



Naracoorte Lucindale Council  
*Better by Nature*

# NORTHERN LIMESTONE COAST REGIONAL ASSESSMENT PANEL

## NOTICE OF MEETING

Members are advised that a Meeting of the Northern Limestone Coast Regional Assessment Panel will be held on Wednesday 24 January 2024 commencing at 2.00pm via Teleconference or in person at the Kingston District Council, 24 Holland Street, Kingston SE.

**AGENDA OF BUSINESS FOR DISCUSSION IS ATTACHED.**

If you are not able to attend the meeting, please advise Naracoorte Lucindale Council on 8760 1100 or email [council@nlc.sa.gov.au](mailto:council@nlc.sa.gov.au)

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

ASSESSMENT MANAGER  
19 January 2024

# Northern Limestone Coast Regional Assessment Panel

## AGENDA FOR MEETING BEING HELD ON 24 January 2024

### AGENDA

1. Member's Declaration of Interest
2. Confirmation of Minutes  
Appendix A
3. Hearing of Representations
  - 3.1 Alex Cameron in reference to item 4.1
4. Reports:
  - 4.1 Telecommunications facility including 30m monopole, antennas, equipment shelter and fencing  
Appendix B
  - 4.3 Standing Referral for Building Work
  - 4.3 Delegation of Powers and Duties  
Appendix C
5. Other Business
6. Meeting Closed

**Northern Limestone Coast  
Regional Assessment Panel  
AGENDA FOR MEETING BEING HELD ON 24 January 2024**

**AGENDA**

**COMMENCED:** Meeting commenced at \*\*pm in

**PRESENT:**

**APOLOGIES:**

**ON LEAVE:**

**OFFICERS:**

**MEDIA  
REPRESENTATIVES:**

**1. Member's Declaration of Interest**

**2. Confirmation of Regional Assessment Panel Minutes**

Appendix A

**RECOMMENDATION**

**MOVED CR  
SECONDED CR**

That the Minutes of the Northern Limestone Coast Regional Assessment Panel meeting held on 15 March 2023 are taken as read and confirmed as an accurate record of the proceedings of the meeting.

**3. Hearing of representations**

3.1 Alex Cameron in reference to item 4.1

# Northern Limestone Coast Regional Assessment Panel

## AGENDA FOR MEETING BEING HELD ON 24 January 2024

### 4. Reports

- 4.1 Telecommunications facility including 30m monopole, antennas, equipment shelter and fencing  
Appendix B

<b>DEVELOPMENT NO.:</b>	23029497
<b>APPLICANT:</b>	Telstra Limited
<b>ADDRESS:</b>	1059 Limestone Coast Road, Cape Jaffa SA 5275
<b>NATURE OF DEVELOPMENT:</b>	Telecommunications facility including 30m monopole, antennas, equipment shelter and fencing.
<b>ZONING INFORMATION:</b>	<p><b>Zones:</b> Rural Living</p> <p><b>Overlays:</b></p> <ul style="list-style-type: none"> <li>• Hazards (Bushfire - General)</li> <li>• Hazards (Flooding - Evidence Required)</li> <li>• Native Vegetation</li> <li>• Prescribed Wells Area</li> <li>• Water Protection Area</li> </ul> <p><b>Technical Numeric Variations (TNVs):</b></p> <ul style="list-style-type: none"> <li>• Minimum Site Area (Minimum site area is 1 ha)</li> <li>• Minimum Site Area (Minimum site area is 5 ha)</li> </ul>
<b>LODGEMENT DATE:</b>	13 Oct 2023
<b>RELEVANT AUTHORITY:</b>	Northern Limestone Coast Regional Assessment Panel
<b>PLANNING &amp; DESIGN CODE VERSION:</b>	P&D Code (in effect) - Version 2023.14 - 12/10/2023
<b>CATEGORY OF DEVELOPMENT:</b>	Code Assessed - Performance Assessed
<b>NOTIFICATION:</b>	Yes – 1 representor has requested to be heard
<b>RECOMMENDING OFFICER:</b>	Adam Williams Consultant Planner
<b>REFERRALS STATUTORY:</b>	Nil
<b>REFERRALS NON-STATUTORY:</b>	Nil

### CONTENTS:

<b>APPENDIX 1:</b>	Relevant P&D Code Policies	<b>ATTACHMENT 5:</b>	Representation Map
<b>ATTACHMENT 1:</b>	Application Documents	<b>ATTACHMENT 6:</b>	Response to Representation
<b>ATTACHMENT 2:</b>	Subject Land Map		
<b>ATTACHMENT 3:</b>	Zoning Map		
<b>ATTACHMENT 4:</b>	Representation		

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### DETAILED DESCRIPTION OF PROPOSAL:

The proposal involves the construction of a telecommunication infrastructure. In particular, the proposed telecommunications compound will consist of the following components:

- 30-metre-high monopole
- Six antennas attached to the top frame of the monopole by a triangular headframe
- Ground based, 3 metre long, 2.95 metre wide and 2.95-metre-high equipment shelter
- Antenna mounted on shelter roof
- Cable Ladder with support post
- Underground infrastructure, and
- Security fencing

Access to the proposed development will be via an existing access point that connects the subject land to Limestone Coast Road.

### BACKGROUND:

As outlined in the application documents (**Attachment 1**), the proposed facility, to be utilised by Telstra, should improve network service coverage to Cape Jaffa and the rural surrounds.

The consultant acting on behalf of Telstra has advised current services to Cape Jaffa are provided by a 4G 'small cell' consisting of a small, omni-directional antenna mounted on the existing Telstra exchange building at a height of around 5 metres. This infrastructure provides only localised coverage to the immediate surrounds, has limited capacity, and is not suitable for 5G. The consultant advises that calls can be difficult and unreliable and useful access to data services is non-existent for all practical purposes.

Further, the nearest base station is located more than 13 kilometres away at Mt Benson and the next closest being 19 kilometres away at Kingston SE.

In respect to the siting, Telstra advise that it considered alternative locations for the proposed facility however there were no existing telecommunications structures (towers) on which to collocate, and there are no existing buildings of notable height in the area that would be suitable for the new infrastructure.

Telstra considered several locations on rural land outside Cape Jaffa, one adjacent the marina, and another further east, but the cost of connection to power and transmission (fibre) was considered too great in respect to the gain in coverage area.

As such, the proposed site being adjacent to the existing telephone exchange, which has both power and fibre readily available, was preferred.

### SUBJECT LAND & LOCALITY:

#### Site Description:

**Location reference:** 1059 Limestone Coast Road, Cape Jaffa SA 5275

**Title ref.:** CT 5419/12 **Plan Parcel:** D45040 AL3 **Council:** KINGSTON DC

The subject land is an irregular shaped allotment of 88.79 hectares. Located on the south-western corner of the Rothalls Road/Cape Jaffa Road and Limestone Coast Road roundabout, the land has a frontage of 216 metres to Rothalls Road and a frontage to Limestone Coast Road of approximately 902 metres. The subject land also wraps around the adjoining property of 1067 Limestone Coast Road. The subject land is in a Rural Living Zone.

The land is used for grazing purposes and includes fenced paddocks, holding pens, water tanks and sheds. Access to the land is primarily from an access point to Limestone Coast Road approximately 245 metres south-east from the junction of Rothalls Road/Cape Jaffa Road and Limestone Coast Road. Another informal access point from Limestone Coast Road is provided approximately 145 metres east of the primary access.

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The site has a relatively low profile with flat land throughout the northern area of the subject allotment and low, undulating land through the central and southern parts of the subject land. There is very little vegetation of note on the land in particular.

A Telstra exchange building with an omni-directional antenna is held on land leased to Telstra Corporation. The building is immediately adjacent the primary access point to the subject land.

### Locality

The locality comprises Rothalls Road/Cape Jaffa Road to the north, the adjoining rural living allotments to the west, rural allotments to the south, and Limestone Coast Road and further rural allotments to the east.

The subject land is one of four allotments within the Rural Living Zone of Cape Jaffa, however only the western most allotment within the Zone contain a residence. It is understood all the allotments within the Rural Living Zone are primarily used for grazing purposes.

The only residence in the immediate locality is located on the adjoining property at 1067 Limestone Coast Road. The adjoining property is in a Rural Zone but unlike surrounding rural zoned properties to the south and east of the subject land, it is considerably small at only 1 hectare in size.

The land to the north of Rothalls Road/Cape Jaffa Road consists of the Cape Jaffa Anchorage which contains a marina, residential land (both developed and vacant), and boat mooring and launching facilities. The residential properties are in Neighbourhood Zones while the marina and boat related facilities are in the Infrastructure (Ferry and Marina Facilities) Zone.

The locality is relatively flat, and most allotments have sparse vegetation coverage with exception to the adjoining property at 1067 Limestone Coast Road. There is dense vegetation along both sides of Limestone Coast Road and the southern side of Cape Jaffa Road.

The locality, particularly land to the south of Rothalls Road/Cape Jaffa Road, has a strong rural character. The subject land and locality are depicted in **Attachment 2** and a Zone map is provided in **Attachment 3**.

### CONSENT TYPE REQUIRED:

Planning Consent

### CATEGORY OF DEVELOPMENT:

- **PER ELEMENT**  
Telecommunications facility: Code Assessed - Performance Assessed
- **OVERALL APPLICATION CATEGORY**  
Code Assessed - Performance Assessed
- **REASON**  
P&D Code

# Northern Limestone Coast Regional Assessment Panel AGENDA FOR MEETING BEING HELD ON 24 January 2024

## PUBLIC NOTIFICATION

- **REASON**

Not listed as excluded in Table 5 Procedural Matters Column A.

- **LIST OF REPRESENTATIONS**

Representations received	Name	Support/Opposed	Wish to be heard
1	Alex Cameron	Oppose	Yes

### Summary of representation

The representation listed the following concerns:

- The tower will be 20m away from my principle dwelling and organic and biodynamic property. Concerned property value will be diminished.
- Aesthetically, a 30m tower is ugly, visually annoying, and electronics equipment shelter will be a source of constant sound pollution.
- The proposed location is a fire hazard as it is immediately next to a wind break consisting of bushes and large trees that surrounding the adjacent property. Recommended reference be made to fire brigade regulations.
- Proposed position is not a high point and recommended an alternative location on a nearby hill that has no vegetation and with superior elevation.
- Has existing health condition including a heart condition, blood pressure, and stress and is concerned by microwave exposure.
- Based on information available from World Health Organisation and International Agency for Research on Cancer, the minimum safety distance is 400 metres with symptoms experienced within this distance including difficulties with concentration, appetite loss, extreme discomfort, increase irritability, sleep disorders, headaches, dizziness, nausea, fatigue, migraines dizziness, memory issues and skin infections. Studies also shows 3 times increase in cancer development.

The representation is provided in **Attachment 4** and a map depicting the location of the representor's land is provided in **Attachment 5**.

### Summary of Response from Applicant to Representation

The planning consultant representing the Applicant provided the following response:

- Property values are not a valid planning consideration.
- The Planning and Design Code policy relating to telecommunications infrastructure anticipates some visual impact from such facilities, which in this instance is collocated at an existing telephone exchange that already has a small cell antenna attached. As such, whilst there is some unavoidable visual impact this, has been minimised to the extent it can be on the locality while still providing the desired improvements to services and is in any case not unreasonable.

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- The only noise emitted from the facility will be from air-conditioning associated with the equipment shelter, which are domestic-style air-conditioning units similar to those already in use at the adjacent exchange building. The air-conditioning units run only when required and are unlikely to be of any material consequence and certainly within EPA noise guidelines.
- It is unclear how the proposed facility could be a fire hazard given it does not create any source of ignition and operates very similarly to the existing exchange. In fact, the facility will be of great assistance during times of fire or other natural disaster by providing improved telecommunications services to the area (which are supported by back-up batteries should mains power be disconnected).
- In terms of an alternate location, the facility does not need to be at a high point, it needs to be close to the area it is intending to serve, which in this case is the settlement of Cape Jaffa and the approach from the highway. As set out in the planning statement it is also at this location due to an existing Telstra/Amplitel asset (telephone exchange) making for the ready availability of power and fibre. In that sense, the facility is collocated with an existing telecommunications facility.
- The proposed facility will, at all times, comply with the relevant public safety standard, which is known as RPS S-1. The RPS S-1 standard provides protection for the public 24 hours a day, 7 days a week and does not rely on arbitrary separation distances to achieve that protection, contrary to the claims made by the representation.

As stated in the Electromagnetic energy (EME) report supplied to Council as part of the lodgement documentation, will be approximately 1.71% at its maximum, or more than 50 times below the public safety standard.

Notwithstanding the proposed facility's compliance, concerns over EME and potential for health effects are not relevant planning matters and Council need only be satisfied that the relevant safety standard is met.

The Applicant's response to the representation is provided in **Attachment 6**

### **AGENCY REFERRALS**

Nil – The proposed development did not require referral of the application to a prescribed body.

### **INTERNAL REFERRALS**

Nil – The proposed development will not involve alterations to existing Council infrastructure, the installation of an on-site wastewater system, or development that might impact upon a local heritage place.

### **PLANNING ASSESSMENT**

The application has been assessed against the relevant provisions of the Planning & Design Code, which are contained in **Appendix 1**.

The subject land for the proposed development falls within the Rural Living Zone of the Planning and Design Code as shown on South Australian Property and Planning Atlas (SAPPA) zoning layer.

A telecommunication facility has a Performance Assessment pathway in the zone, i.e., it is not listed as 'Accepted', 'Deemed to Satisfy', 'Restricted Development' or 'Impact Assessed'.



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### Relevant Rural Living Zone Performance Objectives

The proposed development has been considered against the following provisions of the Rural Living Zone.

*PO 1.1: Residential development with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character.*

*PO 1.4: Non-residential development complements the semi-rural or semi-natural residential character and amenity and:*

- a) is ancillary to a dwelling erected on the same allotment*
- b) avoids interface conflicts with other land uses.*

*PO 1.5: Non-residential development sited and designed to complement the semi-rural or semi-natural residential character and amenity.*

*PO 2.2: Non-residential buildings are designed and sited to minimise visual impact on the surrounding locality by:*

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

### Comment

The performance objectives of the Rural Living Zone speak of new development being 'compatible' with, and 'complementing', secluded semi-rural or semi-natural residential character and amenity. Further, development should avoid conflict with other land uses and be designed and sited to minimise visual impact on the surrounding locality.

Although the site of the proposed development is in a Rural Living Zone and approximately 320 metres from a Neighbourhood Zone and Infrastructure (Ferry and Marina Facilities) Zone, the locality exhibits neither a secluded semi-rural or semi-natural residential character or amenity. The locality has a rural character due to the proliferation of large, open, grazing land around the site of the development and the minimal presence of visible dwellings and associated structures.

The proposed telecommunication facility is a non-residential form of development that provides essential infrastructure to support the existing land uses and development of surrounding land. It is common for telecommunications infrastructure, and infrastructure in general, to be sited in rural settings like that of the subject locality. The development is considered to complement and be compatible with the character of the locality and there is no evidence the development will place additional demands on existing services and infrastructure.

Notwithstanding the alleged health and noise concerns expressed by the representor, the operation of the development is not likely to cause conflict with other land uses. The proposed facility will occupy a small site, is a low-impact telecommunication facility, and will not create conditions that will cause disruption to road users, residential properties, maritime or aircraft operations, or farming uses. The documentation provided with the application provides the necessary planning response to addresses the health and noise concerns raised in the representation.

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It is understandable that the representor considers the proposed development, sited approximately 25 metres from the dwelling on an adjoining allotment, to be ugly and visually annoying. Fortunately, much of the development will be obscured by the dense existing vegetation that grows within, and along the property boundary of the adjoining land and by existing built form. This will result in only the upper portion of the monopole, the head frame and antenna array being visible above the canopy of the existing vegetation. The suggestion made by the Applicant that the structure can be painted will also help mitigate the development's presence should the finishes involve colour(s) that help the structure blend in with the colours of the sky.

The site of the development and the adjacent vegetation is depicted in Image 1 below.



**Image 1:** Site of proposed development, adjacent vegetation, and existing exchange infrastructure.

Case law on this matter has also concluded that while visual impact is likely to affect some landholders, when considered on balanced, essential infrastructure is a basic public requirement and it should be anticipated that some visual impact will occur. It has been determined that no other alternative location options were viable due to technical reasons and cost limitations to accessing power and transmission connectivity.

The proposed development, while being partially visible from surrounding properties, is not expected to be so dominant within the landscape to cause a detrimental visual impact upon adjoining land or the locality in general. While considered to be finely balanced on the grounds of visual amenity, the proposed development is considered to satisfy the relevant provisions of the Rural Living Zone.

# Northern Limestone Coast Regional Assessment Panel AGENDA FOR MEETING BEING HELD ON 24 January 2024

## Relevant Overlay Performance Objectives

The site is affected by a number of overlays which are detailed below.

### Overlays

- Hazards (Bushfire - General)

*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 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.*

*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.*

### Comment

The proposed development is in a relatively low bushfire risk area as much of the surrounding land has been cleared of vegetation. Although the facility will be sited adjacent to existing vegetation of the adjoining property and along Limestone Coast Road, this vegetation is not considered to presents an unacceptable hazard risk to the development or surrounding area.

Further, the proposed infrastructure is not a form of development that requires the storage of materials or chemicals that might prove an ignition point source for a potential fire risk.

As stated by the Applicant, the facility will be of great assistance during times of fire or other natural disaster by providing improved telecommunications services to the area (which are supported by back-up batteries should mains power be disconnected). Further, the location is readily accessible to emergency vehicles via an all-weather road network.

- Hazards (Flooding - Evidence Required)

*PO 1.1: Development is sited, designed and constructed to minimise the risk of entry of potential floodwaters where the entry of flood waters is likely to result in undue damage to or compromise ongoing activities within buildings.*

*PO 2.1: Buildings and structures used either partly or wholly to contain or store hazardous materials are designed to prevent spills or leaks leaving the confines of the building.*

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### Comment

There is extremely low risk of the proposed development being impacted by flooding and hazardous materials will not be stored on the site.

- Native Vegetation

*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.*

### Comment

No native vegetation is proposed to be removed or impacted upon by the proposed infrastructure.

- Prescribed Wells Area

*PO 1.1: All development, but in particular 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 wells areas.*

### Comment

The proposed development will not place undue strain on water resources in a prescribed wells area.

- Water Protection Area

*PO 1.1: Development with potential to expose the water supply role of the Water Protection Area to significant adverse water quality risk is avoided to maintain the long term function of the Water Protection Area.*

### Comment

The proposed development is not a form of development that will have an adverse effect on of water quality.

# Northern Limestone Coast Regional Assessment Panel

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### Relevant General Development Policies Performance Objectives

Infrastructure and Renewable Energy Facilities and Interface between Land Uses modules of the General Development Policies are considered to contain the most relevant general policy contained in the Planning and Design code.

- Infrastructure and Renewable Energy Facilities

*PO 1.1: Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.*

*PO 2.1: The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:*

- a) utilising features of the natural landscape to obscure views where practicable*
- b) siting development below ridgelines where practicable*
- c) avoiding visually sensitive and significant landscapes*
- d) using materials and finishes with low-reflectivity and colours that complement the surroundings*
- e) using existing vegetation to screen buildings*
- f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.*

*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.*

*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.*

*PO 6.2: Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.*

*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.*

# Northern Limestone Coast Regional Assessment Panel

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### Comment

A new facility is required to replace existing ineffective infrastructure. The development will be sited adjacent existing telecommunication equipment and there are no other options to collocate with another facility in the area. It is required to be sited close to an existing exchange building.

The siting and location of the proposed facility is not expected to have an unreasonable detrimental impact on the function of adjoining land uses.

The telecommunication antennas will be visible, but they are mounted as close as practicable to the head frame and separation for inherent cabling and design needs is provided. As noted earlier in this report, the proposed development will be evident within the locality due to the height of the proposed infrastructure, however it is sited away from ridgelines and will be sited close to existing vegetation to help obscure its presence within the landscape.

The choice of materials and finishes will satisfy requirements such as the use of low light reflective material and the use of favourable finishes, and the setbacks from roads and the Cape Jaffa township, while addressing the need for essential infrastructure services, will help reduce the visual impact of the infrastructure.

The proposed development is expected to cause no detrimental impact upon maritime, air transport safety, or the operation of airports and landing strips.

- Interface between Land Uses

*PO 1.1: Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.*

*PO 1.2: Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.*

*PO 2.1: Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to:*

- 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).*

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### **Comment**

The proposed development is unlikely to have an adverse impact on the amenity of the surrounding land. The telecommunication facility will be unmanned and is a low impact facility. Its operation is not expected to emit noise, odour, vibration, glare, or light emissions that will be a nuisance to occupants or owners of adjoining land.

Although the representor has expressed concern regarding the potential impact of the proposed development upon health, documentation has been provided with the application stating the proposed infrastructure will comply with the relevant public safety expectations by being more than 50 times below the relevant standard. The proposed infrastructure is considered to satisfy the relevant requirements in respect to public safety.

### **CONCLUSION**

The proposed development will replace existing telecommunication infrastructure that can no longer provide reliable levels of service nor support new telecommunication network advancements. The development is considered necessary to provide essential telecommunications infrastructure and services to the Cape Jaffa township and outlying areas.

An adjoining property owner has expressed concern regarding the potential impacts associated with the siting of the essential infrastructure upon adjacent land however it is accepted that no other alternative siting locations were viable.

While this matter is finely balanced, there is already existing telecommunication infrastructure on the subject land the proposed development is considered to be appropriate within the Rural Living Zone and the broader surroundings.

While it is acknowledged that the proposed development will be evident within the landscape, its presence will be mitigated by existing vegetation and therefore neither is operation or appearance is expected to result in a detrimental impact on surrounding land uses or the character and visual amenity of the locality.

Accordingly, the proposed development is not considered to be significantly at variance with the relevant provisions of the Planning and Design Code, and the Panel can reasonably grant Planning Consent, subject to conditions, to the proposal

**Northern Limestone Coast  
Regional Assessment Panel  
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**RECOMMENDATION**

**MOVED  
SECONDED**

**That the Council Assessment Panel resolve that:**

- 1. Pursuant to Section 107(2)(c) of the Planning, Development and Infrastructure Act 2016, and having undertaken an assessment of the application against the Planning and Design Code, the application for the construction of a Telecommunication facility at 1059 Limestone Coast Road, Cape Jaffa, is NOT seriously at variance with the provisions of the Planning and Design Code; and**
- 2. Development Application Number 23029497, by Telstra Limited is granted Planning Consent subject to the following conditions:**

**CONDITIONS**

**Planning Consent**

- a. The development may proceed in accordance with the plans and details submitted with the application and contained in Development Application 23029497, except where varied by the conditions below (where applicable)  
Reason: To ensure the development is undertaken in accordance with the application details**
- b. The development approved herein shall be constructed with non-reflective materials and completed with a colour palette finish that ensures the monopole, headframe and attached antenna infrastructure blends with the natural features of the landscape and the skyline.  
Reason: To maintain and enhance the visual amenity of the locality.**
- c. Access driveways and vehicle manoeuvring areas shall be constructed prior to the operation of the development with a crushed rock base and aggregate to provide a smooth and durable surface free from mud and dust.  
Reason: To provide all-weather vehicle access**



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### ADVISORY NOTES

#### Planning Consent

1. This consent refers to planning consent only. Building Rules Consent must be obtained prior to development approval being issued. No work can commence without Development Approval
2. Any damages to the road reserve, including road, public infrastructure, trees and the like shall be attended to by the Council at full cost to the developer.
3. The Applicant is advised that any clearance, removal of limbs or trimming of native vegetation, unless clearance is subject to an exemption under the Regulations of the Native Vegetation Act 1991, requires the approval of the Native Vegetation Council. Any queries regarding the clearance of native vegetation should be directed to the Native Vegetation Council.

### OFFICER MAKING RECOMMENDATION

**Name:** Adam Williams

**Title:** Consultant Planner

**Date:** 18 January 2024

# Northern Limestone Coast Regional Assessment Panel

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### 4.2 Standing Referral for Building Work

<b>Officer:</b>	Paul McRostie- Manager Planning & Compliance
<b>Council:</b>	Naracoorte Lucindale Council

Councils are not the relevant authorities for building consent under the PDI Act and (General) Regulations. The relevant authorities are:

- Assessment Panels; and
- Building Certifiers

However, a Panel can choose to refer applications for building consent that are made to it to either the Council, or a building certifier. If this occurs, the Council or certifier will become the relevant authority (Section 99 of the PDI Act).

To ensure that each of the Northern LC RAP member Councils can carry out the necessary functions and powers under the PDI Act efficiently and effectively, it is recommended that the Panel refer the assessment of development in respect to building rules to the relevant council for the area in which the proposed development is to be undertaken.

The suggested resolution allows each Council (Kingston District, Tatiara District and the Naracoorte Lucindale Council) the ability to continue to undertake building rules assessments as per its current arrangement as per many other Regional Assessment Panels (RAP) within the state.

#### **RECOMMENDATION**

#### **MOVED SECONDED**

- 1) The Northern Limestone Coast Regional Assessment Panel (Panel) determines to act under Section 99(1)(b) of the *Planning, Development and Infrastructure Act 2016* (the Act) in relation to all development applications received by it that involve the performance of building work.**
- 2) Pursuant to Section 99(1)(c) of the Act, where the Panel has determined to act under Section 99(1)(b) of the Act, the Panel refers the assessment of the development in respect of the Building Rules to the council for the area in which the proposed development is to be undertaken.**

# Northern Limestone Coast Regional Assessment Panel

## AGENDA FOR MEETING BEING HELD ON 24 January 2024

### 4.3 Delegation of Powers and Duties Appendix C

<b>Officer:</b>	Paul McRostie- Manager Planning & Compliance
<b>Council:</b>	Naracoorte Lucindale Council

**Purpose:**

For the Northern Limestone Coast Regional Assessment Panel to approve the changes to “Instrument C – Instrument of Delegation Under the Planning, Development and Infrastructure Act 2016, Regulations, Planning and Design Code and Practice Directions of Powers of an Assessment Panel”.

**BACKGROUND:**

As part of the changed planning structure at Kingston District Council and Tatiara District Council, staff have undertaken a review of Instruments C & D under the Planning Development and Infrastructure Act 2016.

The current Assessment Manager Rocky Callisto has also relinquished his role as Assessment Manager and as such Paul McRostie, Manager Planning & Compliance has been appointed as the Assessment Manager by all three Councils for the Northern Limestone Coast Regional Assessment Panel (NLCRAP).

Delegations are a mechanism that allows business efficacy in carrying out legislative functions and powers. The Panel last determined to delegate its powers and functions at the 21 October 2020 Northern Limestone Coast Regional Assessment Panel meeting. Since its last determination, changes have occurred to the Planning, Development and Infrastructure Act 2016 and its associated Regulations. It is therefore timely for the delegations to be reviewed/updated and a resolution made with the changed structure and appointment of a new Assessment Manager.

Instrument C has been updated by the Naracoorte Lucindale Councils HR and Governance Coordinator Adam Henschke and subsequently reviewed/updated by Norman Waterhouse Lawyers.

**DELEGATIONS:**

In addition to administrative delegations, the NLCRAP should sub-delegate to the Assessment Manager (acknowledging that the person who occupies that position may change from time to time) the ability to assess and make decisions of Performance Assessed applications that are subject to public notification but where no representations are received, the representations are in support, or representations are withdrawn.

The NLCRAP will still determine development applications where the delegate (or sub-delegate) determines that representors will be heard in respect of an application in accordance with regulation 50(5) of the PDI Regulations.

The NLCRAP may also be required to consider applications where a delegate elects not to exercise a delegation.

Importantly, if granted by the NLCRAP, the delegations can be revoked at any time pursuant to s100(2)(d) of the Act and do not derogate from the power of the RAP to act as a relevant authority under the PDI Act.

# Northern Limestone Coast Regional Assessment Panel

## AGENDA FOR MEETING BEING HELD ON 24 January 2024

### **SUB-DELEGATIONS:**

The proposed instrument of delegation includes a notation regarding sub-delegations, which indicates the way the Assessment Manager (as head delegate) intends to sub-delegate their functions and powers to officers of the Councils. Sub-delegations are important to allow for the RAP constituent Councils to perform the necessary functions required by the Act. The sub-delegation is also made to anyone acting in these roles.

### **CONCLUSION:**

To ensure that each of the Councils can carry out the necessary functions and powers under the PDI Act 2016 effectively and efficiently, it is recommended that the NLCRAP adopt the revised delegations document and delegates its functions and powers as set out in the instrument of delegations in the attached document.

### **RECOMMENDATION**

**MOVED**

**SECONDED**

**1.**

**In exercise of the power contained in Section 100 of the Planning, Development and Infrastructure Act 2016, the powers and functions of the Northern Limestone Coast Regional Assessment Panel (Panel) as a relevant authority under the Planning, Development and Infrastructure Act 2016 and statutory instruments made thereunder contained in the proposed Instrument of Delegation (attached to the Report entitled 'Instrument of Delegations') are hereby delegated to the Assessment Manager for the Panel (Assessment Manager) subject to the conditions and/or limitations specified herein or in the Schedule of Conditions in the proposed Instrument of Delegation.**

**2.**

**Any previous delegation or delegations of the powers and functions of the Panel to the Assessment Manager pursuant to Section 100 of the Planning, Development and Infrastructure Act 2016 are hereby revoked and substituted by the delegations made under the proposed Instrument of Delegation in accordance with paragraph 1 above.**

**3.**

**Such powers and functions may be further delegated by the Assessment Manager in accordance with Section 100(2)(c) of the Planning, Development and Infrastructure Act 2016 as the Assessment Manager sees fit, unless otherwise indicated herein or in the Schedule of Conditions contained in the proposed Instrument of Delegation.**

**Northern Limestone Coast  
Regional Assessment Panel**  
AGENDA FOR MEETING BEING HELD ON 24 January 2024

**5. Other Business**

**6. Meeting closed**

Meeting closed at pm.

# **Appendix A**

Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 2

MINUTES

1. Member’s Declaration of Interest.....2

2. Confirmation of Minutes.....2

3. Hearing of Representations.....2

4. Reports.....3

4.1 Creation of a worker’s accommodation village to support existing local food industry businesses. Development to include accommodation units, car parking, access roadways, visitor car parking, 2 recreational areas and a small shopping facility.....3

5. Other Business.....8

6. Meeting Closed.....8

# Northern Limestone Coast Regional Assessment Panel

## MINUTES FOR MEETING HELD ON 15 MARCH 2023

### MINUTES

**COMMENCED:** Meeting commenced at 10.04am in the Naracoorte Library.

**PRESENT:** Mrs Iris Iwanicki (Presiding Chair), Mr Jeff Pope, Mr Mark Teakle,  
Mr Paul Johnson (via Teams)

**APOLOGIES:**

**ON LEAVE:**

**OFFICERS:** Mr Rocky Callisto – Assessment Manager  
Mr Paul McRostie – Manager Planning and Compliance  
Mrs Sarah duRand - Planning Officer  
Mr David Hutchison – NLC Planning Consultant (via Teams)

**MEDIA  
REPRESENTATIVES:**

#### 1. Member's Declaration of Interest

Nil

#### 2. Confirmation of Regional Assessment Panel Minutes

**MOVED MR MARK TEAKLE  
SECONDED ME JEFF POPE**

**That the Minutes of the Northern Limestone Coast Regional Assessment Panel meeting held on 10 February 2021 are taken as read and confirmed as an accurate record of the proceedings of the meeting.**

**CARRIED**

#### 3. Hearing of representations

Tania Rains could not attend the meeting in person due to illness so Tania addressed the panel via telephone in relation to Item 4.1.

Fred Greenwood addressed the panel in relation to Item 4.1.



# Northern Limestone Coast Regional Assessment Panel MINUTES FOR MEETING HELD ON 15 MARCH 2023

## 4. Reports

**4.1 Creation of a worker's accommodation village to support existing local food industry businesses. Development to include accommodation units, car parking, access roadways, visitor car parking, 2 recreational areas and a small shopping facility.**

### 1.0 DEVELOPMENT DETAILS

Proposed Development: Creation of a worker's accommodation village to support existing local food industry businesses. Development to include accommodation units, car parking, access roadways, visitor car parking, 2 recreational areas and a small shopping facility

Application Number: 22028994

Applicant: Mr Frederick Greenwood.  
39 Old Caves Road  
Naracoorte

Owners: As above and Mrs Pitchaya Saejang  
39 Old Caves Road  
Naracoorte

Property Details: 39 Old Caves Rd Naracoorte

Certificate of Title: Volume 6036 Folio 399

Zone: Rural

Public Notification: Yes (3 submission received. 1 to appear)

Lodgement Date: 4<sup>th</sup> January 2023

#### **RECOMMENDATION**

That Development Application 22028994, seeking a change of land use to workers accommodation at 39 Old Caves Road Naracoorte (as contained in Certificate of Title Volume 6036 Folio 399) is **not** seriously at variance with the Planning and Design Code.

That consent to Development Application 22028994, seeking a change of land use workers accommodation at 39 Old Caves Road, Naracoorte SA (as contained in Certificate of Title Volume 6036 Folio 399) be **granted** consent, subject to the following reserved matter and conditions:

# Northern Limestone Coast Regional Assessment Panel MINUTES FOR MEETING HELD ON 15 MARCH 2023

Reserved matter:

Prior to Development Approval being granted the applicant shall engage a traffic engineer to review the access arrangements from Old Caves Road and in particular the location of fencing and gates to the property, to ensure that traffic movement into the site does not result in unsafe manoeuvring or intrusion of vehicles into the trough lanes of Old Caves Road, and further, that the service vehicle parking and access and domestic vehicle parking for the proposed shop/community centre be redesigned to accord with AS 2890.1.

Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by the conditions imposed on this consent, the development shall be established in strict accordance with the approved plans and accompanying reports and submissions.
2. Site works shall be carried out to the satisfaction of Council at all times during the construction process.
3. All visitor carparks shall be a right angles to the proposed access driveways and shall be line marked to create parking spaces which satisfy Australian Standard AS 2890.1:2004 *Parking Facilities – Part 1: Off-street parking*. Line marking is to be maintained so it is always visible to car park users
4. The car park area shall provide spaces to satisfy *Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities*. Line marking is to be maintained so it is always visible to car park users.
5. All landscaping is to be established within 6 months of the accommodation approved and forming stage 1 of the development being occupied. Landscaping shall be maintained in good condition at all times with diseased or dead plantings being replaced immediately with new plantings upon their removal.
6. All site, facility and perimeter lighting shall be located and screened to directed light away from the boundaries of adjoining residential properties.
7. The electronic security system (i.e. cameras) operated and recorded at all times to provide overlooking of common areas and the car park area of the development approved herein.
8. The loading and unloading of workers to/from buses shall occur on the subject land only.
9. Between the hours of 10.00 PM and 6.00 AM buses required to ferry workers to and from their place of employment shall not leave engines to idle while parked in pick-up area.
10. A complaints register shall be established allowing communication between the site manager and the local community to be recorded at all times. A copy of the register shall be provided to Council every three (3) months for a period of two years from when occupation of each completed stage of the development commences.

**Northern Limestone Coast  
Regional Assessment Panel  
MINUTES FOR MEETING HELD ON 15 MARCH 2023**

11. The 'House Rules' agreement shall apply at all times to occupants residing on the subject land. Changes to the 'House Rules' which are provided as a supporting document to the development approved herein, shall be the subject of an assessment by Council's Planning and Compliance staff prior to the changes being formalised.
  
12. All waste and recycling generated by the development shall be collected by a contractor.

# Northern Limestone Coast Regional Assessment Panel MINUTES FOR MEETING HELD ON 15 MARCH 2023

The panel discussed the application at some length, leading to the following recommendation and conditions for planning consent:

**MOVED MR JEFF POPE  
SECONDED MR PAUL JOHNSON**

That Development Application **22028994**, seeking a change of land use to workers accommodation at 39 Old Caves Road Naracoorte (as contained in Certificate of Title Volume 6036 Folio 399) is **not** seriously at variance with the Planning and Design Code.

That consent to Development Application **22028994**, seeking a change of land use workers accommodation at 39 Old Caves Road, Naracoorte SA (as contained in Certificate of Title Volume 6036 Folio 399) be **granted** consent, subject to the following reserved matter and conditions:

Reserved matter:

1. Prior to Development Approval being granted the applicant shall engage a traffic engineer to review the access arrangements from Old Caves Road and in particular the location of fencing and gates to the property, to ensure that traffic movement into the site does not result in unsafe manoeuvring or intrusion of vehicles into the through lanes of Old Caves Road, and further, that the service vehicle parking, access and domestic vehicle parking for the proposed shop/community centre be redesigned to accord with AS 2890.1.
2. Prior to Development Approval being granted the applicant is to provide a suitable stormwater management plan from a suitably accredited professional engineer.

Conditions:

1. That except where minor amendments may be required by other relevant Acts, or by the conditions imposed on this consent, the development shall be established in strict accordance with the approved plans and accompanying reports and submissions.
2. Site works shall be carried out to the satisfaction of Council at all times during the construction process.
3. All visitor carparks shall be at right angles to the proposed access driveways and shall be line marked to create parking spaces which satisfy Australian Standard AS 2890.1:2004 *Parking Facilities – Part 1: Off-street parking*. Line marking is to be maintained so it is always visible to car park users
4. The car park area shall provide spaces to satisfy *Australian Standard AS/NZS 2890.6:2009 Parking Facilities – Part 6: Off-street parking for people with disabilities*. Line marking is to be maintained so it is always visible to car park users.

**Northern Limestone Coast  
Regional Assessment Panel  
MINUTES FOR MEETING HELD ON 15 MARCH 2023**

5. A final landscaping plan including the entire site perimeter is to be submitted prior to Development Approval being granted. The Landscaping is to be established within 6 months of the date approved and shall be maintained in good condition at all times with diseased or dead plantings being replaced immediately with new plantings upon their removal to the reasonable satisfaction of council.
6. All site, facility and perimeter lighting shall be located and screened to direct light away from the boundaries of adjoining residential properties.
7. The electronic security system (i.e. cameras) operated and recorded at all times to provide overlooking of common areas and the car park area of the development approved herein.
8. The loading and unloading of workers to/from buses shall only occur on the subject land.
9. Between the hours of 10.00 PM and 6.00 AM buses required to ferry workers to and from their place of employment shall not leave engines to idle while parked in pick-up area.
10. A complaints register shall be established allowing communication between the site manager and the local community to be recorded at all times. A copy of the register shall be provided to Council every three (3) months for a period of two years from when occupation of each completed stage of the development commences.
11. The 'House Rules' agreement shall apply at all times to occupants residing on the subject land. Changes to the 'House Rules' which are provided as a supporting document to the development approved herein, shall be the subject of an assessment by Council's Planning and Compliance staff prior to the changes being formalised.
12. All waste and recycling generated by the development shall be collected by a contractor.
13. A final schedule of materials and finishes incorporating lighter colours that are suitable for the environment of the locality shall be submitted to Council prior to Development Approval being granted and to the reasonable satisfaction of Council.

**CARRIED**

**Northern Limestone Coast  
Regional Assessment Panel  
MINUTES FOR MEETING HELD ON 15 MARCH 2023**

**5. Other Business**

Paul McRostie gave an update on the Limestone Coast Regional Plan.

**6. Meeting closed**

Meeting closed at 11.45am.

Next meeting to be confirmed.

..... CONFIRMED

..... DATE

# **Appendix B**

Attachment 1

Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 4.1



5 October 2023

Kingston District Council  
P O Box 321  
KINGSTON SE SA 5275

**SAQ Consulting Pty Ltd**

ABN 76 864 757 592  
P O Box 50  
Clayfield QLD 4011

**Attention: Planning Department**

**RE: Proposed telecommunications facility  
1059 Limestone Coast Road, CAPE JAFFA SA 5275**

I advise **SAQ Consulting Pty Ltd** acts on behalf of **Amplitel**, part of the Telstra group, in respect of this application. The proposal by Amplitel is to construct a new telecommunications facility (mobile phone base station) at 1059 Limestone Coast Road, Cape Jaffa, immediately adjacent the existing Cape Jaffa telephone exchange. The new facility will improve coverage to Cape Jaffa and the surrounding area and provide a range of Telstra 4G and 5G services.

The proposed facility comprises a 30m-tall monopole, antennas and new ground-based equipment shelter to the south-west of the existing exchange.

The subject land is located within the *Rural Living Zone* of Kingston District Council pursuant to the Planning and Design Code. The proposal is a 'performance-assessed' kind of development as it is captured in Zone Table 3 as 'All other Code Assessed Development'.

Attached are the proposal plans and Certificate of Title. I will shortly forward a detailed planning statement to assist in the determination of the application, as well as a 'standard form' EME report, which provides an estimate of the maximum electro-magnetic energy to be emitted from the proposed facility.

Should you have any immediate questions, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read "Mark Baade", written over a light blue circular scribble.

