consultant

Appendix A

Heritage Assessment Report prepared by DASH Architects

Shakes Road Barn
Lot 2, Jeffrey Street, Narine

Heritage Assessment

DA265023 Issue A
10.03.26

dasharchitects

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Document Issue Register

Issue	Date	Reviewer	Details / Changes
–	05.03.26	DL	Document issue
A	10.03.26	JS	Minor correction

DASH acknowledges the Traditional Custodians of the lands on which we work, and pays respect to Elders past, present and emerging. We recognise their enduring connection to land, waters and skies, and that sovereignty was never ceded. This living culture remains integral to our collective identity and important context for our work.

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1.0 Introduction

Lot 2 Jeffrey Street, Nairne contains a Local Heritage listed outbuilding that has been vacant and dilapidated for several decades. The structure has recently been subject to a fire that has further eroded its condition. The owners of the property are now seeking to pursue demolition of the structure.

DASH Architects has some previous knowledge of this site, having provided advice and objection to its Local Heritage listing in 2007. DASH has been engaged by the Craven Group to undertake a review of the condition of the Local Heritage Place and provide some background to its listing to assist in the assessment of the proposed demolition application.

DASH Architects was founded in 1964, and over the past 60 years has established itself as one of South Australia's leading architectural practices in the following specialist heritage fields:

- Heritage Conservation
- Heritage Assessment and Impact Assessment
- Heritage Advisory Services
- Heritage Policy Development
- Condition and Compliance Audits
- Adaptive Reuse
- Conservation Management Plans
- Expert Witnessing, and
- Professional Desktop Historical Archaeological Services.

Our expertise extends across the full range of historic character and heritage listings to include:

- Historic Character
- Local Heritage Places
- State Heritage Places
- State Heritage Areas
- Commonwealth Heritage Places
- National Heritage Places.

1.1 Copyright

The format of this document remains the copyright and intellectual property of DASH Architects and cannot be replicated in any way without prior written consent.

2.0 Local Heritage Place

2.1 Extent of Listing

Lot 2 Jeffrey Street Narine is subject to a Local Heritage Place Overlay. Part 11 of the Planning and Design Code provides the following details for the place:

Description and /or Extent of Listed Place
Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.

Section 67(1) Criteria: a, b, d, e and f

2.2 Heritage Survey (2004)

The 'barn-house' was Local Heritage listed in 2007, based on recommendations of the District Council of Mount Barker Heritage Survey (2004). This survey provided the following detail to support the proposed heritage listing: [1]

History

Date	(approximate) c1850s
Current Use	Barns
Original Use	Farmhouse, attached barn & barns

In 1839, South Australia's first Special Survey included the Mount Barker, Blakiston and Nairne areas, and the Colony's earliest township was that of Nairne, also founded in that year. The early farms and settlements which were quickly established in the Nairne area played a significant role in the early success of the township, and in the formation of the surrounding rural landscape. One of the most remarkable farm complexes in the district is the barn-house at on Jeffrey Road between Nairne and Little Dublin. This was constructed in the mid-19th-century, and included a rare example of a non-German combined farmhouse and barn. Using Georgian design for the front of the house, the attached two level barn has a practical functional design. For many decades the building was part of a property owned by the Mullins family. Now, the residence is no longer lived in, and the building is now a farm building.

Statement of Significance
The fr Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in a British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area.

[1] Heritage Online 2004:257



Figure 1: Photo of barn from 2004 included in the DC Mount Barker Heritage Survey. [Source: Heritage Online 2004:256]

2.3 Heritage Listing and Objection 2007

The outbuilding on Lot 2 Jeffrey Street was confirmed as a local heritage listed in 2007. At that time DASH Architects was engaged by the owners to review its proposed listing, in conjunction with the associated farmhouse and other outbuildings on the site and adjoining land parcel. These structures are visible in the 2006 aerial image below, and Figure 4 and Figure 5.