**MARK BAADE**

B. Plan (Hons)

M: 0417 088 000

[mark@saqconsulting.com.au](mailto:mark@saqconsulting.com.au)

*Enc.*



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



## Certificate of Title - Volume 5419 Folio 12

**Parent Title(s)** CT 5402/375  
**Creating Dealing(s)** RTU 8283248  
**Title Issued** 12/05/1997      **Edition** 7      **Edition Issued** 21/09/2020

### Estate Type

FEE SIMPLE

### Registered Proprietor

MAURICE JOHN BANNING  
MONA BANNING  
OF PO BOX 72 KINGSTON SE SA 5275  
AS JOINT TENANTS

### Description of Land

ALLOTMENT 3 DEPOSITED PLAN 45040  
IN THE AREA NAMED CAPE JAFFA  
HUNDRED OF MOUNT BENSON

### Easements

NIL

### Schedule of Dealings

Dealing Number	Description
12875504	LEASE TO TELSTRA CORPORATION LTD. (ACN: 051 775 556) COMMENCING ON 01/10/2017 AND EXPIRING ON 30/09/2027 OF PORTION (T IN F50424)
13936730	MORTGAGE TO RABOBANK AUSTRALIA LTD. (ACN: 001 621 129)

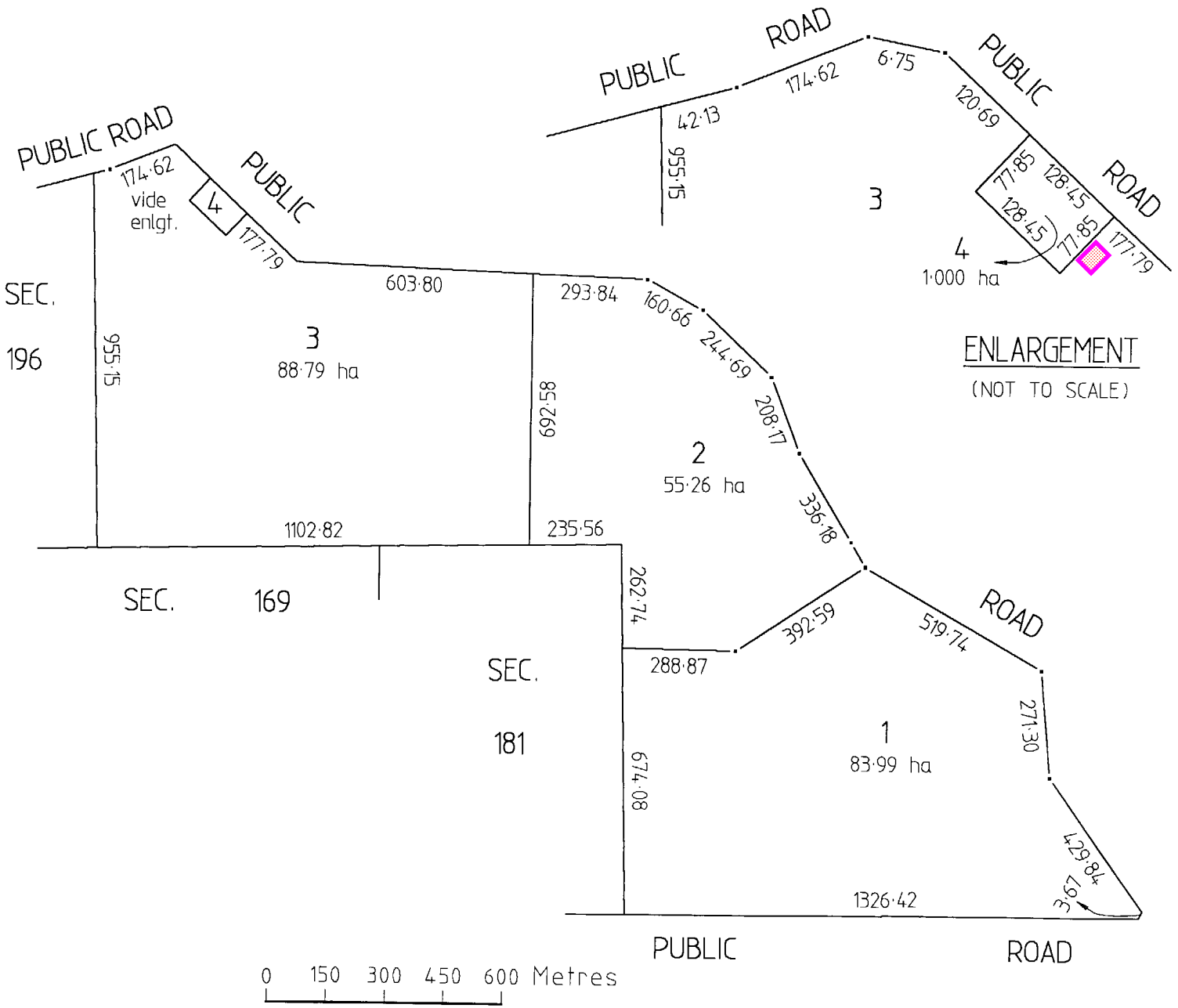
### Notations

**Dealings Affecting Title** NIL  
**Priority Notices** NIL  
**Notations on Plan** NIL

### Registrar-General's Notes

APPROVED FILED PLAN FOR LEASE PURPOSES FX50424

**Administrative Interests** NIL



1 2 3 4 5 6

A

A

DRAWING/DOCUMENT DESCRIPTION	DRAWING NUMBER	SHEET NO.	ISSUE NO.	ISSUE DATE	DRAWING STATUS				
					CANCELLED	PRELIMINARY	FOR CONSTRUCTION	AS BUILT	REFERENCE ONLY
SITE ACCESS AND LOCALITY PLAN	SA100259	S1	1	02/10/23		✓			
SITE LAYOUT	SA100259	S1-1	1	02/10/23		✓			
SITE SETOUT PLAN	SA100259	S1-2	1	02/10/23		✓			
ANTENNA LAYOUT	SA100259	S1-3	1	02/10/23		✓			
SOUTH EAST ELEVATION	SA100259	S3	1	02/10/23		✓			
ANTENNA CONFIGURATION TABLE	SA100259	S3-1	1	02/10/23		✓			



# CAPE JAFFA EXCHANGE (SCAX)

TOWER AMS SITE REF: SA100259  
TELSTRA NODE MANAGER ID: 11984  
ADDRESS: 1059 LIMESTONE COAST ROAD  
CAPE JAFFA  
SA 5275

B

B

C

C

D

D

E

E

F

F

1 2 3 4 5 6

Telstra Networks Wireless Program Delivery Template - 017868P02 issue 12.11.04/2016



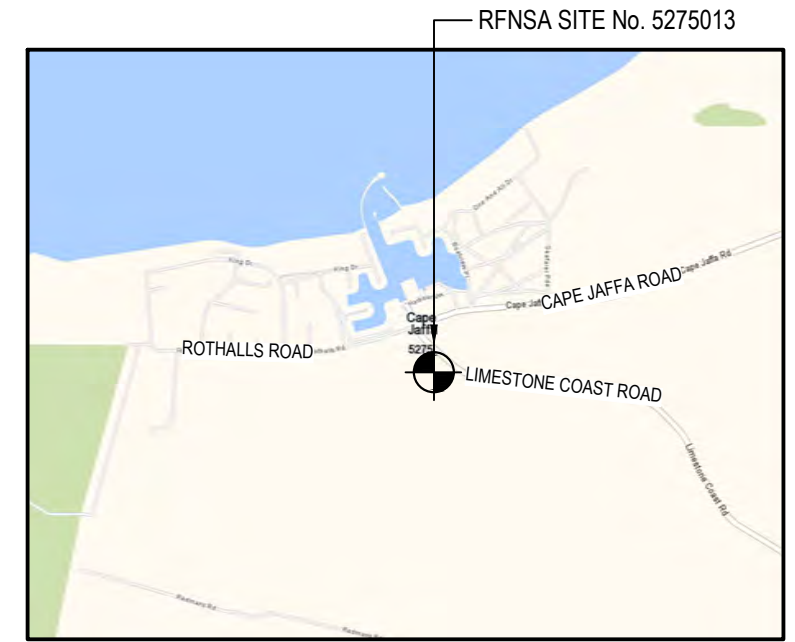
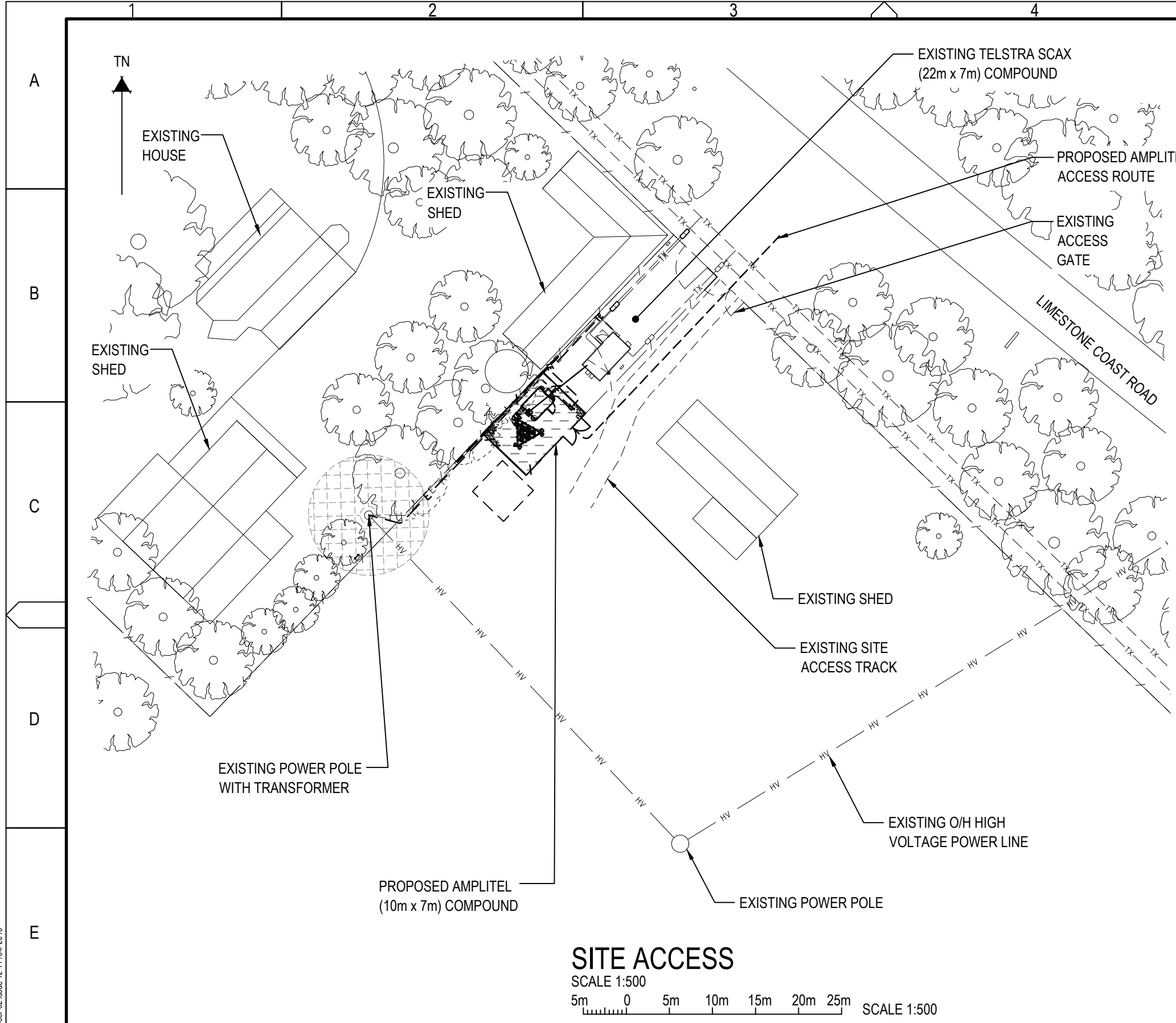
ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SN16498.01	SS	MA	PRELIMINARY - 30099096WO2DEC - L7/L18/5G.85	ODC	AG	02.10.23	1

TOWER AMS SITE SA100259 CAPE JAFFA EXCHANGE (SCAX)	
DRAWING INDEX AND DOCUMENT CONTROL 1059 LIMESTONE COAST ROAD, CAPE JAFFA, SA 5275	
DWG NO.	SHT DC
SA100259	NO. NO.

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5 Cad file: SA100259\_CAPE JAFFA EXCHANGE (SCAX)\_BTS26545\_PD\_V1\_021023.dwg 3

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### LOCALITY PLAN

NOT TO SCALE

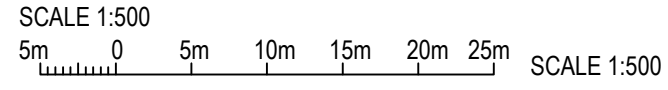
### SERVICES LEGEND

- E --- E --- BELOW GROUND ELECTRICAL SUPPLY
- HV --- HV --- HV --- ABOVE GROUND HIGH VOLTAGE ELECTRICAL SUPPLY
- T --- T --- BELOW GROUND OPTIC FIBRE
- TX --- TX --- TX --- EXISTING BELOW GROUND OPTIC FIBRE
- FE --- FE --- ABOVE GROUND FEEDER CABLES
- TE --- TE --- BELOW GROUND TELSTRA SUBMAIN
- --- --- PROPERTY BOUNDARY
- / --- / --- FENCE LINE

### NOTES:

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
4. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
5. CLEAR ALL TALL GRASS / WEEDS WITHIN THE COMPOUND TO MINIMISE SNAKE ACTIVITY.

### SITE ACCESS



**PRELIMINARY**

PROPERTY DESCRIPTION		SITE STRUCTURE CO-ORDINATES (GDA94) GPS READING ACCURACY: ± 10m CENTRE OF MONOPOLE	
CT: VOL 5419 FOL 12 PP: PART OF LOT 3 DP45040 HUNDRED OF MOUNT BENSON		LATITUDE	-36.94766°
		LONGITUDE	139.70150°



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SN16498.01	SS	MA	PRELIMINARY - 30099096WO2DEC - L7/L18/5G.85	ODC	AG	02.10.23	1

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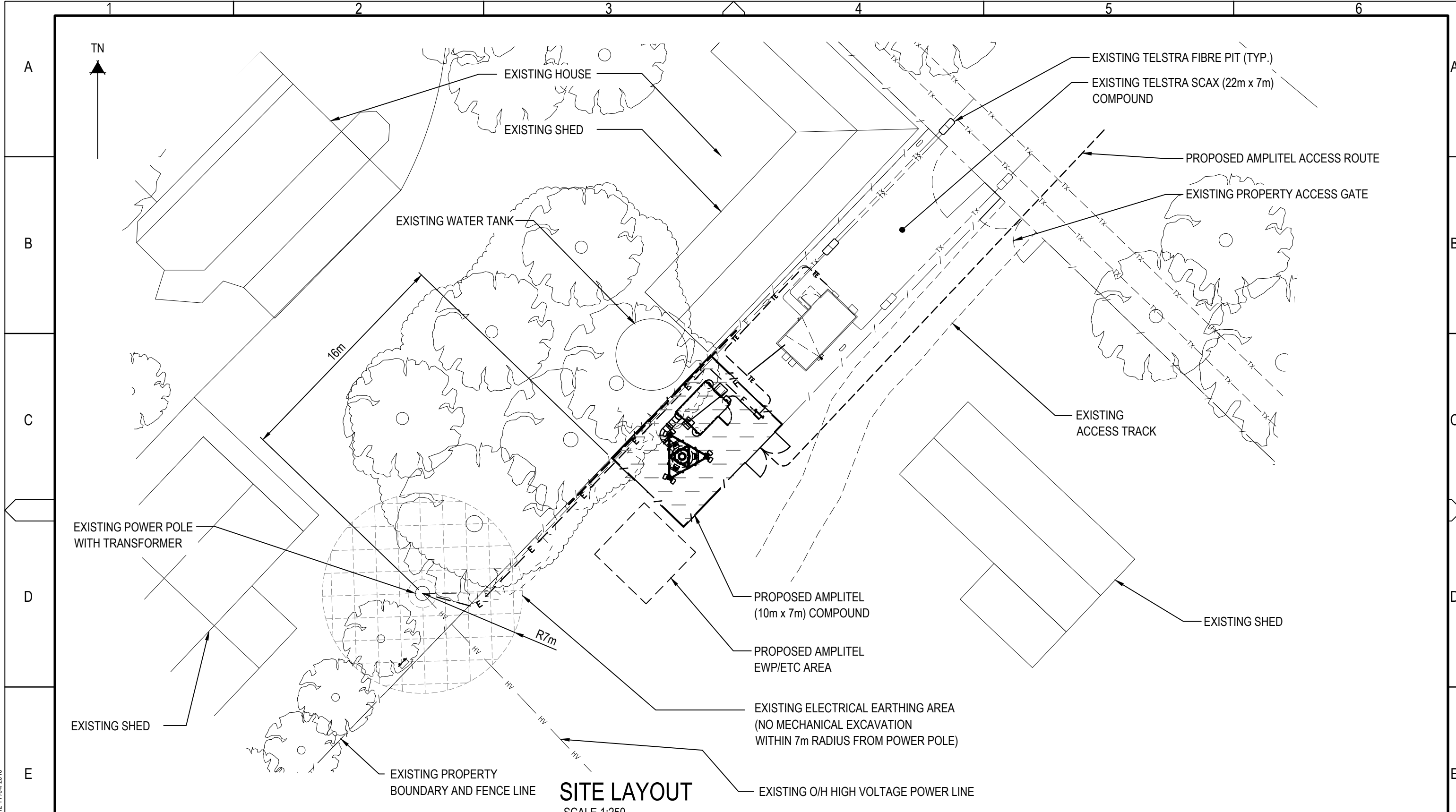
**AMPLITEL**  
Part of the Telstra Group

**TOWER AMS SITE SA100259  
CAPE JAFFA EXCHANGE (SCAX)**

SITE ACCESS AND LOCALITY PLAN  
1059 LIMESTONE COAST ROAD, CAPE JAFFA, SA 5275

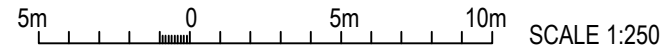
DWG NO. **SA100259** SHT NO. S1

Telstra Networks Wireless Program Delivery Template - 017868P02 issue 12 11 /04/ 2016



**SITE LAYOUT**

SCALE 1:250



**NOTES:**

1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
  2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
  3. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
  4. FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
  5. CLEAR ALL TALL GRASS / WEEDS WITHIN THE COMPOUND TO MINIMISE SNAKE ACTIVITY.
- PROPOSED AMPLITEL LEASE AREA.



**PRELIMINARY**

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SN16498.01	SS	MA	PRELIMINARY - 30099096WO2DEC - L7/L18/5G.85	ODC	AG	02.10.23	1

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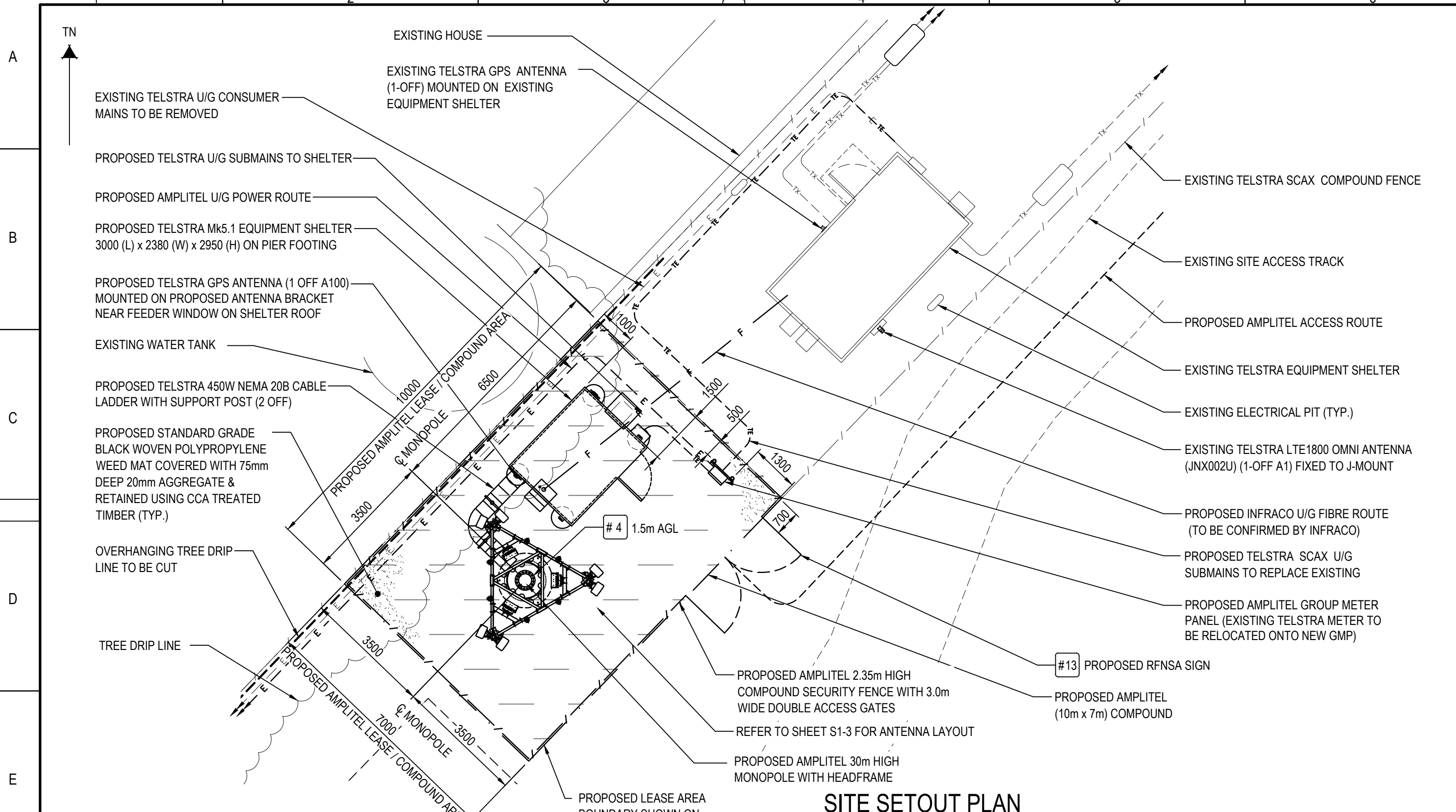
**AMPLITEL**  
Part of the Telstra Group

**TOWER AMS SITE SA100259  
CAPE JAFFA EXCHANGE (SCAX)**

SITE LAYOUT  
1059 LIMESTONE COAST ROAD, CAPE JAFFA, SA 5275

DWG NO. **SA100259** SHT NO. S1-1

Telstra Networks Wireless Program Delivery Template - 017868P02 issue 12 11 /04/ 2016



- NOTES:**
1. ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
  2. FOR EME SIGNS NOTED AS (#X) REFER TO 005486 DOCUMENTS FOR DETAILS.
  3. (#4) EME SIGN TO BE SECURED AT 1.5m AGL BASE TO MONOPOLE. (SIZE: 400 x 350)
  4. (#13) RFNSA SIGN JABAC PRODUCT CODE TEMC2005-M TO BE SECURED ON AMPLITEL COMPOUND GATE. (SIZE: 250 x 180)
  5. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
  6. THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.
- PROPOSED AMPLITEL LEASE AREA.



**SITE SETOUT PLAN**

SCALE 1:100  
 1m 0 1m 2m 3m 4m 5m SCALE 1:100

**PRELIMINARY**

ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SN16498.01	SS	MA	PRELIMINARY - 30099096WO2DEC - L7/L18/5G.85	ODC	AG	02.10.23	1

**AMPLITEL**  
 Part of the Telstra Group

**TOWER AMS SITE SA100259  
 CAPE JAFFA EXCHANGE (SCAX)**

SITE SETOUT PLAN  
 1059 LIMESTONE COAST ROAD, CAPE JAFFA, SA 5275

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DWG NO. **SA100259** SHT NO. S1-2

Telstra Networks Wireless Program Delivery Template - 017868P02 issue 12/11/04/2016

PROPOSED TELSTRA TMA KA-1033 (6 OFF) TO BE ATTACHED BEHIND PANEL ANTENNAS (A2, A3, A4, A5, A6 & A7) ON PROPOSED MOUNTS

BEHIND EACH PANEL ANTENNA #2

PROPOSED TELSTRA TRIANGULAR HEADFRAME

PROPOSED TELSTRA HYBRID CABLES (3 OFF) AND LCF78-50JA FEEDER CABLES (12 OFF) TO RUN INSIDE MONOPOLE

PROPOSED AMPLITEL 30m HIGH MONOPOLE

E.L. 31.3m (±100mm) R.L. 36.3m AHD  
OVERALL HEIGHT

E.L. 30.0m (±100mm) R.L. 35.0m AHD  
C/L PROPOSED TELSTRA LTE700 / LTE1800 / NR850 RVVPX310.11B-T2H PANEL ANTENNAS (3 OFF A2, A3 & A4)  
C/L PROPOSED TELSTRA LTE700 / NR850 RVVPX310.11B-T2H PANEL ANTENNAS (3 OFF A5, A6 & A7)  
C/L PROPOSED TELSTRA RRU4466 (B1/B3/B7) (3 OFF)  
C/L PROPOSED TELSTRA TMA KA-1033 (3 OFF)  
C/L PROPOSED TELSTRA HEADFRAME  
TOP OF PROPOSED AMPLITEL MONOPOLE

E.L. 29.5m (±100mm) R.L. 34.m AHD  
C/L PROPOSED TELSTRA TMA KA-1033 (3 OFF)  
C/L PROPOSED TELSTRA JUNCTION BOXES (3 OFF)

**SITE EME SIGNAGE**

#2 #2 SIGN  
PROPOSED SIGNS TO BE UV STABLE STICKERS AND FIXED TO BEHIND OF EACH PANEL ANTENNAS (SIZE: 100 x 100)

#4 #4 SIGN  
PROPOSED SIGN TO BE SECURED 1.5m AGL TO MONOPOLE USING STAINLESS STEEL STRAPS (SIZE: 400 x 350)

#13 #13 SIGN  
PROPOSED RFNSA SIGNAGE JABAC PRODUCT CODE TEMC2005-M TO BE SECURED ON AMPLITEL COMPOUND GATE (SIZE: 250 x 180)

PROPOSED AMPLITEL 2.35m HIGH COMPOUND SECURITY FENCE WITH 3.0m WIDE DOUBLE ACCESS GATE

EXISTING FENCE (BEHIND)

1.5m AGL #4

PROPOSED AMPLITEL FOOTING (SHOWN INDICATIVELY)

PROPOSED TELSTRA GPS ANTENNA (1 OFF A100) MOUNTED ON PROPOSED ANTENNA BRACKET NEAR FEEDER WINDOW ON SHELTER ROOF

PROPOSED TELSTRA 450W NEMA 20B CABLE LADDER WITH SUPPORT POSTS (2 OFF)

PROPOSED TELSTRA Mk5.1 EQUIPMENT SHELTER 3000 (L) x 2380 (W) x 2950 (H) ON PIER FOOTING

EXISTING TREES

EXISTING TELSTRA LTE1800 OMNI ANTENNA (JNX002U) (1-OFF A1) FIXED TO J-MOUNT

EXISTING TELSTRA GPS ANTENNA (1-OFF) MOUNTED ON EXISTING EQUIPMENT SHELTER

EXISTING TELSTRA EQUIPMENT SHELTER

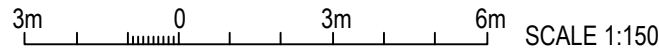
E.L. 3.5m (±100mm) R.L. 8.5m AHD  
BASE OF PROPOSED TELSTRA GPS ANTENNA (1 OFF A100)

E.L. 0.0m  
GROUND LEVEL (R.L. 5.0m AHD)

#13 PROPOSED SIGN  
PROPOSED AMPLITEL GROUP METER PANEL (EXISTING TELSTRA METER TO BE RELOCATED ONTO NEW GME)

**SOUTH EAST ELEVATION**

SCALE 1:150



TELSTRA EQUIPMENT EXTERNAL COLOUR SCHEDULE		
FEATURE	EXTERNAL MATERIAL	COLOUR
MONOPOLE	TBC	NATURAL
MOUNTING BRACKETS & PIPES	GALVANISED STEEL	NATURAL
HEADFRAME	GALVANISED STEEL	NATURAL
PANEL ANTENNA	PLASTIC	FACTORY COLOUR (LIGHT GREY)
RRU	PLASTIC	FACTORY COLOUR (LIGHT GREY)
COMPOUND FENCE	GALVANISED STEEL	NATURAL
CABLE LADDER	GALVANISED STEEL	NATURAL
EQUIPMENT SHELTER	SANDWICH PANEL	PALE EUCALYPT (TBC)
POWER DISTRIBUTION BOARD	METAL POWDER COATED	NATURAL

**NOTES:**

- ALL FEEDER ACCESS POINTS ON THE STRUCTURE MUST BE BIRD PROOFED AS PER EXTERNAL PLANT POLICY 003615.
- FOR EME SIGNS NOTED AS #X REFER TO 005486 DOCUMENTS FOR DETAILS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.
- THIS DRAWING SET IS A PRELIMINARY DRAWING ONLY AND IS ISSUED FOR COMMENT. IT IS NOT A DETAILED SURVEY / STRUCTURAL DRAWING AND THEREFORE COULD BE SUBJECT TO CHANGE.

**PRELIMINARY**



ORDER	DRAWN	CHKD	AMENDMENT	EXAM	APPD	DATE	ISS
SN16498.01	SS	MA	PRELIMINARY - 30099096W02DEC - L7/L18/5G.85	ODC	AG	02.10.23	1



**TOWER AMS SITE SA100259  
CAPE JAFFA EXCHANGE (SCAX)**  
SOUTH EAST ELEVATION  
1059 LIMESTONE COAST ROAD, CAPE JAFFA, SA 5275

DWG NO. **SA100259** SHT NO. S3

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Telstra Networks Wireless Program Delivery Template - 017866P02 issue 12 11/04/2016



13 October 2023

Kingston District Council  
P O Box 321  
KINGSTON SE SA 5275

**SAQ Consulting Pty Ltd**

ABN 76 864 757 592  
P O Box 50  
Clayfield QLD 4011

**Attention: Planning Department**

**RE: DA 23029497**  
**Proposed telecommunications facility**  
**1059 Limestone Coast Road, CAPE JAFFA SA 5275**

As previously advised, **SAQ Consulting Pty Ltd** acts on behalf of **Amplitel**, part of the Telstra group, in respect of this application. The proposal by Amplitel is to construct a new telecommunications facility (mobile phone base station) at 1059 Limestone Coast Road, Cape Jaffa, immediately adjacent the existing Cape Jaffa telephone exchange. The new facility will improve coverage to Cape Jaffa and the surrounding area and provide a range of Telstra 4G and 5G services.

The proposed facility comprises a 30m-tall monopole, antennas and new ground-based equipment shelter to the south-west of the existing exchange.

The subject land is located within the *Rural Living Zone* of Kingston District Council pursuant to the Planning and Design Code. The proposal is a 'performance-assessed' kind of development as it is captured in Zone Table 3 as 'All other Code Assessed Development'.

This letter constitutes a detailed planning statement as to the merits of the proposal to assist Council in determining the application. The required fees have been paid.

### **Need for the Facility**

The new facility will be utilised by Telstra and significantly improve coverage to Cape Jaffa, and rural surrounds.

Telstra network services are currently provided, in a very limited fashion, to Cape Jaffa by a 4G 'small cell'. This consists of a small omni-directional antenna mounted on the existing Telstra exchange building at a height of around 5 metres. It is intended to provide only localised coverage to the immediate surrounds, has limited capacity and is not suitable for 5G.

In the wider area, Telstra services are marginal at best, as the nearest base station is located more than 13 kilometres away at Mt Benson and the next closest almost 19 kilometres away



at Kingston SE. At those distances, even making a simple telephone call can be difficult, with reliable and useful access to data services non-existent for all practical purposes.

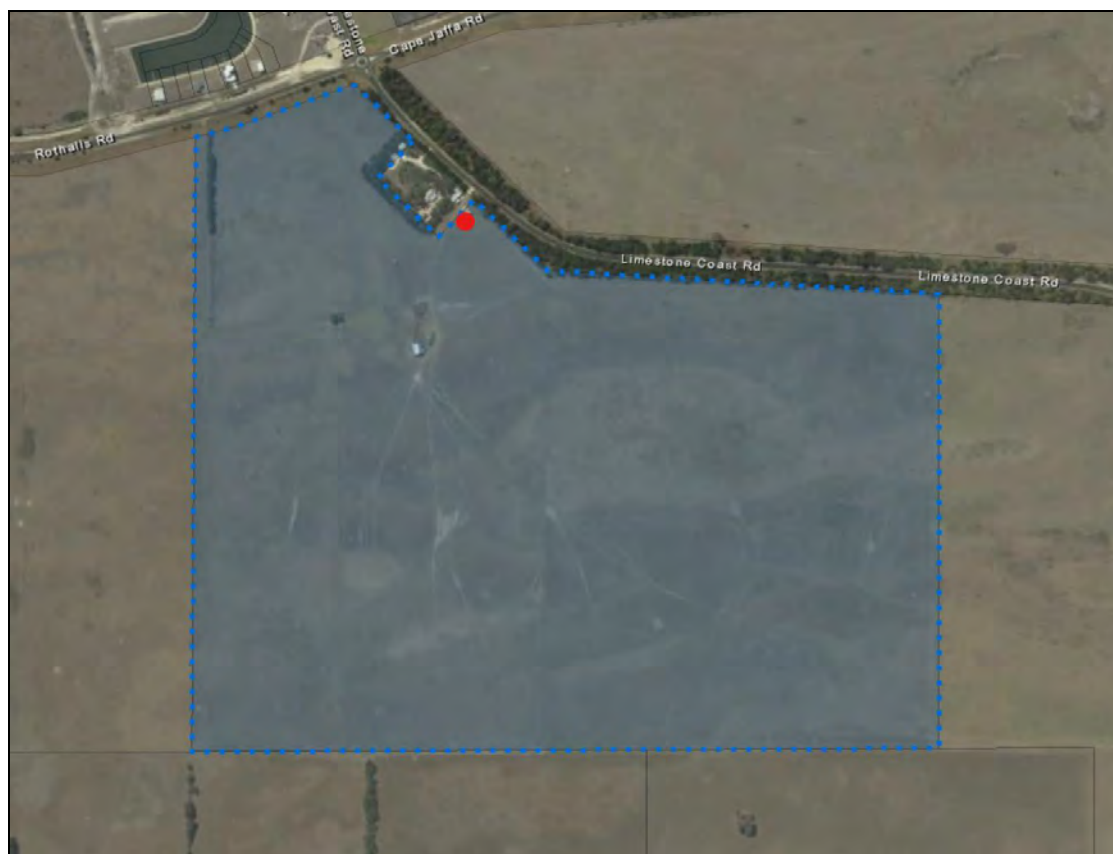
The new monopole facility will provide both Telstra 4G and 5G services to the surrounding area, thereby greatly increasing reliable access to all of Telstra’s network services, including data.

There are no other telecommunications structures in the locality and as such, the need for the proposed facility is established.

In selecting a suitable location for a new facility, Amplitel and Telstra have had regard to the ‘precautionary principle’ as set out in the Appendix A of the Industry Code C564:2020 for mobile phone base station deployment.

### The Subject Land

The subject land is a large rural allotment fronting Limestone Coast Road, with a small frontage to Rothalls Road, just south of the settlement of Cape Jaffa. The land is 88.79 hectares in size. The subject land is shown in Figure 1 below, with the proposed facility’s location marked with a red dot, which is adjacent the existing Telstra exchange.



*Figure 1: Subject Land with Proposed Facility location marked*

The formal description of the land is A3 DP 45040 with Certificate of Title details of 5419/12. There are no easements or other encumbrances on the subject land, apart from the existing lease for the Telstra exchange.

The land is mostly cleared, used for grazing purposes and has an existing farm building (woolshed) and yards. The land is located within the *Rural Living Zone*.

### The Locality

The locality, shown in Figure 2 below, is made up of the small coastal settlement of Cape Jaffa and rural surrounds, used primarily for grazing purposes.

The land around the township is flat and vegetation is sparse. The closest dwelling to the proposed facility is located on the adjacent rural living lot (lot 4), with the next closest dwellings in Cape Jaffa itself. Apart from the existing small cell on the exchange building, there are no existing telecommunications facilities in the locality.



**Figure 2:** Subject Land and surrounding locality

### The Proposal

The proposal is to establish a new telecommunications facility at Cape Jaffa. The details of the proposed facility are shown on the plans submitted with the application, with the proposal consisting of the following key elements:

- a 30-metre tall monopole located at the rear of the existing Telstra exchange. The proposed monopole allows for future collocation;
- six (6) panel antennas, mounted to a new triangular headframe on the top of the proposed monopole;



- ancillary equipment associated with the operation of the panel antennas, including remote radio units (RRUs) and tower mount amplifiers (TMAs), which will be mounted on the proposed headframe;
- a new equipment shelter (2.28m x 3.28m x 3.0m), connected to the monopole by an overhead cabletray; and
- Security fencing.

The proposed facility will comply with Australian Government regulations in relation to emission of electromagnetic energy (EME) - specifically being Australian Standard Radiation Protection Series S-1 Standard for Limiting Exposure to Radiofrequency Fields – 100 kHz to 300 GHz published by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) in 2021.

Whilst not a relevant planning issue, it is worthy of note that the maximum levels of electromagnetic energy from the proposed facility is estimated at **1.71%** of the exposure limits mandated by the Commonwealth Government. A copy of the standard form EME report is **attached** for Council's information.

### **Alternate Locations**

As with all new facilities, alternate locations were considered for the siting of the facility. As noted above, there are no existing telecommunications structures on which to collocate and there are no existing buildings of any notable height in the area that would be suitable for the new facility.

Several locations were considered on rural land outside Cape Jaffa, one adjacent the marina and another further east, but the cost of connection to power and transmission (fibre) was considered too great compared to the gain in coverage area. As such, close proximity to the existing telephone exchange, which has both power and fibre readily available, was preferred.

### **Assessment against the Planning and Design Code**

As noted above, the subject land and proposal is located in the *Rural Living Zone* pursuant to the Planning and Design Code. A telecommunications facility is not specifically listed in any of the tables and is therefore captured by Table 3 as '*All Other Code Assessed Development.*'

#### *Rural Living Zone*

The Desired Outcome for the *Rural Living Zone* is stated as:

- DO1 A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.*

The proposed facility will provide significantly improved essential telecommunication services to the Cape Jaffa township and rural surrounds, servicing both the local population and visitors to the area. Such essential services require the necessary infrastructure properly designed and sited to achieve these outcomes and in this instance the proposed facility is logically located adjacent the existing telephone exchange.



The proposed facility and its location have no adverse impact on the spacious or secluded lifestyle desired and will enhance the ability for home-based business activities due to improved access to communication and data services.

With respect to the zone's performance outcomes, the following comments are made:

PO1.1 – the proposed facility is an ancillary non-residential use that does not place additional demands on services and infrastructure and its design and siting is compatible with a semi-rural/semi-natural character.

PO 1.2/1.3 - the proposed facility and its siting (within an 70sqm compound) has no impacts on animal-keeping or horse-keeping.

PO1.4/1.5 – the proposed facility is set back from Limestone Coast Road and is collocated adjacent the existing Telstra exchange – itself a telecommunications facility which also houses a 4G small cell. The facility's design and siting has balanced the need for improved network services along with minimising visual impact and land use conflict to the extent it can.

PO2.1 – not applicable

PO2.2 – the proposed facility is set back behind the Telstra exchange, which fronts Limestone Coast and well away from the settlement of Cape Jaffa. It is quite close to the existing dwellings on adjacent lot 4, with some screening provided by existing vegetation and uses materials that will not draw attention or be a dominant element. The structure can also be painted to further minimise its impact.

POs 2.3 – 2.6 – not applicable.

POs 3.1, 4.1, 5.1 – not applicable.

In summary, the location selected is compatible with the provisions of the *Rural Living Zone* in this area as it:

- is a non-residential use compatible with the land uses in the area;
- is sited adjacent an existing telecommunications facility and set back from all but one dwelling in the locality and sufficiently from the main road;
- is sited to achieve the desired network outcomes, with significant improvements to service levels in the surrounding rural living area; and
- provides essential infrastructure necessary for the proper and economic functioning of the surrounding area.



### Overlays

The subject land is affected by a number of overlays. The relevant of each overlay, along with its applicability to the subject proposal, is assessed below.

#### *Hazards (Bushfire – General)*

The subject land and the settlement are subject to this overlay. The proposed facility is unmanned and is located in an area relatively clear of vegetation and does not increase bushfire risk by way of its operation. The location selected is readily accessible to emergency vehicles.

The proposed facility will also provide essential communications during times of bushfire.

As such, the bushfire risk is deemed acceptable in this instance.

#### *Hazards (Flooding – Evidence Required)*

The proposed facility has only limited exposure to flood hazard, with the tower unaffected and the equipment shelter able to be raised as part of the design if deemed necessary. However, given the existing exchange building has operated for some time on normal footings, it is not anticipated this will be required.

#### *Native Vegetation*

No native vegetation clearance is required to construct and operate the proposed facility.

#### *Prescribed Wells Area*

The proposed facility does not require or impact on any water resources.

#### *Water Protection Area*

The proposed facility does not impact on water resources, nor require any water to operate.

### Variations

There are a single variation affecting the subject land, relating to minimum site areas. This is irrelevant to the subject proposal.

### General Development Policies

In terms of the General Development Policies contained within the Planning and Design Code, the Infrastructure and Renewable Energy Facilities module is directly relevant.

The development, design and siting of the proposed facility is consistent with the Desired Outcome in that it represents the efficient provision of infrastructure which has minimised hazard, is environmentally sensitive and has managed its visual impacts on residential amenity to the extent it can.

With respect to the relevant Performance Outcomes within the module, I note the following :

- The siting of the proposed facility has minimised its impact on the adjacent land uses (PO1.1) to the extent it can, noting it needs to be close to the exchange building;
- The siting of the proposed facility balances the need for the service and the structure's impact on local amenity (PO2.1). It is well set back as far as practical from public roads and the nearest dwellings;



- The proposed facility poses no threat to any maritime or aircraft operations (PO4.1);
- No collocation options at an alternate location are available for use (PO6.1) and a new structure is required in this instance. The new structure will be available for collocation;
- The panel antennas (6 of) are mounted on a headframe arrangement typical in rural areas, which still allows for the cabling, ancillary equipment and the necessary separations and bearings of the antennas (PO6.2); and
- In this instance, it is not practicable (or, in my view, necessary) for the proposed facility to serve another purpose. The proposed facility is located with existing telecommunications infrastructure and is outside the Cape Jaffa settlement, thereby minimising its impacts to the extent it can. Given the location on the subject land, no landscaping is proposed or necessary, as it would have no effect on screening the facility (PO6.3).

Importantly, the proposal will not materially interfere with the continuing use of the subject land, the policies and desired outcomes for the *Rural Living Zone* and has minimised its impacts on surrounding land uses to an acceptable level having regard for all relevant factors.

As the salient issues relevant to the proposed facility have been dealt with extensively above, it is unlikely that any other general development modules could have a significant impact on the merits of the application.

-----



### **Conclusion**

The proposal is for a new telecommunications facility at Cape Jaffa to replace an existing small cell at the telephone exchange. The new facility will significantly improve the level of service to Cape Jaffa and surrounds.

Having regard to the requirements of the existing network and the applicable policies within the Planning and Design Code, the proposed facility is located in an appropriate zone and has minimised its impacts on the surrounds given it is adjacent a site already used as a telecommunications facility

Importantly, the proposed facility's location and design will not have any impact on the continuing use of adjoining land or the achievement of the Desired Outcomes for the *Rural Living Zone* more generally.

Accordingly, the proposal represents an appropriately considered and logical replacement of an essential piece of telecommunications infrastructure and warrants planning consent.

Should you have any questions, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Baade', is positioned below the text 'Yours sincerely'.

**MARK BAADE**

Planning Consultant

B. Plan (Hons)

M: 0417 088 000

[mark@sagconsulting.com.au](mailto:mark@sagconsulting.com.au)

***Attached:***

*EME report*

# Environmental EME Report



<b>Location</b>	1059 Limestone Coast Road, CAPE JAFFA SA 5275		
<b>Date</b>	31/08/2023	<b>RFNSA No.</b>	5275013

## How does this report work?

This report provides a summary of levels of radiofrequency (RF) electromagnetic energy (EME) around the wireless base station at 1059 Limestone Coast Road, CAPE JAFFA SA 5275. These levels have been calculated by Decon- IRFA using methodology developed by the Australian Radiation Protection and Nuclear Safety Agency (ARPANSA).

A document describing how to interpret this report is available at ARPANSA's website:

[A Guide to the Environmental Report.](#)

## A snapshot of calculated EME levels at this site

<p>The maximum EME level calculated for the <b>existing</b> systems at this site is</p> <h1 style="text-align: center; color: white;">0.07%</h1> <p>out of 100% of the public exposure limit, 13 m from the location.</p>	<p>The maximum EME level calculated for the <b>proposed</b> changes at this site is</p> <h1 style="text-align: center; color: white;">1.71%</h1> <p>out of 100% of the public exposure limit, 132 m from the location.</p>
---	--



EME levels with the proposed changes	
Distance from the site	Percentage of the public exposure limit
0-50 m	0.17%
50-100 m	0.99%
100-200 m	1.71%
200-300 m	0.76%
300-400 m	0.17%
400-500 m	0.05%

For additional information please refer to the EME ARPANSA Report annexure for this site which can be found at <http://www.rfnsa.com.au/5275013>.

## Radio systems at the site

This base station currently has equipment for transmitting the services listed under the existing configuration. The proposal would modify the base station to include all the services listed under the proposed configuration.

Carrier	Existing		Proposed	
	Systems	Configuration	Systems	Configuration
Telstra	4G	LTE1800	4G, 5G	LTE1800, LTE700 (proposed), NR850 (proposed), LTE1800 (proposed)



## An in-depth look at calculated EME levels at this site

This table provides calculations of RF EME at different distances from the base station for emissions from existing equipment alone and for emissions from existing equipment and proposed equipment combined. All EME levels are relative to 1.5 m above ground and all distances from the site are in 360° circular bands.

Distance from the site	Existing configuration			Proposed configuration		
	Electric field (V/m)	Power density (mW/m <sup>2</sup> )	Percentage of the public exposure limit	Electric field (V/m)	Power density (mW/m <sup>2</sup> )	Percentage of the public exposure limit
0-50m	1.57	6.56	0.07%	2.33	14.34	0.17%
50-100m	0.52	0.70	Less than 0.01%	4.08	44.22	0.99%
100-200m	0.28	0.21	Less than 0.01%	5.60	83.32	1.71%
200-300m	0.14	0.05	Less than 0.01%	3.76	37.49	0.76%
300-400m	0.09	0.02	Less than 0.01%	1.77	8.31	0.17%
400-500m	0.07	0.01	Less than 0.01%	0.98	2.53	0.05%

## Calculated EME levels at other areas of interest

This table contains calculations of the maximum EME levels at selected areas of interest, identified through consultation requirements of the [Communications Alliance Ltd Deployment Code C564:2020](#) or other means. Calculations are performed over the indicated height range and include all existing and any proposed radio systems for this site.

### Maximum cumulative EME level for the proposed configuration

Location	Height range	Electric field (V/m)	Power density (mW/m <sup>2</sup> )	Percentage of the public exposure limit
Residential dwelling	0-3 m	1.07	3.02	0.06%

# **Appendix B**


Attachment 2


Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 4.1

# Subject Land



Subject land 

Site of proposed development 

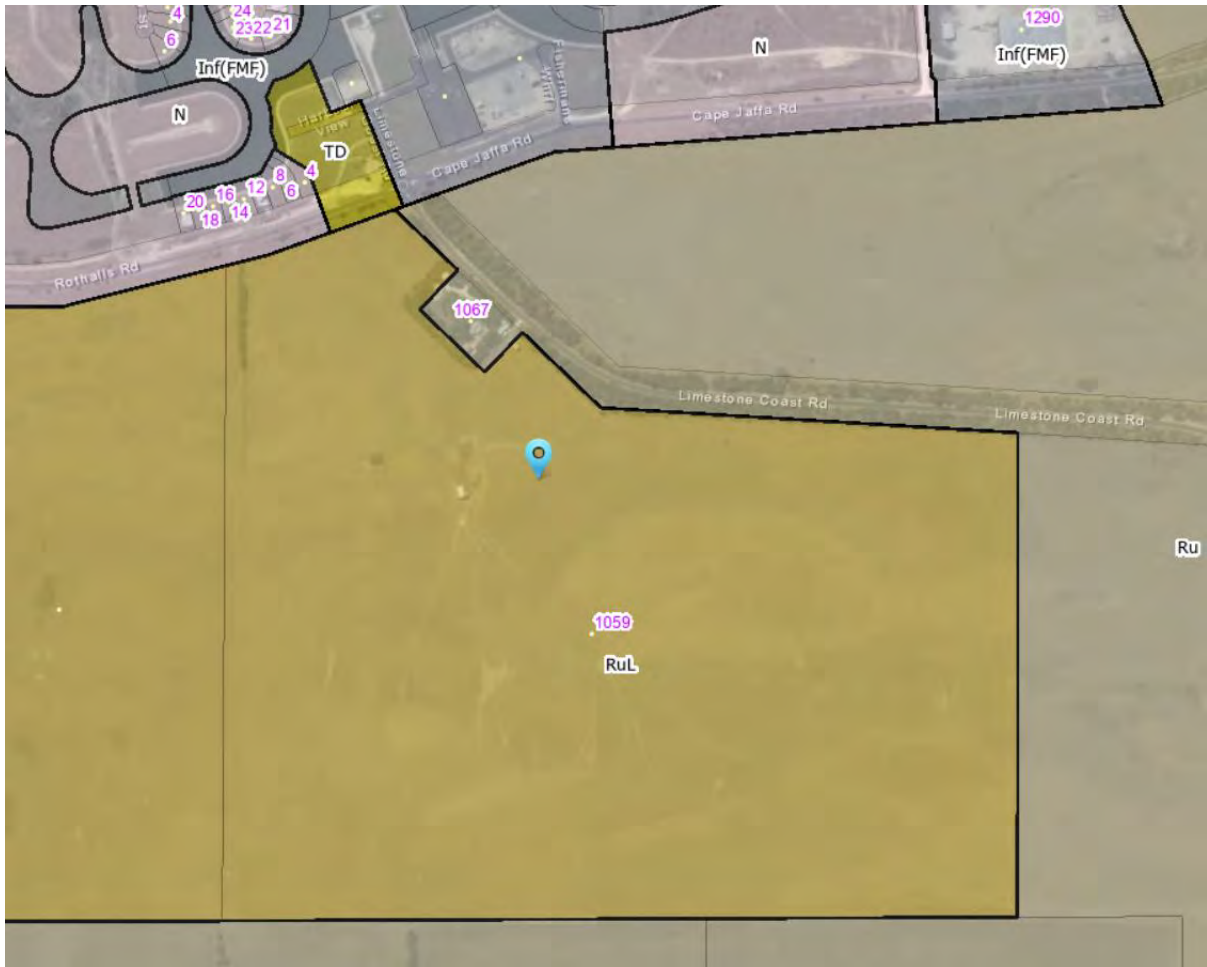
## **Appendix B**

Attachment 3

Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 4.1

## Zoning Map



RuL – Rural Living

Ru – Rural

N - Neighbourhood

Inf (FMF) – Infrastructure (Ferry and Marina Facilities)

# **Appendix B**

Attachment 4

Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 4.1

# Details of Representations

## Application Summary

Application ID	23029497
Proposal	Telecommunications facility including 30m monopole, antennas, equipment shelter and fencing.
Location	1059 LIMESTONE COAST RD CAPE JAFFA SA 5275

## Representations

### Representor 1 - Alex Cameron

Name	Alex Cameron
Address	PO Box 39 KINGSTON SE SA, 5275 Australia
Submission Date	30/10/2023 12:10 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

Dear Sir/Madam My name is Mr. A. Cameron and I reside at 1059 Limestone Coast Road Cape Jaffa SA 5275 I would like to provide the following reasons that the proposal planned should be refused and is unacceptable to me. This tower would be 20m away from my principle dwelling. My property is organic and biodynamic since 1991 when I purchased it. It is my view that my property value will be diminished Aesthetically a 30m tower is ugly, visually annoying and constant sound pollution from electronics equipment shelter. The proposed location would be a fire hazard as it is immediately next to the current wind break with bushes and large trees surrounding my property. Refer fire brigade regulations. Proposed position is not a high point, as an alternative location there is a nearby hill that has no vegetation with superior elevation which would provided further coverage Performance based elements of the proposal Microwave exposure is causing me concerns regarding my future health and current existing health condition health issues, heart condition, blood pressure, stress. To elaborate 100 microwatts per meter squared is minimum safe distance for humans. EMF hypersensitivity, other. Refer to 400m is minimum safe distance for human safety 50m to 100m will experience symptoms difficulty to concentrate, appetite loss, extreme discomfort, increase irritability, sleep disorders, headaches, dizziness, nausea. Studies also shows 3 times increase in cancer development. 300m side effects, fatigue, sleep disorders, migraines dizziness, memory issues, loss of focus, skin infections. This information was obtained from the World Health Organisation and International Agency for Research on Cancer. Yours Sincerely Alex Cameron

## Attached Documents

## **Appendix B**

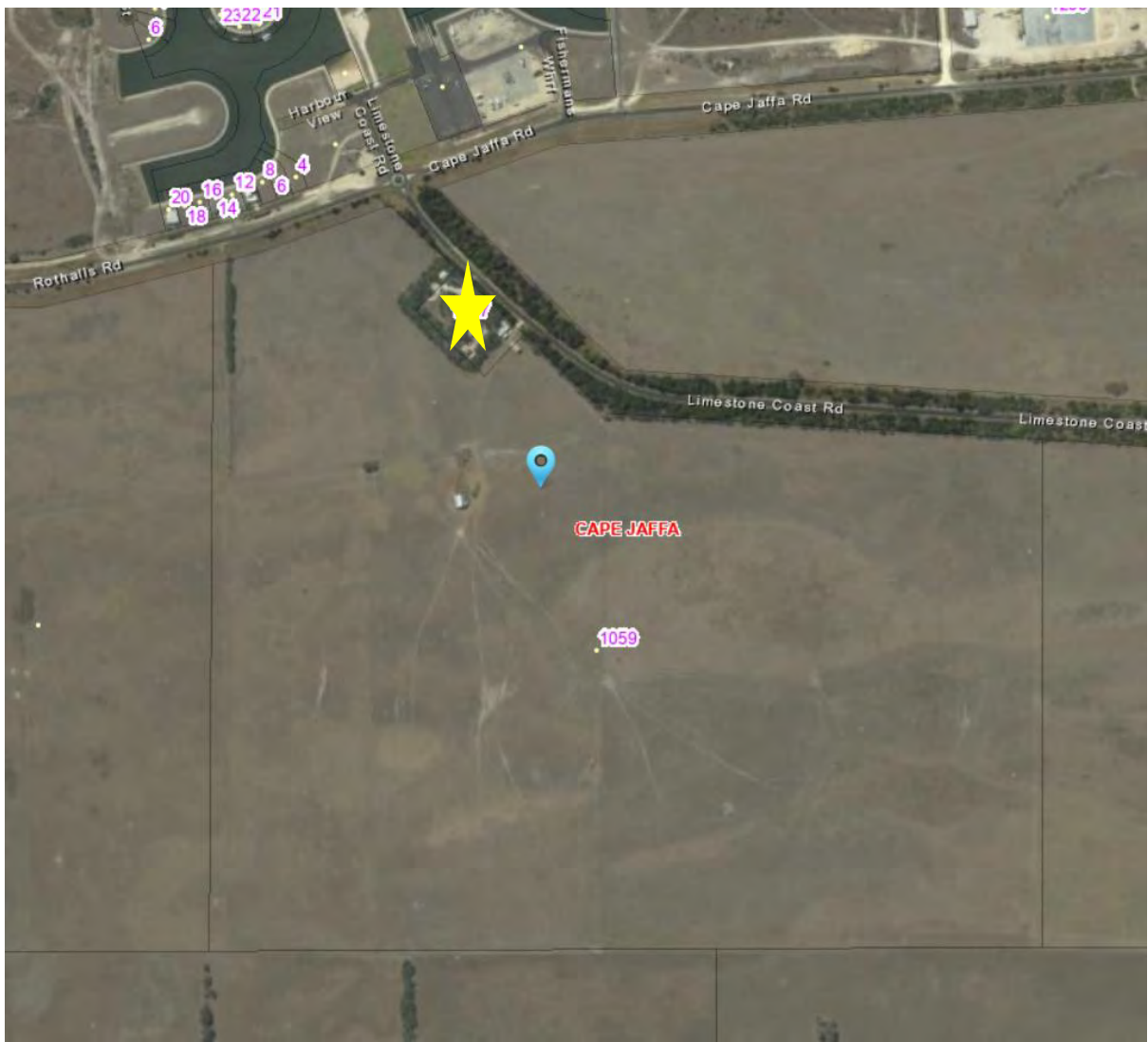
Attachment 5


Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 4.1



# Representation Map



Location of Representors Property 

## **Appendix B**

Attachment 6

Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 4.1



20 November 2023

Kingston District Council  
P O Box 321  
KINGSTON SE SA 5275

**SAQ Consulting Pty Ltd**

ABN 76 864 757 592  
P O Box 50  
Clayfield QLD 4011

**Attention: Planning Department**

**RE: DA 23029497**  
**Proposed telecommunications facility**  
**1059 Limestone Coast Road, CAPE JAFFA SA 5275**

As previously advised, **SAQ Consulting Pty Ltd** acts on behalf of **Amplitel**, part of the Telstra group, in respect of this application. The proposal by Amplitel is to construct a new telecommunications facility (mobile phone base station) at 1059 Limestone Coast Road, Cape Jaffa, immediately adjacent the existing Cape Jaffa telephone exchange. The new facility will improve coverage to Cape Jaffa and the surrounding area and provide a range of Telstra 4G and 5G services. It will also replace an existing small cell facility at the exchange.

I am in receipt of one submission received as part of the public notification of the proposal. The submission is from resident of the adjacent property, 1059 Limestone Coast Road. It is unclear whether the representor is also the owner of the adjacent property.

The key issues raised by the representor are:

- Property value
- Visual impact
- Noise pollution
- Fire hazard
- Alternate location
- EME/health impacts

In response to these issue, the following comments are made:

- Property values are not a valid planning consideration.
- The Planning and Design Code policy relating to telecommunications infrastructure anticipates some visual impact from such facilities, which in this instance is collocated at an existing telephone exchange that already has a small cell antenna attached.

As such, whilst there is some unavoidable visual impact this has been minimised to the extent it can be on the locality while still providing the desired improvements to services and is in any case not unreasonable in the context of the selected location.



- The only noise emitted from the facility will be from air-conditioning associated with the equipment shelter, which are domestic-style air-conditioning units similar to those already in use at the adjacent exchange building. The air-conditioning units run only when required and are unlikely to be of any material consequence and certainly within EPA noise guidelines.
- It is unclear how the proposed facility could be a fire hazard given it does not create any source of ignition and operates very similarly to the existing exchange. In fact, the facility will be of great assistance during times of fire or other natural disaster by providing improved telecommunications services to the area (which are supported by back-up batteries should mains power be disconnected).
- In terms of an alternate location, the facility does not need to be at a high point, it needs to be close to the area it is intending to serve, which in this case is the settlement of Cape Jaffa and the approach from the highway. As set out in the planning statement it is also at this location due to an existing Telstra/Amplitel asset (telephone exchange) making for the ready availability of power and fibre. In that sense, the facility is collocated with an existing telecommunications facility.
- The proposed facility will, at all times, comply with the relevant public safety standard, which is known as RPS S-1. The RPS S-1 standard provides protection for the public 24 hours a day, 7 days a week and does not rely on arbitrary separation distances to achieve that protection, contrary to the claims made by the representation.

As stated in the EME report supplied to Council as part of the lodgement documentation, will be approximately 1.71% at its maximum, or more than 50 times below the public safety standard.

Notwithstanding the proposed facility's compliance, concerns over EME and potential for health effects are not relevant planning matters and Council need only be satisfied that the relevant safety standard is met.

Having considered the issues raised by the representation, I remain of the view the proposed facility has been appropriately designed and sited and should be granted planning consent.

I trust this information assists Council in its assessment and determination of the application but if there are any questions, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Baade', is located below the text 'Yours sincerely'.

**MARK BAADE**

Planning Consultant

B. Plan (Hons)

M: 0417 088 000

[mark@saqconsulting.com.au](mailto:mark@saqconsulting.com.au)

# **Appendix B**

Appendix 1

Northern Limestone Coast Regional Assessment Panel - 24 January 2024

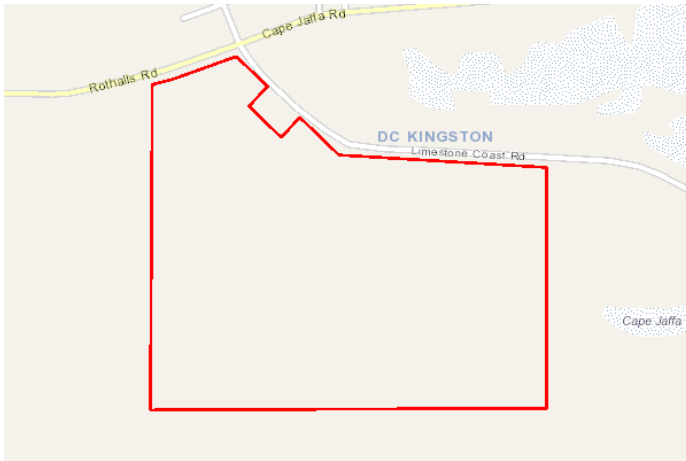
Agenda Item 4.1

1059 LIMESTONE COAST RD CAPE JAFFA SA 5275

**Address:**

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

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



**Property Zoning Details**

<b>Zone</b>	Rural Living
<b>Overlay</b>	Hazards (Bushfire - General) Hazards (Flooding - Evidence Required) Native Vegetation Prescribed Wells Area Water Protection Area
<b>Local Variation (TNV)</b>	Minimum Site Area ( <i>Minimum site area is 1 ha</i> ) Minimum Site Area ( <i>Minimum site area is 5 ha</i> )

**Development Pathways**

▪ Rural Living

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
- Outbuilding
- Partial demolition of a building or structure
- Private bushfire shelter
- Protective tree netting structure
- Shade sail
- Solar photovoltaic panels (roof mounted)
- Swimming pool or spa pool and associated swimming pool safety features
- Temporary public service depot
- 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.

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

3. Code Assessed - Performance Assessed

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

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

- Advertisement
- Ancillary accommodation
- Carport
- Deck
- Demolition
- Detached dwelling
- Dwelling addition
- Fence
- Land division
- Outbuilding
- Retaining wall
- 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.

Property Policy Information for above selection

## Part 2 - Zones and Sub Zones

### Rural Living Zone

#### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	A spacious and secluded residential lifestyle within semi-rural or semi-natural environments, providing opportunities for a range of low-intensity rural activities and home-based business activities that complement that lifestyle choice.

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 with complementary ancillary non-residential uses that do not place additional demands on services and infrastructure, and compatible with a secluded semi-rural or semi-natural residential character.	DTS/DPF 1.1 Development comprises one or more of the following: <ul style="list-style-type: none"> <li>(a) Agricultural Buildings</li> <li>(b) Animal Keeping</li> <li>(c) Carport</li> <li>(d) Consulting room</li> <li>(e) Detached dwelling</li> <li>(f) Dwelling addition</li> <li>(g) Farming</li> <li>(h) Horse keeping</li> <li>(i) Kennel</li> <li>(j) Light industry</li> <li>(k) Office</li> <li>(l) Outbuilding</li> <li>(m) Shelter/Stable</li> </ul>

	(n) Shop (o) Verandah
PO 1.2 Animal keeping and horse keeping is of a scale that is ancillary to and in association with the residential use of the land.	DTS/DPF 1.2 The keeping of animals:  (a) is ancillary to a dwelling located on the same allotment (b) takes place on an allotment with an area of at least 1ha (c) for horse keeping, is limited to not more than 2 horses per allotment.
PO 1.3 Horse keeping is undertaken only if the horses are accommodated within a stable or shelter with supplementary feeding to maintain pasture cover.	DTS/DPF 1.3 Horse keeping includes the provision of:  (a) stabling or similar sheltering (b) a grazing area of at least 0.5ha.
PO 1.4 Non-residential development complements the semi-rural or semi-natural residential character and amenity and:  (a) is ancillary to a dwelling erected on the same allotment (b) avoids interface conflicts with other land uses.	DTS/DPF 1.4 Non-residential business activities located on the same allotment and in conjunction with a dwelling where one of the following is satisfied:  (a) shop, consulting room or office (or any combination thereof) where all the following are satisfied: (i) does not exceed 50m <sup>2</sup> gross leasable floor area (ii) does not involve the display of goods in a window or about the dwelling or its curtilage  (b) light industry where the combined (existing and proposed) total floor area on the allotment used for such purposes does not exceed 100m <sup>2</sup> .
PO 1.5 Non-residential development sited and designed to complement the semi-rural or semi-natural residential character and amenity.	DTS/DPF 1.5 None are applicable.
Built Form and Character	
PO 2.1 Dwellings are sufficiently separated from site boundaries and of a scale that reinforces the semi-rural or semi-natural character and amenity.	DTS/DPF 2.1 Dwellings:  (a) are setback as follows: (i) for allotments with an area of 1ha or more - at least 20m from all boundaries (ii) for allotments with an area less than 1ha: A. 20m from the primary street and rear boundaries B. 10m from side and secondary street boundaries  (b) have a building height that is no greater than 2 building levels and 9m (c) have a wall height is no greater than 6m.
PO 2.2 Non-residential buildings are designed and sited to minimise visual impact on the surrounding locality by:  (a) having substantial setbacks from boundaries and adjacent public roads (b) using low-reflective materials and finishes that blend with the surrounding landscape (c) being located below ridgelines.	DTS/DPF 2.2 Non-residential buildings and structures:  (a) do not exceed 100m <sup>2</sup> in total floor area (b) are set back from all allotment boundaries by at least 25m (c) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour (d) have a building height that is no greater than 1 building level and 6m (e) have a wall height is no greater than 3m.
PO 2.3 Buildings, structures and associated facilities for the keeping of animals are sited, designed and of a scale and appearance that reinforces the semi-rural or semi-natural character and amenity.	DTS/DPF 2.3 Kennels, stables, shelters and associated yards:  (a) are set back from all allotment boundaries by at least 25m (b) have a building height that is no greater than 5m above natural ground level (c) do not exceed a combined total floor area of 100m <sup>2</sup> (d) do not comprise more than 10% of the area of the allotment.



<p>PO 2.4</p> <p>Dwelling additions are sited, designed and of a scale that reinforces the semi-rural or semi-natural character and amenity.</p>	<p>DTS/DPF 2.4</p> <p>Additions or alterations to an existing dwelling:</p> <ul style="list-style-type: none"> <li>(a) are set back behind the main façade of the existing dwelling</li> <li>(b) have a building height that is no greater than 2 building levels and 9m</li> <li>(c) have a wall height no greater than 6m.</li> </ul>			
<p>PO 2.5</p> <p>Outbuildings and agricultural buildings are sited, designed and of a scale that reinforces the semi-rural or semi-natural character and amenity.</p>	<p>DTS/DPF 2.5</p> <p>Outbuildings and agricultural buildings:</p> <ul style="list-style-type: none"> <li>(a) have a primary street setback that is behind the building to which it is ancillary</li> <li>(b) have a combined total floor area that does not exceed:                         <ul style="list-style-type: none"> <li>(i) for allotment with an area of 1ha or more - 200m<sup>2</sup></li> <li>(ii) for allotment with an area less than 1ha - 150m<sup>2</sup></li> </ul> </li> <li>(c) do not exceed 4m in wall height measured from natural ground level (not including a gable end)</li> <li>(d) have a total roof height that does not exceed 5m</li> <li>(e) if clad in sheet metal, it is pre-colour treated or painted in a non-reflective colour</li> <li>(f) are limited to no more than a combination of 2 outbuildings and/or agricultural buildings on the same allotment.</li> </ul>			
<p>PO 2.6</p> <p>Carports and verandahs are sited, designed and of a scale that reinforces the semi-rural or semi-natural character and amenity.</p>	<p>DTS/DPF 2.6</p> <p>Carports and verandahs:</p> <ul style="list-style-type: none"> <li>(a) are set back from the primary street at least as far back as the building to which it is ancillary</li> <li>(b) have a total floor area that does not exceed 80m<sup>2</sup></li> <li>(c) have a post height that does not exceed 3m measured from natural ground level (not including a gable end)</li> <li>(d) have a total roof height that does not exceed 5m</li> <li>(e) if clad in sheet metal, the cladding is pre-colour treated or painted in a non-reflective colour.</li> </ul>			
<p>Site Dimensions and Land Division</p>				
<p>PO 3.1</p> <p>Allotments/sites created for semi-rural residential purposes are consistent with the density expressed in any relevant <i>Minimum Site Area Technical and Numeric Variation</i> or are of suitable size and dimension to contribute to the existing semi-rural pattern of development consistent to the locality and suitable for their intended use.</p>	<p>DTS/DPF 3.1</p> <p>Development will not result in more than 1 dwelling on an existing allotment or</p> <p>Allotments/sites have:</p> <ul style="list-style-type: none"> <li>(a) an area not less than:                         <table border="1" data-bbox="831 1491 1525 1597" style="margin-left: 20px;"> <thead> <tr> <th style="text-align: center;">Minimum Site Area</th> </tr> </thead> <tbody> <tr> <td>Minimum site area is 1 ha</td> </tr> <tr> <td>Minimum site area is 5 ha</td> </tr> </tbody> </table> </li> <li>(b) a frontage to a public road not less than 50m or, in the case of a battle-axe allotment, a frontage to a public road not less than 6m and a maximum driveway 'handle' length of no more than 40m.</li> </ul> <p>In relation to DTS/DPF 3.1, in instances where:</p> <ul style="list-style-type: none"> <li>(c) more than one value is returned in the same field, refer to the <i>Minimum Site Area Technical and Numeric Variation</i> layer in the SA planning database to determine the applicable value relevant to the site of the proposed development</li> <li>(d) no value is returned for DTS/DPF 3.1(a) (i.e. there is a blank field), then none are applicable and the relevant development cannot be classified as deemed-to-satisfy.</li> </ul>	Minimum Site Area	Minimum site area is 1 ha	Minimum site area is 5 ha
Minimum Site Area				
Minimum site area is 1 ha				
Minimum site area is 5 ha				
<p>Concept Plans</p>				
<p>PO 4.1</p> <p>Development is compatible with the outcomes sought by any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and</p>	<p>DTS/DPF 4.1</p> <p>The site of the development is wholly located outside any relevant Concept Plan boundary. The following Concept Plans are relevant:</p>			

Design Code to support the orderly development of land through staging of development and provision of infrastructure.	In relation to DTS/DPF 4.1, in instances where: <ul style="list-style-type: none"> <li>(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.</li> <li>(b) in instances where 'no value' is returned, there is no relevant concept plan and DTS/DPF 4.1 is met.</li> </ul>
Advertisements	
PO 5.1 Advertisements identify the associated business activity, and do not detract from the residential character of the locality.	DTS/DPF 5.1 Advertisements relating to a lawful business activity associated with a residential use do not exceed 0.3m <sup>2</sup> and mounted flush with a wall or fence.

**Table 5 - Procedural Matters (PM) - Notification**

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

**Interpretation**

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

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

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

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

Class of Development (Column A)	Exceptions (Column B)
1. Development which, in the opinion of the relevant authority, is of a minor nature only and will not unreasonably impact on the owners or occupiers of land in the locality of the site of the development.	None specified.
2. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) agricultural building</li> <li>(b) ancillary accommodation</li> <li>(c) detached dwelling</li> <li>(d) dwelling addition</li> <li>(e) protective tree netting structure</li> <li>(f) temporary public service depot.</li> </ul>	Except development that exceeds the maximum building height specified in Rural Living Zone DTS/DPF 2.1(b).
3. Any development involving any of the following (or of any combination of any of the following): <ul style="list-style-type: none"> <li>(a) air handling unit, air conditioning system or exhaust fan</li> <li>(b) carport</li> <li>(c) deck</li> <li>(d) farming</li> <li>(e) fence</li> <li>(f) internal building works</li> <li>(g) land division</li> <li>(h) outbuilding</li> <li>(i) pergola</li> <li>(j) private bushfire shelter</li> <li>(k) replacement building</li> <li>(l) retaining wall</li> <li>(m) shade sail</li> <li>(n) solar photovoltaic panels (roof mounted)</li> </ul>	None specified.

<ul style="list-style-type: none"> <li>(o) swimming pool or spa pool and associated swimming pool safety features</li> <li>(p) temporary accommodation in an area affected by bushfire</li> <li>(q) tree damaging activity</li> <li>(r) verandah</li> <li>(s) water tank.</li> </ul>	
<p>4. Any development involving any of the following (or of any combination of any of the following):</p> <ul style="list-style-type: none"> <li>(a) consulting room</li> <li>(b) office</li> <li>(c) shop.</li> </ul>	<p>Except development that exceeds the maximum building height specified in Rural Living Zone DTS/DPF 2.1(b) or does not satisfy Rural Living Zone DTS/DPF 1.4.</p>
<p>5. Demolition.</p>	<p>Except any of the following:</p> <ol style="list-style-type: none"> <li>1. the demolition (or partial demolition) of a State or Local Heritage Place (other than an excluded building)</li> <li>2. the demolition (or partial demolition) of a building in a Historic Area Overlay (other than an excluded building).</li> </ol>
<p>6. Dog kennelling within the Animal Husbandry Subzone.</p>	<p>Except dog kennelling that does not satisfy Animal Husbandry Subzone DTS/DPF 1.2.</p>
<p>7. Horse keeping <b>not</b> within any of the following subzones:</p> <ul style="list-style-type: none"> <li>(a) Animal Husbandry Subzone</li> <li>(b) Intensive Horse Establishments Subzone</li> </ul>	<p>Except horse keeping that does not satisfy Rural Living Zone DTS/DPF 1.3.</p>
<p>8. Horse keeping within any of the following subzones:</p> <ul style="list-style-type: none"> <li>(a) Animal Husbandry Subzone</li> <li>(b) Intensive Horse Establishments Subzone.</li> </ul>	<p>None specified.</p>
<p>9. Railway line.</p>	<p>Except where located outside of a rail corridor or rail reserve.</p>

**Placement of Notices - Exemptions for Performance Assessed Development**

None specified.

**Placement of Notices - Exemptions for Restricted Development**

None specified.

## Part 3 - Overlays

### Hazards (Bushfire - General Risk) Overlay

#### Assessment Provisions (AP)

Desired Outcome (DO)

## Desired Outcome

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

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

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

accordance with <i>Ministerial Building Standard MBS 008 - Designated bushfire prone areas - additional requirements.</i>	
Land Division	
<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>Land division is designed to provide a continuous street pattern to facilitate the safe movement and evacuation of emergency vehicles, residents, occupants and visitors.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<p>PO 4.4</p> <p>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.</p>	<p>DTS/DPF 4.4</p> <p>None are applicable.</p>
Vehicle Access – Roads, Driveways and Fire Tracks	
<p>PO 5.1</p> <p>Roads are designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> <li>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</li> <li>(b) evacuation of residents, occupants and visitors.</li> </ul>	<p>DTS/DPF 5.1</p> <p>Roads:</p> <ul style="list-style-type: none"> <li>(a) are constructed with a formed, all-weather surface</li> <li>(b) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the road</li> <li>(c) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the road</li> <li>(d) have a minimum formed road width of 6m</li> <li>(e) provide overhead clearance of not less than 4m between the road surface and overhanging branches or other obstructions including buildings and/or structures (Figure 1)</li> <li>(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)</li> <li>(g) incorporating cul-de-sac endings or dead end roads do not exceed 200m in length and the end of the road has either: <ul style="list-style-type: none"> <li>(i) a turning area with a minimum formed surface radius of 12.5m (Figure 3)</li> <li>or</li> <li>(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)</li> </ul> </li> <li>(h) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</li> </ul>
<p>PO 5.2</p> <p>Access to habitable buildings is designed and constructed to facilitate the safe and effective:</p> <ul style="list-style-type: none"> <li>(a) access, operation and evacuation of fire-fighting vehicles and emergency personnel</li> <li>(b) evacuation of residents, occupants and visitors</li> </ul>	<p>DTS/DPF 5.2</p> <p>Access is in accordance with (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) driveways: <ul style="list-style-type: none"> <li>(i) do not exceed 600m in length</li> <li>(ii) are constructed with a formed, all-weather surface</li> <li>(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)</li> <li>(iv) have a gradient of not more than 16 degrees (1-in-3.5) at any point along the driveway</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>(v) have a cross fall of not more than 6 degrees (1-in-9.5) at any point along the driveway</li> <li>(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)</li> <li>(vii) incorporate passing bays with a minimum width of 6m and length of 17m every 200m (Figure 5)</li> <li>(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)</li> <li>(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)</li> <li>(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:             <ul style="list-style-type: none"> <li>A. a loop road around the building</li> <li>B. a turning area with a minimum radius of 12.5m (Figure 3)</li> <li>C. a 'T' or 'Y' shaped turning area with a minimum formed length of 11m and minimum internal radii of 9.5m (Figure 4)</li> </ul> </li> <li>(xi) incorporate solid, all-weather crossings over any watercourse that support fire-fighting vehicles with a gross vehicle mass (GVM) of 21 tonnes.</li> </ul>
<p>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.</p>	<p>DTS/DPF 5.3 None are applicable.</p>

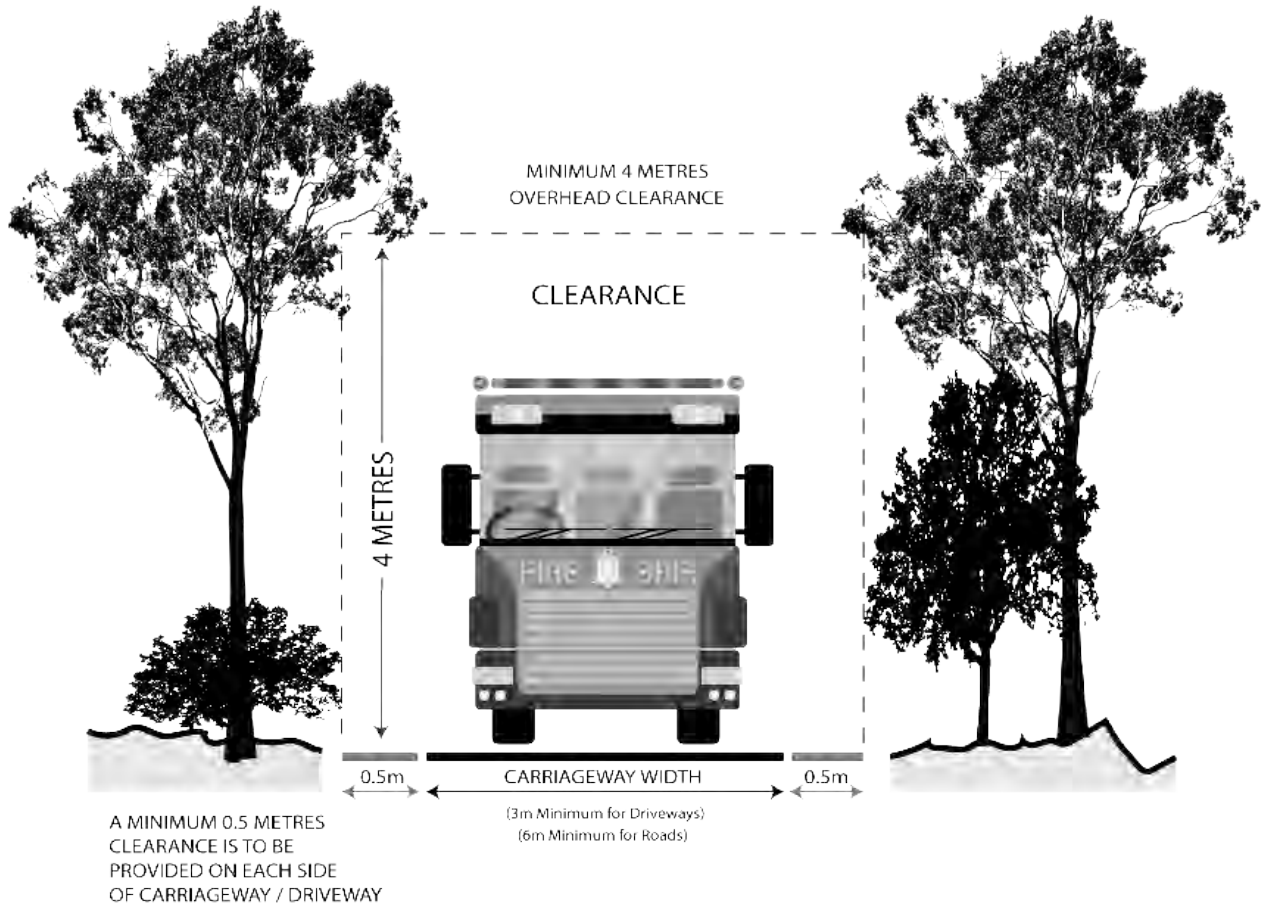
**Procedural Matters (PM) - Referrals**

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

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

**Figures and Diagrams**

Land Division
Fire Appliance Clearances
Figure 1 - Overhead and Side Clearances



Roads and Driveway Design

Figure 2 - Road and Driveway Curves

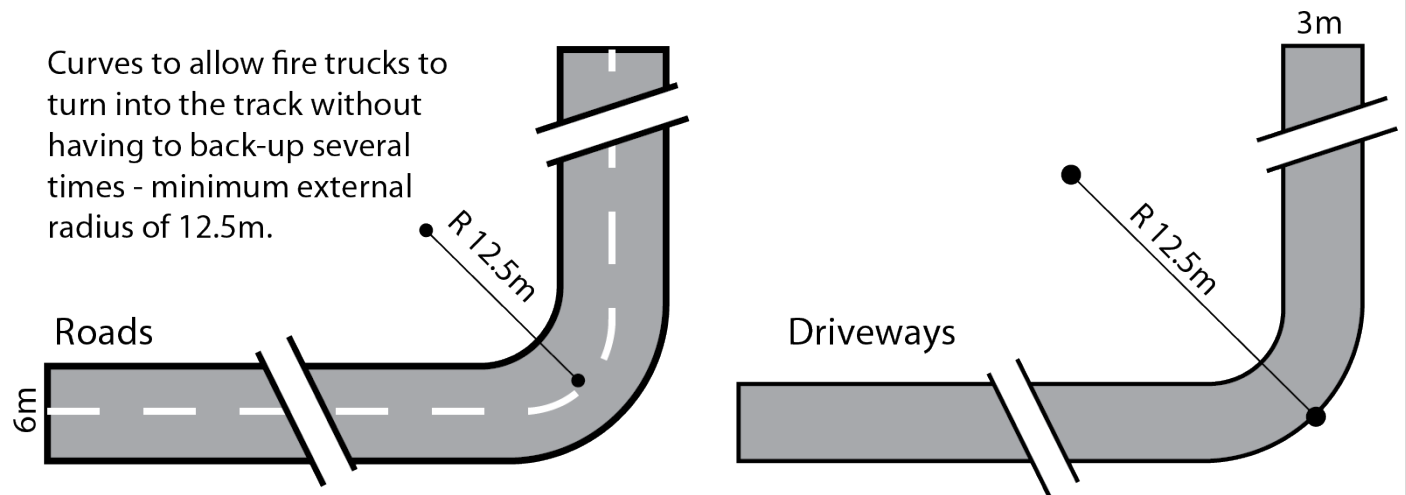
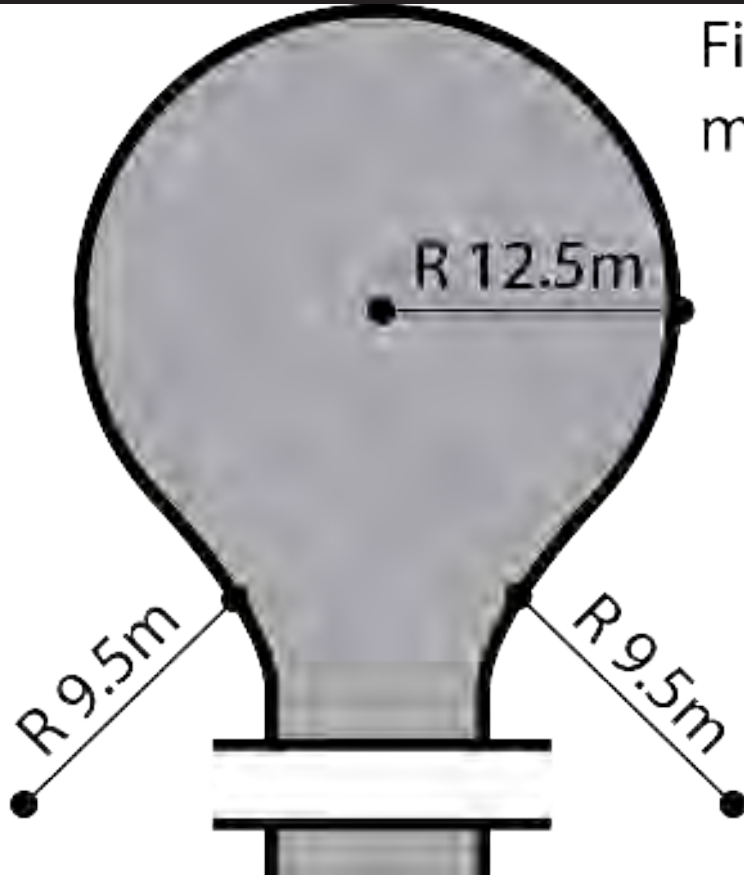
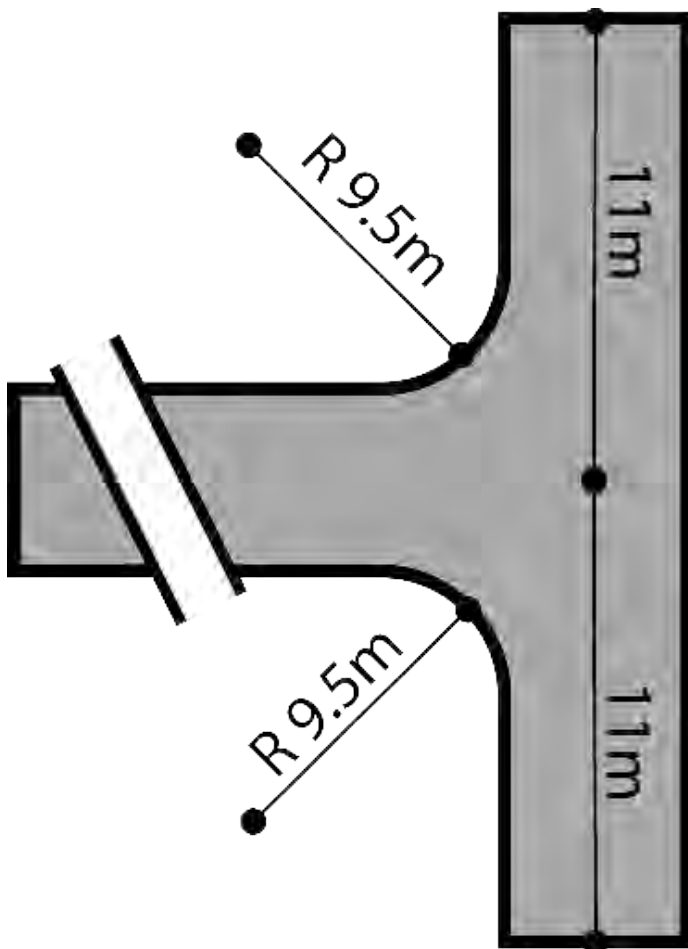