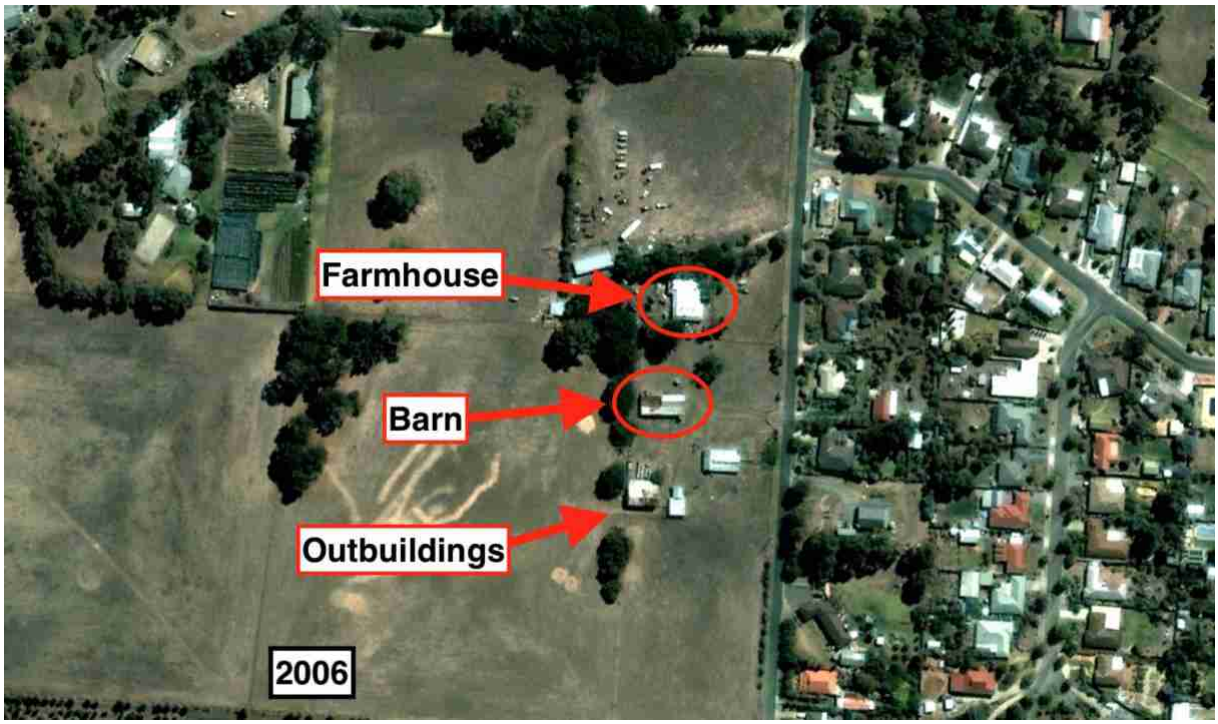


Figure 2: 2006 Aerial image showing barn and house proposed for Local Heritage listing in 2006, and surrounding farm structures [Base plan, Google Maps 2006]

DASH Architects' 2007 submission to Council and the former Local Heritage Advisory Committee challenged the veracity of the heritage survey and its assessment of the site's historical value.

In addition to raising serious concerns on the veracity of the heritage survey and its assessment of the relevant heritage values of the structures on the site (including the subject barn) DASH Architects' submission to Council, and the (then) Local Heritage Advisory Committee also raised several important issues associated with the structural integrity and physical condition, namely:

- That the structures on the site were in very poor condition (in 2007)
- While condition was not specifically a consideration for the assessment of heritage values, the nature of repairs to remediate the structures would result in a high level of replacement fabric reducing the integrity that was contended to be of historic significance
- That the condition of the structures was so poor that restoration was likely either impractical or unrealistic.



Figure 3: Photo of barn from 2007 [DASH]



Figure 4: Former farmhouse, 2006, since demolished [DASH]



Figure 5: Former outbuildings, since demolished with the exception of the subject barn concealed behind tree on right, 2006 [DASH]

3.0 Current Status

3.1 Context

DASH Architects does not have a record of whether the former farmhouse, or other outbuildings on the site were confirmed as Local Heritage Places, with the exception of the subject barn which remains heritage listed today. It is noteworthy, however, that the farmhouse, and all other outbuildings associated with former Mullins' farm complex have been demolished since the 2007 heritage review.

DASH similarly has no record of the basis for this demolition, however assumes either:

- That the farmhouse and outbuilding were not confirmed as Local Heritage Places thereby permitting their demolition, or
- They were confirmed as Local Heritage Places and their demolition was approved due to their very poor condition.

In either event, their removal confirms the concerns raised by DASH Architects in 2007. Their subsequent removal also significantly impacts the historic context and legibility of any heritage values of the one remaining barn.