Figure 3 - Full Circle Turning Area



Fire truck turning area - minimum radius 12.5m

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



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



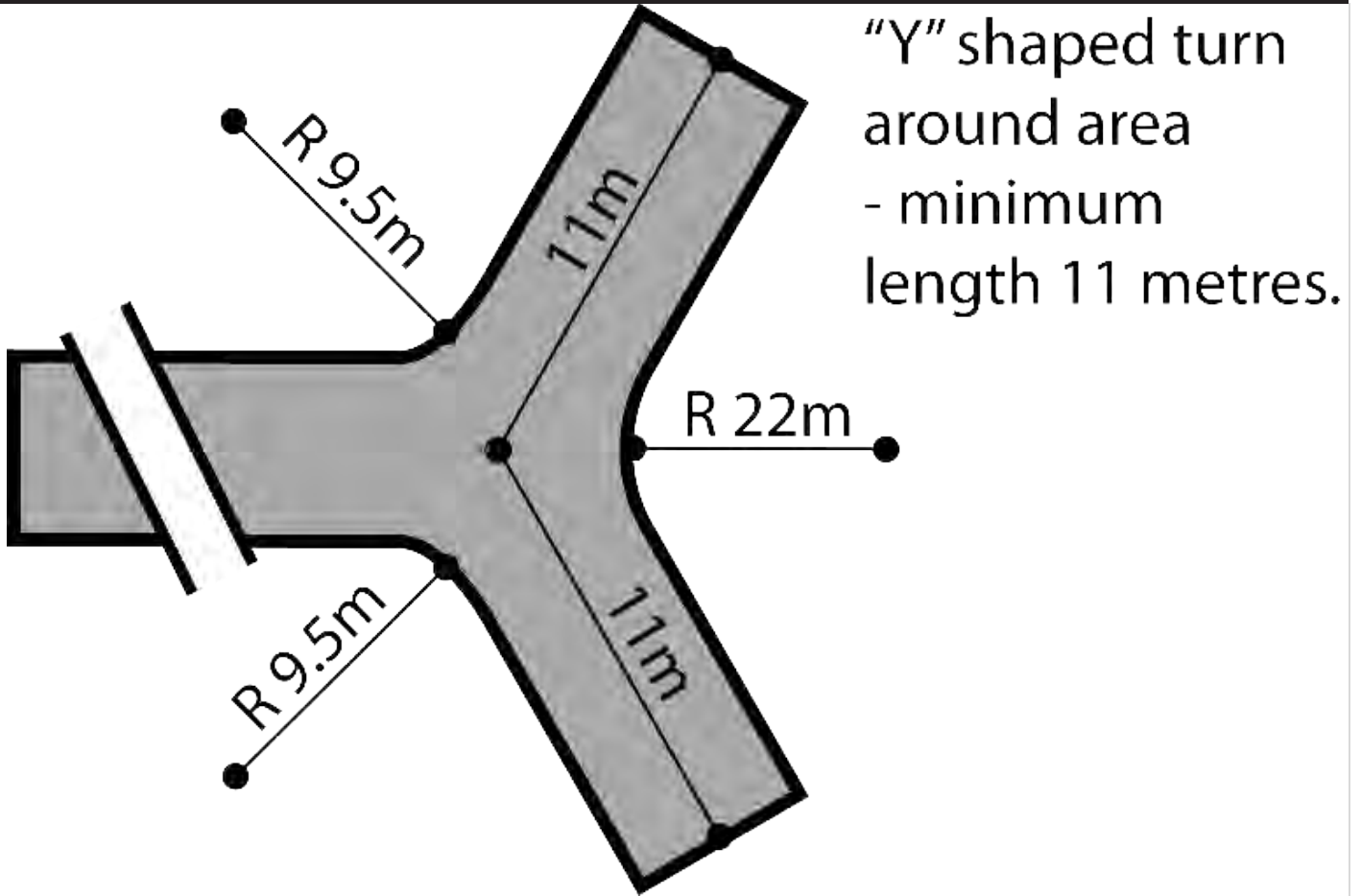
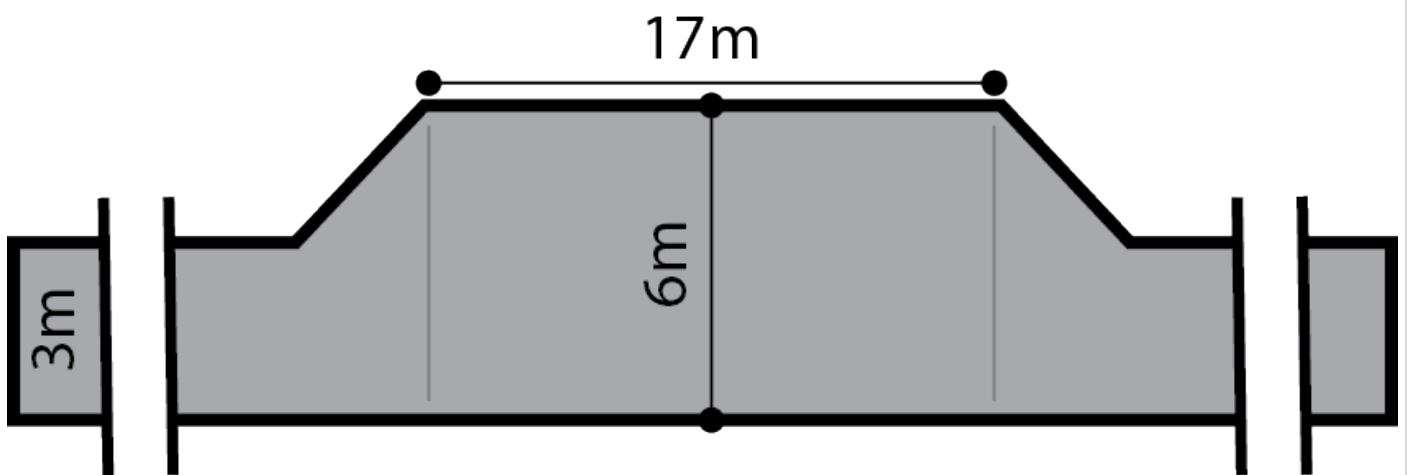


Figure 5 - Driveway Passing Bays

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



Hazards (Flooding - Evidence Required) Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

## Desired Outcome

DO 1	Development adopts a precautionary approach to mitigate potential impacts on people, property, infrastructure and the environment from potential flood risk through the appropriate siting and design of development.
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

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

### Procedural Matters (PM) - Referrals

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

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

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

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

<p>Development avoids, or where it cannot be practically avoided, minimises the clearance of native vegetation taking into account the siting of buildings, access points, bushfire protection measures and building maintenance.</p>	<p>An application is accompanied by:</p> <ul style="list-style-type: none"> <li>(a) a declaration stating that the proposal will not, or would not, involve clearance of native vegetation under the Native Vegetation Act 1991, including any clearance that may occur: <ul style="list-style-type: none"> <li>(i) in connection with a relevant access point and / or driveway</li> <li>(ii) within 10m of a building (other than a residential building or tourist accommodation)</li> <li>(iii) within 20m of a dwelling or addition to an existing dwelling for fire prevention and control</li> <li>(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</li> </ul> </li> <li>or</li> <li>(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'.</li> </ul>
<p>PO 1.2</p> <p>Native vegetation clearance in association with development avoids the following:</p> <ul style="list-style-type: none"> <li>(a) significant wildlife habitat and movement corridors</li> <li>(b) rare, vulnerable or endangered plants species</li> <li>(c) native vegetation that is significant because it is located in an area which has been extensively cleared</li> <li>(d) native vegetation that is growing in, or in association with, a wetland environment.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) in the case of commercial forestry, the spread of fires from a plantation</li> <li>(b) the spread of pest plants and phytophthora</li> <li>(c) the spread of non-indigenous plants species</li> <li>(d) excessive nutrient loading of the soil or loading arising from surface water runoff</li> <li>(e) soil compaction</li> <li>(f) chemical spray drift.</li> </ul>	<p>DTS/DPF 1.3</p> <p>Development within 500 metres of a boundary of a State Significant Native Vegetation Area does not involve any of the following:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) intensive animal husbandry</li> <li>(c) dairy</li> <li>(d) commercial forestry</li> <li>(e) aquaculture.</li> </ul>
<p>PO 1.4</p> <p>Development restores and enhances biodiversity and habitat values through revegetation using locally indigenous plant species.</p>	<p>DTS/DPF 1.4</p> <p>None are applicable.</p>
<p>Land division</p>	
<p>PO 2.1</p> <p>Land division does not result in the fragmentation of land containing native vegetation, or necessitate the clearance of native vegetation, unless such clearance is considered minor, taking into account the location of allotment boundaries, access ways, fire breaks, boundary fencing and potential building siting or the like.</p>	<p>DTS/DPF 2.1</p> <p>Land division where:</p> <ul style="list-style-type: none"> <li>(a) an application is accompanied by one of the following: <ul style="list-style-type: none"> <li>(i) a declaration stating that none of the allotments in the proposed plan of division contain native vegetation under the <i>Native Vegetation Act 1991</i></li> <li>(ii) a declaration stating that no native vegetation clearance under the <i>Native Vegetation Act 1991</i> will be required as a result of the division of land</li> <li>(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'</li> </ul> </li> <li>or</li> </ul>

	<ul style="list-style-type: none"> <li>(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</li> <li>(c) the division is to support a Heritage Agreement under the Native Vegetation Act 1991 or the <i>Heritage Places Act 1993</i>.</li> </ul>
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**Procedural Matters (PM) - Referrals**

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

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

**Prescribed Wells Area Overlay**

**Assessment Provisions (AP)**

Desired Outcome (DO)

Desired Outcome	
DO 1	Sustainable water use in prescribed wells areas.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
<p>PO 1.1</p> <p>All development, but in particular involving any of the following:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry</li> </ul> <p>has a lawful, sustainable and reliable water supply that does not place undue strain on water resources in prescribed wells areas.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies either of the following:</p> <ul style="list-style-type: none"> <li>(a) the applicant has a current water licence in which sufficient spare capacity exists to accommodate the water needs of the proposed use or</li> <li>(b) the proposal does not involve the taking of water for which a licence would be required under the <i>Landscape South Australia Act 2019</i>.</li> </ul>

**Procedural Matters (PM) - Referrals**

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Any of the following classes of development that require or may require water to be taken in addition to any allocation that has already been granted under the <i>Landscape South Australia Act 2019</i>:</p> <ul style="list-style-type: none"> <li>(a) horticulture</li> <li>(b) activities requiring irrigation</li> <li>(c) aquaculture</li> <li>(d) industry</li> <li>(e) intensive animal husbandry</li> <li>(f) commercial forestry.</li> </ul>	<p>The Chief Executive of the Department of the Minister responsible for the administration of the <i>Landscape South Australia Act 2019</i>.</p>	<p>To provide expert technical assessment and direction to the relevant authority on the taking of water to ensure development is undertaken sustainably.</p>	<p>Development of a class to which Schedule 9 clause 3 item 13 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Commercial forestry that requires a forest water licence under Part 8 Division 6 of the <i>Landscape South Australia Act 2019</i>.</p>			

**Water Protection Area Overlay**

**Assessment Provisions (AP)**

Desired Outcome (DO)

Desired Outcome	
DO 1	Safeguard South Australia's public water supplies and ecologically significant areas by protecting regionally and locally significant surface and underground water resources in Water Protection Areas from pollution. This includes considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
<p>PO 1.1 Development with potential to expose the water supply role of the Water Protection Area to significant adverse water quality risk is avoided to maintain the long term function of the Water Protection Area.</p>	<p>DTS/DPF 1.1 Development does not involve any one or combination of the following:</p> <ul style="list-style-type: none"> <li>(a) fuel depot</li> <li>(b) intensive animal husbandry</li> <li>(c) special industry</li> <li>(d) stock slaughter works</li> <li>(e) timber preservation works.</li> </ul>
Groundwater	
<p>PO 2.1 Groundwater resources are protected from pollution by ensuring development does not:</p>	<p>DTS/DPF 2.1 None are applicable.</p>

<ul style="list-style-type: none"> <li>(a) generate or dispose of waste in a manner that would pollute water resources</li> <li>(b) involve the storage or disposal of chemicals or hazardous substances in a manner that would pose a risk to water supplies.</li> </ul>	
<p>PO 2.2</p> <p>Groundwater catchment and recharge characteristics are safeguarded by ensuring development:</p> <ul style="list-style-type: none"> <li>(a) retains and protects areas of native vegetation</li> <li>(b) does not inhibit the potential of an aquifer to recharge.</li> </ul>	<p>DTS/DPF 2.2</p> <p>None are applicable.</p>
Farming and Horticulture	
<p>PO 3.1</p> <p>Farming or horticulture operations occur only where:</p> <ul style="list-style-type: none"> <li>(a) the activity will not result in any increase in the salinity levels of groundwater</li> <li>(b) the land and soil structure is capable of supporting the proposed activity and the likelihood of soil erosion is minimised</li> <li>(c) the depth to the water table is greater than 2 metres from the ground.</li> </ul>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
Irrigation	
<p>PO 4.1</p> <p>Irrigated areas are sited to ensure they:</p> <ul style="list-style-type: none"> <li>(a) avoid any land prone to waterlogging or subject to flooding through irrigation</li> <li>(b) avoid the risk of the water table falling or rising significantly as a result of irrigation practices</li> <li>(c) do not increase the salinity levels of groundwater</li> <li>(d) minimise the risk of polluting surface and groundwater resources where wastewater is used to irrigate the land.</li> </ul>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
Wastewater	
<p>PO 5.1</p> <p>Wastewater-generating development utilises existing communal wastewater management infrastructure to avoid on-site disposal.</p>	<p>DTS/DPF 5.1</p> <p>Development (including land division) that generates wastewater is connected to sewerage or community wastewater management systems with sufficient hydraulic capacity to accept the inflow.</p>
<p>PO 5.2</p> <p>Development that generates wastewater which cannot be disposed of via sewerage or community wastewater management systems, is designed and of a scale that will enable on-site wastewater treatment and disposal in accordance with relevant health and environmental requirements.</p>	<p>DTS/DPF 5.2</p> <p>On-site wastewater treatment systems comply with:</p> <ul style="list-style-type: none"> <li>(a) the 'On-site Wastewater Systems Code' or</li> <li>(b) AS/NZS 1547: On-site domestic wastewater management and the South Australian amendments to AS/NSZ 1547 as outlined in section 9.2 of the 'On-site Wastewater Systems Code'.</li> </ul>

**Procedural Matters (PM) - Referrals**

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

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
<p>Composting works (excluding a prescribed approved activity) - being a depot, facility or works with the capacity to treat, during a 12 month period, more than 200 tonnes of organic waste or matter. (EPA Licence)</p>	<p>Environment Protection Authority.</p>	<p>To provide expert Technical assessment and direction to the Relevant authority on the assessment of the potential harm from pollution and waste aspects</p>	<p>Development of a class to which Schedule 9 clause 3 item</p>

<p>Wastewater treatment works - being sewage treatment works, a community wastewater management system, winery wastewater treatment works or any other wastewater treatment works with the capacity to treat, during a 12 month period, more than 2.5ML of wastewater.</p> <p>(EPA Licence required at more than 5 ML)</p>		<p>arising from activities of environmental significance and other activities that have the potential to cause serious environmental harm.</p>	<p>9 of the Planning, Development and Infrastructure (General) Regulations 2017 applies.</p>
<p>Feedlots - being carrying on an operation for holding in confined yard or area and feeding principally by mechanical means or by hand not less than an average of 200 cattle (EPA Licence) or 1,600 sheep or goats per day over any period of 12 months, but excluding any such operation carried on at an abattoir, slaughterhouse or saleyard or for the purpose only of drought or other emergency feeding.</p>			
<p>Piggeries - being the conduct of a piggery (being premises having confined or roofed structures for keeping pigs) with a capacity of 130 or more standard pig units. (EPA licence required at 650 or more standard pig units)</p>			
<p>Dairies - being the carrying on of a dairy with a total processing capacity exceeding more than 100 milking animals at any 1 time.</p>			

## Part 4 - General Development Policies

### Advertisements

#### Assessment Provisions (AP)

Desired Outcome (DO)

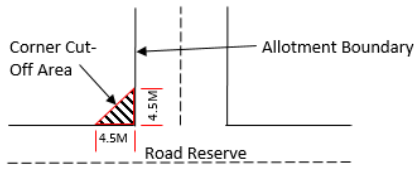
Desired Outcome	
DO 1	Advertisements and advertising hoardings are appropriate to context, efficient and effective in communicating with the public, limited in number to avoid clutter, and do not create hazard.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Appearance	
<p>PO 1.1</p> <p>Advertisements are compatible and integrated with the design of the building and/or land they are located on.</p>	<p>DTS/DPF 1.1</p> <p>Advertisements attached to a building satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are not located in a Neighbourhood-type zone</li> <li>(b) where they are flush with a wall:                             <ul style="list-style-type: none"> <li>(i) if located at canopy level, are in the form of a fascia sign</li> <li>(ii) if located above canopy level:                                     <ul style="list-style-type: none"> <li>A. do not have any part rising above parapet height</li> </ul> </li> </ul> </li> </ul>

	<p>B. are not attached to the roof of the building</p> <p>(c) where they are not flush with a wall:</p> <p>(i) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(ii) if attached to a two-storey building:</p> <p>A. has no part located above the finished floor level of the second storey of the building</p> <p>B. does not protrude beyond the outer limits of any verandah structure below</p> <p>C. does not have a sign face that exceeds 1m<sup>2</sup> per side.</p> <p>(d) if located below canopy level, are flush with a wall</p> <p>(e) if located at canopy level, are in the form of a fascia sign</p> <p>(f) if located above a canopy:</p> <p>(i) are flush with a wall</p> <p>(ii) do not have any part rising above parapet height</p> <p>(iii) are not attached to the roof of the building.</p> <p>(g) if attached to a verandah, no part of the advertisement protrudes beyond the outer limits of the verandah structure</p> <p>(h) if attached to a two-storey building, have no part located above the finished floor level of the second storey of the building</p> <p>(i) where they are flush with a wall, do not, in combination with any other existing sign, cover more than 15% of the building facade to which they are attached.</p>
<p>PO 1.2</p> <p>Advertising hoardings do not disfigure the appearance of the land upon which they are situated or the character of the locality.</p>	<p>DTS/DPF 1.2</p> <p>Where development comprises an advertising hoarding, the supporting structure is:</p> <p>(a) concealed by the associated advertisement and decorative detailing or</p> <p>(b) not visible from an adjacent public street or thoroughfare, other than a support structure in the form of a single or dual post design.</p>
<p>PO 1.3</p> <p>Advertising does not encroach on public land or the land of an adjacent allotment.</p>	<p>DTS/DPF 1.3</p> <p>Advertisements and/or advertising hoardings are contained within the boundaries of the site.</p>
<p>PO 1.4</p> <p>Where possible, advertisements on public land are integrated with existing structures and infrastructure.</p>	<p>DTS/DPF 1.4</p> <p>Advertisements on public land that meet at least one of the following:</p> <p>(a) achieves Advertisements DTS/DPF 1.1</p> <p>(b) are integrated with a bus shelter.</p>
<p>PO 1.5</p> <p>Advertisements and/or advertising hoardings are of a scale and size appropriate to the character of the locality.</p>	<p>DTS/DPF 1.5</p> <p>None are applicable.</p>
Proliferation of Advertisements	
<p>PO 2.1</p> <p>Proliferation of advertisements is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.1</p> <p>No more than one freestanding advertisement is displayed per occupancy.</p>
<p>PO 2.2</p> <p>Multiple business or activity advertisements are co-located and coordinated to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.2</p> <p>Advertising of a multiple business or activity complex is located on a single advertisement fixture or structure.</p>
<p>PO 2.3</p> <p>Proliferation of advertisements attached to buildings is minimised to avoid visual clutter and untidiness.</p>	<p>DTS/DPF 2.3</p> <p>Advertisements satisfy all of the following:</p> <p>(a) are attached to a building</p>



	<ul style="list-style-type: none"> <li>(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</li> <li>(c) do not result in more than one sign per occupancy that is not flush with a wall.</li> </ul>
Advertising Content	
<p>PO 3.1</p> <p>Advertisements are limited to information relating to the lawful use of land they are located on to assist in the ready identification of the activity or activities on the land and avoid unrelated content that contributes to visual clutter and untidiness.</p>	<p>DTS/DPF 3.1</p> <p>Advertisements contain information limited to a lawful existing or proposed activity or activities on the same site as the advertisement.</p>
Amenity Impacts	
<p>PO 4.1</p> <p>Light spill from advertisement illumination does not unreasonably compromise the amenity of sensitive receivers.</p>	<p>DTS/DPF 4.1</p> <p>Advertisements do not incorporate any illumination.</p>
Safety	
<p>PO 5.1</p> <p>Advertisements and/or advertising hoardings erected on a verandah or projecting from a building wall are designed and located to allow for safe and convenient pedestrian access.</p>	<p>DTS/DPF 5.1</p> <p>Advertisements have a minimum clearance of 2.5m between the top of the footpath and base of the underside of the sign.</p>
<p>PO 5.2</p> <p>Advertisements and/or advertising hoardings do not distract or create a hazard to drivers through excessive illumination.</p>	<p>DTS/DPF 5.2</p> <p>No advertisement illumination is proposed.</p>
<p>PO 5.3</p> <p>Advertisements and/or advertising hoardings do not create a hazard to drivers by:</p> <ul style="list-style-type: none"> <li>(a) being liable to interpretation by drivers as an official traffic sign or signal</li> <li>(b) obscuring or impairing drivers' view of official traffic signs or signals</li> <li>(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.</li> </ul>	<p>DTS/DPF 5.3</p> <p>Advertisements satisfy all of the following:</p> <ul style="list-style-type: none"> <li>(a) are not located in a public road or rail reserve</li> <li>(b) are located wholly outside the land shown as 'Corner Cut-Off Area' in the following diagram</li> </ul> 
<p>PO 5.4</p> <p>Advertisements and/or advertising hoardings do not create a hazard by distracting drivers from the primary driving task at a location where the demands on driver concentration are high.</p>	<p>DTS/DPF 5.4</p> <p>Advertisements and/or advertising hoardings are not located along or adjacent to a road having a speed limit of 80km/h or more.</p>
<p>PO 5.5</p> <p>Advertisements and/or advertising hoardings provide sufficient clearance from the road carriageway to allow for safe and convenient movement by all road users.</p>	<p>DTS/DPF 5.5</p> <p>Where the advertisement or advertising hoarding is:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(c) on any other kerbed or unkerbed road, the advertisement or advertising hoarding is located a minimum of the following distance from the roadside edge of the kerb or the seal:             <ul style="list-style-type: none"> <li>(a) 110 km/h road - 14m</li> <li>(b) 100 km/h road - 13m</li> <li>(c) 90 km/h road - 10m</li> <li>(d) 70 or 80 km/h road - 8.5m.</li> </ul> </li> </ul>

<p>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.</p>	<p>DTS/DPF 5.6 Advertising: (a) is not illuminated (b) does not incorporate a moving or changing display or message (c) does not incorporate a flashing light(s).</p>
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## Animal Keeping and Horse Keeping

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Siting and Design	
<p>PO 1.1 Animal keeping, horse keeping and associated activities do not create adverse impacts on the environment or the amenity of the locality.</p>	<p>DTS/DPF 1.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 1.2 None are applicable.</p>
Horse Keeping	
<p>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.</p>	<p>DTS/DPF 2.1 None are applicable.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>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.</p>
<p>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.</p>	<p>DTS/DPF 2.4 Stables, horse shelters and associated yards are set back 50m or more from a watercourse.</p>

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

## Aquaculture

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land-based Aquaculture	
PO 1.1 Land-based aquaculture and associated components are sited and designed to mitigate adverse impacts on nearby sensitive receivers.	DTS/DPF 1.1 Land-based aquaculture and associated components are located to satisfy all of the following:  (a) 200m or more from a sensitive receiver in other ownership

	(b) 500m or more from the boundary of a zone primarily intended to accommodate sensitive receivers  or  The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
PO 1.2 Land-based aquaculture and associated components are sited and designed to prevent surface flows from entering ponds in a 1% AEP sea flood level event.	DTS/DPF 1.2 None are applicable.
PO 1.3 Land-based aquaculture and associated components are sited and designed to prevent pond leakage that would pollute groundwater.	DTS/DPF 1.3 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
PO 1.4 Land-based aquaculture and associated components are sited and designed to prevent farmed species escaping and entering into any waters.	DTS/DPF 1.4 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
PO 1.5 Land-based aquaculture and associated components, including intake and discharge pipes, are designed to minimise the need to traverse sensitive areas to minimise impact on the natural environment.	DTS/DPF 1.5 None are applicable.
PO 1.6 Pipe inlets and outlets associated with land-based aquaculture are sited and designed to minimise the risk of disease transmission.	DTS/DPF 1.6 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
PO 1.7 Storage areas associated with aquaculture activity are integrated with the use of the land and sited and designed to minimise their visual impact on the surrounding environment.	DTS/DPF 1.7 None are applicable.
Marine Based Aquaculture	
PO 2.1 Marine aquaculture is sited and designed to minimise its adverse impacts on sensitive ecological areas including:  (a) creeks and estuaries (b) wetlands (c) significant seagrass and mangrove communities (d) marine habitats and ecosystems.	DTS/DPF 2.1 None are applicable.
PO 2.2 Marine aquaculture is sited in areas with adequate water current to disperse sediments and dissolve particulate wastes to prevent the build-up of waste that may cause environmental harm.	DTS/DPF 2.2 The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
PO 2.3 Marine aquaculture is designed to not involve discharge of human waste on the site, on any adjacent land or into nearby waters.	DTS/DPF 2.3 The development does not include toilet facilities located over water.
PO 2.4 Marine aquaculture (other than inter-tidal aquaculture) is located an appropriate distance seaward of the high water mark.	DTS/DPF 2.4 Marine aquaculture development is located 100m or more seaward of the high water mark  or  The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i> .
PO 2.5 Marine aquaculture is sited and designed to not obstruct or interfere with:	DTS/DPF 2.5 None are applicable.

<ul style="list-style-type: none"> <li>(a) areas of high public use</li> <li>(b) areas, including beaches, used for recreational activities such as swimming, fishing, skiing, sailing and other water sports</li> <li>(c) areas of outstanding visual or environmental value</li> <li>(d) areas of high tourism value</li> <li>(e) areas of important regional or state economic activity, including commercial ports, wharfs and jetties</li> <li>(f) the operation of infrastructure facilities including inlet and outlet pipes associated with the desalination of sea water.</li> </ul>	
<p>PO 2.6</p> <p>Marine aquaculture is sited and designed to minimise interference and obstruction to the natural processes of the coastal and marine environment.</p>	<p>DTS/DPF 2.6</p> <p>None are applicable.</p>
<p>PO 2.7</p> <p>Marine aquaculture is designed to be as unobtrusive as practicable by incorporating measures such as:</p> <ul style="list-style-type: none"> <li>(a) using feed hoppers painted in subdued colours and suspending them as close as possible to the surface of the water</li> <li>(b) positioning structures to protrude the minimum distance practicable above the surface of the water</li> <li>(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</li> <li>(d) positioning racks, floats and other farm structures in unobtrusive locations landward from the shoreline.</li> </ul>	<p>DTS/DPF 2.7</p> <p>None are applicable.</p>
<p>PO 2.8</p> <p>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.</p>	<p>DTS/DPF 2.8</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p>
<p>PO 2.9</p> <p>Access, launching and maintenance facilities are developed as common user facilities and are co-located where practicable to mitigate adverse impacts on coastal areas.</p>	<p>DTS/DPF 2.9</p> <p>The development utilises existing established roads, tracks, ramps and/or paths (as applicable) to access the sea.</p>
<p>PO 2.10</p> <p>Marine aquaculture is sited to minimise potential impacts on, and to protect the integrity of, reserves under the <i>National Parks and Wildlife Act 1972</i>.</p>	<p>DTS/DPF 2.10</p> <p>Marine aquaculture is located 1000m or more seaward of the boundary of any reserve under the <i>National Parks and Wildlife Act 1972</i>.</p>
<p>PO 2.11</p> <p>Onshore storage, cooling and processing facilities do not impair the coastline and its visual amenity by:</p> <ul style="list-style-type: none"> <li>(a) being sited, designed, landscaped and of a scale to reduce the overall bulk and appearance of buildings and complement the coastal landscape</li> <li>(b) making provision for appropriately sited and designed vehicular access arrangements, including using existing vehicular access arrangements as far as practicable</li> <li>(c) incorporating appropriate waste treatment and disposal.</li> </ul>	<p>DTS/DPF 2.11</p> <p>The development does not include any onshore facilities in conjunction with a proposal for marine aquaculture.</p>
Navigation and Safety	
<p>PO 3.1</p> <p>Marine aquaculture sites are suitably marked to maintain navigational safety.</p>	<p>DTS/DPF 3.1</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p>
<p>PO 3.2</p> <p>Marine aquaculture is sited to provide adequate separation between farms for safe navigation.</p>	<p>DTS/DPF 3.2</p> <p>The development is the subject of an aquaculture lease and/or licence (as applicable) granted under the <i>Aquaculture Act 2001</i>.</p>
Environmental Management	
<p>PO 4.1</p>	<p>DTS/DPF 4.1</p>

Marine aquaculture is maintained to prevent hazards to people and wildlife, including breeding grounds and habitats of native marine mammals and terrestrial fauna, especially migratory species.	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 <i>Aquaculture Act 2001</i> .

### Beverage Production in Rural Areas

#### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Odour and Noise	
PO 1.1 Beverage production activities are designed and sited to minimise odour impacts on rural amenity.	DTS/DPF 1.1 None are applicable.
PO 1.2 Beverage production activities are designed and sited to minimise noise impacts on sensitive receivers.	DTS/DPF 1.2 None are applicable.
PO 1.3 Fermentation, distillation, manufacturing, storage, packaging and bottling activities occur within enclosed buildings to improve the visual appearance within a locality and manage noise associated with these activities.	DTS/DPF 1.3 None are applicable.
PO 1.4 Breweries are designed to minimise odours emitted during boiling and fermentation stages of production.	DTS/DPF 1.4 Brew kettles are fitted with a vapour condenser.
PO 1.5 Beverage production solid wastes are stored in a manner that minimises	DTS/DPF 1.5 Solid waste from beverage production is collected and stored in sealed

odour impacts on sensitive receivers in other ownership.	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: <ul style="list-style-type: none"> <li>(a) a declaration is provided by or on behalf of the applicant to the effect that the proposal would not be contrary to the regulations prescribed for the purposes of section 86 of the <i>Electricity Act 1996</i></li> <li>(b) there are no aboveground powerlines adjoining the site that are the subject of the proposed development.</li> </ul>

Design

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is: <ul style="list-style-type: none"> <li>(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</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

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 ( <u>in the form of verandahs, awnings, canopies and the like, with adequate lighting</u> ) to positively contribute to the walkability, comfort and safety of the public realm.	DTS/DPF 1.2 None are applicable.

PO 1.3	DTS/DPF 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.	None are applicable.
PO 1.4	DTS/DPF 1.4
Plant, exhaust and intake vents and other technical equipment is integrated into the building design to minimise visibility from the public realm and negative impacts on residential amenity by: <ul style="list-style-type: none"> <li>(a) positioning plant and equipment in unobtrusive locations viewed from public roads and spaces</li> <li>(b) screening rooftop plant and equipment from view</li> <li>(c) when located on the roof of non-residential development, locating the plant and equipment as far as practicable from adjacent sensitive land uses.</li> </ul>	Development does not incorporate any structures that protrude beyond the roofline.
PO 1.5	DTS/DPF 1.5
The negative visual impact of outdoor storage, waste management, loading and service areas is minimised by integrating them into the building design and screening them from public view (such as fencing, landscaping and built form) taking into account the form of development contemplated in the relevant zone.	None are applicable.
Safety	
PO 2.1	DTS/DPF 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.	None are applicable.
PO 2.2	DTS/DPF 2.2
Development is designed to differentiate public, communal and private areas.	None are applicable.
PO 2.3	DTS/DPF 2.3
Buildings are designed with safe, perceptible and direct access from public street frontages and vehicle parking areas.	None are applicable.
PO 2.4	DTS/DPF 2.4
Development at street level is designed to maximise opportunities for passive surveillance of the adjacent public realm.	None are applicable.
PO 2.5	DTS/DPF 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.	None are applicable.
Landscaping	
PO 3.1	DTS/DPF 3.1
Soft landscaping and tree planting is incorporated to: <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) maximise shade and shelter</li> <li>(c) maximise stormwater infiltration</li> <li>(d) enhance the appearance of land and streetscapes</li> <li>(e) contribute to biodiversity.</li> </ul>	None are applicable.
PO 3.2	DTS/DPF 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.	None are applicable.
Environmental Performance	
PO 4.1	DTS/DPF 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.	None are applicable.
<p>PO 4.2</p> <p>Buildings are sited and designed to maximise passive environmental performance and minimise energy consumption and reliance on mechanical systems, such as heating and cooling.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>Buildings incorporate climate-responsive techniques and features such as building and window orientation, use of eaves, verandahs and shading structures, water harvesting, at ground landscaping, green walls, green roofs and photovoltaic cells.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
<b>Water Sensitive Design</b>	
<p>PO 5.1</p> <p>Development is sited and designed to maintain natural hydrological systems without negatively impacting:</p> <ul style="list-style-type: none"> <li>(a) the quantity and quality of surface water and groundwater</li> <li>(b) the depth and directional flow of surface water and groundwater</li> <li>(c) the quality and function of natural springs.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<b>On-site Waste Treatment Systems</b>	
<p>PO 6.1</p> <p>Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.</p>	<p>DTS/DPF 6.1</p> <p>Effluent disposal drainage areas do not:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) use an area also used as a driveway</li> <li>(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.</li> </ul>
<b>Carparking Appearance</b>	
<p>PO 7.1</p> <p>Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on the streetscapes through techniques such as:</p> <ul style="list-style-type: none"> <li>(a) limiting protrusion above finished ground level</li> <li>(b) screening through appropriate planting, fencing and mounding</li> <li>(c) limiting the width of openings and integrating them into the building structure.</li> </ul>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>PO 7.2</p> <p>Vehicle parking areas are appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.</p>	<p>DTS/DPF 7.2</p> <p>None are applicable.</p>
<p>PO 7.3</p> <p>Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.</p>	<p>DTS/DPF 7.3</p> <p>None are applicable.</p>
<p>PO 7.4</p> <p>Street level vehicle parking areas incorporate tree planting to provide shade and reduce solar heat absorption and reflection.</p>	<p>DTS/DPF 7.4</p> <p>None are applicable.</p>
<p>PO 7.5</p> <p>Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.</p>	<p>DTS/DPF 7.5</p> <p>None are applicable.</p>

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.
<b>Earthworks and sloping land</b>	
PO 8.1 Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.	DTS/DPF 8.1 Development does not involve any of the following:  (a) excavation exceeding a vertical height of 1m  (b) filling exceeding a vertical height of 1m  (c) a total combined excavation and filling vertical height of 2m or more.
PO 8.2 Driveways and access tracks are designed and constructed to allow safe and convenient access on sloping land (with a gradient exceeding 1 in 8).	DTS/DPF 8.2 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8) satisfy (a) and (b):  (a) do not have a gradient exceeding 25% (1-in-4) at any point along the driveway  (b) are constructed with an all-weather trafficable surface.
PO 8.3 Driveways and access tracks on sloping land (with a gradient exceeding 1 in 8):  (a) do not contribute to the instability of embankments and cuttings (b) provide level transition areas for the safe movement of people and goods to and from the development (c) are designed to integrate with the natural topography of the land.	DTS/DPF 8.3 None are applicable.
PO 8.4 Development on sloping land (with a gradient exceeding 1 in 8) avoids the alteration of natural drainage lines and includes on-site drainage systems to minimise erosion.	DTS/DPF 8.4 None are applicable.
PO 8.5 Development does not occur on land at risk of landslide nor increases the potential for landslide or land surface instability.	DTS/DPF 8.5 None are applicable.
<b>Fences and Walls</b>	
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.
<b>Overlooking / Visual Privacy (in building 3 storeys or less)</b>	
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

	<ul style="list-style-type: none"> <li>(b) have sill heights greater than or equal to 1.5m above finished floor level</li> <li>(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.</li> </ul>
<p>PO 10.2</p> <p>Development mitigates direct overlooking from balconies, terraces and decks to habitable rooms and private open space of adjoining residential uses.</p>	<p>DTS/DPF 10.2</p> <p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:                             <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
<p>All Residential development</p>	
<p>Front elevations and passive surveillance</p>	
<p>PO 11.1</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 11.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
<p>PO 11.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 11.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>
<p>Outlook and amenity</p>	
<p>PO 12.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 12.1</p> <p>A living room of a dwelling incorporates a window with an outlook towards the street frontage or private open space, public open space, or waterfront areas.</p>
<p>PO 12.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 12.2</p> <p>None are applicable.</p>
<p>Ancillary Development</p>	
<p>PO 13.1</p> <p>Residential ancillary buildings and structures are sited and designed to not detract from the streetscape or appearance of buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 13.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated:                             <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport:                             <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding:</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> <p>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:</p> <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary and</li> <li>(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</li> </ul> <p>(f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary</p> <p>(g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure</p> <p>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</p> <p>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</p> <p>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</p> <p>(k) retains a total area of soft landscaping in accordance with (i) or (ii), whichever is less:</p> <ul style="list-style-type: none"> <li>(i) a total area as determined by the following table: <table border="1" data-bbox="975 981 1522 1352"> <thead> <tr> <th>Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>201-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(ii) the amount of existing soft landscaping prior to the development occurring.</li> </ul>	Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	201-450	20%	>450	25%
Dwelling site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
201-450	20%										
>450	25%										
<p>PO 13.2</p> <p>Ancillary buildings and structures do not impede on-site functional requirements such as private open space provision or car parking requirements and do not result in over-development of the site.</p>	<p>DTS/DPF 13.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(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.</li> </ul>										
<p>PO 13.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa is positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 13.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>										
<p>PO 13.4</p>	<p>DTS/DPF 13.4</p>										

Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.

Non-residential ancillary buildings and structures:

- (a) are ancillary and subordinate to an existing non-residential use on the same site
- (b) have a floor area not exceeding the following:
 

Allotment size	Floor area
≤500m <sup>2</sup>	60m <sup>2</sup>
>500m <sup>2</sup>	80m <sup>2</sup>
- (c) are not constructed, added to or altered so that any part is situated:
  - (i) in front of any part of the building line of the main building to which it is ancillary
  - or
  - (ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)
- (d) in the case of a garage or carport, the garage or carport:
  - (i) is set back at least 5.5m from the boundary of the primary street
- (e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:
  - (i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary
  - (ii) the proposed wall or structure will be built along the same length of boundary as the existing adjacent wall or structure to the same or lesser extent
- (f) if situated on a boundary of the allotment (not being a boundary with a primary street or secondary street), all walls or structures on the boundary will not exceed 45% of the length of that boundary
- (g) will not be located within 3m of any other wall along the same boundary unless on an adjacent site on that boundary there is an existing wall of a building that would be adjacent to or about the proposed wall or structure
- (h) have a wall height (or post height) not exceeding 3m (and not including a gable end)
- (i) have a roof height where no part of the roof is more than 5m above the natural ground level
- (j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.

Garage appearance

PO 14.1  
Garaging is designed to not detract from the streetscape or appearance of a dwelling.

DTS/DPF 14.1  
Garages and carports facing a street:

- (a) are situated so that no part of the garage or carport is in front of any part of the building line of the dwelling
- (b) are set back at least 5.5m from the boundary of the primary street
- (c) have a garage door / opening not exceeding 7m in width
- (d) have a garage door / opening width not exceeding 50% of the site frontage unless the dwelling has two or more building levels at the building line fronting the same public street.

Massing

PO 15.1  
The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.

DTS/DPF 15.1  
None are applicable

Dwelling additions

PO 16.1  
Dwelling additions are sited and designed to not detract from the streetscape or amenity of adjoining properties and do not impede on-site functional requirements.

DTS / DPF 16.1  
Dwelling additions:

- (a) are not constructed, added to or altered so that any part is situated closer to a public street
- (b) do not result in:
  - (i) excavation exceeding a vertical height of 1m
  - (ii) filling exceeding a vertical height of 1m

	<ul style="list-style-type: none"> <li>(iii) a total combined excavation and filling vertical height of 2m or more</li> <li>(iv) less Private Open Space than specified in Design Table 1 - Private Open Space</li> <li>(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</li> <li>(vi) upper level windows facing side or rear boundaries unless:             <ul style="list-style-type: none"> <li>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</li> <li>B. have sill heights greater than or equal to 1.5m above finished floor level or</li> <li>C. incorporate screening to a height of 1.5m above finished floor level</li> </ul> </li> <li>(vii) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:             <ul style="list-style-type: none"> <li>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</li> <li>B. 1.7m above finished floor level in all other cases.</li> </ul> </li> </ul>
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**Private Open Space**

<p>PO 17.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 17.1</p> <p>Private open space is provided in accordance with Design Table 1 - Private Open Space.</p>
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**Water Sensitive Design**

<p>PO 18.1</p> <p>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.</p>	<p>DTS/DPF 18.1</p> <p>Residential development creating a common driveway / access that services 5 or more dwellings achieves the following stormwater runoff outcomes:</p> <ul style="list-style-type: none"> <li>(a) 80 per cent reduction in average annual total suspended solids</li> <li>(b) 60 per cent reduction in average annual total phosphorus</li> <li>(c) 45 per cent reduction in average annual total nitrogen.</li> </ul>
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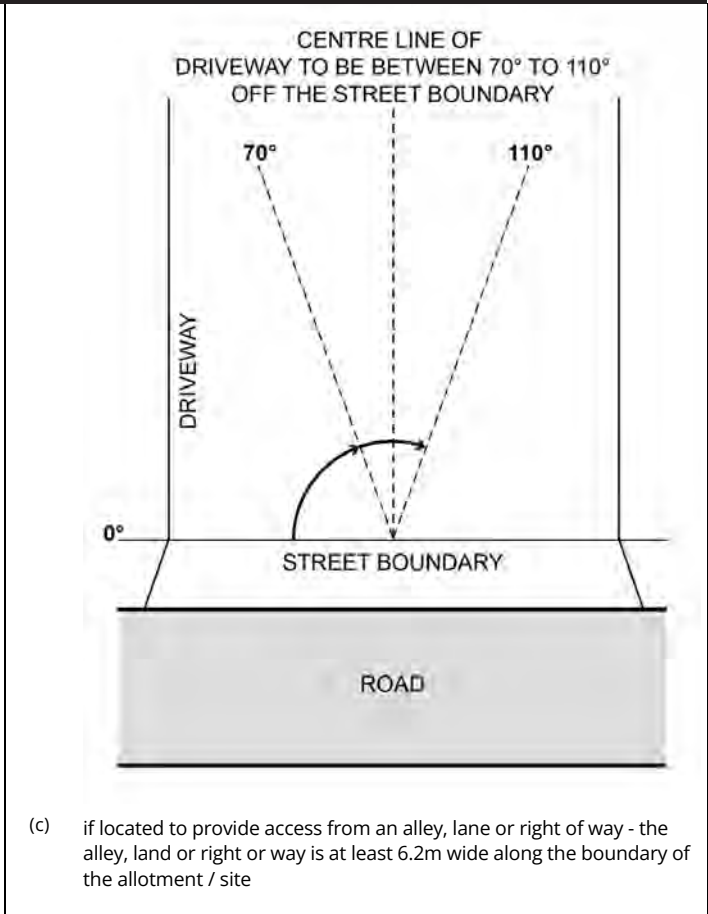
<p>PO 18.2</p> <p>Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.</p>	<p>DTS/DPF 18.2</p> <p>Development creating a common driveway / access that services 5 or more dwellings:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) manages site generated stormwater runoff up to and including the 1% AEP flood event to avoid flooding of buildings.</li> </ul>
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**Car parking, access and manoeuvrability**

<p>PO 19.1</p> <p>Enclosed parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces:             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side):</li> </ul>
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	<ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul>
<p>PO 19.2</p> <p>Uncovered parking spaces are of a size and dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 19.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m</li> </ul>
<p>PO 19.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 19.3</p> <p>Driveways and access points on sites with a frontage to a public road of 10m or less have a width between 3.0 and 3.2 metres measured at the property boundary and are the only access point provided on the site.</p>
<p>PO 19.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 19.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed: <ul style="list-style-type: none"> <li>(i) is set back 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(ii) is set back outside of the marked lines or infrastructure dedicating a pedestrian crossing</li> <li>(iii) does not involve the removal, relocation or damage to of mature street trees, street furniture or utility infrastructure services.</li> </ul> </li> </ul>
<p>PO 19.5</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 19.5</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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:</li> </ul>



PO 19.6  
 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

DTS/DPF 19.6  
 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:

- (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)
- (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
- (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

Waste storage

PO 20.1  
 Provision is made for the adequate and convenient storage of waste bins in a location screened from public view.