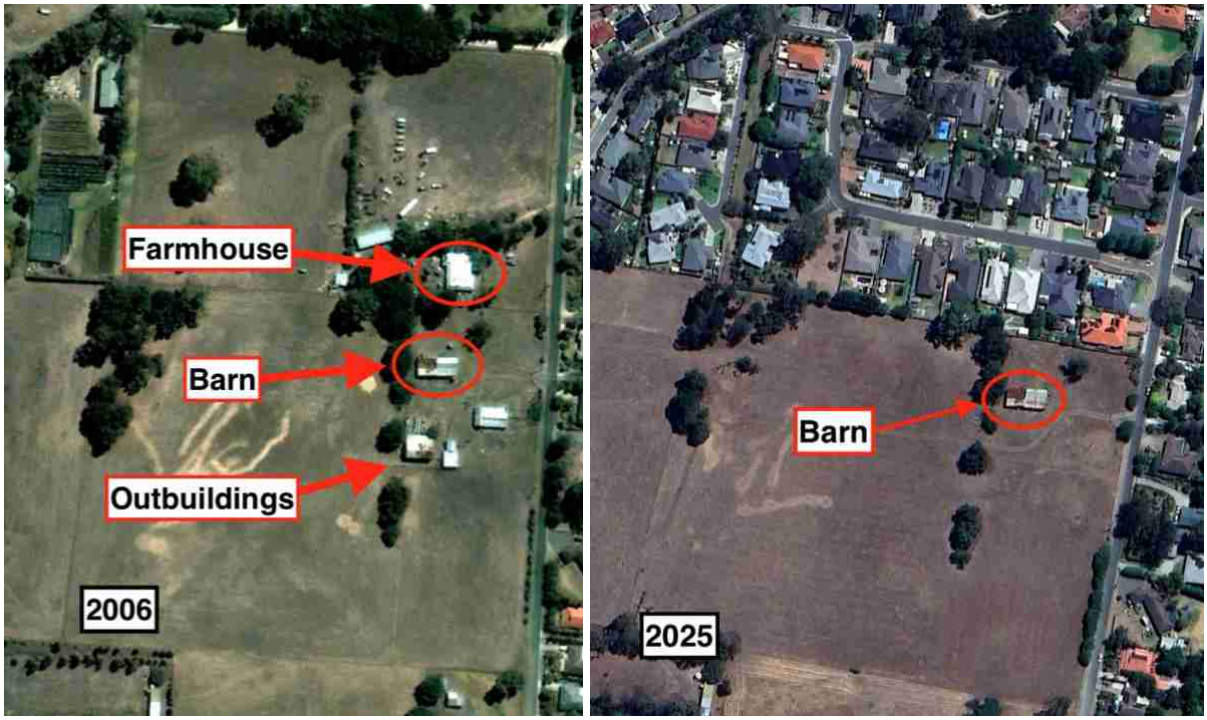


Figure 6: Extent of demolition of former Mullins' farm structures since 2007 Heritage Review [Google Maps]

3.2 Condition

The barn was subject to a fire in 2025. A site inspection of the property was undertaken by DASH Architects in January 2026 where the following observations were made:

Two Storey Stone Barn

- The pitched roof structure has collapsed upon the first floor, with total loss of original roof framing
- First floor structural timbers were heavily charred and fire damaged. All first floor floorboards were reduced to ash and scattered across the ground floor
- All internal timberwork was either completely destroyed by fire, or damaged beyond repair
- Stone walls remain, although appear precarious without internal bracing from floor and roof timbers
- DASH Architects did not consider the two storey barn structure safe to access.