DTS/DPF 20.1  
 None are applicable.

Design of Transportable Dwellings

PO 21.1  
 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.

DTS/DPF 21.1  
 Buildings satisfy (a) or (b):

- (a) are not transportable  
or
- (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.

Group dwelling, residential flat buildings and battle-axe development

Amenity

PO 22.1  
 Dwellings are of a suitable size to accommodate a layout that is well organised and provides a high standard of amenity for occupants.

DTS/DPF 22.1  
 Dwellings have a minimum internal floor area in accordance with the following table:

Number of bedrooms	Minimum internal floor area

	Studio	35m <sup>2</sup>
	1 bedroom	50m <sup>2</sup>
	2 bedroom	65m <sup>2</sup>
	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
PO 22.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 22.2 None are applicable.	
PO 22.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 22.3 None are applicable.	
PO 22.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 22.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
<b>Communal Open Space</b>		
PO 23.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 23.1 None are applicable.	
PO 23.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 23.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 23.3 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 23.3 None are applicable.	
PO 23.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 23.4 None are applicable.	
PO 23.5 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 23.5 None are applicable.	
<b>Carparking, access and manoeuvrability</b>		
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: <ul style="list-style-type: none"> <li>(a) have a minimum width of 3m</li> <li>(b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> <li>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</li> <li>(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.</li> </ul> </li> </ul>
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.
<b>Soft Landscaping</b>	
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).
<b>Site Facilities / Waste Storage</b>	
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: <ul style="list-style-type: none"> <li>(a) located away, or screened, from public view, and</li> <li>(b) conveniently located in proximity to dwellings and the waste collection point.</li> </ul>	DTS/DPF 26.3 None are applicable.
PO 26.4	DTS/DPF 26.4

Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 26.5 Where waste bins cannot be conveniently collected from the street, provision is made for on-site waste collection, designed to accommodate the safe and convenient access, egress and movement of waste collection vehicles.	DTS/DPF 26.5 None are applicable.
PO 26.6 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 26.6 None are applicable.
Supported accommodation and retirement facilities	
Siting and Configuration	
PO 27.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 27.1 None are applicable.
Movement and Access	
PO 28.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40 and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 28.1 None are applicable.
Communal Open Space	
PO 29.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 29.1 None are applicable.
PO 29.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 29.2 None are applicable.
PO 29.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 29.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 29.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 29.4 None are applicable.
PO 29.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 29.5 None are applicable.
PO 29.6 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 29.6 None are applicable.

Site Facilities / Waste Storage	
PO 30.1 Development is designed to provide storage areas for personal items and specialised equipment such as small electric powered vehicles, including facilities for the recharging of small electric powered vehicles.	DTS/DPF 30.1 None are applicable.
PO 30.2 Provision is made for suitable mailbox facilities close to the major pedestrian entry to the site or conveniently located considering the nature of accommodation and mobility of occupants.	DTS/DPF 30.2 None are applicable.
PO 30.3 Provision is made for suitable external clothes drying facilities.	DTS/DPF 30.3 None are applicable.
PO 30.4 Provision is made for suitable household waste and recyclable material storage facilities conveniently located and screened from public view.	DTS/DPF 30.4 None are applicable.
PO 30.5 Waste and recyclable material storage areas are located away from dwellings.	DTS/DPF 30.5 Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 30.6 Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	DTS/DPF 30.6 None are applicable.
PO 30.7 Services including gas and water meters are conveniently located and screened from public view.	DTS/DPF 30.7 None are applicable.
All non-residential development	
Water Sensitive Design	
PO 31.1 Development likely to result in significant risk of export of litter, oil or grease includes stormwater management systems designed to 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											
<p>PO 33.1</p> <p>Decks are designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) complement the associated building form</li> <li>(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</li> <li>(c) minimise cut and fill and overall massing when viewed from adjacent land.</li> </ul>	<p>DTS/DPF 33.1</p> <p>Decks:</p> <ul style="list-style-type: none"> <li>(a) where ancillary to a dwelling:                             <ul style="list-style-type: none"> <li>(i) are not constructed, added to or altered so that any part is situated:                                     <ul style="list-style-type: none"> <li>A. in front of any part of the building line of the dwelling to which it is ancillary or</li> <li>B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(ii) are set back at least 900mm from side or rear allotment boundaries</li> <li>(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling</li> <li>(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:                                     <ul style="list-style-type: none"> <li>A. a total area is determined by the following table:   <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr style="background-color: #003366; color: white;"> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>B. the amount of existing soft landscaping prior to the development occurring.</li> </ul> </li> </ul> </li> <li>(b) where in association with a non-residential use:                             <ul style="list-style-type: none"> <li>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.</li> <li>(ii) are set back at least 2 metres from a public road.</li> <li>(iii) have a floor area not exceeding 25m<sup>2</sup></li> </ul> </li> <li>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</li> </ul>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
<p>PO 33.2</p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p>	<p>DTS/DPF 33.2</p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p>										
<p>PO 33.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p>	<p>DTS/DPF 33.3</p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										

**Table 1 - Private Open Space**

Dwelling Type	Minimum Rate

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

### Design in Urban Areas

### Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<p>Development is:</p> <ul style="list-style-type: none"> <li>(a) contextual - by considering, recognising and carefully responding to its natural surroundings or built environment and positively contributing to the character of the locality</li> <li>(b) durable - fit for purpose, adaptable and long lasting</li> <li>(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</li> <li>(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.</li> </ul>

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	DTS/DPF 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.	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.
<b>Safety</b>	
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.
<b>Landscaping</b>	
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.
<b>Environmental Performance</b>	
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	DTS/DPF 4.2 None are applicable.

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.	DTS/DPF 4.3 None are applicable.
Water Sensitive Design	
PO 5.1 Development is sited and designed to maintain natural hydrological systems without negatively impacting:  (a) the quantity and quality of surface water and groundwater (b) the depth and directional flow of surface water and groundwater (c) the quality and function of natural springs.	DTS/DPF 5.1 None are applicable.
On-site Waste Treatment Systems	
PO 6.1 Dedicated on-site effluent disposal areas do not include any areas to be used for, or could be reasonably foreseen to be used for, private open space, driveways or car parking.	DTS/DPF 6.1 Effluent disposal drainage areas do not:  (a) encroach within an area used as private open space or result in less private open space than that specified in Design in Urban Areas Table 1 - Private Open Space (b) use an area also used as a driveway (c) encroach within an area used for on-site car parking or result in less on-site car parking than that specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.
Car parking appearance	
PO 7.1 Development facing the street is designed to minimise the negative impacts of any semi-basement and undercroft car parking on streetscapes through techniques such as:  (a) limiting protrusion above finished ground level (b) screening through appropriate planting, fencing and mounding (c) limiting the width of openings and integrating them into the building structure.	DTS/DPF 7.1 None are applicable.
PO 7.2 Vehicle parking areas appropriately located, designed and constructed to minimise impacts on adjacent sensitive receivers through measures such as ensuring they are attractively developed and landscaped, screen fenced and the like.	DTS/DPF 7.2 None are applicable.
PO 7.3 Safe, legible, direct and accessible pedestrian connections are provided between parking areas and the development.	DTS/DPF 7.3 None are applicable.
PO 7.4 Street-level vehicle parking areas incorporate tree planting to provide shade, reduce solar heat absorption and reflection.	DTS/DPF 7.4 Vehicle parking areas that are open to the sky and comprise 10 or more car parking spaces include a shade tree with a mature canopy of 4m diameter spaced for each 10 car parking spaces provided and a landscaped strip on any road frontage of a minimum dimension of 1m.
PO 7.5 Street level parking areas incorporate soft landscaping to improve visual appearance when viewed from within the site and from public places.	DTS/DPF 7.5 Vehicle parking areas comprising 10 or more car parking spaces include soft landscaping with a minimum dimension of:  (a) 1m along all public road frontages and allotment boundaries (b) 1m between double rows of car parking spaces.
PO 7.6 Vehicle parking areas and associated driveways are landscaped to provide	DTS/DPF 7.6 None are applicable.

shade and positively contribute to amenity.	
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.
<b>Earthworks and sloping land</b>	
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.
<b>Fences and walls</b>	
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.
<b>Overlooking / Visual Privacy (low rise buildings)</b>	
PO 10.1 Development mitigates direct overlooking from upper level windows to habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones.	DTS/DPF 10.1 Upper level windows facing side or rear boundaries shared with a residential use in a neighbourhood-type zone:  (a) are permanently obscured to a height of 1.5m above finished floor level and are fixed or not capable of being opened more than 125mm (b) have sill heights greater than or equal to 1.5m above finished floor level (c) incorporate screening with a maximum of 25% openings, permanently fixed no more than 500mm from the window surface and sited adjacent to any part of the window less than 1.5 m above the finished floor level.
PO 10.2	DTS/DPF 10.2

<p>Development mitigates direct overlooking from balconies to habitable rooms and private open space of adjoining residential uses in neighbourhood type zones.</p>	<p>One of the following is satisfied:</p> <ul style="list-style-type: none"> <li>(a) the longest side of the balcony or terrace will face a public road, public road reserve or public reserve that is at least 15m wide in all places faced by the balcony or terrace</li> <li>or</li> <li>(b) all sides of balconies or terraces on upper building levels are permanently obscured by screening with a maximum 25% transparency/openings fixed to a minimum height of:                         <ul style="list-style-type: none"> <li>(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</li> <li>or</li> <li>(ii) 1.7m above finished floor level in all other cases</li> </ul> </li> </ul>
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**Site Facilities / Waste Storage (excluding low rise residential development)**

<p>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.</p>	<p>DTS/DPF 11.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 11.2 None are applicable.</p>
<p>PO 11.3 Communal waste storage and collection areas are designed to be well ventilated and located away from habitable rooms.</p>	<p>DTS/DPF 11.3 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 11.4 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 11.5 None are applicable.</p>

**All Development - Medium and High Rise**

**External Appearance**

<p>PO 12.1 Buildings positively contribute to the character of the local area by responding to local context.</p>	<p>DTS/DPF 12.1 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 12.2 None are applicable.</p>
<p>PO 12.3 Buildings are designed to reduce visual mass by breaking up building elevations into distinct elements.</p>	<p>DTS/DPF 12.3 None are applicable.</p>
<p>PO 12.4 Boundary walls visible from public land include visually interesting treatments to break up large blank elevations.</p>	<p>DTS/DPF 12.4 None are applicable.</p>
<p>PO 12.5 External materials and finishes are durable and age well to minimise ongoing maintenance requirements.</p>	<p>DTS/DPF 12.5 Buildings utilise a combination of the following external materials and finishes:</p> <ul style="list-style-type: none"> <li>(a) masonry</li> <li>(b) natural stone</li> <li>(c) pre-finished materials that minimise staining, discolouring or deterioration.</li> </ul>
<p>PO 12.6 Street-facing building elevations are designed to provide attractive, high</p>	<p>DTS/DPF 12.6 Building street frontages incorporate:</p>

<p>quality and pedestrian-friendly street frontages.</p>	<ul style="list-style-type: none"> <li>(a) active uses such as shops or offices</li> <li>(b) prominent entry areas for multi-storey buildings (where it is a common entry)</li> <li>(c) habitable rooms of dwellings</li> <li>(d) areas of communal public realm with public art or the like, where consistent with the zone and/or subzone provisions.</li> </ul>
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<p>PO 12.7 Entrances to multi-storey buildings are safe, attractive, welcoming, functional and contribute to streetscape character.</p>	<p>DTS/DPF 12.7 Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> <li>(a) oriented towards the street</li> <li>(b) clearly visible and easily identifiable from the street and vehicle parking areas</li> <li>(c) designed to be prominent, accentuated and a welcoming feature if there are no active or occupied ground floor uses</li> <li>(d) designed to provide shelter, a sense of personal address and transitional space around the entry</li> <li>(e) located as close as practicable to the lift and / or lobby access to minimise the need for long access corridors</li> <li>(f) designed to avoid the creation of potential areas of entrapment.</li> </ul>
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<p>PO 12.8 Building services, plant and mechanical equipment are screened from the public realm.</p>	<p>DTS/DPF 12.8 None are applicable.</p>
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**Landscaping**

<p>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.</p>	<p>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.</p>
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<p>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.</p>	<p>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.</p> <table border="1" data-bbox="823 1249 1536 1691"> <thead> <tr> <th>Site area</th> <th>Minimum deep soil area</th> <th>Minimum dimension</th> <th>Tree / deep soil zones</th> </tr> </thead> <tbody> <tr> <td>&lt;300 m<sup>2</sup></td> <td>10 m<sup>2</sup></td> <td>1.5m</td> <td>1 small tree / 10 m<sup>2</sup></td> </tr> <tr> <td>300-1500 m<sup>2</sup></td> <td>7% site area</td> <td>3m</td> <td>1 medium tree / 30 m<sup>2</sup></td> </tr> <tr> <td>&gt;1500 m<sup>2</sup></td> <td>7% site area</td> <td>6m</td> <td>1 large or medium tree / 60 m<sup>2</sup></td> </tr> </tbody> </table> <p><b>Tree size and site area definitions</b></p> <table border="1" data-bbox="823 1736 1536 2049"> <tr> <td>Small tree</td> <td>4-6m mature height and 2-4m canopy spread</td> </tr> <tr> <td>Medium tree</td> <td>6-12m mature height and 4-8m canopy spread</td> </tr> <tr> <td>Large tree</td> <td>12m mature height and &gt;8m canopy spread</td> </tr> <tr> <td>Site area</td> <td>The total area for development site, not average area per dwelling</td> </tr> </table>	Site area	Minimum deep soil area	Minimum dimension	Tree / deep soil zones	<300 m <sup>2</sup>	10 m <sup>2</sup>	1.5m	1 small tree / 10 m <sup>2</sup>	300-1500 m <sup>2</sup>	7% site area	3m	1 medium tree / 30 m <sup>2</sup>	>1500 m <sup>2</sup>	7% site area	6m	1 large or medium tree / 60 m <sup>2</sup>	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
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<p>PO 13.3</p>	<p>DTS/DPF 13.3</p>
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Deep soil zones with access to natural light are provided to assist in maintaining vegetation health.	None are applicable.
PO 13.4 Unless separated by a public road or reserve, development sites adjacent to any zone that has a primary purpose of accommodating low-rise residential development incorporate a deep soil zone along the common boundary to enable medium to large trees to be retained or established to assist in screening new buildings of 3 or more building levels in height.	DTS/DPF 13.4 Building elements of 3 or more building levels in height are set back at least 6m from a zone boundary in which a deep soil zone area is incorporated.
Environmental	
PO 14.1 Development minimises detrimental micro-climatic impacts on adjacent land and buildings.	DTS/DPF 14.1 None are applicable.
PO 14.2 Development incorporates sustainable design techniques and features such as window orientation, eaves and shading structures, water harvesting and use, green walls and roof designs that enable the provision of rain water tanks (where they are not provided elsewhere on site), green roofs and photovoltaic cells.	DTS/DPF 14.2 None are applicable.
PO 14.3 Development of 5 or more building levels, or 21m or more in height (as measured from natural ground level and excluding roof-mounted mechanical plant and equipment) is designed to minimise the impacts of wind through measures such as:  (a) a podium at the base of a tall tower and aligned with the street to deflect wind away from the street (b) substantial verandahs around a building to deflect downward travelling wind flows over pedestrian areas (c) the placement of buildings and use of setbacks to deflect the wind at ground level (d) avoiding tall shear elevations that create windy conditions at street level.	DTS/DPF 14.3 None are applicable.
Car Parking	
PO 15.1 Multi-level vehicle parking structures are designed to contribute to active street frontages and complement neighbouring buildings.	DTS/DPF 15.1 Multi-level vehicle parking structures within buildings:  (a) provide land uses such as commercial, retail or other non-car parking uses along ground floor street frontages (b) incorporate facade treatments in building elevations facing along major street frontages that are sufficiently enclosed and detailed to complement adjacent buildings.
PO 15.2 Multi-level vehicle parking structures within buildings complement the surrounding built form in terms of height, massing and scale.	DTS/DPF 15.2 None are applicable.
Overlooking/Visual Privacy	
PO 16.1 Development mitigates direct overlooking of habitable rooms and private open spaces of adjacent residential uses in neighbourhood-type zones through measures such as:  (a) appropriate site layout and building orientation (b) off-setting the location of balconies and windows of habitable rooms or areas with those of other buildings so that views are oblique rather than direct to avoid direct line of sight (c) building setbacks from boundaries (including building boundary to boundary where appropriate) that interrupt views or that provide a spatial separation between balconies or windows of habitable rooms (d) screening devices that are integrated into the building design and have minimal negative effect on residents' or neighbours' amenity.	DTS/DPF 16.1 None are applicable.

## All residential development

## Front elevations and passive surveillance

<p>PO 17.1</p> <p>Dwellings incorporate windows facing primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 17.1</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street.</li> </ul>
<p>PO 17.2</p> <p>Dwellings incorporate entry doors within street frontages to address the street and provide a legible entry point for visitors.</p>	<p>DTS/DPF 17.2</p> <p>Dwellings with a frontage to a public street have an entry door visible from the primary street boundary.</p>

## Outlook and Amenity

<p>PO 18.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 18.1</p> <p>A living room of a dwelling incorporates a window with an external outlook of the street frontage, private open space, public open space, or waterfront areas.</p>
<p>PO 18.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 18.2</p> <p>None are applicable.</p>

## Ancillary Development

<p>PO 19.1</p> <p>Residential ancillary buildings are sited and designed to not detract from the streetscape or appearance of primary residential buildings on the site or neighbouring properties.</p>	<p>DTS/DPF 19.1</p> <p>Ancillary buildings:</p> <ul style="list-style-type: none"> <li>(a) are ancillary to a dwelling erected on the same site</li> <li>(b) have a floor area not exceeding 60m<sup>2</sup></li> <li>(c) are not constructed, added to or altered so that any part is situated: <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the dwelling to which it is ancillary</li> <li>or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport: <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> <li>(ii) when facing a primary street or secondary street, has a total door / opening not exceeding: <ul style="list-style-type: none"> <li>A. for dwellings of single building level - 7m in width or 50% of the site frontage, whichever is the lesser</li> <li>B. for dwellings comprising two or more building levels at the building line fronting the same public street - 7m in width</li> </ul> </li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless: <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> <li>and</li> <li>(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</li> </ul> </li> <li>(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</li> <li>(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</li> <li>(h) have a wall height or post height not exceeding 3m above natural ground level (and not including a gable end)</li> </ul>
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	<ul style="list-style-type: none"> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour</li> <li>(k) retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (i) or (ii), whichever is less:             <ul style="list-style-type: none"> <li>(i) a total area as determined by the following table:                 <table border="1" data-bbox="975 331 1524 707"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>(ii) the amount of existing soft landscaping prior to the development occurring.</li> </ul> </li> </ul>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
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<p>PO 19.2</p> <p>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.</p>	<p>DTS/DPF 19.2</p> <p>Ancillary buildings and structures do not result in:</p> <ul style="list-style-type: none"> <li>(a) less private open space than specified in Design in Urban Areas Table 1 - Private Open Space</li> <li>(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.</li> </ul>										
<p>PO 19.3</p> <p>Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers.</p>	<p>DTS/DPF 19.3</p> <p>The pump and/or filtration system is ancillary to a dwelling erected on the same site and is:</p> <ul style="list-style-type: none"> <li>(a) enclosed in a solid acoustic structure that is located at least 5m from the nearest habitable room located on an adjoining allotment or</li> <li>(b) located at least 12m from the nearest habitable room located on an adjoining allotment.</li> </ul>										
<p>PO 19.4</p> <p>Buildings and structures that are ancillary to an existing non-residential use do not detract from the streetscape character, appearance of buildings on the site of the development, or the amenity of neighbouring properties.</p>	<p>DTS/DPF 19.4</p> <p>Non-residential ancillary buildings and structures:</p> <ul style="list-style-type: none"> <li>(a) are ancillary and subordinate to an existing non-residential use on the same site</li> <li>(b) have a floor area not exceeding the following:             <table border="1" data-bbox="903 1574 1177 1664"> <thead> <tr> <th>Allotment size</th> <th>Floor area</th> </tr> </thead> <tbody> <tr> <td>≤500m<sup>2</sup></td> <td>60m<sup>2</sup></td> </tr> <tr> <td>&gt;500m<sup>2</sup></td> <td>80m<sup>2</sup></td> </tr> </tbody> </table> </li> <li>(c) are not constructed, added to or altered so that any part is situated:             <ul style="list-style-type: none"> <li>(i) in front of any part of the building line of the main building to which it is ancillary or</li> <li>(ii) within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> </li> <li>(d) in the case of a garage or carport, the garage or carport:             <ul style="list-style-type: none"> <li>(i) is set back at least 5.5m from the boundary of the primary street</li> </ul> </li> <li>(e) if situated on a boundary (not being a boundary with a primary street or secondary street), do not exceed a length of 11.5m unless:             <ul style="list-style-type: none"> <li>(i) a longer wall or structure exists on the adjacent site and is situated on the same allotment boundary</li> </ul> </li> </ul>	Allotment size	Floor area	≤500m <sup>2</sup>	60m <sup>2</sup>	>500m <sup>2</sup>	80m <sup>2</sup>				
Allotment size	Floor area										
≤500m <sup>2</sup>	60m <sup>2</sup>										
>500m <sup>2</sup>	80m <sup>2</sup>										



	<ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(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</li> <li>(h) have a wall height (or post height) not exceeding 3m (and not including a gable end)</li> <li>(i) have a roof height where no part of the roof is more than 5m above the natural ground level</li> <li>(j) if clad in sheet metal, is pre-colour treated or painted in a non-reflective colour.</li> </ul>
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Residential Development - Low Rise

External appearance

<p>PO 20.1</p> <p>Garaging is designed to not detract from the streetscape or appearance of a dwelling.</p>	<p>DTS/DPF 20.1</p> <p>Garages and carports facing a street:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) are set back at least 5.5m from the boundary of the primary street</li> <li>(c) have a garage door / opening width not exceeding 7m</li> <li>(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.</li> </ul>
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<p>PO 20.2</p> <p>Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and the appearance of common driveway areas.</p>	<p>DTS/DPF 20.2</p> <p>Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building wall is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building wall</li> <li>(c) a balcony projects from the building wall</li> <li>(d) a verandah projects at least 1m from the building wall</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm</li> <li>(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.</li> </ul>
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<p>PO 20.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 20.3</p> <p>None are applicable</p>
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Private Open Space

<p>PO 21.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 21.1</p> <p>Private open space is provided in accordance with Design in Urban Areas Table 1 - Private Open Space.</p>
<p>PO 21.2</p> <p>Private open space is positioned to provide convenient access from internal</p>	<p>DTS/DPF 21.2</p> <p>Private open space is directly accessible from a habitable room.</p>

living areas.											
Landscaping											
<p>PO 22.1</p> <p>Soft landscaping is incorporated into development to:</p> <ul style="list-style-type: none"> <li>(a) minimise heat absorption and reflection</li> <li>(b) contribute shade and shelter</li> <li>(c) provide for stormwater infiltration and biodiversity</li> <li>(d) enhance the appearance of land and streetscapes.</li> </ul>	<p>DTS/DPF 22.1</p> <p>Residential development incorporates soft landscaping with a minimum dimension of 700mm provided in accordance with (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) a total area for the entire development site, including any common property, as determined by the following table:</li> </ul> <table border="1" style="margin-left: 40px;"> <thead> <tr> <th style="background-color: #0056b3; color: white;">Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th style="background-color: #0056b3; color: white;">Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>(b) at least 30% of any land between the primary street boundary and the primary building line.</li> </ul>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site										
<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
Car parking, access and manoeuvrability											
<p>PO 23.1</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.1</p> <p>Residential car parking spaces enclosed by fencing, walls or other structures have the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single width car parking spaces:                             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m per space</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double width car parking spaces (side by side):                             <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.4m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>										
<p>PO 23.2</p> <p>Uncovered car parking space are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 23.2</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>										
<p>PO 23.3</p> <p>Driveways and access points are located and designed to facilitate safe access and egress while maximising land available for street tree planting, pedestrian movement, domestic waste collection, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 23.3</p> <p>Driveways and access points satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) sites with a frontage to a public road greater than 10m:                             <ul style="list-style-type: none"> <li>(i) have a maximum width of 5m measured at the property boundary and are the only access point provided on the site;</li> <li>(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.</li> </ul> </li> </ul>										
<p>PO 23.4</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of</p>	<p>DTS/DPF 23.4</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p>										

public roads and does not interfere with street infrastructure or street trees.

- (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land
- (b) where newly proposed, is set back:
  - (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner
  - (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance
  - (iii) 6m or more from the tangent point of an intersection of 2 or more roads
  - (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.

PO 23.5  
 Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.

DTS/DPF 23.5  
 Driveways are designed and sited so that:

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

**CENTRE LINE OF DRIVEWAY TO BE BETWEEN 70° TO 110° OFF THE STREET BOUNDARY**

- (c) if located to provide access from an alley, lane or right of way - the alley, land or right of way is at least 6.2m wide along the boundary of the allotment / site.

PO 23.6  
 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.

- DTS/DPF 23.6  
 Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:
- (a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)
  - (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly
  - (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

Waste storage	
PO 24.1 Provision is made for the convenient storage of waste bins in a location screened from public view.	DTS/DPF 24.1 Where dwellings abut both side boundaries a waste bin storage area is provided behind the building line of each dwelling that:  (a) has a minimum area of 2m <sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and (b) has a continuous unobstructed path of travel (excluding moveable objects like gates, vehicles and roller doors) with a minimum width of 800mm between the waste bin storage area and the street.
Design of Transportable Buildings	
PO 25.1 The sub-floor space beneath transportable buildings is enclosed to give the appearance of a permanent structure.	DTS/DPF 25.1 Buildings satisfy (a) or (b):  (a) are not transportable (b) the sub-floor space between the building and ground level is clad in a material and finish consistent with the building.
Residential Development - Medium and High Rise (including serviced apartments)	
Outlook and Visual Privacy	
PO 26.1 Ground level dwellings have a satisfactory short range visual outlook to public, communal or private open space.	DTS/DPF 26.1 Buildings:  (a) provide a habitable room at ground or first level with a window facing toward the street (b) limit the height / extent of solid walls or fences facing the street to 1.2m high above the footpath level or, where higher, to 50% of the site frontage.
PO 26.2 The visual privacy of ground level dwellings within multi-level buildings is protected.	DTS/DPF 26.2 The finished floor level of ground level dwellings in multi-storey developments is raised by up to 1.2m.
Private Open Space	
PO 27.1 Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.	DTS/DPF 27.1 Private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space.
Residential amenity in multi-level buildings	
PO 28.1 Residential accommodation within multi-level buildings have habitable rooms, windows and balconies designed and positioned to be separated from those of other dwellings and accommodation to provide visual and acoustic privacy and allow for natural ventilation and the infiltration of daylight into interior and outdoor spaces.	DTS/DPF 28.1 Habitable rooms and balconies of independent dwellings and accommodation are separated by at least 6m from one another where there is a direct line of sight between them and 3m or more from a side or rear property boundary.
PO 28.2 Balconies are designed, positioned and integrated into the overall architectural form and detail of the development to:  (a) respond to daylight, wind, and acoustic conditions to maximise comfort and provide visual privacy (b) allow views and casual surveillance of the street while providing for safety and visual privacy of nearby living spaces and private outdoor areas.	DTS/DPF 28.2 Balconies utilise one or a combination of the following design elements:  (a) sun screens (b) pergolas (c) louvres (d) green facades (e) openable walls.
PO 28.3 Balconies are of sufficient size and depth to accommodate outdoor seating and promote indoor / outdoor living.	DTS/DPF 28.3 Balconies open directly from a habitable room and incorporate a minimum dimension of 2m.
PO 28.4	DTS/DPF 28.4

<p>Dwellings are provided with sufficient space for storage to meet likely occupant needs.</p>	<p>Dwellings (not including student accommodation or serviced apartments) are provided with storage at the following rates with at least 50% or more of the storage volume to be provided within the dwelling:</p> <ul style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ul>
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<p>PO 28.5 Dwellings that use light wells for access to daylight, outlook and ventilation for habitable rooms, are designed to ensure a reasonable living amenity is provided.</p>	<p>DTS/DPF 28.5 Light wells:</p> <ul style="list-style-type: none"> <li>(a) are not used as the primary source of outlook for living rooms</li> <li>(b) up to 18m in height have a minimum horizontal dimension of 3m, or 6m if overlooked by bedrooms</li> <li>(c) above 18m in height have a minimum horizontal dimension of 6m, or 9m if overlooked by bedrooms.</li> </ul>
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<p>PO 28.6 Attached or abutting dwellings are designed to minimise the transmission of sound between dwellings and, in particular, to protect bedrooms from possible noise intrusions.</p>	<p>DTS/DPF 28.6 None are applicable.</p>
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<p>PO 28.7 Dwellings are designed so that internal structural columns correspond with the position of internal walls to ensure that the space within the dwelling/apartment is useable.</p>	<p>DTS/DPF 28.7 None are applicable.</p>
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**Dwelling Configuration**

<p>PO 29.1 Buildings containing in excess of 10 dwellings provide a variety of dwelling sizes and a range in the number of bedrooms per dwelling to contribute to housing diversity.</p>	<p>DTS/DPF 29.1 Buildings containing in excess of 10 dwellings provide at least one of each of the following:</p> <ul style="list-style-type: none"> <li>(a) studio (where there is no separate bedroom)</li> <li>(b) 1 bedroom dwelling / apartment with a floor area of at least 50m<sup>2</sup></li> <li>(c) 2 bedroom dwelling / apartment with a floor area of at least 65m<sup>2</sup></li> <li>(d) 3+ bedroom dwelling / apartment with a floor area of at least 80m<sup>2</sup>, and any dwelling over 3 bedrooms provides an additional 15m<sup>2</sup> for every additional bedroom.</li> </ul>
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<p>PO 29.2 Dwellings located on the ground floor of multi-level buildings with 3 or more bedrooms have the windows of their habitable rooms overlooking internal courtyard space or other public space, where possible.</p>	<p>DTS/DPF 29.2 None are applicable.</p>
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**Common Areas**

<p>PO 30.1 The size of lifts, lobbies and corridors is sufficient to accommodate movement of bicycles, strollers, mobility aids and visitor waiting areas.</p>	<p>DTS/DPF 30.1 Common corridor or circulation areas:</p> <ul style="list-style-type: none"> <li>(a) have a minimum ceiling height of 2.7m</li> <li>(b) provide access to no more than 8 dwellings</li> <li>(c) incorporate a wider section at apartment entries where the corridors exceed 12m in length from a core.</li> </ul>
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**Group Dwellings, Residential Flat Buildings and Battle axe Development**

**Amenity**

<p>PO 31.1 Dwellings are of a suitable size to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 31.1 Dwellings have a minimum internal floor area in accordance with the following table:</p>	
	<b>Number of bedrooms</b>	<b>Minimum internal floor area</b>
	Studio	35m <sup>2</sup>

	1 bedroom	50m <sup>2</sup>
	2 bedroom	65m <sup>2</sup>
	3+ bedrooms	80m <sup>2</sup> and any dwelling over 3 bedrooms provides an additional 15m <sup>2</sup> for every additional bedroom
PO 31.2 The orientation and siting of buildings minimises impacts on the amenity, outlook and privacy of occupants and neighbours.	DTS/DPF 31.2 None are applicable.	
PO 31.3 Development maximises the number of dwellings that face public open space and public streets and limits dwellings oriented towards adjoining properties.	DTS/DPF 31.3 None are applicable.	
PO 31.4 Battle-axe development is appropriately sited and designed to respond to the existing neighbourhood context.	DTS/DPF 31.4 Dwelling sites/allotments are not in the form of a battle-axe arrangement.	
<b>Communal Open Space</b>		
PO 32.1 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 32.1 None are applicable.	
PO 32.2 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 32.2 Communal open space incorporates a minimum dimension of 5 metres.	
PO 32.3 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 32.3 None are applicable.	
PO 32.4 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 32.4 None are applicable.	
PO 32.5 Communal open space is designed and sited to:  (a) in relation to rooftop or elevated gardens, minimise overlooking into habitable room windows or onto the useable private open space of other dwellings (b) in relation to ground floor communal space, be overlooked by habitable rooms to facilitate passive surveillance.	DTS/DPF 32.5 None are applicable.	
<b>Car parking, access and manoeuvrability</b>		
PO 33.1 Driveways and access points are designed and distributed to optimise the provision of on-street visitor parking.	DTS/DPF 33.1 Where on-street parking is available directly adjacent the site, on-street parking is retained adjacent the subject site in accordance with the following requirements:  (a) minimum 0.33 on-street car parks per proposed dwelling (rounded up to the nearest whole number) (b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly (c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.	
PO 33.2 The number of vehicular access points onto public roads is minimised to reduce interruption of the footpath and positively contribute to public safety and walkability.	DTS/DPF 33.2 Access to group dwellings or dwellings within a residential flat building is provided via a single common driveway.	

<p>PO 33.3</p> <p>Residential driveways that service more than one dwelling are designed to allow safe and convenient movement.</p>	<p>DTS/DPF 33.3</p> <p>Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:</p> <ul style="list-style-type: none"> <li>(a) have a minimum width of 3m</li> <li>(b) for driveways servicing more than 3 dwellings: <ul style="list-style-type: none"> <li>(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street</li> <li>(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.</li> </ul> </li> </ul>
<p>PO 33.4</p> <p>Residential driveways that service more than one dwelling or a dwelling on a battle-axe site are designed to allow passenger vehicles to enter and exit and manoeuvre within the site in a safe and convenient manner.</p>	<p>DTS/DPF 33.4</p> <p>Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre.</p>
<p>PO 33.5</p> <p>Dwellings are adequately separated from common driveways and manoeuvring areas.</p>	<p>DTS/DPF 33.5</p> <p>Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.</p>
Soft landscaping	
<p>PO 34.1</p> <p>Soft landscaping is provided between dwellings and common driveways to improve the outlook for occupants and appearance of common areas.</p>	<p>DTS/DPF 34.1</p> <p>Other than where located directly in front of a garage or building entry, soft landscaping with a minimum dimension of 1m is provided between a dwelling and common driveway.</p>
<p>PO 34.2</p> <p>Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.</p>	<p>DTS/DPF 34.2</p> <p>Battle-axe or common driveways satisfy (a) and (b):</p> <ul style="list-style-type: none"> <li>(a) are constructed of a minimum of 50% permeable or porous material</li> <li>(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).</li> </ul>
Site Facilities / Waste Storage	
<p>PO 35.1</p> <p>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.</p>	<p>DTS/DPF 35.1</p> <p>None are applicable.</p>
<p>PO 35.2</p> <p>Provision is made for suitable external clothes drying facilities.</p>	<p>DTS/DPF 35.2</p> <p>None are applicable.</p>
<p>PO 35.3</p> <p>Provision is made for suitable household waste and recyclable material storage facilities which are:</p> <ul style="list-style-type: none"> <li>(a) located away, or screened, from public view, and</li> <li>(b) conveniently located in proximity to dwellings and the waste collection point.</li> </ul>	<p>DTS/DPF 35.3</p> <p>None are applicable.</p>
<p>PO 35.4</p> <p>Waste and recyclable material storage areas are located away from dwellings.</p>	<p>DTS/DPF 35.4</p> <p>Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.</p>
<p>PO 35.5</p> <p>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.</p>	<p>DTS/DPF 35.5</p> <p>None are applicable.</p>
<p>PO 35.6</p> <p>Services including gas and water meters are conveniently located and</p>	<p>DTS/DPF 35.6</p> <p>None are applicable.</p>

screened from public view.	
Water sensitive urban design	
PO 36.1 Residential development creating a common driveway / access includes stormwater management systems that minimise the discharge of sediment, suspended solids, organic matter, nutrients, bacteria, litter and other contaminants to the stormwater system, watercourses or other water bodies.	DTS/DPF 36.1 None are applicable.
PO 36.2 Residential development creating a common driveway / access includes a stormwater management system designed to mitigate peak flows and manage the rate and duration of stormwater discharges from the site to ensure that the development does not increase the peak flows in downstream systems.	DTS/DPF 36.2 None are applicable.
Supported Accommodation and retirement facilities	
Siting, Configuration and Design	
PO 37.1 Supported accommodation and housing for aged persons and people with disabilities is located where on-site movement of residents is not unduly restricted by the slope of the land.	DTS/DPF 37.1 None are applicable.
PO 37.2 Universal design features are incorporated to provide options for people living with disabilities or limited mobility and / or to facilitate ageing in place.	DTS/DPF 37.2 None are applicable.
Movement and Access	
PO 38.1 Development is designed to support safe and convenient access and movement for residents by providing:  (a) ground-level access or lifted access to all units (b) level entry porches, ramps, paths, driveways, passenger loading areas and areas adjacent to footpaths that allow for the passing of wheelchairs and resting places (c) car parks with gradients no steeper than 1-in-40, and of sufficient area to provide for wheelchair manoeuvrability (d) kerb ramps at pedestrian crossing points.	DTS/DPF 38.1 None are applicable.
Communal Open Space	
PO 39.1 Development is designed to provide attractive, convenient and comfortable indoor and outdoor communal areas to be used by residents and visitors.	DTS/DPF 39.1 None are applicable.
PO 39.2 Private open space provision may be substituted for communal open space which is designed and sited to meet the recreation and amenity needs of residents.	DTS/DPF 39.2 None are applicable.
PO 39.3 Communal open space is of sufficient size and dimensions to cater for group recreation.	DTS/DPF 39.3 Communal open space incorporates a minimum dimension of 5 metres.
PO 39.4 Communal open space is designed and sited to:  (a) be conveniently accessed by the dwellings which it services (b) have regard to acoustic, safety, security and wind effects.	DTS/DPF 39.4 None are applicable.
PO 39.5 Communal open space contains landscaping and facilities that are functional, attractive and encourage recreational use.	DTS/DPF 39.5 None are applicable.