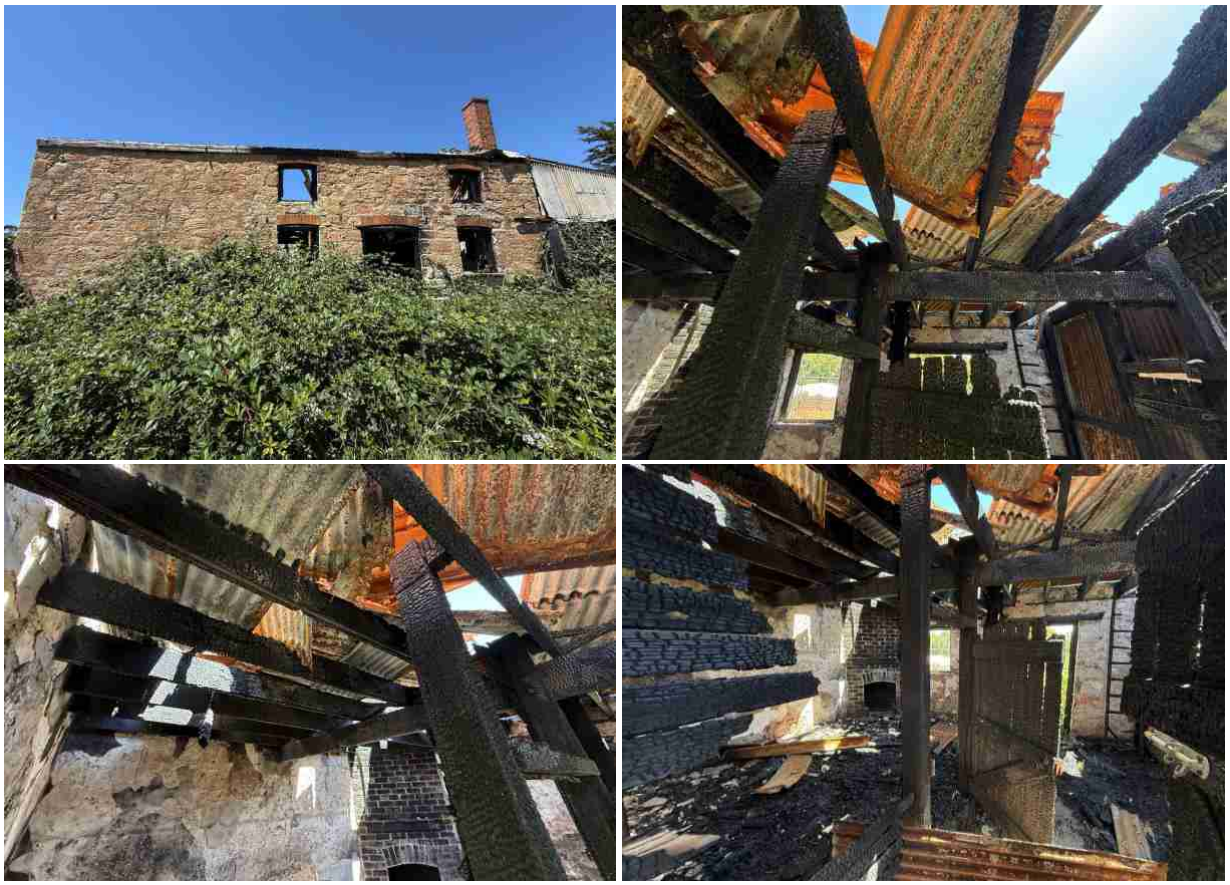


Figure 7: Fire damage to main two storey barn, 2026 [DASH]

Southern Lean-To

- The fire appears to have been primarily contained to the two storey stone barn portion of the building
- Some fire damage / charring was visible to roof framing
- While fire damage to the lean-to was relatively limited, its condition remained poor, comparable to that observed in 2007
- The poor condition of the side lean-to has rendered it unsuitable for use.



Figure 8: Condition of southern lean-to, 2026

Rear structures

- Some fire damaged timbers were present, particularly around the openings in the stone wall of the two storey barn structure
- Even where not fire damaged, the rear structures remained in poor condition, with corrugated iron corroded and timberwork dishevelled
- It appeared that any lateral bracing of the rear structures was being provided by the corrugated iron cladding, which itself was either in poor condition or poorly fixed to the timber framing. It was genuinely surprising to see the rear structures still standing given they shared similar condition in 2007.



Figure 9: Condition of rear structures, 2026

Summary

The fire damage appeared to be primarily contained to the two storey barn structure which, with the exception of the stone walls, was mostly destroyed. While the side and rear structures escaped substantial fire damage, they remained in very poor and uninhabitable or usable condition, as observed in our 2007 assessment.

3.3 Engineer's report

Gama Consulting engineers undertook a structural condition assessment of the fire damaged structure in 2025 where they made the following observations:

Two Storey Stone Barn

- The stone walls of the building are currently unrestrained and free standing with a "soft storey". This makes them vulnerable to high wind loads and seismic events.
- The bracing/shear wall on the East Elevation was destroyed along with the floor and roof structure. The floor and roof structure, in particular, help distribute lateral load to the West & East walls at the ends of the structure.
- The cracks on the North & South walls appear to have been caused by ground movement
- Efflorescence & salt damp damage is visible on the external perimeter on the Northern Wall
- Fire / temperature damage is evident on the internal stonework and mortar where the integrity of the material has become friable.