PO 39.6	DTS/DPF 39.6
Communal open space is designed and sited to:	None are applicable.
(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.	
Site Facilities / Waste Storage	
PO 40.1	DTS/DPF 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.	None are applicable.
PO 40.2	DTS/DPF 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.	None are applicable.
PO 40.3	DTS/DPF 40.3
Provision is made for suitable external clothes drying facilities.	None are applicable.
PO 40.4	DTS/DPF 40.4
Provision is made for suitable household waste and recyclable material storage facilities conveniently located away, or screened, from view.	None are applicable.
PO 40.5	DTS/DPF 40.5
Waste and recyclable material storage areas are located away from dwellings.	Dedicated waste and recyclable material storage areas are located at least 3m from any habitable room window.
PO 40.6	DTS/DPF 40.6
Provision is made for on-site waste collection where 10 or more bins are to be collected at any one time.	None are applicable.
PO 40.7	DTS/DPF 40.7
Services, including gas and water meters, are conveniently located and screened from public view.	None are applicable.
Student Accommodation	
PO 41.1	DTS/DPF 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.	Student accommodation provides:
	(a) a range of living options to meet a variety of accommodation needs, such as one-bedroom, two-bedroom and disability access units
	(b) common or shared facilities to enable a more efficient use of space, including:
	(i) shared cooking, laundry and external drying facilities
	(ii) internal and external communal and private open space provided in accordance with Design in Urban Areas Table 1 - Private Open Space
	(iii) common storage facilities at the rate of 8m <sup>3</sup> 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	DTS/DPF 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.	None are applicable.
All non-residential development	

Water Sensitive Design	
<p>PO 42.1</p> <p>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.</p>	<p>DTS/DPF 42.1</p> <p>None are applicable.</p>
<p>PO 42.2</p> <p>Water discharged from a development site is of a physical, chemical and biological condition equivalent to or better than its pre-developed state.</p>	<p>DTS/DPF 42.2</p> <p>None are applicable.</p>
<p>PO 42.3</p> <p>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.</p>	<p>DTS/DPF 42.3</p> <p>None are applicable.</p>

Wash-down and Waste Loading and Unloading	
<p>PO 43.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) paved with an impervious material to facilitate wastewater collection</li> <li>(c) of sufficient size to prevent 'splash-out' or 'over-spray' of wastewater from the wash-down area</li> <li>(d) are designed to drain wastewater to either:                             <ul style="list-style-type: none"> <li>(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</li> <li>(ii) a holding tank and its subsequent removal off-site on a regular basis.</li> </ul> </li> </ul>	<p>DTS/DPF 43.1</p> <p>None are applicable.</p>

Laneway Development

Infrastructure and Access	
<p>PO 44.1</p> <p>Development with a primary street comprising a laneway, alley, lane, right of way or similar minor thoroughfare only occurs where:</p> <ul style="list-style-type: none"> <li>(a) existing utility infrastructure and services are capable of accommodating the development</li> <li>(b) the primary street can support access by emergency and regular service vehicles (such as waste collection)</li> <li>(c) it does not require the provision or upgrading of infrastructure on public land (such as footpaths and stormwater management systems)</li> <li>(d) safety of pedestrians or vehicle movement is maintained</li> <li>(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.</li> </ul>	<p>DTS/DPF 44.1</p> <p>Development with a primary street frontage that is not an alley, lane, right of way or similar public thoroughfare.</p>

Decks

Design and Siting

<p>PO 45.1</p> <p>Decks are designed and sited to:</p> <ul style="list-style-type: none"> <li>(a) complement the associated building form</li> </ul>	<p>DTS/DPF 45.1</p> <p>Decks:</p> <ul style="list-style-type: none"> <li>(a) where ancillary to a dwelling:</li> </ul>
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<p>(b) minimise impacts on the streetscape through siting behind the building line of the principal building (unless on a significant allotment or open space)</p> <p>(c) minimise cut and fill and overall massing when viewed from adjacent land.</p>	<p>(i) are not constructed, added to or altered so that any part is situated:</p> <ul style="list-style-type: none"> <li>A. in front of any part of the building line of the dwelling to which it is ancillary or</li> <li>B. within 900mm of a boundary of the allotment with a secondary street (if the land has boundaries on two or more roads)</li> </ul> <p>(ii) are set back at least 900mm from side or rear allotment boundaries</p> <p>(iii) when attached to the dwelling, has a finished floor level consistent with the finished ground floor level of the dwelling</p> <p>(iv) where associated with a residential use, retains a total area of soft landscaping for the entire development site, including any common property, with a minimum dimension of 700mm in accordance with (A) or (B), whichever is less:</p> <ul style="list-style-type: none"> <li>A. a total area is determined by the following table: <table border="1" data-bbox="1050 595 1522 996"> <thead> <tr> <th>Site area (or in the case of residential flat building or group dwelling(s), average site area) (m<sup>2</sup>)</th> <th>Minimum percentage of site</th> </tr> </thead> <tbody> <tr> <td>&lt;150</td> <td>10%</td> </tr> <tr> <td>150-200</td> <td>15%</td> </tr> <tr> <td>&gt;200-450</td> <td>20%</td> </tr> <tr> <td>&gt;450</td> <td>25%</td> </tr> </tbody> </table> </li> <li>B. the amount of existing soft landscaping prior to the development occurring.</li> </ul> <p>(b) where in association with a non-residential use:</p> <ul style="list-style-type: none"> <li>(i) are set back at least 2 metres from the boundary of an allotment used for residential purposes.</li> <li>(ii) are set back at least 2 metres from a public road.</li> <li>(iii) have a floor area not exceeding 25m<sup>2</sup></li> </ul> <p>(c) in all cases, has a finished floor level not exceeding 1 metre above natural ground level at any point.</p>	Site area (or in the case of residential flat building or group dwelling(s), average site area) (m <sup>2</sup> )	Minimum percentage of site	<150	10%	150-200	15%	>200-450	20%	>450	25%
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<150	10%										
150-200	15%										
>200-450	20%										
>450	25%										
<p>PO 45.2</p> <p>Decks are designed and sited to minimise direct overlooking of habitable rooms and private open spaces of adjoining residential uses in neighbourhood-type zones through suitable floor levels, screening and siting taking into account the slope of the subject land, existing vegetation on the subject land, and fencing.</p>	<p>DTS/DPF 45.2</p> <p>Decks with a finished floor level/s 500mm or more above natural ground level facing side or rear boundaries shared with a residential use in a neighbourhood-type zone incorporate screening with a maximum of 25% transparency/openings, permanently fixed to the outer edge of the deck not less than 1.5 m above the finished floor level/s.</p>										
<p>PO 45.3</p> <p>Decks used for outdoor dining, entertainment or other commercial uses provide carparking in accordance with the primary use of the deck.</p>	<p>DTS/DPF 45.3</p> <p>Decks used for commercial purposes do not result in less on-site car parking for the primary use of the subject land than specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas.</p>										

Table 1 - Private Open Space

Dwelling Type	Dwelling / Site Configuration	Minimum Rate
Dwelling (at ground level, other than a residential flat building that includes above ground dwellings)		Total private open space area: <ul style="list-style-type: none"> <li>(a) Site area &lt;301m<sup>2</sup>: 24m<sup>2</sup> located behind the building line.</li> <li>(b) Site area ≥ 301m<sup>2</sup>: 60m<sup>2</sup> located behind the building line.</li> </ul>

		Minimum directly accessible from a living room: 16m <sup>2</sup> / 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 <sup>2</sup> , 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 <sup>2</sup> / minimum dimension 3m
	Dwellings above ground level:	
	Studio (no separate bedroom)	4m <sup>2</sup> / minimum dimension 1.8m
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
	Three + bedroom dwelling	15 m <sup>2</sup> / minimum dimension 2.6m

**Forestry**

**Assessment Provisions (AP)**

Desired Outcome (DO)

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

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

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

<p>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.</p>	<p>None are applicable.</p>																						
<p>PO 2.2 Appropriate siting, layout and design measures are adopted to minimise the impact of commercial forestry plantations on surface water resources.</p>	<p>DTS/DPF 2.2 Commercial forestry plantations:</p> <ul style="list-style-type: none"> <li>(a) do not involve cultivation (excluding spot cultivation) in drainage lines</li> <li>(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)</li> <li>(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).</li> </ul>																						
<p>Fire Management</p>																							
<p>PO 3.1 Commercial forestry plantations incorporate appropriate firebreaks and fire management design elements.</p>	<p>DTS/DPF 3.1 Commercial forestry plantations provide:</p> <ul style="list-style-type: none"> <li>(a) 7m or more wide external boundary firebreaks for plantations of 40ha or less</li> <li>(b) 10m or more wide external boundary firebreaks for plantations of between 40ha and 100ha</li> <li>(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.</li> </ul> <p>Note: Firebreaks prescribed above (as well as access tracks) may be included within the setback buffer distances prescribed by other policies of the Code.</p>																						
<p>PO 3.2 Commercial forestry plantations incorporate appropriate fire management access tracks.</p>	<p>DTS/DPF 3.2 Commercial forestry plantation fire management access tracks:</p> <ul style="list-style-type: none"> <li>(a) are incorporated within all firebreaks</li> <li>(b) are 7m or more wide with a vertical clearance of 4m or more</li> <li>(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</li> <li>(d) partition the plantation into units of 40ha or less in area.</li> </ul>																						
<p>Power-line Clearances</p>																							
<p>PO 4.1 Commercial forestry plantations achieve and maintain appropriate clearances from aboveground powerlines.</p>	<p>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:</p> <table border="1" data-bbox="823 1480 1536 2040"> <thead> <tr> <th data-bbox="823 1480 1099 1615">Voltage of transmission line</th> <th data-bbox="1099 1480 1233 1615">Tower or Pole</th> <th data-bbox="1233 1480 1536 1615">Minimum horizontal clearance distance between plantings and transmission lines</th> </tr> </thead> <tbody> <tr> <td data-bbox="823 1615 1099 1682">500 kV</td> <td data-bbox="1099 1615 1233 1682">Tower</td> <td data-bbox="1233 1615 1536 1682">38m</td> </tr> <tr> <td data-bbox="823 1682 1099 1749">275 kV</td> <td data-bbox="1099 1682 1233 1749">Tower</td> <td data-bbox="1233 1682 1536 1749">25m</td> </tr> <tr> <td data-bbox="823 1749 1099 1816">132 kV</td> <td data-bbox="1099 1749 1233 1816">Tower</td> <td data-bbox="1233 1749 1536 1816">30m</td> </tr> <tr> <td data-bbox="823 1816 1099 1883">132 kV</td> <td data-bbox="1099 1816 1233 1883">Pole</td> <td data-bbox="1233 1816 1536 1883">20m</td> </tr> <tr> <td data-bbox="823 1883 1099 1951">66 kV</td> <td data-bbox="1099 1883 1233 1951">Pole</td> <td data-bbox="1233 1883 1536 1951">20m</td> </tr> <tr> <td data-bbox="823 1951 1099 2040">Less than 66 kV</td> <td data-bbox="1099 1951 1233 2040">Pole</td> <td data-bbox="1233 1951 1536 2040">20m</td> </tr> </tbody> </table>		Voltage of transmission line	Tower or Pole	Minimum horizontal clearance distance between plantings and transmission lines	500 kV	Tower	38m	275 kV	Tower	25m	132 kV	Tower	30m	132 kV	Pole	20m	66 kV	Pole	20m	Less than 66 kV	Pole	20m
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# Housing Renewal

## Assessment Provisions (AP)

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

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

Desired Outcome (DO)

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

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

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

<p>separation between building walls and public streets and contribute to a suburban streetscape character.</p>	<p>with a secondary street frontage.</p>
<p>Boundary Walls</p>	
<p>PO 5.1 Boundary walls are limited in height and length to manage visual impacts and access to natural light and ventilation.</p>	<p>DTS/DPF 5.1 Except where the dwelling is located on a central site within a row dwelling or terrace arrangement, dwellings with side boundary walls are sited on only one side boundary and satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(a) adjoin or abut a boundary wall of a building on adjoining land for the same length and height</li> <li>(b) do not:                         <ul style="list-style-type: none"> <li>(i) exceed 3.2m in height from the lower of the natural or finished ground level</li> <li>(ii) exceed 11.5m in length</li> <li>(iii) when combined with other walls on the boundary of the subject development site, a maximum 45% of the length of the boundary</li> <li>(iv) encroach within 3 metres of any other existing or proposed boundary walls on the subject land.</li> </ul> </li> </ul>
<p>PO 5.2 Dwellings in a semi-detached, row or terrace arrangement maintain space between buildings consistent with a suburban streetscape character.</p>	<p>DTS/DPF 5.2 Dwellings in a semi-detached or row arrangement are set back 900mm or more from side boundaries shared with allotments outside the development site, except for a carport or garage.</p>
<p>Side Boundary Setback</p>	
<p>PO 6.1 Buildings are set back from side boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours.</li> </ul>	<p>DTS/DPF 6.1 Other than walls located on a side boundary, buildings are set back from side boundaries in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) where the wall height does not exceed 3m - at least 900mm</li> <li>(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</li> <li>(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.</li> </ul>
<p>Rear Boundary Setback</p>	
<p>PO 7.1 Buildings are set back from rear boundaries to provide:</p> <ul style="list-style-type: none"> <li>(a) separation between dwellings in a way that contributes to a suburban character</li> <li>(b) access to natural light and ventilation for neighbours</li> <li>(c) private open space</li> <li>(d) space for landscaping and vegetation.</li> </ul>	<p>DTS/DPF 7.1 Dwellings are set back from the rear boundary:</p> <ul style="list-style-type: none"> <li>(a) 3m or more for the first building level</li> <li>(b) 5m or more for any subsequent building level.</li> </ul>
<p>Buildings elevation design</p>	
<p>PO 8.1 Dwelling elevations facing public streets and common driveways make a positive contribution to the streetscape and common driveway areas.</p>	<p>DTS/DPF 8.1 Each dwelling includes at least 3 of the following design features within the building elevation facing a primary street, and at least 2 of the following design features within the building elevation facing any other public road (other than a laneway) or a common driveway:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 30% of the building elevation is set back an additional 300mm from the building line</li> <li>(b) a porch or portico projects at least 1m from the building elevation</li> <li>(c) a balcony projects from the building elevation</li> <li>(d) a verandah projects at least 1m from the building elevation</li> <li>(e) eaves of a minimum 400mm width extend along the width of the front elevation</li> </ul>

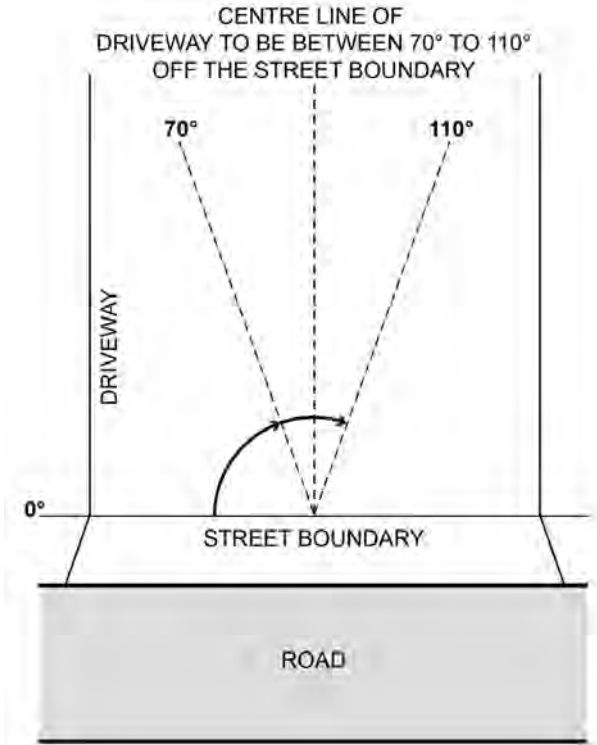
	<ul style="list-style-type: none"> <li>(f) a minimum 30% of the width of the upper level projects forward from the lower level primary building line by at least 300mm.</li> <li>(g) a minimum of two different materials or finishes are incorporated on the walls of the building elevation, with a maximum of 80% of the building elevation in a single material or finish.</li> </ul>													
<p>PO 8.2</p> <p>Dwellings incorporate windows along primary street frontages to encourage passive surveillance and make a positive contribution to the streetscape.</p>	<p>DTS/DPF 8.2</p> <p>Each dwelling with a frontage to a public street:</p> <ul style="list-style-type: none"> <li>(a) includes at least one window facing the primary street from a habitable room that has a minimum internal room dimension of 2.4m</li> <li>(b) has an aggregate window area of at least 2m<sup>2</sup> facing the primary street</li> </ul>													
<p>PO 8.3</p> <p>The visual mass of larger buildings is reduced when viewed from adjoining allotments or public streets.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>													
<p>PO 8.4</p> <p>Built form considers local context and provides a quality design response through scale, massing, materials, colours and architectural expression.</p>	<p>DTS/DPF 8.4</p> <p>None are applicable.</p>													
<p>PO 8.5</p> <p>Entrances to multi-storey buildings are:</p> <ul style="list-style-type: none"> <li>(a) oriented towards the street</li> <li>(b) visible and easily identifiable from the street</li> <li>(c) designed to include a common mail box structure.</li> </ul>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>													
Outlook and amenity														
<p>PO 9.1</p> <p>Living rooms have an external outlook to provide a high standard of amenity for occupants.</p>	<p>DTS/DPF 9.1</p> <p>A living room of a dwelling incorporates a window with an external outlook towards the street frontage or private open space.</p>													
<p>PO 9.2</p> <p>Bedrooms are separated or shielded from active communal recreation areas, common access areas and vehicle parking areas and access ways to mitigate noise and artificial light intrusion.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>													
Private Open Space														
<p>PO 10.1</p> <p>Dwellings are provided with suitable sized areas of usable private open space to meet the needs of occupants.</p>	<p>DTS/DPF 10.1</p> <p>Private open space is provided in accordance with the following table:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="background-color: #2c3e50; color: white;">Dwelling Type</th> <th style="background-color: #2c3e50; color: white;">Dwelling / Site Configuration</th> <th style="background-color: #2c3e50; color: white;">Minimum Rate</th> </tr> </thead> <tbody> <tr> <td>Dwelling (at ground level)</td> <td></td> <td>Total area: 24m<sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m<sup>2</sup> with a minimum dimension 3m</td> </tr> <tr> <td rowspan="3">Dwelling (above ground level)</td> <td>Studio</td> <td>4m<sup>2</sup> / minimum dimension 1.8m</td> </tr> <tr> <td>One bedroom dwelling</td> <td>8m<sup>2</sup> / minimum dimension 2.1m</td> </tr> <tr> <td>Two bedroom dwelling</td> <td>11m<sup>2</sup> / minimum dimension 2.4m</td> </tr> </tbody> </table>	Dwelling Type	Dwelling / Site Configuration	Minimum Rate	Dwelling (at ground level)		Total area: 24m <sup>2</sup> located behind the building line  Minimum adjacent to a living room: 16m <sup>2</sup> with a minimum dimension 3m	Dwelling (above ground level)	Studio	4m <sup>2</sup> / minimum dimension 1.8m	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m
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Dwelling (above ground level)	Studio	4m <sup>2</sup> / minimum dimension 1.8m												
	One bedroom dwelling	8m <sup>2</sup> / minimum dimension 2.1m												
	Two bedroom dwelling	11m <sup>2</sup> / minimum dimension 2.4m												



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

<ul style="list-style-type: none"> <li>(a) maximise efficient use of water resources</li> <li>(b) manage peak stormwater runoff flows and volume to ensure the carrying capacities of downstream systems are not overloaded</li> <li>(c) manage runoff quality to maintain, as close as practical, pre-development conditions.</li> </ul>	
Car Parking	
<p>PO 14.1</p> <p>On-site car parking is provided to meet the anticipated demand of residents, with less on-site parking in areas in close proximity to public transport.</p>	<p>DTS/DPF 14.1</p> <p>On-site car parking is provided at the following rates per dwelling:</p> <ul style="list-style-type: none"> <li>(a) 2 or fewer bedrooms - 1 car parking space</li> <li>(b) 3 or more bedrooms - 2 car parking spaces.</li> </ul>
<p>PO 14.2</p> <p>Enclosed car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.2</p> <p>Residential parking spaces enclosed by fencing, walls or other obstructions with the following internal dimensions (separate from any waste storage area):</p> <ul style="list-style-type: none"> <li>(a) single parking spaces: <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 3.0m</li> <li>(iii) a minimum garage door width of 2.4m</li> </ul> </li> <li>(b) double parking spaces (side by side): <ul style="list-style-type: none"> <li>(i) a minimum length of 5.4m</li> <li>(ii) a minimum width of 5.5m</li> <li>(iii) minimum garage door width of 2.4m per space.</li> </ul> </li> </ul>
<p>PO 14.3</p> <p>Uncovered car parking spaces are of dimensions to be functional, accessible and convenient.</p>	<p>DTS/DPF 14.3</p> <p>Uncovered car parking spaces have:</p> <ul style="list-style-type: none"> <li>(a) a minimum length of 5.4m</li> <li>(b) a minimum width of 2.4m</li> <li>(c) a minimum width between the centre line of the space and any fence, wall or other obstruction of 1.5m.</li> </ul>
<p>PO 14.4</p> <p>Residential flat buildings and group dwelling developments provide sufficient on-site visitor car parking to cater for anticipated demand.</p>	<p>DTS/DPF 14.4</p> <p>Visitor car parking for group and residential flat buildings incorporating 4 or more dwellings is provided on-site at a minimum ratio of 0.25 car parking spaces per dwelling.</p>
<p>PO 14.5</p> <p>Residential flat buildings provide dedicated areas for bicycle parking.</p>	<p>DTS/DPF 14.5</p> <p>Residential flat buildings provide one bicycle parking space per dwelling.</p>
Overshadowing	
<p>PO 15.1</p> <p>Development minimises overshadowing of the private open spaces of adjoining land by ensuring that ground level open space associated with residential buildings receive direct sunlight for a minimum of 2 hours between 9am and 3pm on 21 June.</p>	<p>DTS/DPF 15.1</p> <p>None are applicable.</p>
Waste	
<p>PO 16.1</p> <p>Provision is made for the convenient storage of waste bins in a location screened from public view.</p>	<p>DTS/DPF 16.1</p> <p>A waste bin storage area is provided behind the primary building line that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum area of 2m<sup>2</sup> with a minimum dimension of 900mm (separate from any designated car parking spaces or private open space); and</li> <li>(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.</li> </ul>
<p>PO 16.2</p> <p>Residential flat buildings provide a dedicated area for the on-site storage of</p>	<p>DTS/DPF 16.2</p> <p>None are applicable.</p>

<p>waste which is:</p> <ul style="list-style-type: none"> <li>(a) easily and safely accessible for residents and for collection vehicles</li> <li>(b) screened from adjoining land and public roads</li> <li>(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.</li> </ul>	
<p>Vehicle Access</p>	
<p>PO 17.1</p> <p>Driveways are located and designed to facilitate safe access and egress while maximising land available for street tree planting, landscaped street frontages and on-street parking.</p>	<p>DTS/DPF 17.1</p> <p>None are applicable.</p>
<p>PO 17.2</p> <p>Vehicle access is safe, convenient, minimises interruption to the operation of public roads and does not interfere with street infrastructure or street trees.</p>	<p>DTS/DPF 17.2</p> <p>Vehicle access to designated car parking spaces satisfy (a) or (b):</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) where newly proposed, is set back:             <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(iii) 6m or more from the tangent point of an intersection of 2 or more roads</li> <li>(iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.</li> </ul> </li> </ul>
<p>PO 17.3</p> <p>Driveways are designed to enable safe and convenient vehicle movements from the public road to on-site parking spaces.</p>	<p>DTS/DPF 17.3</p> <p>Driveways are designed and sited so that:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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:</li> </ul>



(c) if located to provide access from an alley, lane or right of way - the alley, land or right or way is at least 6.2m wide along the boundary of the allotment / site.

PO 17.4  
Driveways and access points are designed and distributed to optimise the provision of on-street parking.

DTS/DPF 17.4  
Where on-street parking is available abutting the site's street frontage, on-street parking is retained in accordance with the following requirements:  
(a) minimum 0.33 on-street spaces per dwelling on the site (rounded up to the nearest whole number)  
(b) minimum car park length of 5.4m where a vehicle can enter or exit a space directly  
(c) minimum carpark length of 6m for an intermediate space located between two other parking spaces or to an end obstruction where the parking is indented.

PO 17.5  
Residential driveways that service more than one dwelling of a dimension to allow safe and convenient movement.

DTS/DPF 17.5  
Driveways that service more than 1 dwelling or a dwelling on a battle-axe site:  
(a) have a minimum width of 3m  
(b) for driveways servicing more than 3 dwellings:  
(i) have a width of 5.5m or more and a length of 6m or more at the kerb of the primary street  
(ii) where the driveway length exceeds 30m, incorporate a passing point at least every 30 metres with a minimum width of 5.5m and a minimum length of 6m.

PO 17.6  
Residential driveways that service more than one dwelling are designed to allow passenger vehicles to enter and exit the site and manoeuvre within the site in a safe and convenient manner.

DTS/DPF 17.6  
Driveways providing access to more than one dwelling, or a dwelling on a battle-axe site, allow a B85 passenger vehicle to enter and exit the garages or parking spaces in no more than a three-point turn manoeuvre

PO 17.7  
Dwellings are adequately separated from common driveways and manoeuvring areas.

DTS/DPF 17.7  
Dwelling walls with entry doors or ground level habitable room windows are set back at least 1.5m from any driveway or area designated for the movement and manoeuvring of vehicles.

Storage

PO 18.1  
Dwellings are provided with sufficient and accessible space for storage to meet likely occupant needs.

DTS/DPF 18.1  
Dwellings are provided with storage at the following rates and 50% or more of the storage volume is provided within the dwelling:

	<ul style="list-style-type: none"> <li>(a) studio: not less than 6m<sup>3</sup></li> <li>(b) 1 bedroom dwelling / apartment: not less than 8m<sup>3</sup></li> <li>(c) 2 bedroom dwelling / apartment: not less than 10m<sup>3</sup></li> <li>(d) 3+ bedroom dwelling / apartment: not less than 12m<sup>3</sup>.</li> </ul>
Earthworks	
<p>PO 19.1</p> <p>Development, including any associated driveways and access tracks, minimises the need for earthworks to limit disturbance to natural topography.</p>	<p>DTS/DPF 19.1</p> <p>The development does not involve:</p> <ul style="list-style-type: none"> <li>(a) excavation exceeding a vertical height of 1m or</li> <li>(b) filling exceeding a vertical height of 1m or</li> <li>(c) a total combined excavation and filling vertical height exceeding 2m.</li> </ul>
Service connections and infrastructure	
<p>PO 20.1</p> <p>Dwellings are provided with appropriate service connections and infrastructure.</p>	<p>DTS/DPF 20.1</p> <p>The site and building:</p> <ul style="list-style-type: none"> <li>(a) have the ability to be connected to a permanent potable water supply</li> <li>(b) have the ability to be connected to a sewerage system, or a wastewater system approved under the <i>South Australian Public Health Act 2011</i></li> <li>(c) have the ability to be connected to electricity supply</li> <li>(d) have the ability to be connected to an adequate water supply (and pressure) for fire-fighting purposes</li> <li>(e) would not be contrary to the Regulations prescribed for the purposes of Section 86 of the <i>Electricity Act 1996</i>.</li> </ul>
Site contamination	
<p>PO 21.1</p> <p>Land that is suitable for sensitive land uses to provide a safe environment.</p>	<p>DTS/DPF 21.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a <u>more sensitive use</u></li> <li>(c) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> does not exist (as demonstrated in a <u>site contamination declaration form</u>)</li> <li>(d) involves a change in the use of land to a <u>more sensitive use</u> on land at which <u>site contamination</u> exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following: <ul style="list-style-type: none"> <li>(i) a <u>site contamination audit report</u> has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that <ul style="list-style-type: none"> <li>A. <u>site contamination</u> does not exist (or no longer exists) at the land or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further <u>remediation</u>) or</li> <li>C. where <u>remediation</u> is, or remains, necessary for the proposed use (or range of uses), <u>remediation work</u> has been carried out or will be carried out (and the applicant has provided a written undertaking that the remediation works will be implemented in association with the development)</li> </ul> </li> <li>and</li> <li>(ii) no other <u>class 1 activity</u> or <u>class 2 activity</u> has taken place at the land since the preparation of the site contamination audit report (as demonstrated in a <u>site contamination declaration form</u>).</li> </ul> </li> </ul>

Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
General	
PO 1.1 Development is located and designed to minimise hazard or nuisance to adjacent development and land uses.	DTS/DPF 1.1 None are applicable.
Visual Amenity	
PO 2.1 The visual impact of above-ground infrastructure networks and services (excluding high voltage transmission lines), renewable energy facilities (excluding wind farms), energy storage facilities and ancillary development is minimised from townships, scenic routes and public roads by:  (a) utilising features of the natural landscape to obscure views where practicable (b) siting development below ridgelines where practicable (c) avoiding visually sensitive and significant landscapes (d) using materials and finishes with low-reflectivity and colours that complement the surroundings (e) using existing vegetation to screen buildings (f) incorporating landscaping or landscaped mounding around the perimeter of a site and between adjacent allotments accommodating or zoned to primarily accommodate sensitive receivers.	DTS/DPF 2.1 None are applicable.
PO 2.2 Pumping stations, battery storage facilities, maintenance sheds and other ancillary structures incorporate vegetation buffers to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.2 None are applicable.
PO 2.3 Surfaces exposed by earthworks associated with the installation of storage facilities, pipework, penstock, substations and other ancillary plant are reinstated and revegetated to reduce adverse visual impacts on adjacent land.	DTS/DPF 2.3 None are applicable.
Rehabilitation	
PO 3.1 Progressive rehabilitation (incorporating revegetation) of disturbed areas, ahead of or upon decommissioning of areas used for renewable energy facilities and transmission corridors.	DTS/DPF 3.1 None are applicable.
Hazard Management	

<p>PO 4.1</p> <p>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.</p>	<p>DTS/DPF 4.1</p> <p>None are applicable.</p>
<p>PO 4.2</p> <p>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.</p>	<p>DTS/DPF 4.2</p> <p>None are applicable.</p>
<p>PO 4.3</p> <p>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.</p>	<p>DTS/DPF 4.3</p> <p>None are applicable.</p>
Electricity Infrastructure and Battery Storage Facilities	
<p>PO 5.1</p> <p>Electricity infrastructure is located to minimise visual impacts through techniques including:</p> <ul style="list-style-type: none"> <li>(a) siting utilities and services: <ul style="list-style-type: none"> <li>(i) on areas already cleared of native vegetation</li> <li>(ii) where there is minimal interference or disturbance to existing native vegetation or biodiversity</li> </ul> </li> <li>(b) grouping utility buildings and structures with non-residential development, where practicable.</li> </ul>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>
<p>PO 5.2</p> <p>Electricity supply (excluding transmission lines) serving new development in urban areas and townships installed underground, excluding lines having a capacity exceeding or equal to 33kV.</p>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>
<p>PO 5.3</p> <p>Battery storage facilities are co-located with substation infrastructure where practicable to minimise the development footprint and reduce environmental impacts.</p>	<p>DTS/DPF 5.3</p> <p>None are applicable.</p>
Telecommunication Facilities	
<p>PO 6.1</p> <p>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.</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>
<p>PO 6.2</p> <p>Telecommunications antennae are located as close as practicable to support structures to manage overall bulk and mitigate impacts on visual amenity.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>
<p>PO 6.3</p> <p>Telecommunications facilities, particularly towers/monopoles, are located and sized to mitigate visual impacts by the following methods:</p> <ul style="list-style-type: none"> <li>(a) where technically feasible, incorporating the facility within an existing structure that may serve another purpose</li> <li>or all of the following:</li> <li>(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</li> </ul>	<p>DTS/DPF 6.3</p> <p>None are applicable.</p>

<ul style="list-style-type: none"> <li>(c) using materials and finishes that complement the environment</li> <li>(d) screening using landscaping and vegetation, particularly for equipment shelters and huts.</li> </ul>	
Renewable Energy Facilities	
<p>PO 7.1</p> <p>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.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
Renewable Energy Facilities (Wind Farm)	
<p>PO 8.1</p> <p>Visual impact of wind turbine generators on the amenity of residential and tourist development is reduced through appropriate separation.</p>	<p>DTS/DPF 8.1</p> <p>Wind turbine generators are:</p> <ul style="list-style-type: none"> <li>(a) set back at least 2000m from the base of a turbine to any of the following zones: <ul style="list-style-type: none"> <li>(i) Rural Settlement Zone</li> <li>(ii) Township Zone</li> <li>(iii) Rural Living Zone</li> <li>(iv) Rural Neighbourhood Zone</li> </ul> </li> </ul> <p style="padding-left: 40px;">with an additional 10m setback per additional metre over 150m overall turbine height (measured from the base of the turbine).</p> <ul style="list-style-type: none"> <li>(b) set back at least 1500m from the base of the turbine to non-associated (non-stakeholder) dwellings and tourist accommodation</li> </ul>
<p>PO 8.2</p> <p>The visual impact of wind turbine generators on natural landscapes is managed by:</p> <ul style="list-style-type: none"> <li>(a) designing wind turbine generators to be uniform in colour, size and shape</li> <li>(b) coordinating blade rotation and direction</li> <li>(c) mounting wind turbine generators on tubular towers as opposed to lattice towers.</li> </ul>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>PO 8.3</p> <p>Wind turbine generators and ancillary development minimise potential for bird and bat strike.</p>	<p>DTS/DPF 8.3</p> <p>None are applicable.</p>
<p>PO 8.4</p> <p>Wind turbine generators incorporate recognition systems or physical markers to minimise the risk to aircraft operations.</p>	<p>DTS/DPF 8.4</p> <p>No Commonwealth air safety (CASA / ASA) or Defence requirement is applicable.</p>
<p>PO 8.5</p> <p>Meteorological masts and guidewires are identifiable to aircraft through the use of colour bands, marker balls, high visibility sleeves or flashing strobes.</p>	<p>DTS/DPF 8.5</p> <p>None are applicable.</p>
Renewable Energy Facilities (Solar Power)	
<p>PO 9.1</p> <p>Ground mounted solar power facilities generating 5MW or more are not located on land requiring the clearance of areas of intact native vegetation or on land of high environmental, scenic or cultural value.</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>
<p>PO 9.2</p> <p>Ground mounted solar power facilities allow for movement of wildlife by:</p> <ul style="list-style-type: none"> <li>(a) incorporating wildlife corridors and habitat refuges</li> <li>(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.</li> </ul>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>Amenity impacts of solar power facilities are minimised through separation from conservation areas and sensitive receivers in other ownership.</p>	<p>DTS/DPF 9.3</p> <p>Ground mounted solar power facilities are set back from land boundaries, conservation areas and relevant zones in accordance with the following</p>



	<p>criteria:</p> <table border="1" data-bbox="818 159 1528 864"> <thead> <tr> <th data-bbox="818 159 962 434">Generation Capacity</th> <th data-bbox="962 159 1106 434">Approximate size of array</th> <th data-bbox="1106 159 1214 434">Setback from adjoining land boundary</th> <th data-bbox="1214 159 1358 434">Setback from conservation areas</th> <th data-bbox="1358 159 1528 434">Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones<sup>1</sup></th> </tr> </thead> <tbody> <tr> <td data-bbox="818 434 962 506">50MW&gt;</td> <td data-bbox="962 434 1106 506">80ha+</td> <td data-bbox="1106 434 1214 506">30m</td> <td data-bbox="1214 434 1358 506">500m</td> <td data-bbox="1358 434 1528 506">2km</td> </tr> <tr> <td data-bbox="818 506 962 577">10MW&lt;50MW</td> <td data-bbox="962 506 1106 577">16ha-&lt;80ha</td> <td data-bbox="1106 506 1214 577">25m</td> <td data-bbox="1214 506 1358 577">500m</td> <td data-bbox="1358 506 1528 577">1.5km</td> </tr> <tr> <td data-bbox="818 577 962 649">5MW&lt;10MW</td> <td data-bbox="962 577 1106 649">8ha to &lt;16ha</td> <td data-bbox="1106 577 1214 649">20m</td> <td data-bbox="1214 577 1358 649">500m</td> <td data-bbox="1358 577 1528 649">1km</td> </tr> <tr> <td data-bbox="818 649 962 721">1MW&lt;5MW</td> <td data-bbox="962 649 1106 721">1.6ha to &lt;8ha</td> <td data-bbox="1106 649 1214 721">15m</td> <td data-bbox="1214 649 1358 721">500m</td> <td data-bbox="1358 649 1528 721">500m</td> </tr> <tr> <td data-bbox="818 721 962 792">100kW&lt;1MW</td> <td data-bbox="962 721 1106 792">0.5ha&lt;1.6ha</td> <td data-bbox="1106 721 1214 792">10m</td> <td data-bbox="1214 721 1358 792">500m</td> <td data-bbox="1358 721 1528 792">100m</td> </tr> <tr> <td data-bbox="818 792 962 864">&lt;100kW</td> <td data-bbox="962 792 1106 864">&lt;0.5ha</td> <td data-bbox="1106 792 1214 864">5m</td> <td data-bbox="1214 792 1358 864">500m</td> <td data-bbox="1358 792 1528 864">25m</td> </tr> </tbody> </table> <p>Notes:</p> <p>1. Does not apply when the site of the proposed ground mounted solar power facility is located within one of these zones.</p>	Generation Capacity	Approximate size of array	Setback from adjoining land boundary	Setback from conservation areas	Setback from Township, Rural Settlement, Rural Neighbourhood and Rural Living Zones <sup>1</sup>	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
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5MW<10MW	8ha to <16ha	20m	500m	1km																																
1MW<5MW	1.6ha to <8ha	15m	500m	500m																																
100kW<1MW	0.5ha<1.6ha	10m	500m	100m																																
<100kW	<0.5ha	5m	500m	25m																																
<p>PO 9.4</p> <p>Ground mounted solar power facilities incorporate landscaping within setbacks from adjacent road frontages and boundaries of adjacent allotments accommodating non-host dwellings, where balanced with infrastructure access and bushfire safety considerations.</p>	<p>DTS/DPF 9.4</p> <p>None are applicable.</p>																																			
<p>Hydropower / Pumped Hydropower Facilities</p>																																				
<p>PO 10.1</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise the risk of storage dam failure.</p>	<p>DTS/DPF 10.1</p> <p>None are applicable.</p>																																			
<p>PO 10.2</p> <p>Hydropower / pumped hydropower facility storage is designed and operated to minimise water loss through increased evaporation or system leakage, with the incorporation of appropriate liners, dam covers, operational measures or detection systems.</p>	<p>DTS/DPF 10.2</p> <p>None are applicable.</p>																																			
<p>PO 10.3</p> <p>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.</p>	<p>DTS/DPF 10.3</p> <p>None are applicable.</p>																																			
<p>Water Supply</p>																																				
<p>PO 11.1</p> <p>Development is connected to an appropriate water supply to meet the ongoing requirements of the intended use.</p>	<p>DTS/DPF 11.1</p> <p>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.</p>																																			
<p>PO 11.2</p> <p>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.</p>	<p>DTS/DPF 11.2</p> <p>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:</p>																																			

	<ul style="list-style-type: none"> <li>(a) exclusively for domestic use</li> <li>(b) connected to the roof drainage system of the dwelling.</li> </ul>
Wastewater Services	
<p>PO 12.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) it is wholly located and contained within the allotment of the development it will service</li> <li>(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</li> <li>(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.</li> </ul>	<p>DTS/DPF 12.1</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) the system is wholly located and contained within the allotment of development it will service; and</li> <li>(b) the system will comply with the requirements of the South Australian Public Health Act 2011.</li> </ul>
<p>PO 12.2</p> <p>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.</p>	<p>DTS/DPF 12.2</p> <p>Development is not built on, or encroaches within, an area that is, or will be, required for a sewerage system or waste control system.</p>
Temporary Facilities	
<p>PO 13.1</p> <p>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.</p>	<p>DTS/DPF 13.1</p> <p>A waste collection and disposal service is used to dispose of the volume of waste at the rate it is generated.</p>
<p>PO 13.2</p> <p>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.</p>	<p>DTS/DPF 13.2</p> <p>None are applicable.</p>

## 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)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature											
General Land Use Compatibility												
PO 1.1 Sensitive receivers are designed and sited to protect residents and occupants from adverse impacts generated by lawfully existing land uses (or lawfully approved land uses) and land uses desired in the zone.	DTS/DPF 1.1 None are applicable.											
PO 1.2 Development adjacent to a site containing a sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers is designed to minimise adverse impacts.	DTS/DPF 1.2 None are applicable.											
Hours of Operation												
PO 2.1 Non-residential development does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) or an adjacent zone primarily for sensitive receivers through its hours of operation having regard to: <ul style="list-style-type: none"> <li>(a) the nature of the development</li> <li>(b) measures to mitigate off-site impacts</li> <li>(c) the extent to which the development is desired in the zone</li> <li>(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.</li> </ul>	DTS/DPF 2.1 Development operating within the following hours: <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 40%;">Class of Development</th> <th style="width: 60%;">Hours of operation</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Consulting room</td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday</td> </tr> <tr> <td rowspan="2">Office</td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday</td> </tr> <tr> <td rowspan="2">Shop, other than any one or combination of the following:                             <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul> </td> <td>7am to 9pm, Monday to Friday</td> </tr> <tr> <td>8am to 5pm, Saturday and Sunday</td> </tr> </tbody> </table>	Class of Development	Hours of operation	Consulting room	7am to 9pm, Monday to Friday	8am to 5pm, Saturday	Office	7am to 9pm, Monday to Friday	8am to 5pm, Saturday	Shop, other than any one or combination of the following: <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul>	7am to 9pm, Monday to Friday	8am to 5pm, Saturday and Sunday
Class of Development	Hours of operation											
Consulting room	7am to 9pm, Monday to Friday											
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Shop, other than any one or combination of the following: <ul style="list-style-type: none"> <li>(a) restaurant</li> <li>(b) cellar door in the Productive Rural Landscape Zone, Rural Zone or Rural Horticulture Zone</li> </ul>	7am to 9pm, Monday to Friday											
	8am to 5pm, Saturday and Sunday											
Overshadowing												
PO 3.1 Overshadowing of habitable room windows of adjacent residential land uses in: <ul style="list-style-type: none"> <li>a. a neighbourhood-type zone is minimised to maintain access to direct winter sunlight</li> <li>b. other zones is managed to enable access to direct winter sunlight.</li> </ul>	DTS/DPF 3.1 North-facing windows of habitable rooms of adjacent residential land uses in a neighbourhood-type zone receive at least 3 hours of direct sunlight between 9.00am and 3.00pm on 21 June.											
PO 3.2 Overshadowing of the primary area of private open space or communal open space of adjacent residential land uses in: <ul style="list-style-type: none"> <li>a. a neighbourhood type zone is minimised to maintain access to direct</li> </ul>	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:											

winter sunlight b. other zones is managed to enable access to direct winter sunlight.	a. for ground level private open space, the smaller of the following: i. half the existing ground level open space or ii. 35m <sup>2</sup> of the existing ground level open space (with at least one of the area's dimensions measuring 2.5m) b. for ground level communal open space, at least half of the existing ground level open space.
PO 3.3 Development does not unduly reduce the generating capacity of adjacent rooftop solar energy facilities taking into account:  (a) the form of development contemplated in the zone (b) the orientation of the solar energy facilities (c) the extent to which the solar energy facilities are already overshadowed.	DTS/DPF 3.3  None are applicable.
PO 3.4 Development that incorporates moving parts, including windmills and wind farms, are located and operated to not cause unreasonable nuisance to nearby dwellings and tourist accommodation caused by shadow flicker.	DTS/DPF 3.4  None are applicable.
Activities Generating Noise or Vibration	
PO 4.1 Development that emits noise (other than music) does not unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.1  Noise that affects sensitive receivers achieves the relevant Environment Protection (Noise) Policy criteria.
PO 4.2 Areas for the on-site manoeuvring of service and delivery vehicles, plant and equipment, outdoor work spaces (and the like) are designed and sited to not unreasonably impact the amenity of adjacent sensitive receivers (or lawfully approved sensitive receivers) and zones primarily intended to accommodate sensitive receivers due to noise and vibration by adopting techniques including:  (a) locating openings of buildings and associated services away from the interface with the adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (b) when sited outdoors, locating such areas as far as practicable from adjacent sensitive receivers and zones primarily intended to accommodate sensitive receivers (c) housing plant and equipment within an enclosed structure or acoustic enclosure (d) providing a suitable acoustic barrier between the plant and / or equipment and the adjacent sensitive receiver boundary or zone.	DTS/DPF 4.2  None are applicable.
PO 4.3 Fixed plant and equipment in the form of pumps and/or filtration systems for a swimming pool or spa are positioned and/or housed to not cause unreasonable noise nuisance to adjacent sensitive receivers (or lawfully approved sensitive receivers).	DTS/DPF 4.3  The pump and/or filtration system ancillary to a dwelling erected on the same site is:  (a) enclosed in a solid acoustic structure located at least 5m from the nearest habitable room located on an adjoining allotment or (b) located at least 12m from the nearest habitable room located on an adjoining allotment.
PO 4.4 External noise into bedrooms is minimised by separating or shielding these rooms from service equipment areas and fixed noise sources located on the same or an adjoining allotment.	DTS/DPF 4.4  Adjacent land is used for residential purposes.
PO 4.5 Outdoor areas associated with licensed premises (such as beer gardens or dining areas) are designed and/or sited to not cause unreasonable noise impact on existing adjacent sensitive receivers (or lawfully approved sensitive	DTS/DPF 4.5  None are applicable.

receivers).					
<p>PO 4.6</p> <p>Development incorporating music achieves suitable acoustic amenity when measured at the boundary of an adjacent sensitive receiver (or lawfully approved sensitive receiver) or zone primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 4.6</p> <p>Development incorporating music includes noise attenuation measures that will achieve the following noise levels:</p> <table border="1"> <thead> <tr> <th>Assessment location</th> <th>Music noise level</th> </tr> </thead> <tbody> <tr> <td>Externally at the nearest existing or envisaged noise sensitive location</td> <td>Less than 8dB above the level of background noise (L<sub>90,15min</sub>) in any octave band of the sound spectrum (LOCT<sub>10,15</sub> &lt; LOCT<sub>90,15</sub> + 8dB)</td> </tr> </tbody> </table>	Assessment location	Music noise level	Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)
Assessment location	Music noise level				
Externally at the nearest existing or envisaged noise sensitive location	Less than 8dB above the level of background noise (L <sub>90,15min</sub> ) in any octave band of the sound spectrum (LOCT <sub>10,15</sub> < LOCT <sub>90,15</sub> + 8dB)				
Air Quality					
<p>PO 5.1</p> <p>Development with the potential to emit harmful or nuisance-generating air pollution incorporates air pollution control measures to prevent harm to human health or unreasonably impact the amenity of sensitive receivers (or lawfully approved sensitive receivers) within the locality and zones primarily intended to accommodate sensitive receivers.</p>	<p>DTS/DPF 5.1</p> <p>None are applicable.</p>				
<p>PO 5.2</p> <p>Development that includes chimneys or exhaust flues (including cafes, restaurants and fast food outlets) is designed to minimise nuisance or adverse health impacts to sensitive receivers (or lawfully approved sensitive receivers) by:</p> <ul style="list-style-type: none"> <li>(a) incorporating appropriate treatment technology before exhaust emissions are released</li> <li>(b) locating and designing chimneys or exhaust flues to maximise the dispersion of exhaust emissions, taking into account the location of sensitive receivers.</li> </ul>	<p>DTS/DPF 5.2</p> <p>None are applicable.</p>				
Light Spill					
<p>PO 6.1</p> <p>External lighting is positioned and designed to not cause unreasonable light spill impact on adjacent sensitive receivers (or lawfully approved sensitive receivers).</p>	<p>DTS/DPF 6.1</p> <p>None are applicable.</p>				
<p>PO 6.2</p> <p>External lighting is not hazardous to motorists and cyclists.</p>	<p>DTS/DPF 6.2</p> <p>None are applicable.</p>				
Solar Reflectivity / Glare					
<p>PO 7.1</p> <p>Development is designed and comprised of materials and finishes that do not unreasonably cause a distraction to adjacent road users and pedestrian areas or unreasonably cause heat loading and micro-climatic impacts on adjacent buildings and land uses as a result of reflective solar glare.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>				
Electrical Interference					
<p>PO 8.1</p> <p>Development in rural and remote areas does not unreasonably diminish or result in the loss of existing communication services due to electrical interference.</p>	<p>DTS/DPF 8.1</p> <p>The building or structure:</p> <ul style="list-style-type: none"> <li>(a) is no greater than 10m in height, measured from existing ground level or</li> <li>(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.</li> </ul>				
Interface with Rural Activities					
<p>PO 9.1</p> <p>Sensitive receivers are located and designed to mitigate impacts from lawfully existing horticultural and farming activities (or lawfully approved horticultural</p>	<p>DTS/DPF 9.1</p> <p>None are applicable.</p>				

and farming activities), including spray drift and noise and do not prejudice the continued operation of these activities.	
PO 9.2 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing intensive animal husbandry activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.2 None are applicable.
PO 9.3 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing land-based aquaculture activities and do not prejudice the continued operation of these activities.	DTS/DPF 9.3 Sensitive receivers are located at least 200m from the boundary of a site used for land-based aquaculture and associated components in other ownership.
PO 9.4 Sensitive receivers are located and designed to mitigate potential impacts from lawfully existing dairies including associated wastewater lagoons and liquid/solid waste storage and disposal facilities and do not prejudice the continued operation of these activities.	DTS/DPF 9.4 Sensitive receivers are sited at least 500m from the boundary of a site used for a dairy and associated wastewater lagoon(s) and liquid/solid waste storage and disposal facilities in other ownership.
PO 9.5 Sensitive receivers are located and designed to mitigate the potential impacts from lawfully existing facilities used for the handling, transportation and storage of bulk commodities (recognising the potential for extended hours of operation) and do not prejudice the continued operation of these activities.	DTS/DPF 9.5 Sensitive receivers are located away from the boundary of a site used for the handling, transportation and/or storage of bulk commodities in other ownership in accordance with the following: <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(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</li> <li>(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</li> <li>(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.</li> </ul>
PO 9.6 Setbacks and vegetation plantings along allotment boundaries should be incorporated to mitigate the potential impacts of spray drift and other impacts associated with agricultural and horticultural activities.	DTS/DPF 9.6 None are applicable.
PO 9.7 Urban development does not prejudice existing agricultural and horticultural activities through appropriate separation and design techniques.	DTS/DPF 9.7 None are applicable.
Interface with Mines and Quarries (Rural and Remote Areas)	
PO 10.1 Sensitive receivers are separated from existing mines to minimise the adverse impacts from noise, dust and vibration.	DTS/DPF 10.1 Sensitive receivers are located no closer than 500m from the boundary of a Mining Production Tenement under the <i>Mining Act 1971</i> .

## Land Division

### Assessment Provisions (AP)

Desired Outcome (DO)

## Desired Outcome

DO 1	<p>Land division:</p> <ul style="list-style-type: none"> <li>(a) creates allotments with the appropriate dimensions and shape for their intended use</li> <li>(b) allows efficient provision of new infrastructure and the optimum use of underutilised infrastructure</li> <li>(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</li> <li>(d) facilitates solar access through allotment orientation</li> <li>(e) creates a compact urban form that supports active travel, walkability and the use of public transport</li> <li>(f) avoids areas of high natural hazard risk.</li> </ul>
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Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
All land division	
Allotment configuration	
PO 1.1 Land division creates allotments suitable for their intended use.	DTS/DPF 1.1 Division of land satisfies (a) or (b): <ul style="list-style-type: none"> <li>(a) reflects the site boundaries illustrated and approved in an operative or existing development authorisation for residential development under the <i>Development Act 1993</i> or <i>Planning, Development and Infrastructure Act 2016</i> where the allotments are used or are proposed to be used solely for residential purposes</li> <li>(b) is proposed as part of a combined land division application with deemed-to-satisfy dwellings on the proposed allotments.</li> </ul>
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.
<b>Roads and Access</b>	
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.
<b>Infrastructure</b>	
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	DTS/DPF 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.	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	DTS/DPF 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.	None are applicable.
PO 4.5	DTS/DPF 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.	None are applicable.
PO 4.6	DTS/DPF 4.6
Constructed wetland systems, including associated detention and retention basins, are sited and designed to function as a landscape feature.	None are applicable.
Minor Land Division (Under 20 Allotments)	
Open Space	
PO 5.1	DTS/DPF 5.1
Land division proposing an additional allotment under 1 hectare provides or supports the provision of open space.	None are applicable.
Solar Orientation	
PO 6.1	DTS/DPF 6.1
Land division for residential purposes facilitates solar access through allotment orientation.	None are applicable.
Water Sensitive Design	
PO 7.1	DTS/DPF 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.	None are applicable.
PO 7.2	DTS/DPF 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.	None are applicable.
Battle-Axe Development	
PO 8.1	DTS/DPF 8.1
Battle-axe development appropriately responds to the existing neighbourhood context.	Allotments are not in the form of a battle-axe arrangement.
PO 8.2	DTS/DPF 8.2
Battle-axe development designed to allow safe and convenient movement.	The handle of a battle-axe development: <ul style="list-style-type: none"> <li>(a) has a minimum width of 4m</li> <li>or</li> <li>(b) where more than 3 allotments are proposed, a minimum width of 5.5m.</li> </ul>
PO 8.3	DTS/DPF 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.	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	DTS/DPF 8.4
Battle-axe or common driveways incorporate landscaping and permeability to improve appearance and assist in stormwater management.	Battle-axe or common driveways satisfy (a) and (b): <ul style="list-style-type: none"> <li>(a) are constructed of a minimum of 50% permeable or porous material</li> </ul>

	(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
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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 surveillance.	DTS/DPF 5.2 None are applicable.
PO 5.3 Landscaping provided in open space and recreation facilities maximises opportunities for casual surveillance throughout the park.	DTS/DPF 5.3 None are applicable.
PO 5.4 Fenced parks and playgrounds have more than one entrance or exit to minimise potential entrapment.	DTS/DPF 5.4 None are applicable.
PO 5.5 Adequate lighting is provided around toilets, telephones, seating, litter bins, bicycle storage, car parks and other such facilities.	DTS/DPF 5.5 None are applicable.
PO 5.6 Pedestrian and bicycle movement after dark is focused along clearly defined, adequately lit routes with observable entries and exits.	DTS/DPF 5.6 None are applicable.
Signage	
PO 6.1 Signage is provided at entrances to and within the open space and recreation facilities to provide clear orientation to major points of interest such as the location of public toilets, telephones, safe routes, park activities and the like.	DTS/DPF 6.1 None are applicable.

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

### Out of Activity Centre Development

#### Assessment Provisions (AP)

Desired Outcome (DO)

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

Performance Outcomes and Deemed to Satisfy / Designated Performance Outcome Criteria

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

<ul style="list-style-type: none"> <li>(b) as a focus for regular social and business gatherings</li> <li>(c) in contributing to or maintaining a pattern of development that supports equitable community access to services and facilities.</li> </ul>	
<p>PO 1.2</p> <p>Out-of-activity centre non-residential development complements Activity Centres through the provision of services and facilities:</p> <ul style="list-style-type: none"> <li>(a) that support the needs of local residents and workers, particularly in underserved locations</li> <li>(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.</li> </ul>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>

**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	
<p>PO 1.1</p> <p>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.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Resource extraction activities avoid damage to cultural sites or artefacts.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
Water Quality	
<p>PO 2.1</p> <p>Stormwater and/or wastewater from resource extraction activities is diverted into appropriately sized treatment and retention systems to enable reuse on site.</p>	<p>DTS/DPF 2.1</p> <p>None are applicable.</p>
Separation Treatments, Buffers and Landscaping	
<p>PO 3.1</p> <p>Resource extraction activities minimise adverse impacts upon sensitive receivers through incorporation of separation distances and/or mounding/vegetation.</p>	<p>DTS/DPF 3.1</p> <p>None are applicable.</p>
<p>PO 3.2</p> <p>Resource extraction activities are screened from view from adjacent land by</p>	<p>DTS/DPF 3.2</p> <p>None are applicable.</p>

perimeter landscaping and/or mounding.	
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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
<p>PO 1.1</p> <p>Ensure land is suitable for use when land use changes to a more sensitive use.</p>	<p>DTS/DPF 1.1</p> <p>Development satisfies (a), (b), (c) or (d):</p> <ul style="list-style-type: none"> <li>(a) does not involve a change in the use of land</li> <li>(b) involves a change in the use of land that does not constitute a change to a more sensitive use</li> <li>(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)</li> <li>(d) involves a change in the use of land to a more sensitive use on land at which site contamination exists, or may exist (as demonstrated in a site contamination declaration form), and satisfies both of the following:                             <ul style="list-style-type: none"> <li>(i) a site contamination audit report has been prepared under Part 10A of the <i>Environment Protection Act 1993</i> in relation to the land within the previous 5 years which states that-                                     <ul style="list-style-type: none"> <li>A. site contamination does not exist (or no longer exists) at the land</li> <li>or</li> <li>B. the land is suitable for the proposed use or range of uses (without the need for any further remediation)</li> <li>or</li> <li>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)</li> </ul> </li> <li>and</li> <li>(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).</li> </ul> </li> </ul>

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	DTS/DPF 3.2  None are applicable.

to the natural environment and where adverse impacts on natural features, landscapes, habitats and cultural assets are avoided.	
<p>PO 3.3</p> <p>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.</p>	<p>DTS/DPF 3.3</p> <p>None are applicable.</p>
<p>PO 3.4</p> <p>Tourist accommodation is designed to prevent conversion to private dwellings through:</p> <ul style="list-style-type: none"> <li>(a) comprising a minimum of 10 accommodation units</li> <li>(b) clustering separated individual accommodation units</li> <li>(c) being of a size unsuitable for a private dwelling</li> <li>(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.</li> </ul>	<p>DTS/DPF 3.4</p> <p>None are applicable.</p>

### Transport, Access and Parking

#### Assessment Provisions (AP)

Desired Outcome (DO)

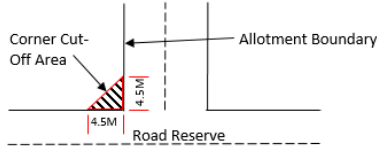
Desired Outcome	
DO 1	A comprehensive, integrated and connected transport system that is safe, sustainable, efficient, convenient and accessible to all users.

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Movement Systems	
<p>PO 1.1</p> <p>Development is integrated with the existing transport system and designed to minimise its potential impact on the functional performance of the transport system.</p>	<p>DTS/DPF 1.1</p> <p>None are applicable.</p>
<p>PO 1.2</p> <p>Development is designed to discourage commercial and industrial vehicle movements through residential streets and adjacent other sensitive receivers.</p>	<p>DTS/DPF 1.2</p> <p>None are applicable.</p>
<p>PO 1.3</p> <p>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.</p>	<p>DTS/DPF 1.3</p> <p>None are applicable.</p>
<p>PO 1.4</p> <p>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</p>	<p>DTS/DPF 1.4</p> <p>All vehicle manoeuvring occurs onsite.</p>

pedestrian paths.	
Sightlines	
PO 2.1 Sightlines at intersections, pedestrian and cycle crossings, and crossovers to allotments for motorists, cyclists and pedestrians are maintained or enhanced to ensure safety for all road users and pedestrians.	DTS/DPF 2.1 None are applicable.
PO 2.2 Walls, fencing and landscaping adjacent to driveways and corner sites are designed to provide adequate sightlines between vehicles and pedestrians.	DTS/DPF 2.2 None are applicable.
Vehicle Access	
PO 3.1 Safe and convenient access minimises impact or interruption on the operation of public roads.	DTS/DPF 3.1 The access is:  (a) provided via a lawfully existing or authorised driveway or access point or an access point for which consent has been granted as part of an application for the division of land or (b) not located within 6m of an intersection of 2 or more roads or a pedestrian activated crossing.
PO 3.2 Development incorporating vehicular access ramps ensures vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.	DTS/DPF 3.2 None are applicable.
PO 3.3 Access points are sited and designed to accommodate the type and volume of traffic likely to be generated by the development or land use.	DTS/DPF 3.3 None are applicable.
PO 3.4 Access points are sited and designed to minimise any adverse impacts on neighbouring properties.	DTS/DPF 3.4 None are applicable.
PO 3.5 Access points are located so as not to interfere with street trees, existing street furniture (including directional signs, lighting, seating and weather shelters) or infrastructure services to maintain the appearance of the streetscape, preserve local amenity and minimise disruption to utility infrastructure assets.	DTS/DPF 3.5 Vehicle access to designated car parking spaces satisfy (a) or (b): (a) is provided via a lawfully existing or authorised access point or an access point for which consent has been granted as part of an application for the division of land (b) where newly proposed, is set back: (i) 0.5m or more from any street furniture, street pole, infrastructure services pit, or other stormwater or utility infrastructure unless consent is provided from the asset owner (ii) 2m or more from the base of the trunk of a street tree unless consent is provided from the tree owner for a lesser distance (iii) 6m or more from the tangent point of an intersection of 2 or more roads (iv) outside of the marked lines or infrastructure dedicating a pedestrian crossing.
PO 3.6 Driveways and access points are separated and minimised in number to optimise the provision of on-street visitor parking (where on-street parking is appropriate).	DTS/DPF 3.6 Driveways and access points: (a) for sites with a frontage to a public road of 20m or less, one access point no greater than 3.5m in width is provided (b) for sites with a frontage to a public road greater than 20m: (i) a single access point no greater than 6m in width is provided or (ii) not more than two access points with a width of 3.5m each are provided.
PO 3.7	DTS/DPF 3.7

<p>Access points are appropriately separated from level crossings to avoid interference and ensure their safe ongoing operation.</p>	<p>Development does not involve a new or modified access or cause an increase in traffic through an existing access that is located within the following distance from a railway crossing:</p> <ul style="list-style-type: none"> <li>(a) 80 km/h road - 110m</li> <li>(b) 70 km/h road - 90m</li> <li>(c) 60 km/h road - 70m</li> <li>(d) 50km/h or less road - 50m.</li> </ul>
<p>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.</p>	<p>DTS/DPF 3.8 None are applicable.</p>
<p>PO 3.9 Development is designed to ensure vehicle circulation between activity areas occurs within the site without the need to use public roads.</p>	<p>DTS/DPF 3.9 None are applicable.</p>
Access for People with Disabilities	
<p>PO 4.1 Development is sited and designed to provide safe, dignified and convenient access for people with a disability.</p>	<p>DTS/DPF 4.1 None are applicable.</p>
Vehicle Parking Rates	
<p>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:</p> <ul style="list-style-type: none"> <li>(a) availability of on-street car parking</li> <li>(b) shared use of other parking areas</li> <li>(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</li> <li>(d) the adaptive reuse of a State or Local Heritage Place.</li> </ul>	<p>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:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements where (a) does not apply</li> <li>(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.</li> </ul>
Vehicle Parking Areas	
<p>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.</p>	<p>DTS/DPF 6.1 Movement between vehicle parking areas within the site can occur without the need to use a public road.</p>
<p>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.</p>	<p>DTS/DPF 6.2 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 6.3 None are applicable.</p>
<p>PO 6.4 Pedestrian linkages between parking areas and the development are provided and are safe and convenient.</p>	<p>DTS/DPF 6.4 None are applicable.</p>
<p>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.</p>	<p>DTS/DPF 6.5 None are applicable.</p>

<p>PO 6.6</p> <p>Loading areas and designated parking spaces for service vehicles are provided within the boundary of the site.</p>	<p>DTS/DPF 6.6</p> <p>Loading areas and designated parking spaces are wholly located within the site.</p>
<p>PO 6.7</p> <p>On-site visitor parking spaces are sited and designed to be accessible to all visitors at all times.</p>	<p>DTS/DPF 6.7</p> <p>None are applicable.</p>
<p>Undercroft and Below Ground Garaging and Parking of Vehicles</p>	
<p>PO 7.1</p> <p>Undercroft and below ground garaging of vehicles is designed to enable safe entry and exit from the site without compromising pedestrian or cyclist safety or causing conflict with other vehicles.</p>	<p>DTS/DPF 7.1</p> <p>None are applicable.</p>
<p>Internal Roads and Parking Areas in Residential Parks and Caravan and Tourist Parks</p>	
<p>PO 8.1</p> <p>Internal road and vehicle parking areas are surfaced to prevent dust becoming a nuisance to park residents and occupants.</p>	<p>DTS/DPF 8.1</p> <p>None are applicable.</p>
<p>PO 8.2</p> <p>Traffic circulation and movement within the park is pedestrian friendly and promotes low speed vehicle movement.</p>	<p>DTS/DPF 8.2</p> <p>None are applicable.</p>
<p>Bicycle Parking in Designated Areas</p>	
<p>PO 9.1</p> <p>The provision of adequately sized on-site bicycle parking facilities encourages cycling as an active transport mode.</p>	<p>DTS/DPF 9.1</p> <p>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.</p>
<p>PO 9.2</p> <p>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.</p>	<p>DTS/DPF 9.2</p> <p>None are applicable.</p>
<p>PO 9.3</p> <p>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.</p>	<p>DTS/DPF 9.3</p> <p>None are applicable.</p>
<p>Corner Cut-Offs</p>	
<p>PO 10.1</p> <p>Development is located and designed to ensure drivers can safely turn into and out of public road junctions.</p>	<p>DTS/DPF 10.1</p> <p>Development does not involve building work, or building work is located wholly outside the land shown as Corner Cut-Off Area in the following diagram:</p> 
<p>Heavy Vehicle Parking</p>	
<p>PO 11.1</p> <p>Heavy vehicle parking and access is designed and sited so that the activity does not result in nuisance to adjoining neighbours as a result of dust, fumes, vibration, odour or potentially hazardous loads.</p>	<p>DTS/DPF 11.1</p> <p>Heavy vehicle parking occurs in accordance with the following:</p> <ul style="list-style-type: none"> <li>(a) the site is not located within a Neighbourhood-type zone (except a Rural Living Zone)</li> <li>(b) the site is a minimum of 0.4 ha</li> </ul>

	<ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(e) the vehicle parking area achieves the following setbacks:             <ul style="list-style-type: none"> <li>(i) behind the building line or 30m, whichever is greater</li> <li>(ii) 20m from the secondary street if it is a State Maintained Road</li> <li>(iii) 10m from the secondary street if it is a local road</li> <li>(iv) 10m from side and rear boundaries</li> </ul> </li> <li>(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</li> <li>(g) does not include refrigerated trailers or vehicles</li> <li>(h) vehicles only enter and exit the property in accordance with the following hours:             <ul style="list-style-type: none"> <li>(i) Monday to Saturday 6:00am and 9:30pm</li> <li>(ii) Sunday and public holidays between 9:30 am and 7:00 pm</li> </ul> </li> <li>(i) the handling or trans-shipment of freight is not carried out on the property.</li> </ul>
<p>PO 11.2</p> <p>Heavy vehicle parking ensures that vehicles can enter and exit a site safely and without creating a hazard to pedestrians and other vehicular traffic.</p>	<p>DTS/DPF 11.2</p> <p>Heavy vehicles:</p> <ul style="list-style-type: none"> <li>(a) can enter and exit the site in a forward direction; and</li> <li>(b) operate within the statutory mass and dimension limited for General Access Vehicles (as prescribed by the National Heavy Vehicle Regulator).</li> </ul>
<p>PO 11.3</p> <p>Heavy vehicle parking is screened through siting behind buildings, screening, landscaping or the like to obscure views from adjoining properties and public roads.</p>	<p>DTS/DPF 11.3</p> <p>None are applicable.</p>

**Table 1 - General Off-Street Car Parking Requirements**

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

Class of Development	Car Parking Rate (unless varied by Table 2 onwards)
Residential Development	
Detached Dwelling	<p>Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p> <p>Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.</p>
Group Dwelling	<p>Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.</p>

	Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.  0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Residential Flat Building	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.  0.33 spaces per dwelling for visitor parking where development involves 3 or more dwellings.
Row Dwelling where vehicle access is from the primary street	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Row Dwelling where vehicle access is not from the primary street (i.e. rear-loaded)	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Semi-Detached Dwelling	Dwelling with 1 bedroom (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 2 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling, 1 of which is to be covered.
Aged / Supported Accommodation	
Retirement facility	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.  0.2 spaces per dwelling for visitor parking.
Supported accommodation	0.3 spaces per bed.
Residential Development (Other)	
Ancillary accommodation	No additional requirements beyond those associated with the main dwelling.
Residential park	Dwelling with 1 or 2 bedrooms (including rooms capable of being used as a bedroom) - 1 space per dwelling.  Dwelling with 3 or more bedrooms (including rooms capable of being used as a bedroom) - 2 spaces per dwelling.  0.2 spaces per dwelling for visitor parking.
Student accommodation	0.3 spaces per bed.
Workers' accommodation	0.5 spaces per bed plus 0.2 spaces per bed for visitor parking.
Tourist	
Caravan and tourist park	Parks with 100 sites or less - a minimum of 1 space per 10 sites to be used for accommodation.  Parks with more than 100 sites - a minimum of 1 space per 15 sites used for accommodation.  A minimum of 1 space for every caravan (permanently fixed to the ground) or cabin.
Tourist accommodation other than a caravan and tourist park	1 car parking space per accommodation unit / guest room.
Commercial Uses	
Auction room/ depot	1 space per 100m <sup>2</sup> of building floor area plus an additional 2 spaces.
Automotive collision repair	3 spaces per service bay.
Motor repair station	3 spaces per service bay.
Office	For a call centre, 8 spaces per 100m <sup>2</sup> of gross leasable floor area  In all other cases, 4 spaces per 100m <sup>2</sup> of gross leasable floor area.
Retail fuel outlet	3 spaces per 100m <sup>2</sup> gross leasable floor area.
Service trade premises	2.5 spaces per 100m <sup>2</sup> of gross leasable floor area  1 space per 100m <sup>2</sup> of outdoor area used for display purposes.
Shop (no commercial kitchen)	5.5 spaces per 100m <sup>2</sup> of gross leasable floor area where not located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.

	5 spaces per 100m2 of gross leasable floor area where located in an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared.
Shop (in the form of a bulky goods outlet)	2.5 spaces per 100m2 of gross leasable floor area.
Shop (in the form of a restaurant or involving a commercial kitchen)	Premises with a dine-in service only (which may include a take-away component with no drive-through) - 0.4 spaces per seat.  Premises with take-away service but with no seats - 12 spaces per 100m2 of total floor area plus a drive-through queue capacity of ten vehicles measured from the pick-up point.  Premises with a dine-in and drive-through take-away service - 0.3 spaces per seat plus a drive through queue capacity of 10 vehicles measured from the pick-up point.
Community and Civic Uses	
Community facility	For a library, 4 spaces per 100m2 of total floor area.  For a hall/meeting hall, 0.2 spaces per seat.  In all other cases, 10 spaces per 100m2 of total floor area.
Educational facility	For a primary school - 1.1 space per full time equivalent employee plus 0.25 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.  For a secondary school - 1.1 per full time equivalent employee plus 0.1 spaces per student for a pickup/set down area either on-site or on the public realm within 300m of the site.  For a tertiary institution - 0.4 per student based on the maximum number of students on the site at any time.
Place of worship	1 space for every 3 visitor seats.
Child care facility	For a child care centre, 0.25 spaces per child  In all other cases, 1 per employee plus 0.25 per child (drop off/pick up bays).
Health Related Uses	
Consulting room	4 spaces per consulting room excluding ancillary facilities.
Hospital	4.5 spaces per bed for a public hospital.  1.5 spaces per bed for a private hospital.
Recreational and Entertainment Uses	
Cinema complex	0.2 spaces per seat.
Concert hall / theatre	0.2 spaces per seat.
Hotel	1 space for every 2m2 of total floor area in a public bar plus 1 space for every 6m2 of total floor area available to the public in a lounge, beer garden plus 1 space per 2 gaming machines, plus 1 space per 3 seats in a restaurant.
Indoor recreation facility	6.5 spaces per 100m2 of total floor area for a Fitness Centre  4.5 spaces per 100m2 of total floor area for all other Indoor recreation facilities.
Industry/Employment Uses	
Fuel depot	1.5 spaces per 100m2 total floor area  1 spaces per 100m2 of outdoor area used for fuel depot activity purposes.
Industry	1.5 spaces per 100m2 of total floor area.
Store	0.5 spaces per 100m2 of total floor area.
Timber yard	1.5 spaces per 100m2 of total floor area  1 space per 100m2 of outdoor area used for display purposes.
Warehouse	0.5 spaces per 100m2 total floor area.
Other Uses	
Funeral Parlour	1 space per 5 seats in the chapel plus 1 space for each vehicle operated by the parlour.
Radio or Television Station	5 spaces per 100m2 of total building floor area.



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

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

Class of Development	Car Parking Rate		Designated Areas
	Minimum number of spaces	Maximum number of spaces	
Development generally			
All classes of development	No minimum.	No maximum except in the Primary Pedestrian Area identified in the Primary Pedestrian Area Concept Plan, where the maximum is:  1 space for each dwelling with a total floor area less than 75 square metres  2 spaces for each dwelling with a total floor area between 75 square metres and 150 square metres  3 spaces for each dwelling with a total floor area greater than 150 square metres.  Residential flat building or Residential component of a multi-storey building: 1 visitor space for each 6 dwellings.	Capital City Zone  City Main Street Zone  City Riverbank Zone  Adelaide Park Lands Zone  Business Neighbourhood Zone (within the City of Adelaide)  The St Andrews Hospital Precinct Subzone and Women's and Children's Hospital Precinct Subzone of the Community Facilities Zone
Non-residential development			
Non-residential development excluding tourist accommodation	3 spaces per 100m2 of gross leasable floor area.	5 spaces per 100m2 of gross leasable floor area.	City Living Zone  Urban Corridor (Boulevard) Zone  Urban Corridor (Business) Zone  Urban Corridor (Living) Zone  Urban Corridor (Main Street ) Zone  Urban Neighbourhood Zone (except for Bowden)
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

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

	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.		Urban Activity Centre Zone when the site is also in a high frequency public transit area Urban Corridor (Boulevard) Zone Urban Corridor (Business) Zone Urban Corridor (Living) Zone Urban Corridor (Main Street) Zone Urban Neighbourhood Zone (except for Bowden)
Residential flat building	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Row dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden
Semi-detached dwelling	0.75 per dwelling	None specified	Urban Neighbourhood Zone in Bowden

**Table 3 - Off-Street Bicycle Parking Requirements**

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

Class of Development	Bicycle Parking Rate	
	<p><b>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.</b></p>	
Consulting room	1 space per 20 employees plus 1 space per 20 consulting rooms for customers.	
Educational facility	For a secondary school - 1 space per 20 full-time time employees plus 10 percent of the total number of employee spaces for visitors.  For tertiary education - 1 space per 20 employees plus 1 space per 10 full time students.	
Hospital	1 space per 15 beds plus 1 space per 30 beds for visitors.	
Indoor recreation facility	1 space per 4 employees plus 1 space per 200m <sup>2</sup> of gross leasable floor area for visitors.	
Licensed Premises	1 per 20 employees, plus 1 per 60 square metres total floor area, plus 1 per 40 square metres of bar floor area, plus 1 per 120 square metres lounge and beer garden floor area, plus 1 per 60 square metres dining floor area, plus 1 per 40 square metres gaming room floor area.	
Office	1 space for every 200m <sup>2</sup> of gross leasable floor area plus 2 spaces plus 1 space per 1000m <sup>2</sup> of gross leasable floor area for visitors.	
Child care facility	1 space per 20 full time employees plus 1 space per 40 full time children.	
Recreation area	1 per 1500 spectator seats for employees plus 1 per 250 visitor and customers.	
Residential flat building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 for every 10 dwellings for visitors.	
Residential component of a multi-storey building	Within the City of Adelaide 1 for every dwelling for residents with a total floor area less than 150 square metres, 2 for every dwelling for residents with a total floor area greater than 150 square metres, plus 1 for every 10 dwellings for visitors, and in all other cases 1 space for every 4 dwellings for residents plus 1 space for every 10 dwellings for visitors.	
Shop	1 space for every 300m <sup>2</sup> of gross leasable floor area plus 1 space for every 600m <sup>2</sup> 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
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### Waste Treatment and Management Facilities

#### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

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

Wastewater lagoons are set back from watercourses to minimise environmental harm and adverse effects on water resources.	Wastewater lagoons are set back 50m or more from watercourse banks.
PO 2.3 Wastewater lagoons are designed and sited to:  (a) avoid intersecting underground waters; (b) avoid inundation by flood waters; (c) ensure lagoon contents do not overflow; (d) include a liner designed to prevent leakage.	DTS/DPF 2.3  None are applicable.
PO 2.4 Waste operations areas of landfills and organic waste processing facilities are set back from watercourses to minimise adverse impacts on water resources.	DTS/DPF 2.4  Waste operations areas are set back 100m or more from watercourse banks.
Amenity	
PO 3.1 Waste treatment and management facilities are screened, located and designed to minimise adverse visual impacts on amenity.	DTS/DPF 3.1  None are applicable.
PO 3.2 Access routes to waste treatment and management facilities via residential streets is avoided.	DTS/DPF 3.2  None are applicable.
PO 3.3 Litter control measures minimise the incidence of windblown litter.	DTS/DPF 3.3  None are applicable.
PO 3.4 Waste treatment and management facilities are designed to minimise adverse impacts on both the site and surrounding areas from weed and vermin infestation.	DTS/DPF 3.4  None are applicable.
Access	
PO 4.1 Traffic circulation movements within any waste treatment or management site are designed to enable vehicles to enter and exit the site in a forward direction.	DTS/DPF 4.1  None are applicable.
PO 4.2 Suitable access for emergency vehicles is provided to and within waste treatment or management sites.	DTS/DPF 4.2  None are applicable.
Fencing and Security	
PO 5.1 Security fencing provided around waste treatment and management facilities prevents unauthorised access to operations and potential hazard to the public.	DTS/DPF 5.1  Chain wire mesh or pre-coated painted metal fencing 2m or more in height is erected along the perimeter of the waste treatment or waste management facility site.
Landfill	
PO 6.1 Landfill gas emissions are managed in an environmentally acceptable manner.	DTS/DPF 6.1  None are applicable.
PO 6.2 Landfill facilities are separated from areas of environmental significance and land used for public recreation and enjoyment.	DTS/DPF 6.2  Landfill facilities are set back 250m or more from a public open space reserve, forest reserve, national park or Conservation Zone.
PO 6.3 Landfill facilities are located on land that is not subject to land slip.	DTS/DPF 6.3  None are applicable.
PO 6.4 Landfill facilities are separated from areas subject to flooding.	DTS/DPF 6.4  Landfill facilities are set back 500m or more from land inundated in a 1% AEP

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

## Workers' accommodation and Settlements

### Assessment Provisions (AP)

Desired Outcome (DO)

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

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

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 1.1 Workers' accommodation and settlements are obscured from scenic routes, tourist destinations and areas of conservation significance or otherwise designed to complement the surrounding landscape.	DTS/DPF 1.1 None are applicable.

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

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

## **Appendix C**

Northern Limestone Coast Regional Assessment Panel - 24 January 2024

Agenda Item 4.3



## INSTRUMENT C

### INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL

#### NOTES

1. Conditions or: conditions or limitations may apply to the delegations contained in this Instrument. Refer to Schedule of Conditions at the back of this document.
2. These delegations were made, reviewed and or amended by the Northern Limestone Coast Regional Assessment Panel at the meeting held on 24 January 2024.
3. Such powers and functions may be further delegated by the Assessment Manager in accordance with Sections 100(2)(c) as the Assessment Manager sees fit, unless otherwise indicated herein.
4. Acronyms

Naracoorte Lucindale Council	NLC	Assessment Manager	AM
Kingston District Council	KDC	Manager Planning and Compliance	MPC
Tatiara District Council	TDC	Planning Officer	PO
		Manager Special Projects	MSP
		Planning Consultant	PC
		Development Officer	DO
		Building Certifier	BC

**INSTRUMENT C**  
**INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN**  
**CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL**

**POWERS AND FUNCTIONS DELEGATED IN THIS INSTRUMENT**

<b>1. Environment and Food Production Areas – Greater Adelaide</b>	<b>Delegation</b>
<p>1.1 The power pursuant to Section 7(5)(a) of the Planning, Development and Infrastructure Act 2016 (<b>the PDI Act</b>), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments to seek the concurrence of the Commission in the granting of the development authorisation to the development.</p>	<p>Not delegated  (Not in an EFP area)</p>
<p>1.2 The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development in an environment and food production area that involves a division of land that would create one or more additional allotments, to, if the proposed development will create additional allotments to be used for residential development, refuse to grant development authorisation in relation to the proposed development.</p>	<p>Not delegated  (Not in an EFP area)</p>
<b>2. Appointment of Additional Members</b>	

**INSTRUMENT C**  
**INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN**  
**CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL**

2.1	The power pursuant to Section 85(1) of the PDI Act to appoint 1 or 2 members to act as additional members of the assessment panel for the purposes of dealing with a matter that the assessment panel must assess as a relevant authority under the PDI Act.	Not delegated
<b>3. Relevant Authority – Commission</b>		
3.1	The power pursuant to Section 94(3)(a) of the PDI Act, if the Minister acts under Section 94(1)(h) of the PDI Act to, at the request of the Commission, provide the Commission with a report relating to any application for development authorisation that has been under consideration by the relevant authority.	Assessment Manager
<b>4. Relevant Provisions</b>		
4.1	The power pursuant to Section 99(1) of the PDI Act, if a proposed development involves the performance of building work to determine to act under Section 99(1) of the PDI Act to:	Standing Referral
4.1.1	refer the assessment of the development in respect of the Building Rules to the council for the area in which the proposed development is to be undertaken; or	
4.1.2	require that the assessment of the development in respect of the Building Rules be undertaken by a building certifier.	

**INSTRUMENT C**  
**INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN**  
**CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL**

<b>5. Matters Against Which Development Must Be Assessed</b>	
5.1 The power pursuant to Section 102(1) of the PDI Act to assess a development against, and grant or refuse a consent in respect of, each of the following matters (insofar as they are relevant to the particular development):	
5.1.1 -	

**INSTRUMENT C**  
**INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN**  
**CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL**

<p>5.1.1.1 the relevant provisions of the Planning Rules; and</p>	<p>Assessment Manager with the following limitations</p> <p><i>The delegation of the power to grant or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications in relation to which:</i></p> <ul style="list-style-type: none"><li>• <i>no valid representations are received; or</i></li><li>• <i>all valid representations are withdrawn; or</i></li><li>• <i>no representor who has lodged a valid representation wishes to be heard in support of their representation</i></li></ul> <p><i>Except in cases where a deemed consent notice has been served on the CAP, in which case the limitation does not apply, and the</i></p>
<p>FXD001 - (HEAD DELEGATIONS) INSTRUMENT-C-OF-DELEGATION-UNDER-THE-PLANNING,-DEVELOPMENT AND INFRASTRUCTURE (DECEMBER 2023) December 2023</p>	

*Assessment Manager is delegated the power pursuant to Section 102(1)(a)(i) of the PDI*

**INSTRUMENT C**

**INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF AN ASSESSMENT PANEL**

5.1.1.2	to the extent provided by Part 7 Division 2 of the PDI Act – the impacts of the development,  <b>(planning consent);</b>	N/A
5.1.2	the relevant provisions of the Building Rules <b>(building consent);</b>	Standing Referral
5.1.3	in relation to a proposed division of land (otherwise than under the <a href="#">Community Titles Act 1996</a> or the <a href="#">Strata Titles Act 1988</a> ) - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):	N/A
5.1.3.1	requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;	N/A
5.1.3.2	any relevant requirements set out in a design standard has been satisfied;	N/A
5.1.3.3	the requirements of a water industry entity under the <a href="#">Water Industry Act 2012</a> identified under the regulations relating to the provision of water supply and sewerage services are satisfied;	N/A
5.1.3.4	where land is to be vested in a council or other authority - the council or authority consents to the vesting;	N/A

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5.1.3.5	requirements set out in regulations made for the purposes of Section 102(1)(c) of the PDI Act are satisfied;	N/A
5.1.4	in relation to a division of land under the <a href="#">Community Titles Act 1996</a> or the <a href="#">Strata Titles Act 1988</a> - the requirement that the following conditions be satisfied (or will be satisfied by the imposition of conditions under the PDI Act):	N/A
5.1.4.1	requirements set out in the Planning and Design Code made for the purposes of this provision are satisfied;	N/A
5.1.4.2	any relevant requirements set out in a design standard has been satisfied;	N/A
5.1.4.3	any encroachment of a lot or unit over other land is acceptable having regard to any provision made by the Planning and Design Code or a design standard;	N/A
5.1.4.4	where land is to be vested in a council or other authority - the council or authority consents to the vesting;	N/A
5.1.4.5	a building or item intended to establish a boundary (or part of a boundary) of a lot or lots or a unit or units is appropriate for that purpose;	N/A

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5.1.4.6	the division of land under the <a href="#">Community Titles Act 1996</a> or the <a href="#">Strata Titles Act 1988</a> is appropriate having regard to the nature and extent of the common property that would be established by the relevant scheme;	N/A
5.1.4.7	the requirements of a water industry entity under the <a href="#">Water Industry Act 2012</a> identified under the regulations relating to the provision of water supply and sewerage services are satisfied;	N/A
5.1.4.8	any building situated on the land complies with the Building Rules;	N/A
5.1.4.9	requirements set out in the regulations made for the purposes of Section 102(d) of the PDI Act are satisfied;	N/A
5.1.5	any encroachment of a building over, under, across or on a public place (and not otherwise dealt with above) is acceptable having regard to any provision made by the Planning and Design Code or a design standard;	Assessment Manager
5.1.6	if relevant - requirements applying under <a href="#">Part 15 Division 2</a> of the PDI Act are satisfied;	Assessment Manager
5.1.7	such other matters as may be prescribed.	Assessment Manager



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5.2	The power pursuant to Section 102(3) of the PDI Act to, in relation to granting a planning consent, on the delegate’s own initiative or on application, reserve the delegate’s decision on a specified matter or reserve the delegate’s decision to grant a planning consent:	
5.2.1	until further assessment of the relevant development under the PDI Act; or	Assessment Manager
5.2.2	until further assessment or consideration of the proposed development under another Act; or	Assessment Manager
5.2.3	until a licence, permission, consent, approval, authorisation, certificate or other authority is granted, or not granted (by the decision of another authority), under another Act.	Assessment Manager
5.3	The power pursuant to Section 102(4) of the PDI Act to allow any matter specified by the Planning and Design Code for the purposes of Section 102(4) of the PDI Act to be reserved on the application of the applicant.	Assessment Manager
<b>6. Performance Assessed Development</b>		
6.1	The power pursuant to Section 107(2)(c) of the PDI Act to form the opinion that the development is seriously at variance with the Planning and Design Code (disregarding minor variations).	Assessment Manager

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6.2	The power pursuant to Section 107(3) of the PDI Act, if a proposed development is to be assessed under Section 107 of the PDI Act to make a decision in accordance with a practice direction.	Assessment Manager
6.3	The power pursuant to Section 107(4) of the PDI Act to limit the matters that the delegate will take into account to what should be the decision of the relevant authority as to planning consent in relation to the performance based elements of the development as assessed on its merits.	Assessment Manager
<b>7. Building Consent</b>		<b>Standing referral</b>
7.1	The power pursuant to Section 118(1) of the PDI Act, if the Regulations provide that a form of building work complies with the Building Rules, to grant any such building work a building consent (subject to such conditions or exceptions as may be prescribed by the regulations).	
7.2	The power pursuant to Section 118(2)(a) of the PDI Act to seek the concurrence of the Commission to grant a building consent in respect of a development that is at variance with the performance requirements of the Building Code or a Ministerial building standard.	

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7.3	The power pursuant to Section 118(2) of the PDI Act, subject to Section 118(6) of the PDI Act, to grant a building consent to a development that is at variance with the Building Rules if:	
7.3.1	the variance is with a part of the Building Rules other than the Building Code or a Ministerial building standard and the delegate determines that it is appropriate to grant the consent despite the variance on the basis that the delegate is satisfied:	
7.3.1.1	that:	
	(a) the provisions of the Building Rules are inappropriate to the particular building or building work, or the proposed building work fails to conform with the Building Rules only in minor respects; and	
	(b) the variance is justifiable having regard to the objects of the Planning and Design Code or the performance requirements of the Building Code or a Ministerial building standard (as the case may be) and would achieve the objects of this Act as effectively, or more effectively, than if the variance were not to be allowed; or	

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7.3.1.2	in a case where the consent is being sought after the development has occurred - that the variance is justifiable in the circumstances of the particular case.	
7.4	The power pursuant to Section 118(4) of the PDI Act, to at the request or with the agreement of the applicant, refer proposed building work to the Commission for an opinion on whether or not it complies with the performance requirements of the Building Code or a Ministerial building standard.	
7.5	The power pursuant to Section 118(6) of the PDI Act if an inconsistency exists between the Building Rules and the Planning Rules in relation to a State heritage place or a local heritage place, to, in determining an application for building consent, ensure, so far as is reasonably practicable, that standards of building soundness, occupant safety and amenity are achieved in respect of the development that are as good as can reasonably be achieved in the circumstances.	
7.6	The power pursuant to Section 118(7) of the PDI Act to seek and consider the advice of the Commission before imposing or agreeing to a requirement under Section 18(6) of the PDI Act that would be at variance with the performance requirements of the Building Code or a Ministerial building standard.	

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7.7	The power pursuant to Section 118(8) of the PDI Act, to, subject to the PDI Act, accept that proposed building work complies with the Building Rules to the extent that:	
7.7.1	such compliance is certified by the provision of technical details, particulars, plans, drawings or specifications prepared and certified in accordance with the regulations; or	
7.7.2	such compliance is certified by a building certifier.	
7.8	The power pursuant to Section 118(10) of the PDI Act to refuse to grant a consent in relation to any development if, as a result of that development, the type or standard of construction of a building of a particular classification would cease to conform with the requirements of the Building Rules for a building of that classification	
7.9	The power pursuant to Section 118(11) of the PDI Act, if a relevant authority decides to grant building consent in relation to a development that is at variance with the Building Rules, to, subject to the regulations, in giving notice of the relevant authority's decision on the application for that consent, specify (in the notice or in an accompanying document):	
7.9.1	the variance; and	
7.9.2	the grounds on which the decision is being made.	