Southern Lean-To

- The lean-to on the South side has sustained the least amount of damage of the three zones.
- The integrity of the lean-to has been reduced and should be reviewed for structural compliance with the NCC if the structure is to be remediated.

Rear structures

- The far Western side of the extension is undamaged in relation to the fire damage. However, the framing should be reviewed for structural compliance with the NCC if the structure is to be remediated.
- The far Eastern side (adjacent to the masonry walls) of the extension was affected by the fire.
- The framing should be reviewed for structural compliance with the NCC.

Conclusion

Gama Consulting went on to provide an extensive schedule of repairs required to both stabilise the existing structure, and would be necessary to obtain Development Approval for its ongoing use. They go on to note:

> Our review and risk assessment has identified that the structure, in its current state, poses a risk to the public safety and must be isolated (fenced) from public access. Objectively, temporary diagonal bracing (waling beams & diagonal props) may be used to stabilise free-standing masonry walls if isolation is not feasible.
> …
> A remediation situation may likely occur where the only structural elements, fit for repair & retrofit, are the original 3 stonework walls of the Original Building. The timber framework & cladding for the Southern & Western Extensions may require replacement for code compliance. All the framework & cladding for the Original Building must be replaced. The economics feasibility of this should be reviewed by others.

Gama Consulting's findings correlate with the observations of DASH Architects. The building stands in very poor condition and presents a risk to public safety. At the time of our inspection in 2026 the building had been fenced off from any public access, as recommended.

4.0 Council Commentary

The Mount Barker District Council, and their heritage advisor, provided the following feedback on the demolition application for the Local Heritage listed barn:

> Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisory that full demolition should not be supported. Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place, and could be remediated to facilitate reuse of the structure.
>
> There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre.
>
> Further structural assessment and stabilisation / remediation scope development is recommended

Comparisons of the former Mullin's barn and Kapuna High School, Marble Hill and Queen's Theatre are unreasonable as:

- All three are State Heritage, rather than Local Heritage Places.
- Marble Hill was State Heritage listed as a ruin, that was privately purchased and reconstructed with limited consideration to cost as a residence. The heritage values of the Marble Hill ruin were in part as a representation of the devastating impact of bush fires, and 1955 Black Sunday in particular, to the State. That is to say, its fire damaged state was associated with its heritage values. For these reasons is it not comparable to the subject barn.
- Kapunda High School (the former Kidman Residence) was destroyed by fire and reconstructed with significant insurance financial contributions. Notwithstanding, the fire did significantly impact fabric of significance, and in turn the integrity and heritage values of the place.
- Queen's Theatre is one of the States earliest surviving colonial sites, and the oldest surviving purpose-built mainland theatre in Australia. Comparisons to the fire damaged Nairne barn are tenuous.

5.0 Heritage Impacts

5.1 Observations

While the whole of the barn structure is Local Heritage listed, its heritage values are primarily vested in the two storey stone component, that was largely destroyed by fire. The southern lean-to and rear structures are of secondary significance only.

The fire has left the two storey stone barn in a ruinous and precarious state, with only the stone walls (and chimney that likely dates mid twentieth century) remaining. Almost all other fabric of significance has been lost. According the fire has significantly impacted and reduced the heritage values of the place.

This significant loss of heritage value must also be viewed with its loss of historical context. Once part of a cohesive farmstead, it now stands as an isolated remnant. This isolation is compounded by the fact that a fire destroyed the structure's primary and most significant original sections.



Figure 10: Local heritage listed barn in 2010 [Google] and 2026 [DASH]



Figure 11: Local heritage listed barn in 2006 [Heritage Online 2004:256] and 2026 [DASH]

In 2007 DASH Architects raised serious concerns about the future use and condition of the former Mullins' farm structures if they were to be Local Heritage listed. At that time, they stood in very poor condition and well below the standards to support their ongoing use or any habitation: the viability and suitability for ongoing use, or adaptive reuse, appeared highly tenuous.

The concerns raised in 2007 have been largely vindicated, as the barn now stands as the sole surviving structure amidst a cleared site and remains largely disused. If these warnings were compelling then, the recent fire damage has rendered the situation truly untenable.

5.2 Local Heritage Place Overlay

The Planning and Design Code provision most relevant to the assessment of the proposed demolition is of this Local Heritage Place is:

> PO6.1: Local Heritage Places are not demolished, destroyed or removed in total or in part unless:
> (b) the structural integrity or condition of the Local Heritage Place represents an unacceptable risk to public or private safety and is irredeemably beyond repair.

There are several tests to this assessment:

Test 1
The structural condition of the Local Heritage place represents an unacceptable risk to public or private safety.

Response
The Gama Consulting engineer's report states "that the structure, in its current state, poses a risk to the public safety".

Test 2
The structural condition is irredeemably beyond reasonable repair.

Response
The planning report prepared by URPS to accompany the demolition application provided detailed commentary on whether the ruinous state of the Local Heritage Place was "irredeemably beyond repair".

It is DASH Architects' experience that there is a wide range of approaches and interpretations of this test across South Australian Council's, many of which based on specialist planning and legal advice. Being heritage consultants, DASH Architects will not proffer our opinion on the application of this test, but provides the following commentary to assist its application:

- Serious concerns were raised in 2007 regarding the heritage listing of a structure in such poor condition.
- The heritage values of the barn have been since eroded with the demolition of the former farmhouse, and other farming outbuildings.
- While the entire barn structure is heritage listed, its values are primarily vested in the two storey stone component, with the side and rear structures being of secondary value.
- The two storey stone structure was largely destroyed by fire, with almost all original fabric of this component lost, with the exception of the outer stone walls, which stand in a precarious state that the structural engineer considers unsafe.
- This loss of original fabric, and overall form of the building though the collapse of the roof, has significantly impacted the heritage values of the place.
- Repairs to the building, as scheduled by Gama Consulting engineers are extensive and will require large portions of the building to be reconstructed and / or replicated. Any reconstruction will diminish the heritage values of the place.

When considering the application of PO6.1(b) it is reasonable to ask: if the fire damaged Shakes Road Barn fails to be considered "irredeemably beyond repair", what circumstances would this provision otherwise be satisfied? It is the opinion of DASH Architects that the circumstances of this demolition application are precisely the reason that PO6.1(b) was included in the Local Heritage Place Overlay.

6.0 References

Heritage Online 2004, 'DC Mount Barker Heritage Survey – Part 5: Local Heritage Recommendations: Mount Barker to Wistow', for The District Council of Mount Barker, Mount Barker.

Planning and Design Code

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GRIEVE GILLETT ARCHITECTS

MOUNT BARKER DISTRICT COUNCIL – HERITAGE ADVICE

Development Application Number	25033798
Heritage Listing	Local Heritage Place
Address	**Lot 2 Jeffrey Street, Nairne**
Heritage Value Assessment	**'Barn – house and barns', Shakes Road (adjacent Jeffrey Street), Nairne** (as identified in the DC Mount Barker Heritage Survey 2004) **Statement of Heritage Value** The former Mullins barn-house is a remarkable and rare surviving building which combines residential and farming functions under one roof in a British rather than German way. The barn-house and barns also display typical early construction techniques, including stonework and timber-framing. The complex also has significant associations with the early farming development of the Nairne area. **Relevant Criteria (Section 67(1) of the PDI Act 2016)** a) it displays historical, economic or social themes that are of importance to the local area; b) it represents customs or ways of life that are characteristic of the local area; d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; e) it is associated with a notable local personality or event; f) it is a notable landmark in the area. **Description / Extent of listing:** Barn-house; Walls constructed of local stone with red-brick cambered arches over openings and some timber framing and cgi cladding, cgi gable roof with skillion section to rear, timber-framed openings with timber doors & timber-framed windows, and red-brick chimney.
Previous Advice	Previous (preliminary) advice provided December 2025
Description of Proposal	Consent is sought to demolish the building in its entirety. Previously (June 2022) an application was made to undertake works to the structure to adaptively reuse it to be used as a sales office and function venue.
Heritage Advice	The proposed demolition of the Local Heritage Place is not supported. **Advice provided December 2025:** An assessment was conducted by Gama Engineers and a report issued in September 2025. The aim of the report was "to determine current and future structural integrity and provide a remediation list". The report includes comparative photographs from Google Streetview, showing the relative condition of the building in January 2010 and April 2019; from these it appears there was limited deterioration between these dates, although the doors and cladding to the skillion lean to are missing, and there is extensive vegetation growth adjacent the building evident in the latter photos. Between 2019 and 2025 there is evidence of deterioration of the roof sheeting. The assessment notes that remediation works would be required to achieve compliance with the performance requirements of the National Construction Code. In addition, after a rapid seismic assessment made in line with the Ministerial Building Standard MBS 001,