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<b>8. Application and Provision of Information</b>		
8.1	The power pursuant to Section 119(1)(b) of the PDI Act to require an application to the relevant authority for the purposes of Part 7 of the PDI Act, to include any information as the delegate may reasonably require.	Assessment Manager
8.2	The power pursuant to Section 119(3) of the PDI Act to request an applicant:	Assessment Manager
8.2.1	to provide such additional documents, assessments or information (including calculations and technical details) as the delegate may reasonably require to assess the application;	
8.2.2	to remedy any defect or deficiency in any application or accompanying document or information required by or under the PDI Act;	
8.2.3	to consult with an authority or body prescribed by the regulations;	
8.2.4	to comply with any other requirement prescribed by the regulations.	
8.3	The power pursuant to Section 119(6) of the PDI Act if a request is made under Section 119(3) of the PDI Act, and the request is not complied with within the time specified by the regulations, to	Assessment Manager

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8.3.1	subject to Section 119(6)(b)(ii) of the PDI Act, refuse the application; and	
8.3.2	refuse the application in prescribed circumstances (including, if the regulations so provide, in a case involving development that is deemed-to-satisfy development).	
8.4	The power pursuant to Section 119(7) of the PDI Act to, in dealing with an application that relates to a regulated tree, consider that special circumstances apply.	Assessment Manager
8.5	The power pursuant to Section 119(9) of the PDI Act to:	
8.5.1	permit an applicant:	
8.5.1.1	to vary an application;	Assessment Manager
8.5.1.2	to vary any plans, drawings, specifications or other documents that accompanied an application,	Assessment Manager
	(provided that the essential nature of the proposed development is not changed);	
8.5.2	permit an applicant to lodge an application without the provision of any information or document required by the regulations;	Assessment Manager

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8.5.3	to the extent that the fee is payable to the relevant authority waive payment of whole or part of the application fee, or refund an application fee (in whole or in part);	NLC CEO KDC CEO TDC CEO
8.5.4	if there is an inconsistency between any documents lodged with the relevant authority for the purposes of Part 7 of the PDI Act (whether by an applicant or any other person), or between any such document and a development authorisation that has already been given that is relevant in the circumstances, return or forward any document to the applicant or to any other person and determine not to finalise the matter until any specified matter is resolved, rectified or addressed.	Assessment Manager
8.6	The power pursuant to Section 119(10) of the PDI Act to grant a permission under Section 119(9) of the PDI Act unconditionally or subject to such conditions as the delegate thinks fit.	Assessment Manager
8.7	The power pursuant to Section 119(12) of the PDI Act to, in a consent, provide for, or envisage, the undertaking of development in stages, with separate consents or approvals for the various stages.	Assessment Manager
8.8	The power pursuant to Section 119(14) of the PDI Act to if an applicant withdraws an application to determine to refund the application fee.	NLC CEO KDC CEO TDC CEO
<b>9.</b>	<b>Outline Consent</b>	



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9.1	The power pursuant to Section 120(1) of the PDI Act and subject to Section 120 of the PDI Act, to on application, grant a consent in the nature of an outline consent.	Assessment Manager
9.2	The power pursuant to Section 120(3) of the PDI Act if an outline consent is granted and a subsequent application is made with respect to the same development (subject to any variations allowed by a practice direction) to:	
9.2.1	grant any consent contemplated by the outline consent; and	Assessment Manager
9.2.2	not impose a requirement that is inconsistent with the outline consent.	
<b>10. Design Review</b>		
10.1	The power pursuant to Section 121(7) of the PDI Act, to in acting under the PDI Act, take into account any advice provided by a design panel (insofar as may be relevant to the assessment of proposed development by the delegate).	Assessment Manager
<b>11. Referrals to Other Authorities or Agencies</b>		

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<p>11.1 The power pursuant to Section 122(1) of the PDI Act, where an application for consent to, or approval of, a proposed development of a prescribed class is to be assessed by a relevant authority, to:</p>	
<p>11.1.1 refer the application, together with a copy of any relevant information provided by the applicant, to a body prescribed by the regulations (including, if so prescribed, the Commission); and</p>	<p>Assessment Manager</p>
<p>11.1.2 not make a decision until the relevant authority has received a response from that prescribed body in relation to the matter or matters for which the referral was made</p>	<p>Assessment Manager</p>
<p>where the regulations so provide, subject to Section 122 of the PDI Act.</p>	
<p>11.2 The power pursuant to Section 122(5)(b) of the PDI Act, acting by direction of a prescribed body:</p>	
<p>11.2.1 to refuse the application; or</p>	<p>Assessment Manager</p>
<p>11.2.2 consent to or approve the development and impose such conditions as the prescribed body thinks fit, (subject to any specific limitation under another Act as to the conditions that may be imposed by the prescribed body)</p> <p>where the regulations so provide.</p>	<p>Assessment Manager</p>

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<p>11.3 The power pursuant to Section 122(7) of the PDI Act, if the relevant authority is directed by a prescribed body to refuse an application and the refusal is the subject of an appeal under the PDI Act, to apply for the relevant authority to be joined as a party to the proceedings.</p>	<p>NLC CEO KDC CEO TDC CEO</p>
<p>11.4 The power pursuant to Section 122(10) of the PDI Act to, if requested by an applicant, defer a referral under Section 122 of the PDI Act to a particular stage in the process of assessment.</p>	<p>Assessment Manager</p>
<p><b>12. Preliminary Advice and Agreement</b></p>	
<p>12.1 The power pursuant to Section 123(2) of the PDI Act, if:</p>	<p>Assessment Manager</p>
<p>12.1.1 a proposed development is referred to a prescribed body under <a href="#">Section 123(1)</a> of the PDI Act; and</p>	
<p>12.1.2 the prescribed body agrees to consider the matter under Section 123 of the PDI Act after taking into account any matter prescribed by the regulations; and</p>	
<p>12.1.3 the prescribed body agrees, in the manner prescribed by the regulations, that the development meets the requirements (if any) of the prescribed body (including on the basis of the imposition of conditions),</p>	

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<p>to, subject to Section 123(4) of the PDI Act if an application for planning consent with respect to the development is lodged with the relevant authority within the prescribed period after the prescribed body has indicated its agreement under <a href="#">Section 123(2)(c)</a> of the PDI Act, form the opinion and be satisfied that the application accords with the agreement indicated by the prescribed body (taking into account the terms or elements of that agreement and any relevant plans and other documentation).</p>	
<p>12.2 The power pursuant to Section 123(4) of the PDI Act to determine an agreement under Section 123 of the PDI Act is no longer appropriate due to the operation of Section 132 of the PDI Act.</p>	<p>Assessment Manager</p>
<p><b>13. Proposed Development Involving Creation of Fortifications</b></p>	
<p>13.1 The power pursuant to Section 124(1) of the PDI Act, if the delegate has reason to believe that a proposed development may involve the creation of fortifications, to refer the application for consent to, or approval of, the proposed development to the Commissioner of Police (the Commissioner).</p>	<p>Assessment Manager</p>
<p>13.2 The power pursuant to Section 124(5) of the PDI Act, if the Commissioner determines that the proposed development involves the creation of fortification, to:</p>	
<p>13.2.1 if the proposed development consists only of the creation fortifications - refuse the application; or</p>	<p>Assessment Manager</p>

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<p>13.2.2 in any other case - impose conditions in respect of any consent to or approval of the proposed development prohibiting the creation of the fortifications</p>	<p>Assessment Manager</p>
<p>13.3 The power pursuant to Section 124(6) of the PDI Act, if the relevant authority acting on the basis of a determination of the Commissioner under Section 124(2) of the PDI Act refuses an application or imposes conditions in respect of a development authorisation, to notify the applicant that the application was refused, or the conditions imposed, on the basis of a determination of the Commissioner under Section 124 of the PDI Act.</p>	<p>Assessment Manager</p>
<p>13.4 The power pursuant to Section 124(7) of the PDI Act, if a refusal or condition referred to in Section 124(5) of the PDI Act is the subject of an appeal under the PDI Act to apply to the Court to be joined as a party to the appeal.</p>	<p>NLC CEO KDC CEO TDC CEO</p>
<p style="text-align: center;"><b>14. Time Within Which Decision Must be Made</b></p>	
<p>14.1 The power pursuant to Section 125(6) of the PDI Act to form the opinion and consider that the relevant application for planning consent should have been refused and apply to the Court for an order quashing the consent.</p>	<p>NLC CEO KDC CEO TDC CEO</p>

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14.2	The power pursuant to Section 125(7) of the Act to apply to the Court for an extension of time to make an application under Section 125(6) of the Act.	NLC CEO KDC CEO TDC CEO
<b>15. Determination of Application</b>		
15.1	The power pursuant to Section 126(1) of the PDI Act to, on making a decision on an application under Part 7 of the PDI Act, give notice of the decision in accordance with the regulations (and, in the case of a refusal, to include in the notice the reasons for the refusal and any appeal rights that exist under the PDI Act).	Assessment Manager
15.2	The power pursuant to Section 126(3) of the PDI Act to, on the delegate's own initiative or on the application of a person who has the benefit of any relevant development authorisation, extend a period prescribed under Section 126(2) of the PDI Act.	Assessment Manager
<b>16. Conditions</b>		
16.1	The power pursuant to Section 127(1) of the PDI Act to make a decision subject to such conditions (if any) as the delegate thinks fit to impose in relation to the development.	Assessment Manager
16.2	The power pursuant to Section 127(2)(c) of the PDI Act to vary or revoke a condition in accordance with an application under Part 7 of the PDI Act.	Assessment Manager

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<p>16.3 The power pursuant to Section 127(4) of the PDI Act, subject to Sections 127(6) and (8) of the PDI Act, if a development authorisation provides for the killing, destruction or removal of a regulated tree or a significant tree, to apply the principle that the development authorisation be subject to a condition that the prescribed number of trees (of a kind determined by the delegate) must be planted and maintained to replace the tree (with the cost of planting to be the responsibility of the applicant or any person who acquires the benefit of the consent and the cost of maintenance to be the responsibility of the owner of the land).</p>	<p>Assessment Manager</p>
<p>16.4 The power pursuant to Section 127(6) of the PDI Act to, on the application of the applicant, determine that a payment of an amount calculated in accordance with the regulations be made into the relevant fund in lieu of planting 1 or more replacement trees under Section 127(4) of the PDI Act.</p>	<p>Assessment Manager</p>
<p>16.5 The power pursuant to Section 127(8)(b) of the PDI Act to:</p>	<p>Assessment Manager</p>
<p>16.5.1 determine that it is appropriate to grant an exemption under Section 127(8)(b) of the PDI Act in a particular case after taking into account any criteria prescribed by the regulations and provided the Minister concurs in the granting of the exemption;</p>	

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16.5.2	to seek the Minister's concurrence to grant an exemption under Section 127(8)(b) of the PDI Act.	
<b>17. Variation of Authorisation</b>		
17.1	The power pursuant to Sections 128(1) and (2) of the PDI Act to determine an application seeking the variations of a development authorisation previously given under the PDI Act (including an application seeking the variation of a condition imposed with respect to the development authorisation).	Assessment Manager
17.2	The power pursuant to Section 128(2)(d) of the PDI Act to approve an application for a variation to a development authorisation previously given under the PDI Act, which seeks to extend the period for which the relevant authorisation remains operative.	Assessment Manager
<b>18. Requirement to Up-grade</b>		Standing Referral
18.1	The power pursuant to Section 134(1) of the PDI Act to form the opinion that the building is unsafe, structurally unsound or in an unhealthy condition.	N/A
18.2	The power pursuant to Section 134(1) of the PDI Act, if:	N/A
18.2.1	an application for a building consent relates to:	



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18.2.1.1	building work in the nature of an alteration to a building constructed before the date prescribed by regulation for the purposes of Section 134(1) of the PDI Act; or	
18.2.1.2	a change of classification of a building; and	
18.2.2	the building is, in the opinion of the delegate, unsafe, structurally unsound or in an unhealthy condition,	
	to require that building work that conforms with the requirements of the Building Rules be carried out to the extent reasonably necessary to ensure that the building is safe and conforms to proper structural and health standards.	
18.3	The power pursuant to Section 134(2) of the PDI Act, when imposing a requirement under Section 134(1) of the PDI Act, to specify (in reasonable detail) the matters under Section 134(1)(b) of the PDI Act that must, in the opinion of the delegate, be addressed.	N/A
18.4	The power pursuant to Section 134(3) of the PDI Act to impose a requirement under Section 134(1) of the PDI Act:	

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18.4.1	subject to Section 134(3)(b) of the PDI Act - on the basis that the relevant matters must be addressed as part of the application before the relevant authority will grant building consent; and	
18.4.2	in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed	
18.5	The power pursuant to Section 134(4) of the PDI Act if:	N/A
18.5.1	an application is made for building consent for building work in the nature of an alteration of a class prescribed by the regulations; and	
18.5.2	the delegate is of the opinion that the affected part of the building does not comply with the performance requirements of the Building Code or a Ministerial building standard in relation to access to buildings, and facilities and services within buildings, for people with disabilities,	
	to require that building work or other measures be carried out to the extent necessary to ensure that the affected part of the building will comply with those performance requirements of the Building Code or the Ministerial building standard (as the case may be).	

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18.6	The power pursuant to Section 134(5) of the PDI Act to impose a requirement under Section 134(4) of the PDI Act:	N/A
18.6.1	subject to Section 134(5)(b) of the PDI Act - on the basis that the building work or other measures to achieve compliance with the relevant performance requirements must be addressed before the relevant authority will grant building consent; and	
18.6.2	in cases prescribed by the regulations - as a condition of the building consent that must be complied with within a prescribed period after the building work to which the application for consent relates is completed.	
<b>19. Urgent Building Work</b>		
19.1	The power pursuant to Section 135(2)(d) of the PDI Act to issue any direction.	Assessment Manager
<b>20. Cancellation of Development Authorisation</b>		
20.1	The power pursuant to Section 143(1) of the PDI Act to, on the application of a person who has the benefit of the authorisation, cancel a development authorisation previously given by the relevant authority.	Assessment Manager

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20.2	The power pursuant to Section 143(2) of the PDI Act to make a cancellation under Section 143(1) of the PDI Act subject to such conditions (if any) as the delegate thinks fit to impose.	Assessment Manager
<b>21. Application to Assessment Panel</b>		
21.1	The power pursuant to Section 203(1) of the PDI Act to allow an extension of time to make an application to the assessment panel for a review of a prescribed matter under Division 1 in a case where an assessment manager acted as a relevant authority.	Assessment Manager (Please check with NW)
<b>22. Professional Advice to be Obtained in Relation to Certain Matters</b>		
22.1	The power pursuant to Section 235(1) of the PDI Act, to, in the exercise of a prescribed function, rely on a certificate of a person with prescribed qualifications.	Assessment Manager
22.2	The power pursuant to Section 235(2) of the PDI Act to seek and consider the advice of a person with prescribed qualifications, or a person approved by the Minister for that purpose, in relation to a matter arising under the PDI Act that is declared by regulation to be a matter on which such advice should be sought.	Assessment Manager

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<b>23. General Transitional Schemes for Panels</b>	N/A
23.1 The power pursuant to Clause 12(7) of Schedule 8 of the PDI Act, to	
23.1.1 adopt any findings or determinations of a council development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and	
23.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and	
23.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and	
23.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and	
23.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.	

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<b><u>(Only applicable to assessment panels appointed by a council or a joint planning board)</u></b>	
<b>24. Regional Assessment Panels</b>	
24.1	The power pursuant to Clause 13(5) of Schedule 8 of the PDI Act to:
Assessment Manager	
24.1.1	adopt any findings or determinations of a council development assessment panel or a regional development assessment panel under the repealed Act that may be relevant to an application made before the relevant day under the repealed Act; and
24.1.2	adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application made before the relevant day under the repealed Act; and
24.1.3	deal with any matter that is subject to a reserved decision under the repealed Act before the relevant day; and
24.1.4	deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act; and

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<p>24.1.5 deal with any requirement or grant any variation imposed or proposed in connection with an application made before the relevant day under the repealed Act.</p>	
<p><b><u>(Relevant to regional assessment panels only)</u></b></p>	
<p><b>25. Continuation of Processes</b></p>	<p>This Clause will not become operational. Delegations are not required for Item 22.</p>
<p>25.1 The power pursuant to Clause 18(2) of Schedule 8 of the PDI Act, to:</p>	<p>N/A</p>
<p>25.1.1 adopt any findings or determinations of a relevant authority under the repealed Act that may be relevant to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p>	
<p>25.1.2 adopt or make any decision (including a decision in the nature of a determination), direction or order in relation to an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and</p>	
<p>25.1.3 deal with any matter that is subject to a reserved decision under the repealed Act before the designated day; and</p>	

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25.1.4 deal with any requirement or grant any variation imposed or proposed in connection with an application to which Clause 18(1) of Schedule 8 of the PDI Act applies; and	
25.1.5 take any other step or make any other determination authorised by the regulations, or that is reasonably necessary to promote or ensure a smooth transition on account of the transfer of functions, powers or duties under Clause 18 of Schedule 8 of the PDI Act.	



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<b>26. Interpretation</b>	<b>Delegation</b>
26.1 The power pursuant to Regulation 3(6)(b) of the Planning, Development and Infrastructure (General) Regulations 2017 ( <b>the General Regulations</b> ) to require that a statement of site suitability provided to a relevant authority in connection with an application for development authorisation be issued by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.	Assessment Manager
<b>27. Accredited Professionals</b>	
27.1 The power pursuant to Regulation 25(7)(c) of the General Regulations to form the opinion and be satisfied, on the basis of advice received from the accreditation authority under the Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019, a relevant professional association, or other relevant registration or accreditation authority, that a person has engineering or other qualifications that qualify the person to act as a technical expert under Regulation 25 of the General Regulations.	Standing Referral
<b>28. Verification of Application</b>	

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28.1	The power pursuant to Regulation 31(1) of the General Regulations, on the receipt of an application under Section 119 of the PDI Act, and in addition to any other requirement under the General Regulations, to, in order to ensure that an application has been correctly lodged and can be assessed in accordance with the PDI Act:	Assessment Manager
28.1.1	determine the nature of the development; and	
28.1.2	if the application is for planning consent - determine:	
28.1.2.1	whether the development involves 2 or more elements and, if so, identify each of those elements for the purposes of assessment against the provisions of the Planning and Design Code; and	
28.1.2.2	the category or categories of development that apply for the purposes of development assessment; and	
28.1.3	determine whether the relevant authority is the correct entity to assess the application under the PDI Act; and	
28.1.4	if the relevant authority is the correct entity to assess the application (or any part of the application):	
28.1.4.1	check that the appropriate documents and information have been lodged with the application; and	

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28.1.4.2	confirm the prescribed fees required to be paid at that point; and	
28.1.4.3	provide an appropriate notice via the SA planning portal; and	
28.1.5	if the relevant authority is not the correct entity to assess the application (or any part of the application):	
28.1.5.1	provide the application (or any relevant part of the application), and any relevant plans, drawings, specifications and other documents and information in its possession, to the entity that the delegate considers to be the correct relevant authority in accordance with any practice direction; and	
28.1.5.2	provide an appropriate notice via the SA planning portal.	

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<b>29. Site Contamination – Detailed Site Investigation Report</b>	
29.1 The power pursuant to Regulation 32A(1) of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act in relation to an application to which Schedule 8 clause 2A applies, request the applicant to provide a detailed site investigation report if:	Assessment Manager
29.1.1 the preliminary site investigation report indicates that site contamination is present, or is likely to be present, at the site of the proposed development; and	
29.1.2 the delegate considers that there is insufficient information to determine that the site is suitable for its intended use, having regard to:	Assessment manager
29.1.2.1 site contamination; and	Assessment Manager
29.1.2.2 if remediation is required, the extent of that remediation; and	Assessment Manager
29.1.3 the application is not required to be referred to the Environment Protection Authority under Item 9A or 9AB of the table in Schedule 9 clause 3.	Assessment Manager
29.2 The power pursuant to Regulation 32A(2) of the General Regulations to require that a detailed site investigation report be prepared by a site contamination auditor if the Environment Protection Authority directs the relevant authority to do so in relation to a particular application.	Assessment Manager

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<b>30. Site Contamination – Statement of Suitability</b>		
30.1	The power pursuant to Regulation 32B of the General Regulations to, for the purposes of Section 119(3)(d) of the PDI Act, in relation to an application to which Schedule 8 clause 2A applies, require the applicant to provide a statement of site suitability that confirms that the site is suitable for its intended use before the relevant authority issues a planning consent in relation to the application.	Assessment Manager
<b>31. Application and Further Information</b>		
31.1	The power pursuant to Regulation 33(4) of the General Regulations to seek clarification about any document or information that has been provided by the applicant.	Assessment Manager
<b>32. Amended Applications</b>		
32.1	The power pursuant to Regulation 35(3) of the General Regulations if an application is varied following referral under Division 2 or giving of notice under Division 3, to, if the variations are not substantial, consider the application without the need to repeat an action otherwise required under Division 2 or Division 3.	Assessment Manager

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32.2	The power pursuant to Regulation 35(4) of the General Regulations if a variation would change the essential nature of a proposed development (as referred to in Section 119(9)(a) of the PDI Act), to agree with the applicant to proceed with the variation on the basis that the application (as so varied) will be treated as a new application under the General Regulations.	Assessment Manager
<b>33. Withdrawing/Lapsing Applications</b>		
33.1	The power pursuant to Regulation 38(1) of the General Regulations if an application is withdrawn by the applicant under Section 119(14) of the PDI Act, to notify:	Assessment Manager
33.1.1	any agency to which the application has been referred under Division 2 of the General Regulations; and	
33.1.2	any person who has made a representation in relation to the application under Division 3 of the General Regulations,	
	of the withdrawal.	
33.2	The power pursuant to Regulation 38(2) of the General Regulations to lapse an application for a development authorisation under Part 7 of the PDI Act if at least one year has passed since the date on which the application was lodged with the relevant authority.	Assessment Manager

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33.3	The power pursuant to Regulation 38(3) of the General Regulations before taking action to lapse an application under Regulation 38(2) of the General Regulations, to:	Assessment Manager
33.3.1	take reasonable steps to notify the applicant of the action under consideration; and	
33.3.2	allow the applicant a reasonable opportunity to make submissions to the delegate (in a manner and form determined by the delegate) about the proposed course of action.	
<b>34. Court Proceedings</b>		
34.1	The power pursuant to Regulation 40 of the General Regulations to, subject to Section 214(14) of the PDI Act, by notice in writing to the applicant, decline to deal with the application until any proceedings under the PDI Act have been concluded.	NLC CEO KDC CEO TDC CEO
<b>35. Additional Information or Amended Plans</b>		
35.1	The power pursuant to Regulation 42(1) of the General Regulations if a delegate has referred an application to a prescribed body under Division 1 of the General Regulations and the relevant authority subsequently receives additional information, or an amended plan, drawing or specification, which is materially relevant to the referral, or to any report obtained as part of the referral process, to repeat the referral process.	

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<b>36. Building Matters</b>	Standing Referral
36.1 The power pursuant to Regulation 45(1) of the General Regulations to, if in assessing an application for building consent, the delegate considers that:	N/A
36.1.1 a proposed performance solution within the meaning of the Building Code requires assessment against a performance requirement of the Building Code which provides for the intervention of a fire authority; or	
36.1.2 the proposed development is at variance with a performance requirement of the Building Code which provides for the intervention of a fire authority; or	
36.1.3 special problems for fire fighting could arise due to hazardous conditions of a kind described in Section E of the Building Code,	
refer the application to the relevant fire authority for comment and report unless the fire authority indicates to the delegate that a referral is not required.	
36.2 The power pursuant to Regulation 45(2) of the General Regulations, if a report is not received from the fire authority on a referral under Regulation 45(1) of the General Regulations within 20 business days, to presume that the fire authority does not desire to make a report.	N/A



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36.3	The power pursuant to Regulation 45(3) of the General Regulations to have regard to any report received from a fire authority under Regulation 45 of the General Regulations.	N/A
36.4	The power pursuant to Regulation 45(4) of the General Regulations, if, in respect of an application referred to a fire authority under Regulation 45 of the General Regulations, the fire authority:	N/A
36.4.1	recommends against the granting of building consent; or	
36.4.2	concurs in the granting of consent on conditions specified in its report,	
	but the delegate:	
36.4.3	proposes to grant building consent despite a recommendation referred to in Regulation 45(4)(a) of the General Regulations; or	
36.4.4	does not propose to impose the conditions referred to in Regulation 45(b) of the General Regulations, or proposes to impose the conditions in varied form, on the grant of consent,	
	to:	
36.4.5	refer the application to the Commission; and	
36.4.6	not grant consent unless the Commission concurs in the granting of the consent.	

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36.5	The power pursuant to Regulation 45(5) of the General Regulations to provide to the Commission a copy of any report received from a fire authority under Regulation 45(1) of the General Regulations that relates to an application that is referred to the Commission under the PDI Act.	N/A
<b>37. Preliminary Advice and Agreement (Section 123)</b>		
37.1	The power pursuant to Regulation 46(6) of the General Regulations, if:	Assessment Manager
37.1.1	the delegate permits an applicant to vary an application under Section 119(9) of the PDI Act; and	
37.1.2	the delegate determines that the application no longer accords with the agreement indicated by the prescribed body,	
	to refer the application (unless withdrawn) to the prescribed body:	
37.1.3	to obtain a variation to the agreement under Section 123 of the PDI Act; or	
37.1.4	to obtain a response from the prescribed body for the purposes of Section 122 of the PDI Act.	
37.2	The power pursuant to Regulation 46(7) of the General Regulations if:	Assessment Manager
37.2.1	an application is withdrawn by the applicant; and	

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37.2.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,	
	to notify relevant prescribed body of the withdrawal.	
37.3	The power pursuant to Regulation 46(8) of the General Regulations, if:	
37.3.1	an application is lapsed by a relevant authority under Regulation 38 of the General Regulations; and	
37.3.2	the applicant sought to rely on an agreement under Section 123 of the PDI Act in connection with the application,	
	to notify the relevant prescribed body of the lapsing.	
37.4	The power pursuant to Regulation 46(9) of the General Regulations, if:	Assessment Manager
37.4.1	an applicant seeks to rely on an agreement under Section 123 of the PDI Act in connection with the application; and	
37.4.2	a notice of a decision on the application is issued by the delegate under Regulation 57 of the General Regulations,	

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<p>to provide a copy of the notice to the prescribed body within 5 business days after the notice is given to the applicant under Regulation 57 of the General Regulations.</p>	
<p><b>38. Notification of Application of Tree-damaging Activity to Owner of Land</b></p>	
<p>38.1 The power pursuant to Regulation 48 of the General Regulations, if an owner of land to which an application for a tree-damaging activity in relation to a regulated tree relates is not a party to the application, to:</p>	<p>Assessment Manager</p>
<p>38.1.1 give the owner notice of the application within 5 business days after the application is made; and</p>	
<p>38.1.2 give due consideration in the delegate’s assessment of the application to any submission made by the owner within 10 business days after the giving of notice under <a href="#">Regulation</a> 48 of the General Regulations.</p>	
<p><b>39. Public Inspection of Applications</b></p>	
<p>39.1 The power pursuant to Regulation 49(3) of the General Regulations to request a person verify information in such manner as the delegate thinks fit.</p>	<p>Assessment Manager</p>

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<b>40. Representations</b>	The powers in Item 40. do not require delegation unless the Panel is considering delegating decisions on applications for which representation have been received and not withdrawn.
40.1 The power pursuant to Regulation 50(5) of the General Regulations to, if the delegate considers that it would assist the delegate in making a decision on the application, allow a person:	N/A
40.1.1 who has made a representation under Regulation 50(1) of the General Regulations in relation to development being assessed under Section 107 of the PDI Act; and	
40.1.2 who has indicated an interest in appearing before the delegate,	
an opportunity (at a time determined by the delegate) to appear personally or by representative before the delegate to be heard in support of the representation that has been made under Regulation 50(1) of the General Regulations.	

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<b>41. Response by Applicant</b>	
41.1 The power pursuant to Regulation 51(1) of the General Regulations to allow a response to a representation by the applicant to be made within such longer period as the delegate may allow.	Assessment Manager
<b>42. Notice of Decision (Section 126(1))</b>	
42.1 The power pursuant to Regulation 57(4)(a) of the General Regulations to endorse a set of any approved plans and other relevant documentation with an appropriate form of authentication.	
<b>43. Consideration of Other Development Authorisations</b>	
43.1 The power pursuant to Regulation 60 of the General Regulations, to, in deciding whether to grant a development authorisation, take into account any prior development authorisation that relates to the same proposed development under the PDI Act, and any conditions that apply in relation to that prior development authorisation.	Assessment Manager
<b>44. Certificate of Independent Technical Expert in Certain Cases</b>	Standing Referral

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44.1	The power pursuant to Regulation 61(4)(c) of the General Regulations to form the opinion and be satisfied on the basis of advice received from the accreditation authority under the <a href="#">Planning, Development and Infrastructure (Accredited Professionals) Regulations 2019</a> , a relevant professional association, or another relevant registration or accreditation authority, that a person has engineering or other qualifications, qualify the person to act as a technical expert under this regulation.	N/A
<b>45. Urgent Work</b>		
45.1	The power pursuant to Regulation 63(1) of the General Regulations to,	Assessment Manager
45.1.1	determine a telephone number determined for the purposes of Regulation 63(1)(a) of the General Regulations; and	
45.1.2	determine the email address for the purposes of Regulation 63(1)(b) of the General Regulations.	
45.2	The power pursuant to Regulation 63(2) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	Assessment Manager
45.3	The power pursuant to Regulation 63(3) of the General Regulations to, for the purposes of Section 135(2)(c) of the PDI Act, allow a longer period.	Assessment Manager
<b>46. Variation of Authorisation (Section 128)</b>		

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46.1	The power pursuant to Regulation 65(1)(a) of the General Regulations to, for the purposes of Section 128(2)(b) of the PDI Act, if a person requests the variation of a development authorisation previously given under the Act (including by seeking the variation of a condition imposed with respect to the development authorisation) to form the opinion and be satisfied that the variation is minor in nature, and approve the variation.	Assessment Manager
<b>47. Advice from Commission</b>		
47.1	The power pursuant to Regulation 76(2) of the General Regulations, if a report is not received from the Commission within 20 business days from the day on which the application is lodged under Regulation 29 of the General Regulations or within such longer period as the Commission may require by notice to the relevant authority, to presume that the Commission does not desire to make a report.	Assessment Manager
<b>48. Underground Mains Area</b>		
48.1	The power pursuant to Regulation 78(3) of the General Regulations, if an application relates to a proposed development that involves the division of land within, or partly within, an underground mains area (even if the area is declared as such after the application is lodged with the relevant authority), to require, as a condition on its decision on the application, that any electricity mains be placed underground.	Assessment Manager
<b>49. Construction Industry Training Fund</b>		



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49.1	The power pursuant to Regulation 99(4) of the General Regulations, if after assessing a proposed development against the building rules the delegate is yet to be satisfied that the appropriate levy has been paid under the <i>Construction Industry Training Fund Act 1993</i> or is not payable, to notify the applicant that the delegate cannot issue a building consent until the delegate is satisfied that the levy has been paid or is not payable.	Assessment Manager
49.2	The power pursuant to Regulation 99(5) of the General Regulations, if a notification is given under Regulation 99(4) of the General Regulations, if satisfactory evidence is not provided to the delegate within 20 business days after the date of the notification, to, if the delegate thinks fit, determine that the application has lapsed.	Assessment Manager
<b>50. New Dwellings</b>		
50.1	The power pursuant to clause 2(1)(b) of Schedule 6B of the General Regulations to form the belief that the allotment is, or may have been, subject to site contamination as a result of a previous use of the land or a previous activity on the land or in the vicinity of the land, other than a previous use or activity that was for residential purposes.	Assessment Manager
<b>51. Plans for Building Work</b>		
51.1	The power pursuant to Clause 4(3) of Schedule 8 of the General Regulations, in relation to an application for building consent for development consisting of or involving an alteration to a building, if:	N/A

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51.1.1	the applicant is applying for a change in the classification of the building to a classification other than Class 10 under the Building Code; or	
51.1.2	the building was erected before 1 January 1974 and the applicant is applying for a classification other than Class 10 under the Building Code to be assigned to the building,	
	to require the application to be accompanied by such details, particulars, plans, drawings, specifications and other documents (in addition to the other documents required to accompany the application) as the delegate reasonably requires to show that the entire building will, on completion of the building work, comply with the requirements of the PDI Act and the General Regulations for a building of the classification applied for or with so many of those requirements as will ensure that the building is safe and conforms to a proper structural standard.	

**PLANNING, DEVELOPMENT AND INFRASTRUCTURE (FEES, CHARGES AND CONTRIBUTIONS) REGULATIONS 2019**

<b>52.</b>	<b>Calculation or Assessment of Fees</b>	
52.1	The power pursuant to Regulation 5(1) of the PDI (Fees, Charges and Contributions) Regulations 2019 ( <b>the Fees Regulations</b> ) in relation to an application which is duly lodged with the council under a related set of regulations (including via the SA planning portal):	Assessment Manager

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52.1.1	to require the applicant to provide such information as the delegate may reasonably require to calculate a prescribed fee; and	
52.1.2	to make any other determination for the purposes of the Fees Regulations or a related set of regulations or a fee notice (even if the assessment panel is not a relevant authority).	
52.2	The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate is acting under Regulation 5(1) of the Fees Regulations, or as the delegate of a relevant authority, believes that any information provided by an applicant is incomplete or inaccurate, to calculate a prescribed fee on the basis of estimates made by the delegate.	Assessment Manager
52.3	The power pursuant to Regulation 5(3) of the Fees Regulations to, at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of regulations.	Assessment Manager

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<b>53.</b>	<b>Procedural Matter</b>	
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53.1	The power pursuant to and in accordance with the Planning and Design Code ( <b>the PD Code</b> ) to form the opinion development 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 and therefore is excluded from the operation of Sections 107(3) and (4) of the PDI Act.	Assessment manager
53.2	The power pursuant to and in accordance with the PD Code to determine that the variation to one or more corresponding exclusions prescribed in Column B is minor in nature and does not require notification.	Assessment Manager
<b>54. Procedural Referrals</b>		
54.1	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
54.2	The power pursuant to and in accordance with the PD Code to form the opinion and deem:	Assessment Manager
54.2.1	alteration to an existing access or public road junction;	
54.2.2	development that changes the nature of vehicular movements or increases the number or frequency of movements through an existing access,	
	to be minor.	

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54.3	The power pursuant to and in accordance with the PD Code to form the opinion an alteration or extension of an existing dwelling is minor.	Assessment Manager
54.4	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
54.5	The power pursuant to and in accordance with the PD Code to form the opinion development is minor in nature or like for like maintenance and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
54.6	The power pursuant to and in accordance with the PD Code to form the opinion alterations to an existing access or public road junction are minor.	Assessment Manager
54.7	The power pursuant to and in accordance with the PD Code to form the opinion development that changes the nature of vehicular movements or increase the number or frequency of movements through an existing access is minor.	Assessment Manager
54.8	The power pursuant to and in accordance with the PD Code to form the opinion the variation to an application is minor in nature or would not warrant a referral when considering the purpose of the referral.	Assessment Manager

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54.9	The power pursuant to and in accordance with the PD Code to form the opinion development materially affects the context within which the State Heritage Place is situated.	Assessment manager
54.10	The power pursuant to and in accordance with the PD Code to form the opinion the development is minor in nature and would not warrant a referral when considering the purpose of the referral.	Assessment Manager
<b>55. Administrative Terms and Definition</b>		
55.1	The power pursuant to and in accordance with Part 8 of the PD Code to for the purposes of Table 5 – Procedural Matters ( <b>PM</b> ) – Notification and the definition of ‘Excluded Building’, form the opinion that:	Assessment Manager
55.1.1	the building, structure or landscape feature (or part thereof) does not contribute to the building or features of identified heritage value within the State Heritage Area;	
55.1.2	the building (or part thereof) does not demonstrate the historic characteristics as expressed in the Historic Area Statement.	
<b>56. Referral Body: Minister Responsible for the Administration of the Aquaculture Act 2001</b>		
56.1	The power pursuant to and in accordance with Part 9.4 of the PD Code to form the opinion that aquaculture development which involves an alteration to an existing or approved development is minor in nature.	Assessment Manager

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**STATE PLANNING COMMISSION PRACTICE DIRECTION 3**  
**(NOTIFICATION OF PERFORMANCE ASSESSED DEVELOPMENT**  
**APPLICATIONS) 2019**

<b>57. Responsibility to Undertake Notification</b>		
57.1	The power pursuant to clause 6(4) of the State Planning Commission Practice Direction 3 (Notification of Performance Assessed Development Applications) 2019 ( <b>PD3</b> ), should the applicant request the relevant authority to place the notice on the land and pay the relevant fee, to (either personally or by engagement of a contractor) give notice of the application to members of the public by notice placed on the relevant land in accordance with Section 107(3)(a)(ii) of the PDI Act.	Assessment Manager
<b>58. Preparing for Notification</b>		
58.1	The power pursuant to clause 8 of PD3, if the applicant has confirmed they accept responsibility to place a notice on the land as per clause 6(3)(a) of PD3, to, at least 4 business days prior to the commencement of the notification period:	Assessment Manager
58.1.1	give notice of the anticipated commencement date and of the notification period to the applicant; and	
58.1.2	provide the applicant with a copy of the content of the notice to be placed on the relevant land; and	

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58.1.3 advise the applicant of the position and number of notice(s) to be erected on the land in accordance with clause 10 of PD3.	
<b>59. Notice on Land</b>	
59.1 The power pursuant to clause 10(2) of PD3, in relation to clause 10(1)(a) of PD3, to determine the most appropriate position for the notice on the land in order to provide for maximum visibility from a public road, and in cases where the relevant land has more than 1 frontage to a public road, to determine that more than 1 notice must be erected on each of the public road frontages to ensure that notice of the development is reasonably apparent to members of the public.	Assessment Manager



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**STATE PLANNING COMMISSION PRACTICE DIRECTION (APPOINTMENT OF ADDITIONAL MEMBERS TO ASSESSMENT PANEL) 2019**

<b>60. Qualifications and Experience of Additional members</b>	
60.1 The power pursuant to clause 4(6) of the State Planning Commission Practice Direction (Appointment of Additional Members to Assessment Panel) 2019 ( <b>PD5</b> ) where the delegate forms the view that additional expert advice is required for an application which requires assessment of a matter listed in Column 1 of PD5, to engage an additional assessment panel member provided that person maintains both the minimum experience detailed in Column 2 of PD5, as well as the minimum qualification listed in Column 3 of PD5.	Not Delegated
60.2 The power pursuant to clause 4(7) of PD5 to be satisfied of the minimum experience and qualifications of an additional assessment panel member.	Not Delegated

**STATE PLANNING COMMISSION PRACTICE DIRECTION (SCHEME TO AVOID CONFLICTING REGIMENS) 2019**

<b>61. Scheme Provisions</b>	
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61.1	The power pursuant to clause 5(1) of the State Planning Commission Practice Direction (Scheme to Avoid Conflicting Regimens) 2019 ( <b>PD6</b> ), to in undertaking a planning assessment or imposing controls, including through the imposition of conditions of planning consent, ensure that such assessment or controls do not conflict or duplicate matters dealt with or addressed under licencing or regulatory regimens under another Act.	Assessment Manager
61.2	The power pursuant to clause 5(3) of PD6 to, where the delegate is uncertain whether a matter conflicts with, or duplicates a matter dealt with under a licencing or regulatory regime under another Act, to seek the advice of that authority or agency.	Assessment Manager

**SITE PLANNING COMMISSION PRACTICE DIRECTION 14 SITE CONTAMINATION ASSESSMENT 2021**

	<b>62. Change of Use Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act</b>	<b>Delegation</b>
62.1	The power pursuant to clause 12 of the State Planning Commission Practice Direction (Site Contamination Assessment) 2021 ( <b>PD14</b> ) to be satisfied that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out, subject to Condition A, B or C in PD14 as relevant.	Assessment Manager

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<b>63. Land Division Where Remediation is Required After the Issue of Planning Consent – Section 127(1)(b) of Act</b>	
<p>63.1 The power pursuant to clause 13 of PD14 to be satisfied in relation to proposed land division that a site is suitable for its intended use subject to remediation being undertaken and to issue a planning consent without the remediation work having been carried out subject to the consent being subject to the following condition:</p> <p><i>A land division certificate under Section 138 of the Planning, Development and Infrastructure Act 2016 must not be issued until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.</i></p>	Assessment Manager

**SITE PLANNING COMMISSION PRACTICE DIRECTION 16 URBAN TREE CANOPY OFF-SET SCHEME**

<b>64. Reserved Matter</b>	<b>Delegation</b>
<p>64.1 The power pursuant to clause 6(2) of State Planning Commission Practice Direction 16 Urban Tree Canopy Off-set Scheme (<b>PD16</b>) to where an applicant has elected to reserve consideration of the DTS/DPF Policy in the Overlay, as provided for in the Code and under Section 102(4) of the PDI Act, to require the applicant to provide documents which are considered by the delegate as sufficient to confirm whether the relevant development site includes a Designated Soil Type.</p>	N/A

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<b>65. Process for Payments to the Fund</b>	
65.1 The power pursuant to clause 7 of PD16 where an applicant has elected to make a payment into the Fund, in lieu of planting a tree (or trees) as provided in the DTS/DPF Policy in the Overlay, to verify the payment as being correct in accordance with the Scheme, prior to the granting of development authorisation under the PDI Act.	N/A
<b>66. Development within Council Fund Designated Areas</b>	
66.1 The power pursuant to clause 8(3) of PD16, where a development application relates to a site which is located both within a Council Fund Designated Area and within the Overlay to impose a condition requiring payment into a Council Fund, irrespective of an election by the applicant to plant a tree or make a payment into the Fund as provided under the Scheme.	N/A

**URBAN TREE CANOPY OFF-SET SCHEME**

<b>67. Payment into Fund</b>	<b>Delegation</b>
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67.1	The power pursuant to clause 6(4) of the Urban Tree Canopy Off-set Scheme ( <b>UTCOS</b> ) where an applicant has elected to make a contribution to the fund under this scheme to impose a condition on the relevant development authorisation for planning consent requiring that payment of the amount specified in clause 6(1) of the UTCOS be made into the fund before the issue of development approval for the subject development application.	NOT DELEGATED
<b>68. Use of Money from Fund</b>		
68.1	The power pursuant to clause 9 of the UTCOS to use money distributed from the fund for any of the following purposes (and for no other purpose):	NOT DELEGATED
68.1.1	to provide for the planting, establishment and maintenance of trees within reserves or public land anywhere within a designated local government area; or	NOT DELEGATED
68.1.2	the purchase of land within a designated local government area to ensure:	NOT DELEGATED
68.1.2.1	the preservation of trees; or	NOT DELEGATED
68.1.2.2	that trees can be established in an area with a low urban tree canopy level or a demonstrated urban tree canopy loss.	NOT DELEGATED

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**SCHEDULE OF CONDITIONS**

**CONDITIONS OR LIMITATIONS  
APPLICABLE TO DELEGATIONS  
CONTAINED IN THIS INSTRUMENT**

Paragraph(s) in instrument to which conditions/limitations apply	Conditions / Limitations
All	<ol style="list-style-type: none"><li>1. The exercise of the powers contained in this Instrument of Delegation by the persons occupying the position of Planning Consultant, which for the avoidance of doubt, includes the following persons:<ol style="list-style-type: none"><li>1.1 David Hutchison (PC)</li><li>1.2 Michael Richardson (PC)</li><li>1.3 Julie Jansen (PC)</li><li>1.4 Kirsten Falt (PC)</li><li>1.5 Adam Williams (PC)</li><li>1.6 Charlie Dubois (PC)</li></ol></li></ol>

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	<p>1.7 Daniel McKenna (PC)</p> <p>1.8 Milka Wisniewska (PC)</p> <p>1.9 Valeria Guajardo (PC)</p> <p>1.10 Nick Wilson (PC)</p> <p>is conditional upon:</p> <p>a) the delegate being employed by one of the following entities:</p> <ul style="list-style-type: none"><li>i) MasterPlan Pty. Ltd. (ACN: 063 220 048);</li><li>ii) Access Planning (SA) Pty. Ltd. ABN: 57089702241</li></ul> <p>and</p> <p>b) there being a valid Professional Services Agreement between the entities named under above paragraph 1(a) and one or more of Naracoorte Lucindale Council, Kingston District Council, or Tatiara District Council for the provision of planning services,</p> <p>at all times when acting under delegation.</p> <p>2. The exercise of the powers contained in this Instrument of Delegation by the persons occupying the position of Planning Consultant (as named under above</p>
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	<p>paragraph 1) is limited to applications lodged within the area of the relevant council or councils for which there exists a valid Professional Services Agreement pursuant to paragraph 1(b) with the consultancies named under paragraph 1(a).</p>
ALL	<p>Where a delegate is an employee of a particular council, each delegate may only act in relation to applications lodged within the area of that council, unless there exists an agreement or understanding between Naracoorte Lucindale Council, Kingston District Council, or Tatiara District Council to the contrary.</p>
5.1.1.1	<p>The delegation of the power to grant or refuse planning consent pursuant to Section 102(1)(a) of the Act is limited to applications in relation to which:</p> <ul style="list-style-type: none"> <li>• no valid representations are received; or</li> <li>• all valid representations are withdrawn; or</li> <li>• no representor who has lodged a valid representation wishes to be heard in support of their representation</li> </ul> <p>Except in cases where a deemed consent notice has been served on the CAP, in which case the limitation does not apply, and the Assessment Manager is delegated the power pursuant to Section 102(1)(a)(i) of the PDI Act to grant consent in respect of the relevant provisions of the Planning Rules without limitation.</p>



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