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	it was determined the building requires further review and a 'Detailed Seismic Assessment'. A number of defects and non compliances are identified, including that the stone walls of the building are unrestrained, and vulnerable to wind and seismic events, with the bracing as part of the east wall, along with the floor and roof structure destroyed in the fire. There are cracks in various areas of the stonework, as well as damage as a result of salt damp. Commentary regarding the Southern and Western extensions to the main building states that further review for structural compliance with the NCC is required, as there was *limited / no damage* to these portions. The Eastern side of the extension, adjacent the masonry section, was damaged as a result of the fire, and again a recommendation for further review of structural compliance is made. Recommendations for remediation to introduce structural compliance with the NCC were provided, including: - Provide sufficient lateral stability for wind and seismic action by the introduction of a new timber floor and roof to create shard load paths. - Provide sufficient lateral stability for wind and seismic action by the introduction of a new braced wall of structural frame on the East Elevation. - Creation of a weather tight external envelope (roof, doors, windows, etc) to reduce internal wind pressures wind loads and stop degradation of internal materials. - Provision of salt-damp protection on all masonry walls to stop efflorescence. - Consideration of underpinning the footings/wall to a stable soil strata to stop footing movement induced by reactive soil movement (shrink/swell). - Review & possible replacement of all structural timber elements on the Southern & Western Extension In summary, the recommendations noted a risk to public safety and required a fence to be installed (which has been undertaken), but that the building did not require complete demolition and that there was an opportunity to remediate elements of the building, particularly the masonry components. Based on a review of the site, the engineering assessment, and the identified heritage values of the building, it is the view of the heritage advisor that full demolition should not be supported. Remediation of the stone components of the building and undamaged lightweight construction additions appears feasible, noting that fire damaged material will need to be removed and replaced. The remaining fabric is still able to demonstrate the heritage values of the place and could be remediated to facilitate reuse of the structure. There are precedents of comparable situations whereby fire damaged places of heritage value are able to be remediated and returned to use, including Kapunda High School, Marble Hill, and the Queen's Theatre. Further structural assessment and stabilisation / remediation scope development is recommended. **Comment on URPS Response to Heritage Advisor Comments:** The URPS response focusses on the suggested comparative sites mentioned in our earlier advice, noting that these were provided for context in that they may provide relevant precedent for remediation of heritage listed places.

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	URPS provides a response that appears to be directly drawn from the Dash Architects Heritage Assessment Report. It states that these comparisons are unreasonable, based on the following factors: - The different level of listing applied to the various sites (State Heritage) versus the subject site (Local Heritage); - The ruinous state of Marble Hill at the time of listing, since reconstructed as a private residence; - That insurance funding was available to finance the works to the Kapunda High School Eringa Building; - That the heritage values of The Kapunda High School Eringa Building have been impacted by the fire damage; - That the Queen's Theatre is an early surviving colonial building and the oldest surviving purpose built theatre in Australia. None of these factors have any bearing on the feasibility of remediation and restoration works being undertaken. The level of heritage listing does not infer that Local Heritage Places are less important than State Heritage Places, only that their significance is contained to a locality or area rather than being of a State wide level. The condition of a building or structure is not usually a consideration when a place is assessed for potential heritage value (which is noted in the Dash Report, page 4), and the source and nature of how a project is financed is also not considered a relevant consideration. As previously advised, further detailed structural assessment and development of a scope of remediation and stabilisation is recommended. Repair works to stone suffering from salt damp decay can be undertaken without substantial impact on heritage values, with replacement of fabric an acknowledged appropriate response to the care and conservation of heritage buildings. Materials such as corrugated sheet metal can be replaced in appropriate profiles and materials, and again this is common practice in the conservation of heritage buildings, for example reroofing of a building once the roof material has reached the end of its service life. It is acknowledged that works to remediate the structure are not superficial or minor, but that substantial portions of the original building fabric, particularly the stone walls, remain intact, and could successfully be stabilised and remediated.

6. REVIEW OF ASSESSMENT MANAGER DECISIONS

Nil.

7. INFORMATION REPORTS

Nil.

8. CONFIDENTIAL REPORTS

Nil.

9. OTHER BUSINESS

Nil.

10. CLOSE